

Woodbury Parish Neighbourhood Plan

Submission Version Representation Form

The proposed Woodbury Parish Neighbourhood Plan has been prepared by Woodbury Parish Council. It has been formally submitted to East Devon District Council who are legally required to undertake public consultation. The consultation closes at **9am** on **27th November 2025**.

Please use this form to make representations (comments) on the Plan, or preferably, submit your comments direct through our consultation portal online at:
<https://woodburyparishneighbourhoodplanreg16.commonplace.is/>.

Using this form

Please use a separate form for each representation you wish to make and state your name or organisation on each page. Please note we cannot accept anonymous responses. Your name, address and your comments will be made publicly available on our website. Other personal details (signature, personal email address and telephone number) will not be visible, however your representation will be shared in full as submitted with the independent examiner.

If you are not responding through the consultation portal, please return your completed form(s) and any additional information to East Devon District Council:

By email: planningpolicy@eastdevon.gov.uk

By post: Angela King, Planning Policy team, East Devon District Council,
Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ

Representations received after 9am 27th November 2025 may not be accepted.

Data Protection

Any personal information you provide will be held and used by East Devon District Council for the purpose of producing the neighbourhood plan and may inform other Planning Policy work. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. The content of your representation including your name will be made available our website, and your representation with all contact details will be supplied to the independent examiner specifically for the sole purpose of the examination of this neighbourhood plan submission. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the [Neighbourhood Planning Representations Privacy Notice](#) on the data protection pages on our website.

Part A – Personal Details

Please enter your details as appropriate below. Please note your full name and address must be provided as a minimum. Please see page 1 for details on how we use your data.

Your Personal Details

Title:	Mr
First name:	Richard
Last name:	House
Job Title (where relevant):	
Address:	c/o Agent
Postcode:	
Telephone number:	c/o Agent
Email address:	c/o Agent

Your Agent's Details

If you are using an agent, please fill in your title, name and organisation above and the full contact details of the agent below. Where applicable, an agent will be the point of contact for any correspondence.

Title:	Mr
First name:	Matt
Last name:	Frost
Job Title (where relevant):	Planning Director
Address:	LRM Planning Winslade Manor Manor Drive Exeter
Postcode:	EX5 1FY
Telephone number:	[REDACTED]
Email address:	[REDACTED]

Part B - Representation Details

Enter Your Name/Organisation in the box below (Please state this on each sheet):

LRM Planning

Question 1

To which section of the Neighbourhood Plan submission does this representation relate?
Please state in the box below the point of reference for your representation (this means the policy, paragraph number or other reference as appropriate)

Policy 5: Green Energy Initiatives

P5.1 New power generation will be supported when generated from renewable sources. Support will also be given to associated energy storage. These facilities must be designed and sited to avoid adverse landscape, visual and environmental impact.

P5.2 Green initiatives will be encouraged in all new developments.

P5.3 Any new development must be accessible to sustainable transport.

Question 2

Please use the box below to explain why you are supporting or objecting to this part of the plan. If your comment relates to a specific area of land or site please identify it on a map if possible. (Continue on a separate sheet as/if necessary.)

Objection to Policy 5 (Green Energy Initiatives) of the Woodbury Neighbourhood Plan (Regulation 15 Submission September 2025)

On behalf of Mr Richard House, LRM Planning Ltd objects to the inclusion of Policy 5 (Green Energy Initiatives) within the Woodbury Neighbourhood Plan.

The basic conditions that must be met by a draft neighbourhood plan if it is to proceed to referendum are set out at paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). These are:

- 1) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the plan.
- 2) The making of the plan contributes to the achievement of sustainable development.
- 3) The making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

4) The making of the plan does not breach, and is otherwise compatible with, EU obligations.

5) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan).

Objections to Policy 5 are made on the following grounds:

Failure to comply with national planning policies and advice:

The objectives behind Policy 5 stated at paragraph 4.9 of the draft neighbourhood plan includes: *“to ensure that new development aims to be carbon neutral, through design, construction and performance.”*

Section 3 of the Neighbourhood Plan Basic Conditions Statement (September 2025) states that Policy 5 of the draft neighbourhood plan aligns with the National Planning Policy Framework (NPPF) at Section 14 (“Meeting the Challenge of Climate Change ...”) of the NPPF *“encourages renewable energy and low-carbon initiatives in line with national sustainability goals.”*

As set out below, the Planning Practice Guidance states that local requirements for low/zero carbon buildings should be consistent with the Government’s zero carbon buildings policy (delivered through the Building Regulations). It also states that such policies should set by a Local Plan which has been subject to full consultation with appropriate stakeholders, is based upon robust and credible evidence and has been subject to careful viability analysis:

What are government’s national standards for a building’s sustainability and for zero carbon buildings?

The National Planning Policy Framework expects local planning authorities when setting any local requirement for a building’s sustainability to do so in a way consistent with the government’s zero carbon buildings policy and adopt nationally described standards. Local requirements should form part of a Local Plan following engagement with appropriate partners, and will need to be based on robust and credible evidence and pay careful attention to viability. In this respect, planning authorities will need to take account of government decisions on the Housing Standards Review when considering a local requirement relating to new homes.

Paragraph: 009 Reference ID: 6-009-20150327

This approach from Government was clarified in a Written Ministerial Statement (Planning – Local Energy Efficiency Standards Update) issued on 13th December 2023, the relevant extracts from which are included below:

There has been a long-standing debate within planning about both the best method and body to set energy efficiency and environmental standards. For a number of years, the plans of some local authorities have sought to go further than national standards in terms of such efficiency for new-build properties. Equally, there is a legitimate consideration for the Government to want to strike the best balance between making progress on improving the efficiency and performance of homes whilst still wanting to ensure housing is built in sufficient numbers to support those who wish to own or rent their own home.

In 2015, in reference to an uncommenced provision in the Deregulation Act 2015 which

amended the Planning and Energy Act 2008, a written ministerial statement (WMS) (HC Deb, 25 March 2015, vol 584, cols 131-138WS) stated that until that amendment was commenced, local plan policies exceeding minimum energy efficiency standards should not go beyond level 4 of the Code for Sustainable Homes. Since then, the introduction of the 2021 Part L uplift to the Building Regulations set national minimum energy efficiency standards that are higher than those referenced in the 2015 WMS rendering it effectively moot. A further change to energy efficiency building regulations is planned for 2025 meaning that homes built to that standard will be net zero ready and should need no significant work to ensure that they have zero carbon emissions as the grid continue to decarbonise. Compared to varied local standards, these nationally applied standards provide much-needed clarity and consistency for businesses, large and small, to invest and prepare to build net-zero ready homes.

The improvement in standards already in force, alongside the ones which are due in 2025, demonstrates the Government's commitment to ensuring new properties have a much lower impact on the environment in the future. In this context, the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations. The proliferation of multiple, local standards by local authority area can add further costs to building new homes by adding complexity and undermining economies of scale. Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:

- That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.*
- The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).*

Policy 5 of the draft neighbourhood plan, the stated objectives of which are to achieve carbon neutral buildings, does not comply with the Government's nationally prescribed policies outlined above. It is considered that any such local policy setting local efficiency standards in excess of that required nationally by the Building Regulations should be provided within the East Devon Local Plan. Any such local plan policy should be subject to full consultation with appropriate stakeholders, based upon robust and credible evidence and subject to careful viability analysis. The provision of such local requirements within a neighbourhood plan, in the absence of robust evidence and without viability analysis, is contrary to national planning policy and advice.

Failure to comply with the Development Plan:

Section 5 of the Neighbourhood Plan Basic Conditions Statement (September 2025) states that Policy 5 of the draft neighbourhood plan is compliant with the strategic policies within the Development Plan (i.e. the adopted East Devon Local Plan 2016). It refers to Strategy 38 (Sustainable Design and Construction) and Strategy 39 (Renewable and Low Carbon Energy Projects).

Neither Strategy 38 nor 39 within the adopted local plan require new development to achieve carbon neutrality. Strategy 38 requires all development to achieve compliance with national prescribed standards and larger scale development over 4 ha or more than 200 dwellings to achieve levels of sustainability in advance of national standards (although no

actual requirement is stated in terms of carbon reduction to be achieved by such larger developments).

Strategic Policy CC02 (Net-zero carbon development) of the draft Regulation 19 East Devon Local Plan 2020 – 2042 requires new residential development to achieve compliance with the Future Homes Standard (FHS) 2025. It is understood that FHS will not come into effect until December 2026 with transitional arrangements set for its subsequent delivery. Similarly, the draft East Devon Local Plan is not yet adopted. It is considered that any such policy would need to form part of an adopted Local Plan (or at least accepted at examination) before locally specific policies (such as Policy 5) may be included within a neighbourhood plan.

Lack of clarity and supporting evidence:

With regard to neighbourhood plan preparation, the Planning Practice Guidance states:

What evidence is needed to support a neighbourhood plan or Order?

While there are prescribed documents that must be submitted with a neighbourhood plan or Order there is no 'tick box' list of evidence required for neighbourhood planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan or the proposals in an Order.

Paragraph: 040 Reference ID: 41-040-20160211

How should the policies in a neighbourhood plan be drafted?

A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.

(Paragraph: 041 Reference ID: 41-041-20140306)

Policy 5 does not comply with the Planning Practice Guidance. It is vague and provides little guidance either within the policy wording or supporting text in explaining what green initiatives would be required. As identified above, there appears to be no robust evidence or viability analysis in support of the policy, as is expected by the Planning Practice Guidance as part of a transparent and fully informed plan-making process.

Having regard to the above it is respectfully contended that Policy 5 as worded should not be incorporated within any neighbourhood plan progressing to referendum.

Enter Your Name/Organisation in the box below (Please state this on each sheet):

LRM Planning

Question 3

Please use the box below to say what changes you would suggest should be made to the plan?

It will be helpful if you are able to put forward your suggested revised wording of any policy or text or suggested alternative policy boundary as appropriate. Please be as precise as possible. (Continue on a separate sheet as/if necessary.)

It is considered that Policy 5 should be deleted. It could be reconsidered as part of any future review of the neighbourhood plan post adoption of the emerging East Devon Local Plan (if the local plan includes policy on carbon reduction in new development).

Enter Your Name/Organisation in the box below (Please state this on each sheet):

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Question 4

If your representation is seeking a change to the Plan, do you consider it necessary to speak at the examination?

Please note if you select 'No' your representation(s) will still be fully considered by the independent Planning Inspector by way of written representations.

Please select as appropriate:

- No, I do not wish to speak at the examination
- Yes, I wish to speak at the examination

If you have answered yes above and wish to speak at the examination, please outline in the box below why you consider this to be necessary:

Please note this will not be regarded as a binding decision but will help us in our planning of the examination. The Inspector will ultimately determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the examination. If the Examiner does not consider it necessary to hold a public examination, consideration will be given by way of written representations.

Future Correspondence

Please indicate by deleting yes or no as appropriate, whether you wish to be notified of:

1. The publication of the recommendations of any person appointed to carry out an independent examination of the Woodbury Neighbourhood Plan? **Yes** / **No**
2. The adoption of the Woodbury Neighbourhood Plan? **Yes** / **No**

Enter Your Name/Organisation in the box below (Please state this on each sheet):

LRM Planning

Signature

Please sign and date your form in the box below.

Please note a signature is required by the Planning Inspectorate. If filling in the form electronically it can be an 'electronic signature' by typing in your name in the box. If you provide a handwritten signature we will ensure that it is not published on-line but it will be visible on the paper copies available at our offices and sent to the Inspector.

Signature:	Matt Frost
Date:	26.11.2025