



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 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

12.10

Policy

OL03

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

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.

We are disappointed to note that the extent of the proposed CPA remains unchanged and the Council continue to provide no justification for their position regarding its extent. This is despite previous representations (at the Further Regulation 18 stage and initial Regulation 19 stage) on behalf of our clients questioning the evidence base for defining the extended areas of the CPA included in the Plan. This also included a comprehensive review undertaken by Pegasus in relation to the extended CPA Area 5 – Topsham to Exmouth.

The review highlighted significant flaws with the Council’s approach, highlighting an over reliance on the CPA designation, placing it higher in the hierarchy of designations than National Landscapes, despite being a local designation.

The appraisal within the Pegasus review sets out that there is no evidential basis on landscape and visual grounds to support the proposed extension of the CPA between Topsham and Exmouth.

Critically the CPA extension is not supported by fieldwork evidence to test visual connectivity and instead relies on desktop assessment which do not fully represent actual views. In contrast the Pegasus review includes ZTV mapping and field work that give a more accurate appraisal of views.

The review concludes that further inland between Exmouth and Lypstone views of the sea are typically fully restricted by roadside planting and built development. It confirms that whilst there are extensive views of the estuary in the immediate vicinity of the shoreline, further inland views are reduced to occasional glimpses as a result of mature hedgerows and hedgebanks. Similarly the field work confirms views of the land within the CPA from the sea is very limited and confined to the fields between coastal settlements, west of the A367 and within 300m of the estuary.

It is frustrating that the evidence base for the Plan does not include any acknowledgement or response to the review that we have provided. We remain concerned that the Council continues to take a blanket approach to CPA as a designation and has failed to appropriately justify its extent and purpose within the Plan.

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)

For Strategic Policy OL03 relating to the CPA the extent of the designation needs further evidence and justification or the policy needs to be modified to provide the opportunity for alternative evidence to be provided and taken into account in windfall situations.

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.