

Filtered Data Export

Full name: Sarah Smith

Organisation (where relevant): Rapleys LLP

Other party name (if relevant): The Crown Estate

Proposal: 12. Our Outstanding Landscape

1. To which part of the Our Outstanding Landscape chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: OL01

2. Do you consider that this part of the Our Outstanding Landscape chapter is legally compliant?: Yes

3. Do you consider that this part of the Our Outstanding Landscape chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Our Outstanding Landscape chapter is not sound. Please be as precise as possible.: The policy requires that development 'would not harm' the distinctive landscape. – This is an absolute position which means no development for any purpose would be granted planning permission. Impact on the landscape is very subjective and in reality all development has some level of harm to the countryside/landscape. Some form of qualification or rewording is therefore necessary in the policy and its justification. Strategic Policy OL01 – Landscape Features – requires that development 'would not harm' the distinctive landscape. TCE supports a landscape led approach to master planning of its strategic development sites but is concerned that this policy is currently expressed as an absolute position and would ideally like to see further clarification as to what landscape design and mitigation would be acceptable within the Landscape Visual Impact Appraisal to be submitted as part of development applications. TCE note that the proposed allocation at Prestaller Farm, Axminster is outside of the protected national landscapes identified in Figure 14 of the Regulation 19 consultation draft plan.

6.2 The following policy revision is suggested – East Devon Local Plan Landscape Mitigation Policy

1. Purpose and Scope This policy ensures that all developments within East Devon safeguard and enhance the district's unique landscape character, biodiversity, and visual amenity, particularly in National Landscape Character Areas (previously Areas of Outstanding Natural Beauty AONBs). It applies to all new developments with potential landscape impacts.

2. Policy Principles a. Landscape Character Preservation: Proposals must respect the East Devon Landscape Character Assessment and integrate harmoniously with the

area's natural and built features. b. Mitigation Hierarchy: Developers must follow the mitigation hierarchy—avoidance, minimization, restoration, and offsetting—to address potential landscape impacts. c. Biodiversity Enhancement: Developments should aim for a net gain in biodiversity within or adjacent to the development area, aligning with the Environment Act 2021 and East Devon's Green Infrastructure Strategy. d. AONB Protection: Proposals within or near National Landscape Character areas, must demonstrate minimal harm to the area's special qualities.

3. Assessment and Requirements a. Landscape Impact Assessment: Applications must include a Landscape and Visual Impact Assessment (LVIA) that identifies potential impacts and mitigation measures. b. Mitigation Plans: Developers must submit detailed plans outlining how landscape impacts will be mitigated, including: ? Planting Schemes: Use of native species to enhance ecological value and provide screening. ? Topographical Adjustments: Measures to harmonize the development with the natural landform. ? Green Infrastructure: Integration of features such as woodlands, watercourses as well as green roofs, living walls, and tree-lined corridors. ? Ongoing Management: Proposals for the long-term maintenance and monitoring of landscape features.

4. Design Standards a. Developments must adopt sustainable design principles, prioritising materials and colours that blend with the East Devon landscape.

5. Community Engagement Developers are required to engage with local communities and stakeholders at an early stage to identify landscape concerns and incorporate feedback into their proposals.

6. Monitoring and Enforcement a. East Devon District Council will monitor approved developments to ensure compliance with submitted mitigation plans. Non-compliance will result in enforcement actions.

4. Do you consider that this part of the Our Outstanding Landscape chapter complies with the duty to cooperate?: Yes

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

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: to emphasise and explain our point .

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Proposal:

3. The Spatial Strategy

1. To which part of the Spatial Strategy chapter does your representation relate?:

Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: SP02

2. Do you consider that this part of the Spatial Strategy chapter is legally compliant?: Yes

3. Do you consider that this part of the Spatial Strategy chapter is sound?: Yes

3(a). If yes, and you wish to support the soundness of this part of the Spatial Strategy chapter, please use this box to set out your comments.: SPATIAL STRATEGY – POLICIES SP01, SP02 AND SP04

4.1 TCE supports the principles of the spatial strategy as set out in SP01, focussing development on the western side of the district (54%) whilst at the same time promoting an appropriate level of development at the ‘main centres’ (Tier 2 in the hierarchy) throughout the District (30%), including Axminster, and allowing limited development to meet local needs at ‘service villages’/local centres and in the countryside (16%). The spatial strategy is not overly reliant on a single source of RAPLEYS LLP | 5 Report Portrait Template – Planning delivery, providing flexibility for the market. This is consistent with the NPPF (2023) and the principles of sustainable development and is supported.

4.2 Local planning authorities are required to have a clear understanding of the housing need in their area, by preparing a Strategic Housing Market Assessment (SHMA). The EDDC Plan can be prepared under the December 2023 version of the NPPF by reference to paragraphs 234-236 of the NPPF 2024. This is because this Regulation 19 Plan was published prior to 12 March 2025 and its housing requirement meets at least 80% of local need (calculated using the standard method in the NPPF, December 2024).

4.3 The Standard Method requires EDDC to provide circa 1,188 dwellings per annum. The Plan proposes (Policy SP02) at least 20,909 over the 22-year plan period which represents 80% of the requirement – in this context, the Plan is considered to be justified. TCE supports the principles of Policy SP02 in providing at least 20,909 dwellings over the plan period.

4.4 The development of a spatial strategy is a vital component of a Local Plan. Achieving more genuinely sustainable development in delivering growth is a key policy thrust of the East Devon Plan. The evidence base behind the Local Plan, including the Sustainability Appraisal, indicates consideration to varying development strategies prior to selecting the chosen option that appears in the Regulation 19 version.

4.5 In this context, TCE supports the spatial strategy and level of housing proposed within the plan, which is considered to be justified and effective and consistent with national policy.

4.6 TCE supports the general principles of the economic vision set out in paragraphs 3.20 – 3.24. Paragraph 3.29 notes that employment in Tier 1-4 settlements aims to meet local needs and improve self-containment – TCE supports this aim. The Plan goes on to say that new jobs will be required alongside new housing on larger development allocations – in the context of Axminster, the Policy SP04 then allocates 1ha of E(g)(iii) to site GH/ED/80a, where (iii) is industrial use (which can be carried out in any residential area without causing detriment to the amenity of the area). Whilst TCE supports the principle behind the allocation, the reference to E(g)(iii) in Policy SP04 is at odds with the actual wording and requirement within SD02 - GH/ED/80a, which requires a community hub incorporating workspace, café/shop meeting space. TCE would prefer to see the reference in Policy SP04 revised to reflect the requirement within SD02 - GH/ED/80a which reflects the Vision that TCE has for the development of the site – a wider E class definition would be more appropriate than the E(g) restriction.

4. Do you consider that this part of the Spatial Strategy chapter complies with the duty to cooperate?: Yes

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)

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Proposal:

3. The Spatial Strategy

1. To which part of the Spatial Strategy chapter does your representation relate?:

Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: SP04

2. Do you consider that this part of the Spatial Strategy chapter is legally compliant?: No

3. Do you consider that this part of the Spatial Strategy chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Spatial Strategy chapter is not sound. Please be as precise as possible.: There is inconsistency in the description of uses for the 1ha at Axminster site GH/ED/80a when compared to the GH/ED/80a Policy allocation at SD02 – please see main representations for fuller explanation.

SPATIAL STRATEGY – POLICIES SP01, SP02 AND SP04

4.1 TCE supports the principles of the spatial strategy as set out in SP01, focussing development on the western side of the district (54%) whilst at the same time promoting an appropriate level of development at the ‘main centres’ (Tier 2 in the hierarchy) throughout the District (30%), including Axminster, and allowing limited development to meet local needs at ‘service villages’/local centres and in the countryside (16%). The spatial strategy is not overly reliant on a single source of RAPLEYS LLP | 5 Report Portrait Template – Planning delivery, providing flexibility for the market. This is consistent with the NPPF (2023) and the principles of sustainable development and is supported.

4.2 Local planning authorities are required to have a clear understanding of the housing need in their area, by preparing a Strategic Housing Market Assessment (SHMA). The EDDC Plan can be prepared under the December 2023 version of the NPPF by reference to paragraphs 234-236 of the NPPF 2024. This is because this Regulation 19 Plan was published prior to 12 March 2025 and its housing requirement meets at least 80% of local need (calculated using the standard method in the NPPF, December 2024).

4.3 The Standard Method requires EDDC to provide circa 1,188 dwellings per annum. The Plan proposes (Policy SP02) at least 20,909 over the 22-year plan period which represents 80% of the requirement – in this context, the Plan is considered to be justified. TCE supports the principles of Policy SP02 in providing at least 20,909 dwellings over the plan period.

4.4 The development of a spatial strategy is a vital component of a Local Plan. Achieving more genuinely sustainable development in delivering growth is a key policy thrust of the East Devon Plan. The evidence base behind the Local Plan, including the Sustainability Appraisal, indicates consideration to varying development strategies prior to selecting the chosen option that appears in the Regulation 19 version.

4.5 In this context, TCE supports the spatial strategy and level of housing proposed within the plan, which is considered to be justified and effective and consistent with national policy.

4.6 TCE supports the general principles of the economic vision set out in paragraphs 3.20 – 3.24. Paragraph 3.29 notes that employment in Tier 1-4 settlements aims to meet local needs and improve self-containment – TCE supports this aim. The Plan goes on to say that new jobs will be required alongside new housing on larger development allocations – in the context of Axminster, the Policy SP04 then allocates 1ha of E(g)(iii) to site GH/ED/80a, where (iii) is industrial use (which can be carried out in any residential area without causing detriment to the amenity of the area). Whilst TCE supports the principle behind the allocation, the reference to E(g)(iii) in Policy SP04 is at odds with the actual wording and requirement within SD02 - GH/ED/80a, which requires a community hub incorporating workspace, café/shop meeting space. TCE would prefer to see the reference in Policy SP04 revised to reflect the requirement within SD02 - GH/ED/80a which reflects the Vision that TCE has for the development of the site – a wider E class definition would be more appropriate than the E(g) restriction.

3(c). Please set out the modification(s) you consider necessary to make this part of the Spatial Strategy 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 Introduction 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.: Policy SP04 in so far as it relates to the GH/ED/80a allocation site should reflect the description of uses in Policy SD02.

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

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary. : To emphasise our point in this context, that Policy

SP04 in so far as it relates to the GH/ED/80a allocation site should reflect the description of uses in Policy SD02.

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Proposal:

5. Development in the Towns and Villages

1. To which part of the Development in the Towns and Villages chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: SD02

2. Do you consider that this part of the Development in the Towns and Villages chapter is legally compliant?: Yes

2(a). If yes, and you wish to support the legal compliance of this part of the Development in the Towns and Villages chapter, please use this box to set out your comments.: TCE support the allocation of 225 dwellings and associated land-use at GH/ED/80a – see fuller representation for further explanation.

3. Do you consider that this part of the Development in the Towns and Villages chapter is sound?: Yes

3(a). If yes, and you wish to support the soundness of this part of the Development in the Towns and Villages chapter, please use this box to set out your comments.:
AXMINSTER/SITE-SPECIFIC POLICY SD02 (GH/ED/80A)

5.1 Within this policy, land at Prestaller Farm, GH/ED/80a is allocated for 225 dwellings and a community hub which should provide opportunities for workspace, café/shop and meeting space. Access is required to be via Axmi_22 (land east of Lyme Road) to the south and there is a reciprocal provision within the Axmi_22 allocation as well. TCE supports the principle of the GH/ED/80a allocation, and the amount and use of development identified within the policy.

5.2 The policy also requires the incorporation of a site access road to a standard and location to enable potential future extension for a relief road link to Chard Road to the north. TCE acknowledges the desire for this, subject to viability considerations.

5.3 The policy also acknowledges the remainder of the land under TCE control that lies to the north of the Mill Brook but outside the allocation, noting that where necessary to meet the demands and needs of the development, part of it can be used for off-site open space provision and habitat/BNG mitigation purposes. This is welcomed and supported by TCE. A Vision Document provided in Appendix 3 provides more detail as to how the adjacent land owned by TCE could be developed for the benefit of Axminster

achieving both sustainable development and increasing biodiversity as well as more opportunities for public open space.

4. Do you consider that this part of the Development in the Towns and Villages chapter complies with the duty to cooperate?: Yes

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

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: To assist and support the Council where necessary in respect of the proposed allocation of the site