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Planning Policy Team  
East Devon District Council

By email only to: [localplan@eastdevon.gov.uk](mailto:localplan@eastdevon.gov.uk)

Your ref:  
Our ref: JRCC

26<sup>th</sup> January 2026

Dear Planning Policy Team

## **SECOND REGULATION 19 PUBLICATION DRAFT ON THE EAST DEVON LOCAL PLAN 2020 TO 2042**

### **PARTICIPATION IN THE HEARING SESSION(S) OF THE EXAMINATION IN PUBLIC**

Carter Jonas is instructed by Mr R A Ralph ('Mr Ralph') to respond to East Devon District Council ('the Council') in respect of its Second Regulation 19 Publication Draft on the East Devon Local Plan 2020 to 2042.

Mr Ralph owns land at Dymonds Farm identified within Strategic Policy WS01: Development of a new community east of Exeter (otherwise known as 'Marcombe'). Mr Ralph acknowledges the inclusion of his land within the Marcombe Masterplan as identified at Figure 7 in the Publication Draft.

Mr Ralph has recently instructed Carter Jonas to engage actively in discussions with the Council about the inclusion of his land within Marcombe. Accordingly, we have been instructed to respond to this consultation on his behalf to confirm that he considers it necessary to reserve his ability to participate in any future hearing session(s) of the Examination in Public should he, or a representative or partner on his behalf, wish to do so. Mr Ralph considers this necessary as he owns a major land interest that is allocated within Strategic Policy WS01 and his participation in the Examination in Public will help the Inspector understand the overall availability and deliverability of the site.

Please therefore include my name and details on your database and alert me when the Local Plan is submitted for Examination in Public.

Yours faithfully

  
**James Cordery MRICS**  
Partner  
For and on behalf of Carter Jonas LLP

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