

11th August 2017
7118-9/CED/jb



Mr R Clark
Administrator
Steering Group
Strete Neighbourhood Plan

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Dear Mr Clark

Strete Neighbourhood Plan – Strete Estate

Thank you for arranging the meeting on 9th August 2017 when my colleague, Jeremy Smith and I joined a meeting of the Neighbourhood Plan Steering Group to hear of the progress of the Plan. I appreciate the trouble you had obviously taken in preparing a statement of the current position of the Plan and how it affects the land owned by the Strete Estate.

As you are aware, there are a number of issues that came out of the meeting and I take this opportunity to write on behalf of the Strete Estate to confirm the Estate's position with regard to the way in which the Estate's land is likely to be dealt with in the proposed Plan.

I understand that the group's intention is to identify and support the principle of development within the 3 fields forming part of Cox's Farm which you refer to as "Cox's Field". These are the 3 fields which I had shown edged green in our exchange in January 2017. I understand from our discussions that the direction you have received from South Hams District Council and from The Housing Needs Survey is that Strete can be allocated new housing in the region of 10 to 12 houses, of which 35% must be affordable for any development over 10. Accordingly, your current thinking is 8 market dwellings and 4 affordable dwellings. You went on to explain that the Steering Group wish to make it a policy matter that the 8 market dwellings should only be permitted with an occupancy restriction preventing them being used as second homes or holiday homes. We openly discussed the issue that there has been a division of opinion within the village as to whether access for any new development within the 3 fields of Cox's Farm should be from the Plat or from the access adjacent to the pub car park. It was clear from the sketch that your group has now commissioned that, at this stage, you prefer the access from the A379 by the pub car park. We discussed the status of the remaining parts of the 3 Cox's Farm fields after any development has taken place and my understanding was that you were seeking to apply some form of Open Space designation on those fields.

I understand that your group will consider what was said at the meeting, but the position that you have now reached is that you wish to commission a site assessment by a professional third party on all, or part of the 3 Cox's Farm fields, but also of the alternative land for another land owner that we put forward as a possible site for development in January 2017. I understand, however, that these are the only two areas that would be submitted for site assessment. If I am wrong, please let me know.

Having considered what was said at the meeting, I now write on behalf of the Strete Estate to confirm the basis on which the Estate would be willing to make land available and deliverable for development within the 3 fields forming part of Cox's Farm:-

1. As I stressed at the meeting, my clients request that your group and the Parish Council pull back from the very detailed approach that you are currently applying to this matter and that you merely put words into the

Plan along the lines that the 3 fields forming part of Cox's Farm should be considered suitable for development of up to 12 houses (if that is the allocation from South Hams). That all matters of access, design, detail, etc. would be left to the developer to agree with the Local Planning Authority and subject to the usual consultation with the Parish Council. It would be far preferable if your group did not specify which of the 2 access points are preferred and that this matter is left, ultimately, to a developer to agree with the Local Planning Authority and the Highway Authority.

2. Our clients would not be willing to make the land available for development subject to occupancy conditions such that the market housing may not be occupied as second or holiday homes.
3. Our clients would not be willing to accept any Local Green Space designation, or Open Space designation on the remainder of the 3 fields that are not developed. The remainder of this area will continue in agriculture and, as such, it would not be acceptable to the Estate for this land to be designated in this way, particularly when the village has a community woodland providing Local Green Space in such close proximity.
4. Our clients would not be willing to make land available if there is a strict condition that public car parking must be provided with the development. It is perfectly acceptable for the Plan to express a wish that the village should have more car parking. However, if you make the provision of a car park a condition of any development, then you may bring into the question the viability of any proposed development.
5. With regard to the proposed site assessment, the Estate wishes that the site assessment instructions be given in relation to all of the 3 Cox's Farm fields and that the body carrying out the assessment should take evidence and representations from the Strete Estate as the landowner affected.

Accordingly, the Estate would only be willing to make the land available for inclusion as deliverable within the Plan provided the 3 fields are all included in an unlimited way at this point and without any prescription with regard to the access point, without condition on the occupancy of the market housing and on the basis that all aspects of design and layout are left for the developer and the Local Planning Authority to decide in a proper manner at an appropriate time.

I commented at the meeting that it was a pity that the Strete Estate, as the principal landowner involved, had not been included as another non-resident member of the Steering Group and although you perfectly fairly stated that this has gone on for some time so that the Steering Group has more or less adopted the position that it wishes to take. However, if there is further opportunity for the Estate to be represented as another non-resident member of the Steering Group, then I think that would be beneficial.

Yours sincerely



C E Dixon • BSc FRICS FAAV
Director