



31<sup>st</sup> March 2025

East Devon District Council  
(By email only  
To: [localplan@eastdevon.gov.uk](mailto:localplan@eastdevon.gov.uk))

**FAO: Local Plan Team, East Devon District Council**

**RE: Regulation 19 Consultation on the East Devon Local Plan: Publication Plan**

I am writing on behalf of Mr Andrew Cork and Mr Phillip Cork, the owners of Newcourt Barton Business Park, Clyst Road, Exeter, EX3 0BD. The business park and surrounding land are subject to a number of designations under the proposed Local Plan, specifically:

- Housing and Employment Allocation WS10
- Clyst Valley Regional Park WS09
- Green Wedges OL05

A consultation response was submitted in respect of the Regulation 18 draft and the views expressed in the earlier consultation response are reiterated, as it does not appear that the Council have sought to amend the Green Wedge and Clyst Valley Regional Park allocations as a result of the aforementioned response. In addition, the Council appear to have overlooked the opportunity to allocate employment land to the south of the existing business park, subject to planning application 24/1356/FUL.

For the avoidance of doubt, the land subject to this consultation response is outlined and stippled in red on the reproduced Development North of Topsham Policies Map, in Appendix 1 below. This land includes the approved business park (planning reference: 17/2357/MFUL) and the land subject to a retrospective planning application, for the change of use of land to B8 storage, (planning reference: 24/1356/FUL).

Newcourt Barton is a well-established and successful business park which is operating at capacity on its permitted site. Newcourt Barton Business Park supports a significant number of small and medium sized businesses and as a result is a key employer in the local area. The area subject to the current application (planning reference: 24/1356/FUL) alone supports 17 businesses and employs 54 people. There is a huge demand for the small and affordable yard

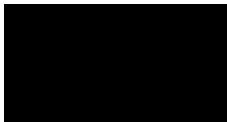
areas available to rent and this need is not met elsewhere in the District. Therefore it is crucial that the site is recognised by the Local Plan and protected as employment land.

The green wedge designation under policy OL05 incorporates the approved business park within the allocation, it is considered entirely inappropriate for the business park to be included within the green wedge, the two uses are incompatible and given the established nature of the business park, such designation will impede any future re-development. It is unclear why the Council have included this developed land in the green wedge and it should be removed.

My client also wishes to object to the extension of the Clyst Valley Regional Park (CVRP) policy WS09 to include land at Newcourt Barton Business Park. It is considered entirely inappropriate for land at Newcourt Barton, which is already in use for industrial purposes, to be included within the CVRP, as there is conflict between the CVRP policy objectives and the existing permitted and proposed uses across the Business Park, the loss of which would have severe implications for the local economy and established local businesses.

It is requested that Newcourt Barton Business Park, as outlined and stippled in red on the map in Appendix 1, is removed from both the CVRP designation (policy WS09) and the green wedge (policy OL05). The removal of the site would not result in the fragmentation of these designations given the location of the site on the edge of the designated areas and would reinforce the purpose of these policies.

Yours sincerely,



***Hannah Cameron LLB MSc MRTPI***

***Director, HC Planning Ltd***

# Appendix 1: Area of Newcourt Barton Business Park, Proposed to be Removed from Green Wedge and Clyst Valley Regional Park Allocations

(site shown outlined and stippled in red)

