

11 March 2024

Delivered by email ([planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk))

Angela King  
Planning Policy Team  
East Devon District Council  
Blackdown House  
Border Road  
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Dear Ms King

## REPRESENTATION ON BEHALF OF BLOOR HOMES SOUTH WEST AND STUART PARTNERS LIMITED

### CLYST HONITON NEIGHBOURHOOD PLAN (SUBMISSION VERSION) - REGULATION 16 CONSULTATION

We write on behalf of our clients, **Bloor Homes South West** ["Bloor Homes"] and **Stuart Partners Ltd** ["SPL"], in response to the Regulation 16 (Submission) consultation on the Clyst Honiton Neighbourhood Plan ["CHNP"], which has been prepared by Clyst Honiton Parish Council and submitted to East Devon District Council ["EDDC"].

Both Bloor Homes and SPL have land interests within the CHNP Area and are keenly interested in the future Strategic Planning within this location, with substantial new development (the Second New Town, comprising both new housing and employment land, together with other uses) being brought forward through the Draft East Devon Local Plan ["DEDLP"]. Engagement with the Neighbourhood Plan is therefore being undertaken on this basis. We have specifically noted and support the approach being taken to differentiate the northern and southern parts of the Neighbourhood Plan Area (Zone A and Zone B).

We previously submitted representations to the Draft Neighbourhood Plan at the Regulation 14 consultation stage in 2023, and are very pleased that our suggestions/recommendations have been taken up. This includes the inclusion of the additional "Spatial Context of Clyst Honiton" section at 2.3 within the Plan, which we think is very helpful in setting the overarching context for the Parish (Neighbourhood Plan Area) and referencing early on the future strategic planning policy which will be set by the new East Devon Local Plan.

It is also noted that the Neighbourhood Steering Group understand the potential need to update the Neighbourhood Plan to ensure compliance with updated strategic policies that will emerge as part of the new East Devon Local Plan. As noted specifically within the Consultation Report in response to our previous (Regulation 14) submission, this is as covered at the Implementation, Monitoring and Review section of the Plan, with it noted that conflicts between Development Plan policies that may arise must be resolved in favour of those policies in the most recently adopted document.

In summary, there is no objection to the CHNP in its current form, and the additions and clarifications which have been made in response to the Regulation 14 consultation are welcome and supported by Bloor Homes and SPL.

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Please don't hesitate to contact me should you wish to discuss the contents of this representation.

Yours sincerely,



Jeff Richards  
**Senior Director**

