



Planning Policy
Blackdown House
Border Road
Honiton
EX14 1EJ

28 March 2025
EP ref: 21-040 – LPR R19

Dear Sir/ Madam

Re: East Devon District Council Local Plan, Regulation 19 Consultation

We write on behalf of our clients, Oxenwood Real Estate LLP, to provide comments to the East Devon District Council Local Plan, Regulation 19 Consultation, specifically with respect to their land asset know as Power Park, Exeter.

The draft plan seeks to carry over the existing employment allocation of the land (ref 44 - Exeter Airport Business Park (Phase II)), which is supported. It also references the fact the site benefits from a Local Development Order (LDO), again which is supported.

We write however to request that minor alterations are made to the supporting text to Policy WS06 which reads:

“Employment land east of the airport buildings

4.25. Power Park, a 7.7ha site, benefits from a Local Development Order allowing up to 26,000 sqm of employment space. Land is allocated for various employment uses south and east of Power Park and the airport terminal buildings, as shown on the Policies Map. This site is ideal for high-technology airport-related uses and clean green technology, which should be integral to the masterplan.”

The above wording is not adequately precise and could be read to imply that the Power Park site itself is to be restricted by the policy requirement for master planning and the preference for high technology and green uses. This is clearly not the intention of the policy, which is also not reflective of the range of uses to be delivered through the LDO, and as such in its current form the wording fails the tests of soundness in that it is not effective in delivering its aim.

With specific reference to the questions posed by the consultation we respond as follows:

3(b). If no, please give details of why you consider this part of the Development at the West End chapter is not sound. Please be as precise as possible.



The supporting text to Policy WS06 at paragraph 4.25 is not sufficiently clear to ensure the delivery of the aims of the Policy. Specifically, it is not explicit that the supporting text which reads *"This site is ideal for high-technology airport-related uses and clean green technology, which should be integral to the masterplan."* applies only to the allocation site WS06 and not to the existing adjoining employment allocation (ref 44 - Exeter Airport Business Park (Phase II)) which is covered by the Power Park LDO.

The development of the existing allocation should not be restricted in any way other than within the context of the existing local plan allocation and/or parameters set out in the LDO. The wording as drafted provides a degree of ambiguity and therefore fails the test of effectiveness.

3(c). Please set out the modification(s) you consider necessary to make this part of the Development at the West End chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Development at the West End chapter 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.

It is considered that a minor amendment to the text at paragraph 4.25 would significantly increase its clarity and serve to ensure that the Plan is effective and sound. Our suggested amendments are as follows:

Employment land east of the airport buildings

~~4.25. Power Park, a 7.7ha site, benefits from a Local Development Order allowing up to 26,000 sqm of employment space.~~


Land is allocated for various employment uses south and east of Power Park (an existing employment allocation which benefits from a Local Development Order allowing up to 26,000 sqm of employment space) and the airport terminal buildings, as shown on the Policies Map.

This site allocated under Policy WS06 is ideal for high-technology airport-related uses and clean green technology, which should be integral to the masterplan.

We trust that the above comments are of assistance in preparation of final modifications to the draft Plan prior to submission for Examination and request that the text at paragraph 4.25 is amended accordingly.

Should you require any further information please do not hesitate to contact us.

Yours sincerely
Emery Planning


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Associate Director

