

Your Ref:
Our Ref: LEP/2921
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Dear East Devon District Council,

EAST DEVON LOCAL PLAN SECOND REGULATION 19 LOCAL PLAN CONSULTATION RESPONSE IN RELATION TO ALLOCATION CHAR_04A, LAND OFF GREEN LAND, CHARDSTOCK

This representation is submitted on behalf of our clients, Summerfield Homes Ltd, in connection with the Second Regulation 19 Local Plan Consultation. Summerfield Homes are a local housebuilder who have an Option Agreement to develop the land at Green Lane, Chardstock. Summerfield Homes submit this letter in support, subject to modifications, of the allocation of land within Chardstock (CHAR_04a) contained within policy SD13 of the East Devon Local Plan 2020 to 2042 (Second Regulation 19 Publication Draft) which was published in November 2025.

The National Planning Policy Framework (NPPF), published in December 2024 states that for the purpose of preparing local plans, the policies in this version of the Framework will apply from 12 March 2025 except in certain circumstances. One such circumstance is where the plan has reached Regulation 19 (pre-submission stage) on or before 12 March 2025, and its draft housing requirement meets at least 80% of local housing need. In the circumstances outlined in paragraph 234 of the NPPF, Local Plans are to be examined under the relevant previous version of the Framework (December 2023).

The current consultation is not a two-stage consultation but a whole new Regulation 19 document. Paragraph: 86 Reference ID:61-086-20250616 of the Planning Practice Guidance (PPG) states that:

“However, in some limited circumstances, a plan is to be taken as having reached Regulation 19 on the date that a subsequent round of consultation commenced. These limited circumstances could include instances such as when the content of an emerging plan has changed significantly from the one presented at the initial Regulation 19 stage.”

The Second Regulation 19 Consultation proposes substantial alterations to the original consultation document such that it amounts to a new emerging Local Plan. This is evidenced when reviewing the tracked changes version which highlights substantial alterations from the original consultation. Such alterations include the deletion of entire policies, alterations to housing numbers and the introduction of new elements into some policies.

The Council should therefore not be relying upon the requirements of the previous iteration of the NPPF. It should instead be preparing their Local Plan in accordance with the provisions of the December 2024 NPPF and the new standard method for calculating housing need.

Turning to the content of the Local Plan Consultation, Strategic Policy SP01 identifies Chardstock as one of the Service Villages and will allow for limited development of the settlement. Strategic Policy SD13 proposes to allocate Land off Green Lane, Chardstock (Char_04a) for around 30 dwellings. The policy requires landscaping to include provision of appropriate boundary screening in respect of long-distance views to and from the Blackdown Hills National Landscape area.

The original iteration of the policy encouraged opportunities to provide a connection for residents to Public Right of Way (PRoW) Chardstock Footpath 30. However, the amended wording now requires the development to provide a connection for residents to PRoW Chardstock Footpath 30 along with clear pedestrian links to tie into existing footways.

The policy wording and accompanying text is ambiguous. The policy does not make it clear where the development should connect to PRoW Chardstock Footpath 30.

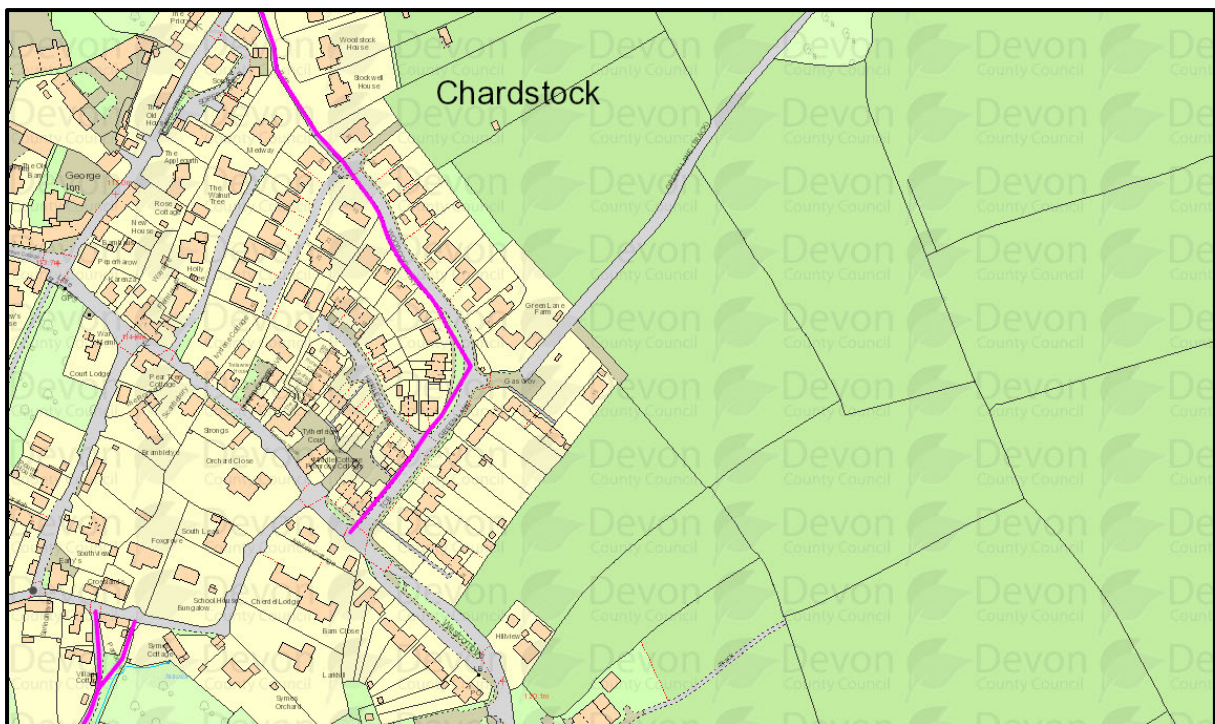


Image 1 – Extract from map.devon.gov.uk showing location of Chardstock Footpath 30

If the intended connection to the PRoW is where it adjoins Westcombes at the junction with Green Lane, this would be no different to requiring a pedestrian link to the existing pavements. The Highway and Transport Review submitted in support of the allocation as part of the first Regulation 19 Consultation demonstrates how the proposed development will connect to the existing footways, which in turn, will provide connections with Footpath 30.

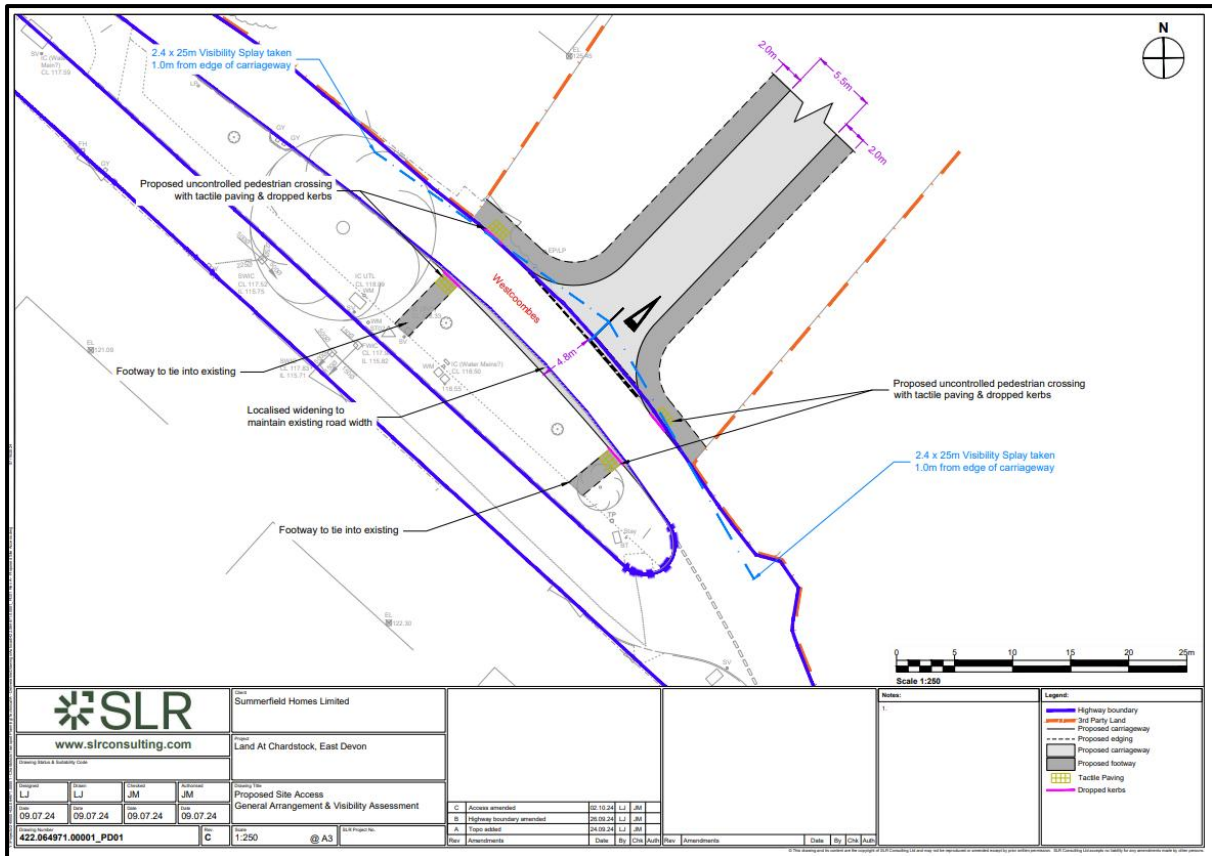


Image 2 – Extract from SLR Highway and Transport Review

Alternatively, if it is the Council’s intention that the development connects to the PRow at the junction of Woodcock Way and Green Lane, an even greater challenge is posed. As it leaves the built-up area of the settlement, Green Lane is neither an adopted highway nor a PRow; it is unregistered land. A requirement to connect to the PRow network at this point would risk the deliverability of the allocation.

Accordingly, the amended policy wording relating to the PRow connections is unsound. In order to address this in further iterations of the plan, the requirement for the development to connect into Chardstock Footpath 30 should be omitted from the policy.

In March 2025, Summerfield Homes submitted representations to the original Regulation 19 consultation. The representation included an Illustrative Framework Plan and was strongly supportive of the allocation of Char_04a for the development of around 30 homes, subject to proposed modification. The proposed modification was that the allocation includes additional land. This recommendation has not been incorporated into the latest iteration of the Local Plan.

It was recommended that the policy is amended to include the adjoining field parcel to the north, over which Summerfield Homes also has an Option. Despite the proposal to include the northern land parcel, Summerfield Homes Ltd proposes to maintain the proposed number of dwellings at around 30. The justification for the inclusion of the additional land included evidence that it would not result in adverse impacts on the landscape.

The additional land will allow for the provision of enhanced landscaping and public open spaces and a lower density of development, more in-keeping with local and landscape character. The extent of the proposed additional land is edged red in image 3.

