



**East Devon Local Plan**  
Publication Stage (Regulation 19  
Stage 2) 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://eastdevonlocalplansecondreg19.commonplace.is> or email: [localplan@eastdevon.gov.uk](mailto:localplan@eastdevon.gov.uk) by **26th January 2026**

## Part B – Representation

Please use a separate sheet for each representation

1(a). 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

5.1 to 5.3

Policy

SD01

Policies Map

1(b). Does your comment relate to one of the changes made to the first Regulation 19 plan?

Yes

No

**Please note** if you responded to the first regulation 19 consultation in early 2025, those representations remain valid and will be submitted to the Planning Inspector. **Do not resubmit previous comments.** Only make new representations if you are commenting on the specific changes listed in the Schedule of Changes, or if you did not respond to the first consultation.

1(c). If the comment is related to a site, please state the site reference here:

Site Ref

Lymp\_07, Exmo\_20 and Lymp\_09&10a

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

Yes

No

2 (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)

2 (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)

2 (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)

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

Yes  No

3 (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)

3 (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.

As set out in previous representations we are disappointed that the Part 2 Regulation 19 Consultation continues to overlook additional opportunities for housing provision at Exmouth (including sites previously identified at earlier stage of the Plan). There remains significant capacity at Exmouth for a range of smaller sites to come forward that can benefit from existing infrastructure and accessibility. This would provide greater resilience to the Plan as a whole, particularly in light of the uncertainties around Marcombe and other larger allocated sites.

Courtlands Cross (Lymp 07)

We note no further changes have been identified to the Courtlands Cross allocation and support this. The current outline planning application for the site under determination by EDDC demonstrates how a design and landscape development on the northern edge of Exmouth can be achieved that delivers a number of clear benefits.

This includes energy efficient homes to meet local needs (including affordable housing); provision of recreational benefits through new sports pitches and a financial contribution towards a new club house; delivery of local employment opportunities; significant areas of landscaping and public space; provision of ecological habitat and enhanced pedestrian routes and connections to the wider network. The application has addressed all technical consultee comments and demonstrates that there are no outstanding constraints to development.

#### Land at St John's (Exmo 20)

We, alongside other respondents to the original Regulation 19 Plan consultation raised significant concerns regarding the inclusion of the St John's site at a late stage of the Plan's preparation having been previously rejected on the basis of its constraints and uncertainty of delivery (as acknowledged by officers during the site selection process).

Our previous representations highlighted the following issues:

- The site's distance from existing services and facilities rendering it unsustainable;
- Increased separation as a result of the proposed northern access onto the B3179;
- The potential for rat running on unsuitable roads and capacity issues on the existing highway network;
- Ecological sensitivities given proximity to European sites and existing extensive woodland and wildlife sites within its boundaries;
- Harm arising from impacts on the setting of Grade II\* St John's Church which contributes significantly to its special interest and is a designated asset of the "highest significance" and the likelihood of the developable area being significantly reduced as a consequence; and
- Uncertainties regarding the feasibility, viability and timing of delivering the essential infrastructure to support the site.

The Part 2 Regulation Consultation version provides additional text regarding most of the matters listed above, therefore recognising the importance of the above matters, but simply seeks to defer these critical matters to the need for further work and assessment. This further work should have been done prior to the allocation of the site and assumptions in terms of the acceptability of the site and its capacity for residential development. Assumed numbers are likely to be significantly reduced on the basis of the heritage, mineral and ecological constraints yet does not appear to have been taken into consideration in the review of the policy and overall housing provision within the Plan.

Importantly a reduction in capacity will render the delivery of necessary infrastructure even less viable and prevent any redress of the site's distance and separation from existing services and facilities. Therefore, the Plan will not be promoting sustainable development.

The changes to the policy wording do little to address the fundamental concerns raised regarding this site, which received a substantial number of objections at the original Regulation 19 stage. We continue to believe that it is clearly a more sustainable strategy to deliver a range of sites which provide good access and connectivity options to existing services and facilities whilst offering opportunities for enhancement of existing infrastructure to support the growth of the town.

#### Land at Hulham Road (Lymp 09 and Lymp 10a)

Given the uncertainties around St John's and Marlcombe alongside other large allocations within the Plan, we are disappointed that the Part 2 Regulation 19 consultation version of the Plan continues to omit my client's site at Hulham Road. This is despite its identification in earlier versions of the Plan, officers' recommendation that it should be included in the Regulation 19 Plan and the supporting submissions previously made.

The exclusion of the site by Members on the basis of impact on trees and connectivity was unfounded as demonstrated by the current outline planning application for the site under determination by EDDC. This demonstrates how tree loss is minimal and sets out a number of improvements along Hulham Road that would significantly improve highway safety and the walking environment for pedestrians, as well as providing safe crossing points to the south to match desire lines that link to the existing footpath network. Importantly DCC Highways raise no objection to the planning application and no inherent technical constraints have been identified that would prevent the development of the site.

The site was also wrongly referred to during the site selection process as being within in the adopted Coastal Preservation Area (CPA) when it is not. Although proposed to be included in the CPA under the Emerging Plan, evidence has been provided that shows the site does not demonstrate visual openness or have views to and from the sea or to have any visual connection that would warrant its inclusion in a revised CPA boundary. The review undertaken by Pegasus has been submitted as part of both the Regulation 18 and Regulation 19 Plan consultations.

Our position remains that there are no good reasons for the Plan not to allocate the Hulham Road site. It represents a logical extension to the town and will support a high-quality residential development alongside important highway improvements. It is a site that is relatively unconstrained nor overburdened by infrastructure requirements. The site can come forward quickly to support delivery in the earlier stages of the Plan period and provide much needed resilience to the Plan's strategy. Without having a range of sites within Exmouth the Plan will over rely on housing delivery from site's like St John's which are more constrained and difficult to bring forward, particularly given the significant uncertainties around the deliverability of that site as highlighted above.

3 (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)

We believe further growth at Exmouth should be provided for through the allocation of further sites. This will underpin the Plan's strategy to ensure sufficient housing growth in the town throughout the Plan period, including at an early stage. The site at Hulham Road is unconstrained and has been identified as a preferred choice site based on its suitability. There are no impediments to its delivery and as such it can make an important contribution to the Plan.

Policy SD01 should therefore be modified to include land at Hulham Road (Lymp\_09 and Lymp\_10a) as an allocation.

Further work should be undertaken to underpin the allocation at St John's to address some of the clear delivery issues set out in these representations and raised as matters to be addressed within the relevant policy wording of the allocation. If these cannot be overcome and/or result in implications for quantum and delivery, then this does bring significant doubt as to whether the site should continue to be allocated.

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

Yes  No

4 (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)

4 (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.**

5. 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.

6. 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 elaborate further on these and previous representations made on the Plan, including providing evidence to support the necessary Modification of the Plan.

**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>

7. 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)

**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.**