



Report to TTEF 20th July 2026

1. Whitecross update.

As you may be aware the court hearing for Love Braunton's request for permission to have a Judicial Review (JR) took place at Cardiff Courts on Friday 24th April 2026. In attendance were LB's barrister and the legal teams from NDC (defendant) and White Cross. Two members of Love Braunton were also there. The hearing lasted two and half hours.

Our barrister detailed the specific legal points based on case law as to why there should be a JR and the defendant and White Cross rebutted these with different case law.

When making his decision in respect of the four grounds for requesting a JR, the judge considered all of the points made during the course of the hearing. Two of the grounds he ruled were unarguable giving greater weight to the defendant's arguments and that the other two were unlikely to be successful; therefore he did not grant permission for a JR.

There had been a fifth ground when we submitted our JR request in October 2025. The judge noted that this ground was now withdrawn following White Cross's submission of late applications made in November 2025 to amend the wording of the relevant conditions.

In his opening comments the Judge complimented our barrister on his presentation of Love Braunton's case. It was clear that the Judge had read all the paperwork submitted and gave reasoned arguments for his decision based on the relevant case law. He accepted the defendant's position that that the Planning Committee was composed of experienced local councillors who had had time to read the detailed paperwork and that NDC officers are entitled to rely on Natural England's consultation responses.

Whilst bitterly disappointed with this outcome we accepted that this decision was final. We also reflected upon what was said by the judge when giving the court's decision. Although not the result we all wanted there are some positives that can be drawn out and we wanted to share these with the community.

In his opening remarks the Judge observed that Love Braunton was a group, within their community, who did a lot with very little. It was acknowledged that the action brought by Love Braunton had been supported and enabled by a wider community fund raising effort.

The Judge clearly thought the LB argument presented both in writing and orally by our legal team was of high quality. Similarly, he acknowledged the planning errors that our legal team had identified in the original decision notice. These were

subsequently addressed via the Non Material Applications (Applications 81046 & 81047) by North Devon Council and White Cross - errors that would not have been addressed had it not been for Love Braunton's campaign.

Whilst it is the end of this chapter in the White Cross saga, the next stage is the pending applications to be made in respect of the 32 conditions attached to the permission. Condition discharge and compliance will be a key issue going forward.

The first of these is the current application 81428 in respect of the scope of the bat survey. This application was submitted in February 2026 and is still pending. The initial scoping document and subsequent revised version have been objected to by NE and DWT. The wider community has also submitted objections. All of the consultation responses highlight the inadequacy of this submission. We believe that a further revised scoping document will need to be submitted by White Cross. This revision will also have to address the probable presence of Grey Long Eared Bats – a highly endangered species.

Ongoing updates about this application can be found on Love Braunton and Save Our Sands FaceBook threads.

In respect of discharge of condition applications LB monitors all planning applications weekly so any new WX ones will be responded to and flagged to the wider community.

2. Velator Update – A survey of the abandoned boats between the Quay and Horsey Island was undertaken and findings shared with the TTEF P&C so as to feed into the wider estuary wreck strategy. The planned work with the Parish Council for first part of this year had to be postponed and will be rescheduled.
3. Not directly related to Forum interests but activities that Love Braunton pursue are:
 - Promotion of Braunton Parish's Neighbourhood Plan so as to ensure that the Parish develops as residents want and not as imposed by developers.
 - Planning Applications – responding to applications that have both positive and negative implications for our neighbourhood and working with residents in respect of their planning queries
 - Respond to North Devon and Torridge local Plan consultation rounds – first being the Scoping Consultation that ends 11/08/26
 - Grow membership and encourage active participation in our activities
 - Continue to work with other local organisations - CARA, CPRE, Taw/Torridge Forum, Heanton Punchardon Parish Council and Braunton Parish Council.
4. Love Braunton contact details:
connect@lovebraunton.org