

Filtered Data Export

Full name: Sarah R Smith

Organisation (where relevant): Rapleys LLP

Other party name (if relevant): The Crown Estate

Proposal:

1. Introduction

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

Paragraph

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

1.1

1(b). Does your comment relate to one of the changes listed above?: No

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

3(a). If yes, and you wish to support the soundness of this part of the Introduction chapter, please use this box to set out your comments.: Rapleys LLP on behalf of The Crown Estate

TCE submitted duly made representations to the 1st Regulation 19 consultation at the beginning of 2025, with particular focus on its land interest, proposed allocation GH/ED/80a, part of Policy SD02 at Axminster.

TCE acknowledges the request to limit comments to the proposed changes that have been made to the Plan.

In reviewing the documentation for this 2nd Regulation 19 consultation, TCE is pleased to note that the allocation of its land under GH/ED/80a (SD02) remains as previously proposed and consequently, TCE remains supportive of the Plan in that regard. TCE acknowledges the additional reference in the policy to ensuring the integrity of the Beer Quarry & Caves SAC.

3(b). If no, please give details of why you consider this part of the Introduction chapter is not sound. Please be as precise as possible.: TCE has noted, however, that no revisions have been made to the policies and paragraphs that it made in its earlier 2025 representations. Consequently, TCE requests that its earlier representations (appended again for convenience and the avoidance of doubt) be carried forward,

alongside this letter, to the Examination. TCE looks forward to having the opportunity to attend and speak at the Examination Hearing Sessions in due course.

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.: TCE looks forward to having the opportunity to attend and speak at the Examination Hearing Sessions in due course.

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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

1(b). Does your comment relate to one of the changes listed above?: No

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.

3(c). Please set out the modification(s) you consider necessary to make this part of the Our Outstanding Landscape 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 Our Outstanding Landscape 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.: 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: Developers 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.

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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

1(b). Does your comment relate to one of the changes listed in the table above?: No

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.: 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.

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 Spatial Strategy 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.: 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.

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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

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.: 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.

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

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.

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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.: SP01

1(b). Does your comment relate to one of the changes listed in the table above?: No

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.: 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 delivery, providing flexibility for the market. This is consistent with the NPPF (2023) and the principles of sustainable development and is supported.

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).