



**East Devon Local Plan**  
Publication Stage (Regulation 19)  
Representation Form

Ref:  
  
(For official use only)

**Name of the Local Plan to which this representation relates:** East Devon Local Plan 2020-2042

Please return to East Devon District Council, Local Plans Team, Blackdown House, Border Road, Honiton, EX14 1EJ, upload onto our consultation portal at <https://eastdevonlocalplanreq19.commonplace.is> or email to [localplan@eastdevon.gov.uk](mailto:localplan@eastdevon.gov.uk) by **31 March 2025**

This form has two parts:

Part A – Personal Details: Needs to be completed only once.

Part B – Your representation(s): Please fill in a separate sheet for each representation you wish to make.

## Part A: Personal details

### 1. Personal details

Full name

Mr Nick Yeo

Are you acting as an agent for another party?

Organisation (where relevant)

3West Group Ltd

Address line 1

Studio 10 The Courtyard

Address line 2

Woodbury Business Park

Address line 3

Woodbury

Postcode

EX5 1AY

Email address

[Redacted] [Redacted]

## Part B – Representation

Please use a separate sheet for each representation

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2. To which part of the East Devon Local Plan does this representation relate? Please write down the paragraph or policy number that your representation relates to.

Paragraph

Policy

SD10 (GH/ED/7

Policies  
Map

3. Do you consider that this part of the East Devon Local Plan is legally compliant?

Yes

No

3 (a). If yes, and you wish to support the legal compliance of this part of the East Devon Local Plan, please use this box to set out your comments.

(Continue on a separate sheet if necessary)

3 (b). If no, please give details of why you consider this part of the East Devon Local Plan is not legally compliant. Please be as precise as possible.

(Continue on a separate sheet if necessary)

3 (c). Please set out the modification(s) you consider necessary to make this part of the East Devon Local Plan legally compliant, in respect of any legal compliance matters you have identified at 4(b) above. You will need to say why each modification will make this part of the East Devon Local Plan legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.

(Continue on a separate sheet if necessary)

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4. Do you consider that this part of the East Devon Local Plan is Sound?

Yes

No

4 (a). If yes, and you wish to support the soundness of this part of the East Devon Local Plan, please use this box to set out your comments.

(Continue on a separate sheet if necessary)

3West Group support Strategic Policy SD10 and specifically the proposed allocation of the Land north west of Strawberry Hill, Lympstone (GH/ED/73).

An outline planning application for the site for up to 42 dwellings (application reference: 24/0301/MOUT) received resolution to grant planning permission at the EDDC planning committee held on the 19.11.2024.

4 (b). If no, please give details of why you consider this part of the East Devon Local Plan is unsound. Please be as precise as possible.

(Continue on a separate sheet if necessary)

4 (c). Please set out the modification(s) you consider necessary to make this part of the East Devon Local Plan sound, in respect of any soundness matters you have identified at 5(b) above. You will need to say why each modification will make this part of the East Devon Local Plan sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.

(Continue on a separate sheet if necessary)

5. Do you consider that this part of the East Devon Local Plan complies with the Duty to Co-operate?

Yes

No

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5 (a). If yes, and you wish to support this part of the East Devon Local Plan's compliance with the duty to co-operate, please use this box to set out your comments.

(Continue on a separate sheet if necessary)

5 (b). If no, please give details of why you consider this part of the East Devon Local Plan fails to comply with the duty to co-operate. Please be as precise as possible.

(Continue on a separate sheet if necessary)

**Please note** that non-compliance with the duty to co-operate is incapable of modification at examination.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

6. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

**No**, I do not wish to participate in hearing session(s)

**Yes**, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

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7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

(Continue on a separate sheet if necessary)

To be available at the hearing session to provide further clarification or respond to any site specific queries from the Inspector or third parties.

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

For more information on how we use your data – please read the privacy notices at the following links: <https://eastdevon.gov.uk/access-to-information/data-protection/privacy-notice>  
<https://www.commonplace.is/privacy-policy>

8. If you would like to make representations on the Sustainability Appraisal (SA) please provide your comments here, stating to which part of the SA your comments relate.

(Continue on a separate sheet if necessary)

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**Please note** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**