

Our Ref SH/PCL/2168(a)
Date 15th January 2026



PCL Planning Ltd
13a-15a Old Park Avenue
Exeter
Devon
EX1 3WD
United Kingdom
t: +44 (0)1392 363812
www.pclplanning.co.uk

Planning Policy Team
East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
Devon EX14 1EJ

Dear Sir/Madam,

EAST DEVON COUNCIL LOCAL PLAN CONSULTATION – REGULATION 19 PART 2

Please find herein representations on the Regulation 19 (Part 2) East Devon Emerging Local Plan consultation made on behalf of our clients Andrew and Philip Cork who have the majority land interest in the site allocated under Policy WS10 (Development next to the M5 and north of Topsham).

We have focussed our response on Policy WS10 as revised under the Part 2 consultation. However it is important to emphasise that these representations must be considered alongside previous representations made on behalf of our clients to the earlier stages of the Emerging Local Plan and the original Regulation 19 consultation version.

For ease of reference the following representation forms are submitted as our response to this Part 2 consultation:

- Part A - Personal Details
- Part B – Policy WS10 (Development next to M5 and north of Topsham)

For completeness, the Council and Inspector should also refer to our previous representations on the original Regulation 19 consultation version relating to the following policy matters:

- Policy SP01 (Spatial Strategy)
- Policy SP02 (Levels of Future Housing Development)
- Policy WS01 (Development of a second new community)
- Policy WS09 (Clyst Valley Regional Park)
- Policy WS10 (Development next to M5 and north of Topsham)
- Policy CC01 (Climate Emergency)
- Policy CC02 (Net-zero Development)
- Policy CC05 (Heat Networks)
- Policy CC06 (Embodied Carbon)

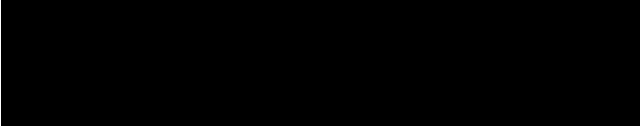
- Policy AR01 (Flooding)
- Policy AR02 (Water Efficiency)
- Policy HN02 (Affordable Housing)
- Policy HN03 (Housing to meet the needs of Older People)
- Policy HN05 (Self Build)
- Policy DS02 (Housing Density and Efficient use of Land)
- Policy OL04 (Areas of Strategic Visual Importance)
- Policy PB05 (Biodiversity Net Gain)
- Policy PB09 (Monitoring Requirements for New Planting Schemes)

Given the current and previous representations made on the Emerging Local Plan on behalf of our clients, we have confirmed that we do wish to attend the Examination Hearings relevant to all the points raised in order to provide greater elaboration of the detail of these representations.

We maintain our overriding view that in order to meet the significant housing challenges faced in East Devon a step change in approach is required to provide greater balance towards identifying sufficient sites to meet identified needs. In order to do this there is a need to be more proportionate and pragmatic towards designations and policy requirements. Otherwise, the Plan will fail to demonstrate that it is based on an effective strategy underpinned by clear evidence, does not seek to appropriately meet identified needs and will limit the opportunity to deliver sustainable development.

I would be very grateful if you could please keep me informed of the outcome of these representations and the progress of the Plan via the email address: planning@pclplanning.co.uk. Should the Council wish to discuss any of these matters. Then please do not hesitate to contact me.

Kind regards,



Stuart Houlet BA(Hons) MA MRTPI
For PCL Planning Ltd
e: s.houlet@pclplanning.co.uk

Enclosures:

- Appendix 1: Part A - Personal Details
- Appendix 2: Part B - Policy WS10 (Development next to M5 and north of Topsham)