

Monday 19th January 2026,



Good Morning from Budleigh Salterton Town Council,

East Devon District Council Emerging Local Plan – Second Regulation 19 Consultation

With seven days to do until the above consultation closes residents are encouraged to take part in the East Devon District Council Emerging Local Plan – Second Regulation 19 Consultation. All details on EDDC's website [here](#)

Many residents will already have shared their views earlier in the Local Plan process. This second Regulation 19 consultation is narrower in scope and focuses only on changes made since the Regulation 19 consultation undertaken in 2025. The instructions accompanying the consultation state that the focus/sole purpose for this consultation relates to receiving representations on:

- Legal Compliance – does the Local Plan meet the legal requirements?
- Soundness – has the Local Plan been positively prepared, justified, effective, and consistent with national policy?
- Meets the Duty to Cooperate – has the Council in preparing the Local Plan engaged and worked effectively with neighbouring authorities and statutory bodies

Budleigh Salterton Town Council responded fully and robustly to the earlier Regulation 19 consultation. The Town Council is encouraged to note that the revised plan shows significant acknowledgement of concerns raised by the Town Council and others, particularly in relation to matters affecting the Pebblebed Heaths.

As a result, amendments have been made to policies that address potential impacts on the Pebblebed Heaths, including:

- TR04 – Parking Standards
- PB04 – Habitat Regulations Assessment (HRA) avoidance and mitigation strategies
- SD01 – Exmouth and its development allocations

One significant area of note in the revised Local Plan is the development of a Water Cycle Study, which is welcomed as an important step in understanding future infrastructure and environmental capacity. However, Budleigh Salterton Town Council (BSTC) has written directly to the East Devon District Council Strategic Planning Committee to express concern that Lime Kilns Pumping Station has not been included in the study, and to formally request that this omission is reviewed.

This issue has also been raised as a key component of BSTC's response to the Second Regulation 19 consultation, reflecting the importance of ensuring that local water capacity, environmental constraints, and future resilience are fully and properly assessed.

BSTC will continue to seek assurance that Budleigh Salterton is appropriately considered within strategic studies that inform the Local Plan, particularly where these have long-term implications for infrastructure and environmental protection.

A full draft of the revised plan is available [here](#)

Residents who wish to comment on the revised draft may do so via the Commonplace platform, or by requesting a paper copy of the consultation from EDDC.

If you experience any difficulty accessing the documents or submitting comments, please do not hesitate to contact the Town Council office, and we will endeavour to assist you.

contact@budleighsaltertontowncouncil.gov.uk