

# East Devon Villages Plan

Proposed Submission Plan

Published for Consultation

22 March 2017 to noon on 10 May 2017



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### **How to comment on this plan**

We have prepared a representation form and strongly recommended that you use this to comment on the plan so that you include everything that the Inspector will need to consider your representation.

Representation forms are available on-line at [Villages plan 2017 - East Devon](#), or in paper form at local libraries, at the Council offices or on request from the planning policy team. They should be emailed to [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk) or posted to planning policy, East Devon District Council, The Knowle, Station Road, Sidmouth, EX10 8HL.

Representation must be received by East Devon District Council by no later than noon on Wednesday 10 May 2017. All representations will be treated as public documents and will be published on the Council's web site. The representations will be submitted to the Secretary of State and considered as part of a public examination by an independent planning inspector.

If you need any help or further information please contact the Planning Policy team on 01395 571533, or at the above address or email [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk).

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## 1 Introduction

- 1.1 The East Devon Villages Plan forms part of a series of documents that set out policies and proposals for land use planning in East Devon. Taken together these documents comprise the ‘development plan’, which guides where development will go and how planning applications will be determined. All of the documents in the development plan must be broadly in line with the Government’s planning policies, which are set out in the National Planning Policy Framework (available at [Policy | Planning Practice Guidance](#)). Further Government advice on planning is contained in the Planning Practice Guidance (available at [Guidance | Planning Practice Guidance](#)).
- 1.2 The main document that sets out planning strategy for East Devon is the East Devon Local Plan 2013 to 2031, which was adopted on 28<sup>th</sup> January 2016 and is available at [Local Plan 2013-2031 - East Devon](#) (referred to in this document as ‘The Local Plan’). This sets out planning policies for the whole of East Devon and includes detailed policies for the main towns and rural areas. Strategy 6 of the Local Plan effectively says that development will be allowed within defined ‘Built-up Area Boundaries’ (BUAB’s), subject to certain criteria. Strategy 7 sets out the over-arching policy of constraint for development outside boundaries. The full text of Strategy 6 and Strategy 7 is shown in **Appendix 1**. The Local Plan defines BUAB’s for the main towns of Axminster, Budleigh Salterton, Exmouth, Hointon, Ottery St. Mary, Seaton and Sidmouth. It goes on to state that, through the Villages Plan, BUAB’s will be defined on maps around the other settlements of East Devon that are appropriate to accommodate growth and development. These settlements are listed in Strategy 27 of the local plan as Beer; Broadclyst; Clyst St. Mary; Colyton; East Budleigh; Feniton; Kilminster; Lymptone; Musbury; Newton Poppleford; Sidbury; Uplyme; West Hill; Whimble and Woodbury.
- 1.3 Strategy 27 states that the settlements listed will have a BUAB designated in the Villages Plan but will not have land specifically allocated for development, although additional development may be promoted through a Neighbourhood

Plan or community led development. The full text of Strategy 27 is shown in **Appendix 2**.

- 1.4 In addition to the plans produced by East Devon District Council, many local communities are producing their own 'neighbourhood plans'. When a neighbourhood plan is finalised or 'made', it also forms part of the development plan (which guides developments and planning applications). Lympstone has a made neighbourhood plan that defines the BUAB and other neighbourhood plans may be produced which define BUAB's. The plans included in this document are correct as of February 2017, but it is important to recognise that they may be superseded by a neighbourhood plan being made. In order to view the appropriate BUAB it will be necessary to check both this plan and any made neighbourhood plan for the settlement concerned. The inset maps in this document only show boundaries considered through the Villages Plan. Other policies/designations may also be relevant to development proposals and these are indicated on the proposals maps of the East Devon Local Plan, which is available (including in interactive form) at [Local Plan 2013-2031 - East Devon](#).
- 1.5 The production of this plan has been informed by several rounds of consultation with local communities, statutory authorities and other interested parties and a consultation statement has been produced to summarise this process. In addition the work has been informed throughout its production by a Sustainability Appraisal/Strategic Environmental Assessment, and a screening report in respect of Habitats Regulation considerations. Further supporting documents include an Equalities Impact Assessment, 'Site by Site' assessments of each settlement, an Assessment of Potential Appropriateness and Suitability of Greendale and Hill Barton Business Parks for Further Expansion, a monitoring statement and vitality survey work for the centres of Beer and Colyton. All these documents are available at the Council Offices in Sidmouth and online at [Villages plan 2017 - East Devon](#).

## **2. Beer**

- 2.1 Beer is located on the Jurassic Coast two kilometres to the west of Seaton. Much of the village falls within the East Devon Area of Outstanding Natural Beauty, whilst the cliffs and foreshore form part of the UNESCO World Heritage Coast as well as being designated a Site of Special Scientific Interest.
- 2.2 There is a large Conservation Area which contains around 40 listed buildings.
- 2.3 The village has a population of around 1600 people and 750 houses, although about 20% of these are second or holiday homes. Beer village centre contains a mix of uses which include shops and other businesses that meet the everyday needs of local residents as well as businesses which serve the tourist and visitor market. The village centre also provides holiday accommodation in the form of hotels, guest houses and short term holiday lets, as well as some residential accommodation.
- 2.4 Tourism is the main economic activity and the high number of homes rented as short-term visitor accommodation (as opposed to second homes) is one of the main reasons the village centre has such a good range of facilities. The village centre is largely confined to Fore Street and has commercial premises throughout its length. These are mainly retail premises but there are also several cafes, restaurants, pubs and takeaways. Although there are clusters of dwellings and holiday lets in certain parts of Fore Street, there is generally a balanced spread of uses throughout the street. Change of use of attractions to higher value uses, e.g. residential, would reduce tourist activity and, whilst it might mean that some houses are brought back into private occupation, it is likely that the local economy would suffer and shops and facilities would close. Policy Beer 01 will help to protect the diversity and vitality of the village centre.



### **Policy Beer 01 - Village Centre Vitality**

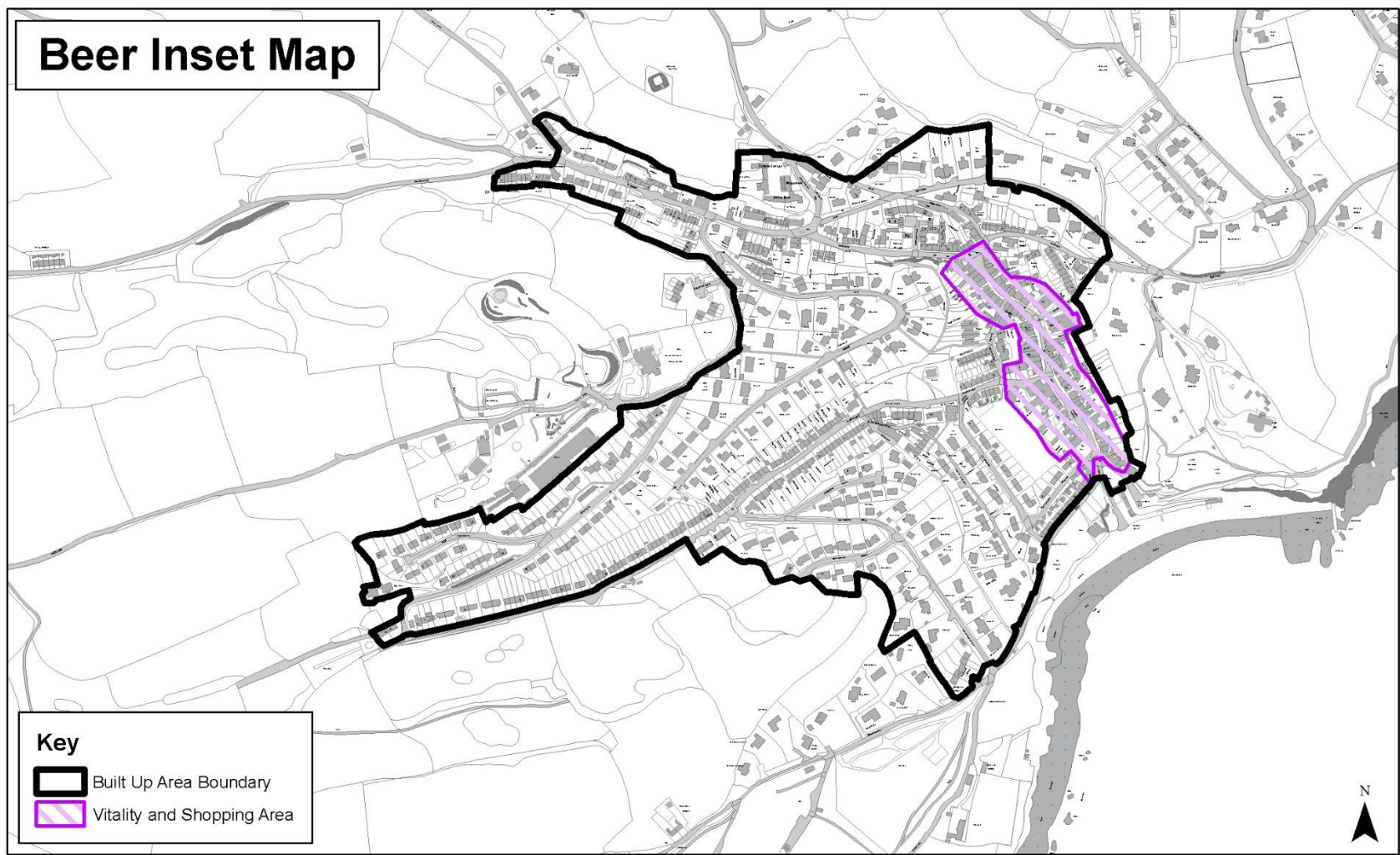
Within the Beer vitality and shopping area defined on the Beer inset map, proposals for main town centre uses (as defined in the National Planning Policy Framework) will be permitted provided the use would:

1. maintain or enhance the character and diversity of such uses in the village centre; and
2. maintain or enhance the vitality and viability of the village centre.

Proposals for other uses will not be permitted unless it has been clearly demonstrated that the site has been marketed without interest for all appropriate main town centre uses at a realistic price for at least 12 months (and up to two years depending on market conditions) and offered to the local community for their acquisition/operation.

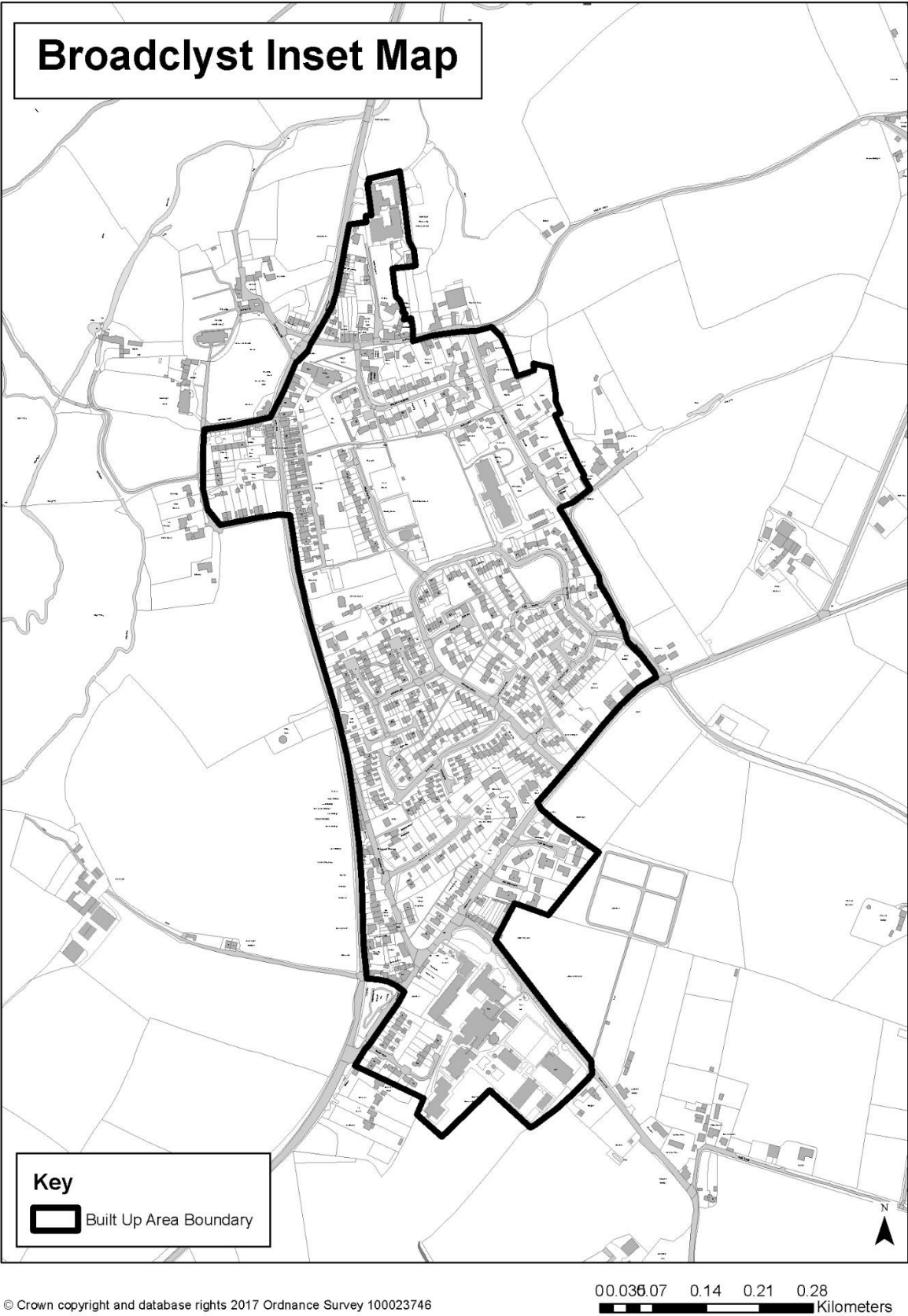
Permission will be subject to the retention of the shopfront.





### **3 Broadclyst**

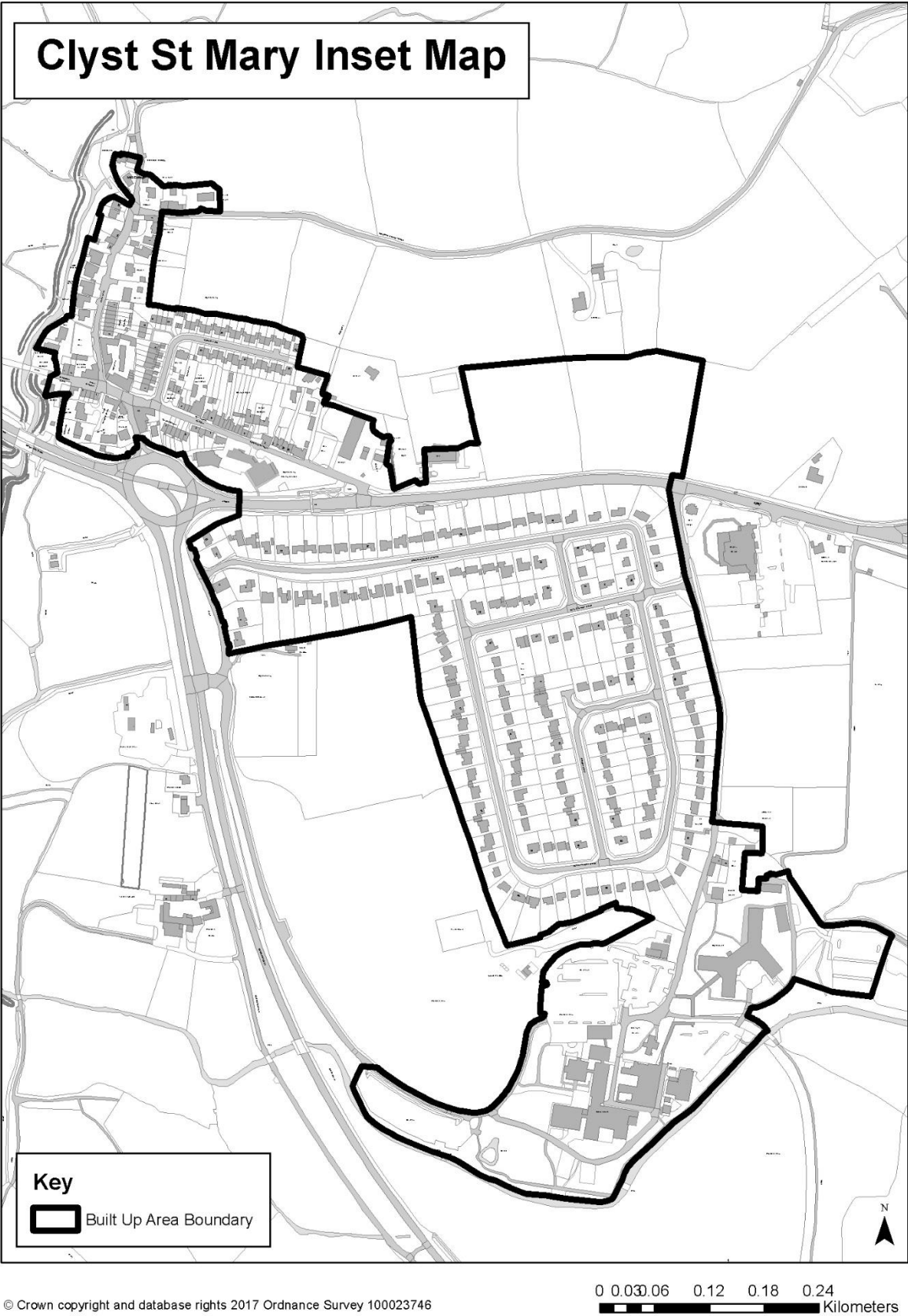
- 3.1 Broadclyst is located around 3km (1.5 miles) to the north east of Exeter. It has a wide range of services and facilities, including a secondary school. It is one of the best preserved of the large Devon estate villages and much of the land surrounding the village is owned by the National Trust. There is a conservation area in the northern part of the village and a number of listed and other historic buildings in the village.
- 3.2 Whilst the main shops, primary school, doctor's surgery, church and social/recreational facilities are located towards the north of the village, the secondary school is on the southern periphery. However, there are good footpaths linking the village north to south and the distances involved are less than 1250m with no substantial barriers to walking and cycling across the village.



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## **4 Clyst St Mary**

- 4.1 Clyst St Mary is located east of Exeter, and within one kilometre (0.5 miles) of Junction 30 of the M5. The village centre is sited to the north and east of the large roundabout junction of the A376 and A3052. The older part of the village is located to the north of the A3052 with a late 20th Century housing estate to the south. To the south of this is a large office complex (Winslade Park) set in attractive parkland. Just to the east of the village is the County Showground and Westpoint Arena.
- 4.2 There is good public transport, access to employment opportunities and a range of services and facilities, but some of the village is at flood risk. Clyst St Mary is also very close to the city of Exeter which offers further facilities and employment.
- 4.3 The Winslade Park Office complex is vacant and has been allocated for a mixed use development to accommodate 150 dwellings and 0.7 hectares of employment land in the adopted Local Plan.



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## **5 Colyton**

- 5.1 Colyton has a good range of services and facilities that serve a wide rural area. It benefits from employment opportunities both in the town centre and the wider town. It is an historic settlement with a large conservation area and numerous listed buildings (around 60 Listed Buildings in the Conservation Area).
- 5.2 Colyton has a small but diverse town centre which meets many of the day to day needs of local residents and the wider rural population. Such provision within the town is an incentive for local residents to support their local economy, build a thriving community and reduces the need to travel to other shopping centres by car. A healthy and vibrant local shopping centre helps to contribute towards the objectives of sustainable development.
- 5.3 The majority of the business premises are located around the Market Place although there are a small number elsewhere in the town centre. The main risk to the vitality of the area is the loss of business premises to residential uses and any erosion of shops and services would undermine the viability of the town centre and its functional importance as a meeting place and draw for tourism. Policy Colyton 01 – Town Centre Vitality will help to protect the diversity and vitality of the village centre.
- 5.4 The BUAB encompasses a variety of uses, including valued employment sites such as the former Ceramtec buildings. The Local Plan includes policies that are relevant to the redevelopment of such areas, particularly Strategy 32 – Resisting Loss of Employment, Retail and Community Sites and Buildings (Appendix 3).

### **Policy Colyton 01 – Town Centre Vitality**

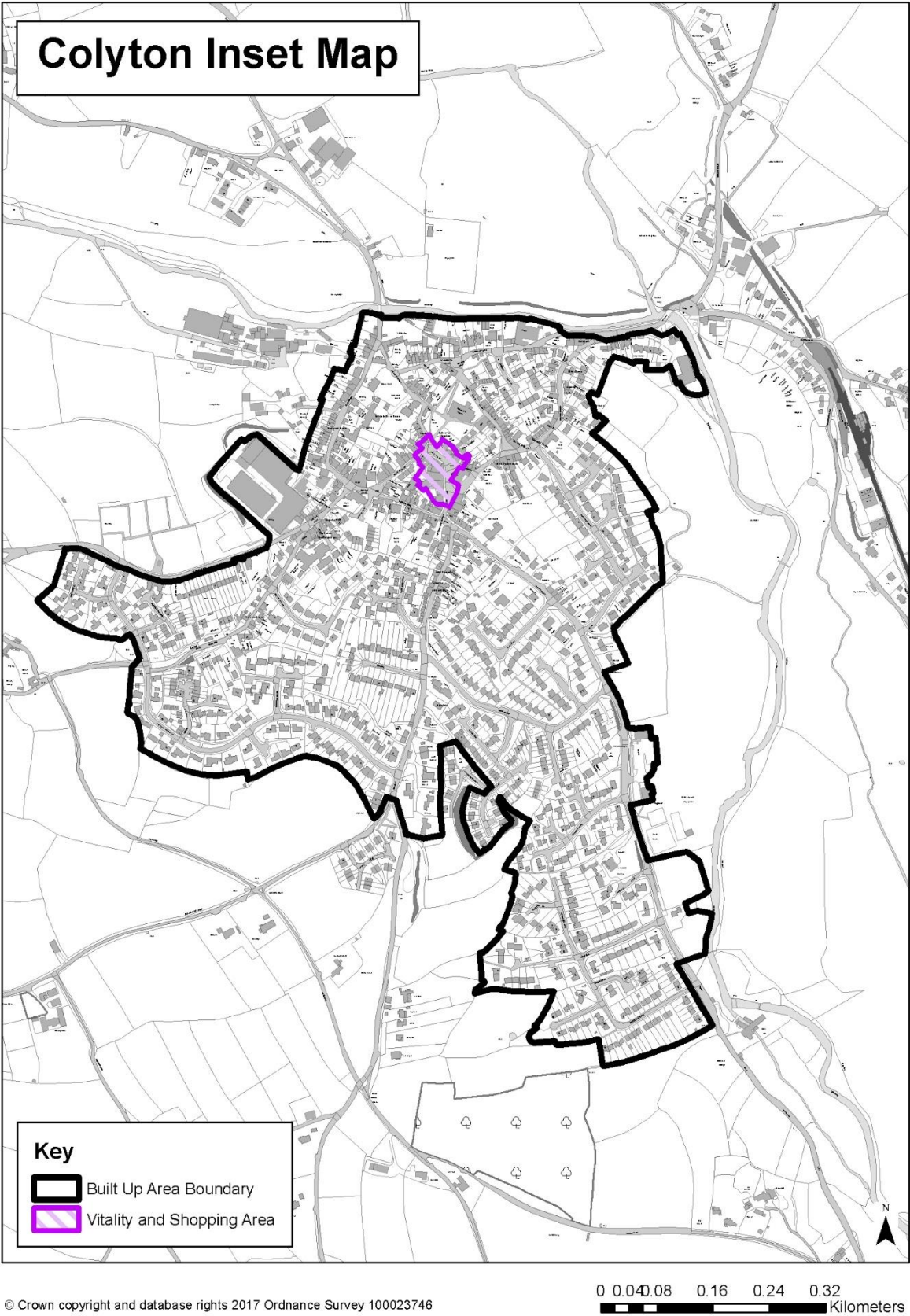
Within the Colyton vitality and shopping area defined on the Colyton inset map, proposals for main town centre uses (as defined in the National Planning Policy Framework) will be permitted provided the use would:

1. maintain or enhance the character and diversity of such uses in the town centre; and
2. maintain or enhance the vitality and viability of the town centre.

Proposals for other uses will not be permitted unless it has been clearly demonstrated that the site has been marketed without interest for all appropriate main town centre uses at a realistic price for at least 12 months (and up to two years depending on market conditions) and offered to the local community for their acquisition/operation.

Permission will be subject to the retention of the shopfront.





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## **6 East Budleigh**

- 6.1 East Budleigh is an attractive village containing many cob and thatched cottages. It lies within the East Devon AONB. The Conservation Area is relatively small in relation to the village as a whole and is mainly concentrated around High Street and the Parish Church.
- 6.2 The B3178 is a busy main road which bisects the village, creating a perception of separation between the main village and the small group of houses to the east.

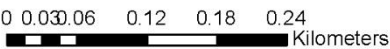


## **7 Feniton**

- 7.1 Feniton comprises two distinct separate parts. The original old Feniton lies to the east; it is small in size, centred around a small number of community facilities and many of its buildings are of historic interest.
- 7.2 The construction of the Exeter Waterloo railway line led to the creation of new Feniton around 1 kilometre to the west of the original old village. In its early Victorian days new Feniton was comprised of a small number of properties associated with the railway. It was, however, in the later part of the 20<sup>th</sup> century that the village expanded considerably to accommodate a larger number of new homes.
- 7.3 An ongoing concern in new Feniton had been flooding and ability of the drainage infrastructure to cope with surface water run-off; current and programmed works should, however, address problems.
- 7.4 New Feniton has sufficient facilities to warrant having a Built-up Area Boundary, though for its size it has few businesses and fulfils something of a dormitory function. Old Feniton also has some facilities but pedestrian access from the new village to the old is poor. Most of new Feniton lies beyond a one kilometre walk to the old village and it requires use of narrow lanes and which lack pedestrian footways, have only a few passing places for cars and some lengths run in narrow cliff edged cuttings.



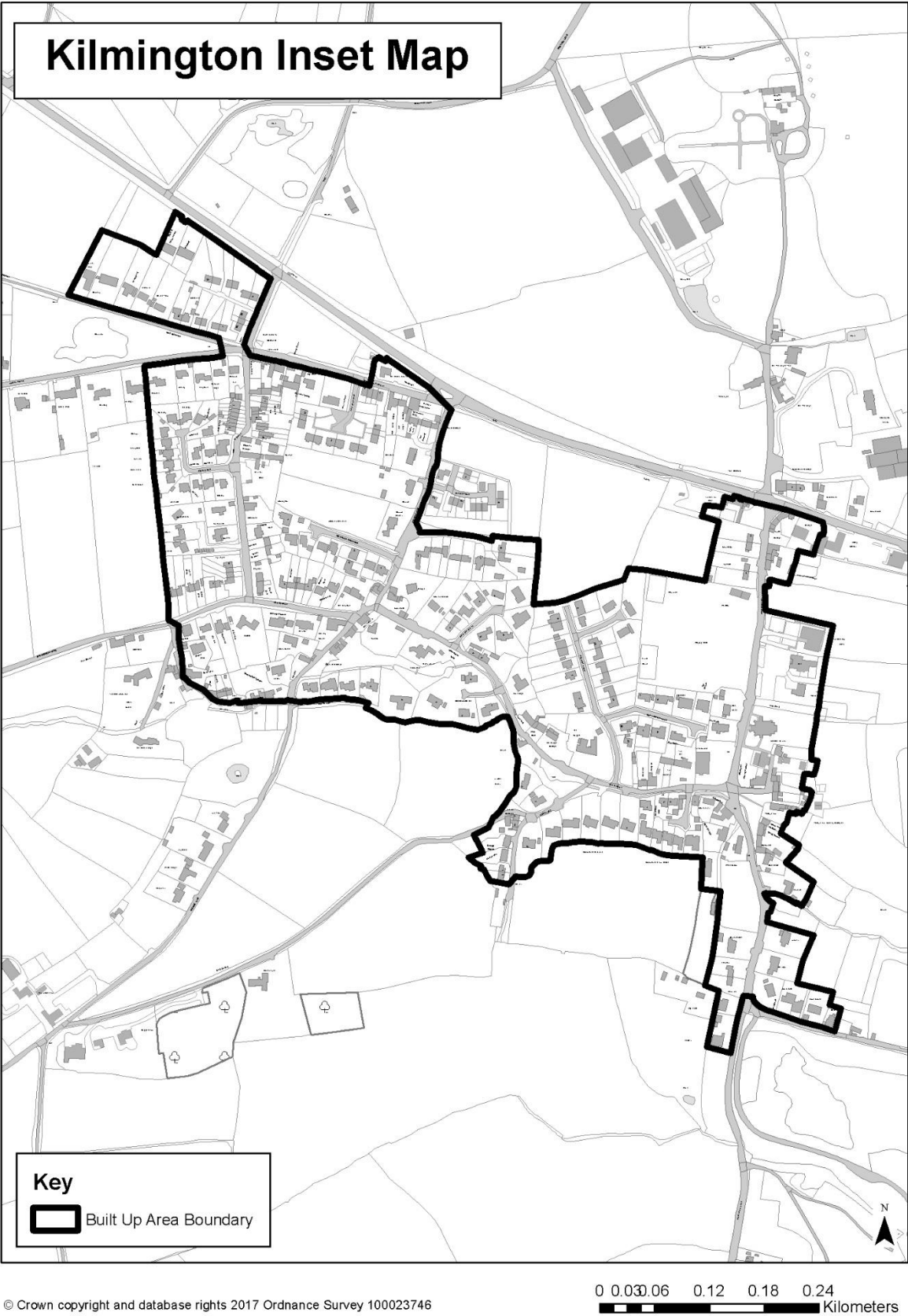
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## **8 Kilmington**

- 8.1 Kilmington is situated on the western side of the Axe Valley, some two miles from the market town of Axminster.
- 8.2 The conservation area in relation to the village as a whole is small and centred on the eastern half of The Street. There are 9 listed buildings within the conservation area but more are spread throughout the village, indicating that it was once several small clusters of development which have joined through infilling.
- 8.3 Within the village centre there are several modern housing estates with street lighting and pavements but otherwise the lanes tend to be narrow and this increases to the south of the village where passing places are limited.





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## **9 Lympstone**

- 9.1 No proposals are put forward for Lympstone as there is a made neighbourhood plan that includes a Built-up Area Boundary. The Lympstone Neighbourhood Plan that shows the BUAB for Lympstone may be viewed at <http://eastdevon.gov.uk/media/1091870/lnp-final-referendum.pdf>

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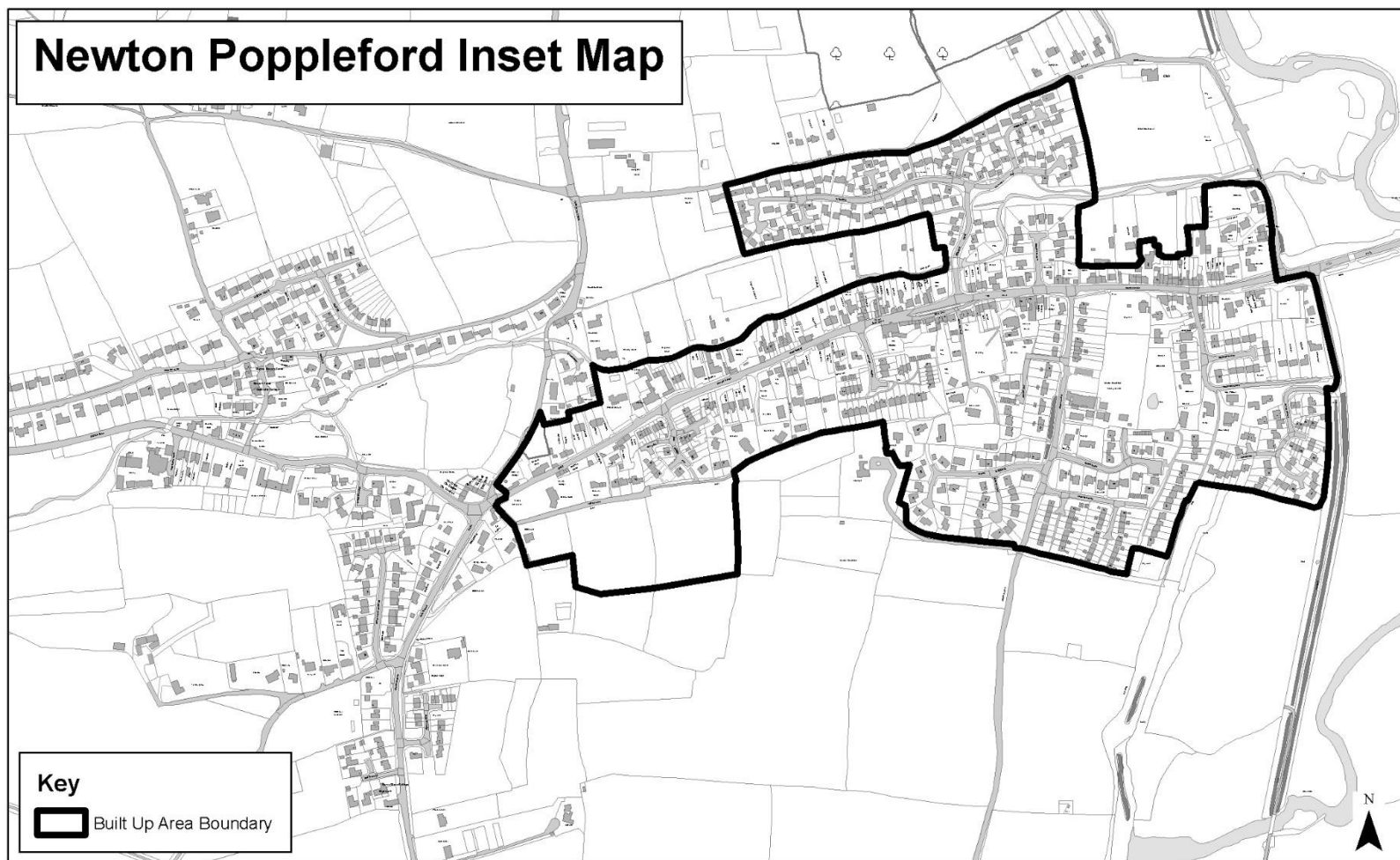
## **10 Musbury**

- 10.1 Musbury is the smallest settlement to have a built-up area boundary defined in the Villages Plan. It lies within the Axe Valley and is wholly within the East Devon AONB. A conservation area covers the historic core of the village.
- 10.2 There is a farm complex adjoining the village centre that has been supported locally for redevelopment for residential use. The site has been included within the BUAB, but is not allocated for development, although a development brief will be produced to inform any development proposals that may be put forward. Within the centre of the village is an area that was excluded from the BUAB defined in the previously adopted Local Plan. Whilst this has now been included in the BUAB, the open nature of this land coupled with its topography, tree cover and relationship with neighbouring listed buildings makes it unlikely that it will be suitable for development, except in exceptional circumstances.



## **11 Newton Poppleford**

- 11.1 Newton Poppleford is located around 2 miles to the west of Sidmouth on the A3052 to Exeter. The whole of the village is within the East Devon AONB. The B3178 from Budleigh Salterton meets the A3052 in the west of the village at a small roundabout. To the east of this junction the heavily trafficked A3052 is narrow and lacking in pavements. Other roads in the village tend to be narrow and often have hedge banks to the side. There is an extensive network of footpaths within the village, but most lack lighting and paved surfaces.
- 11.2 The village extends for around 1.8 km (1.1 miles) from east to west and the majority of services and facilities are located in the east. The lack of footways on the A3052 near its junction with the B3178 and the limited alternatives for pedestrian access from that part of the village to the west of this point limit the appeal and safety to pedestrians of accessing the facilities on foot.

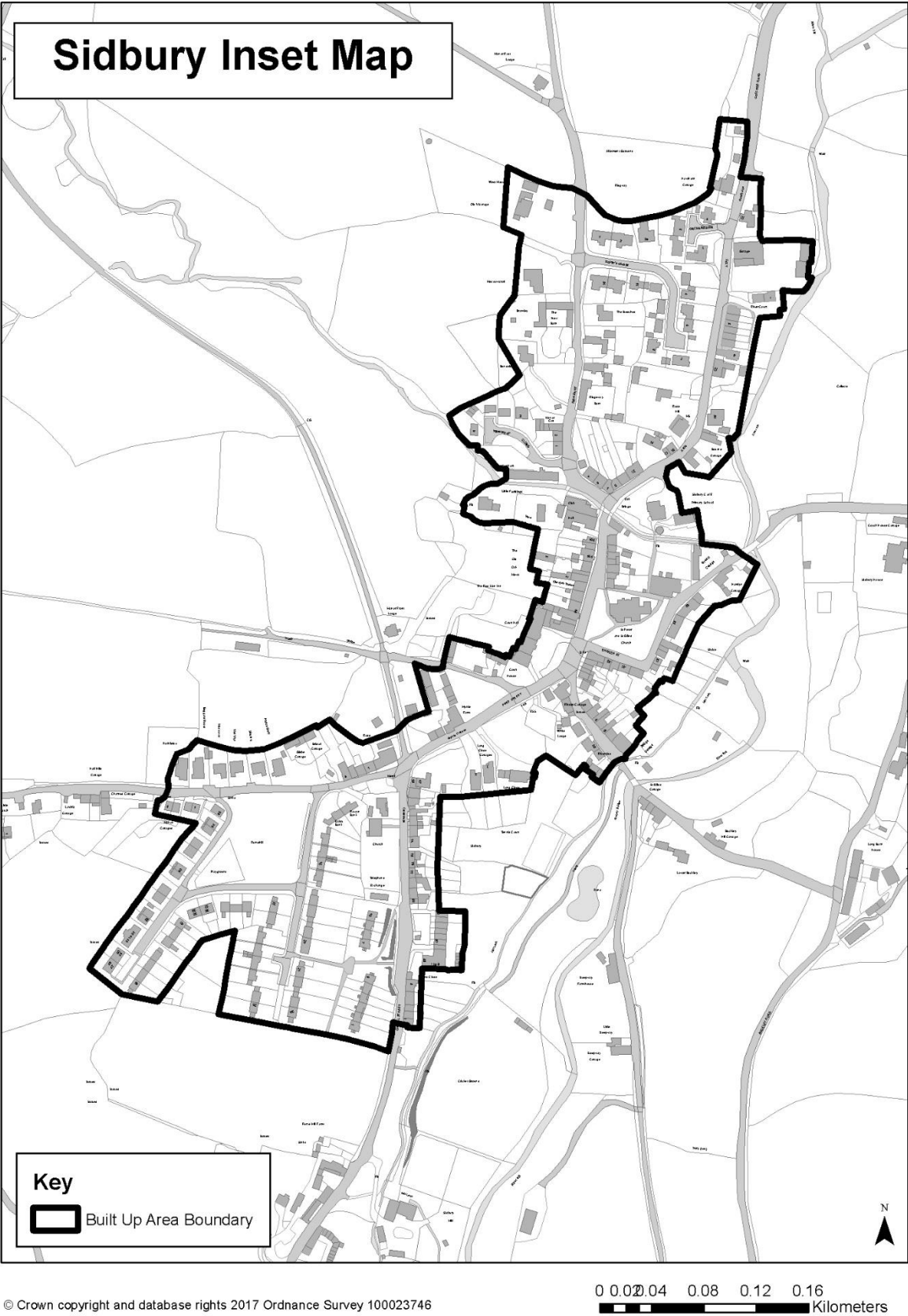




## **12 Sidbury**

12.1 Sidbury is a fairly large village with a close-knit almost urban quality. It is particularly characterised by the extent and uniformity of cottages in thatch and rendered cob or stone, mainly white painted with a black tar band. Sidbury is completely within the East Devon AONB and is constrained by flood zones particularly along its Eastern boundary. The settlement has an extensive Conservation Area.

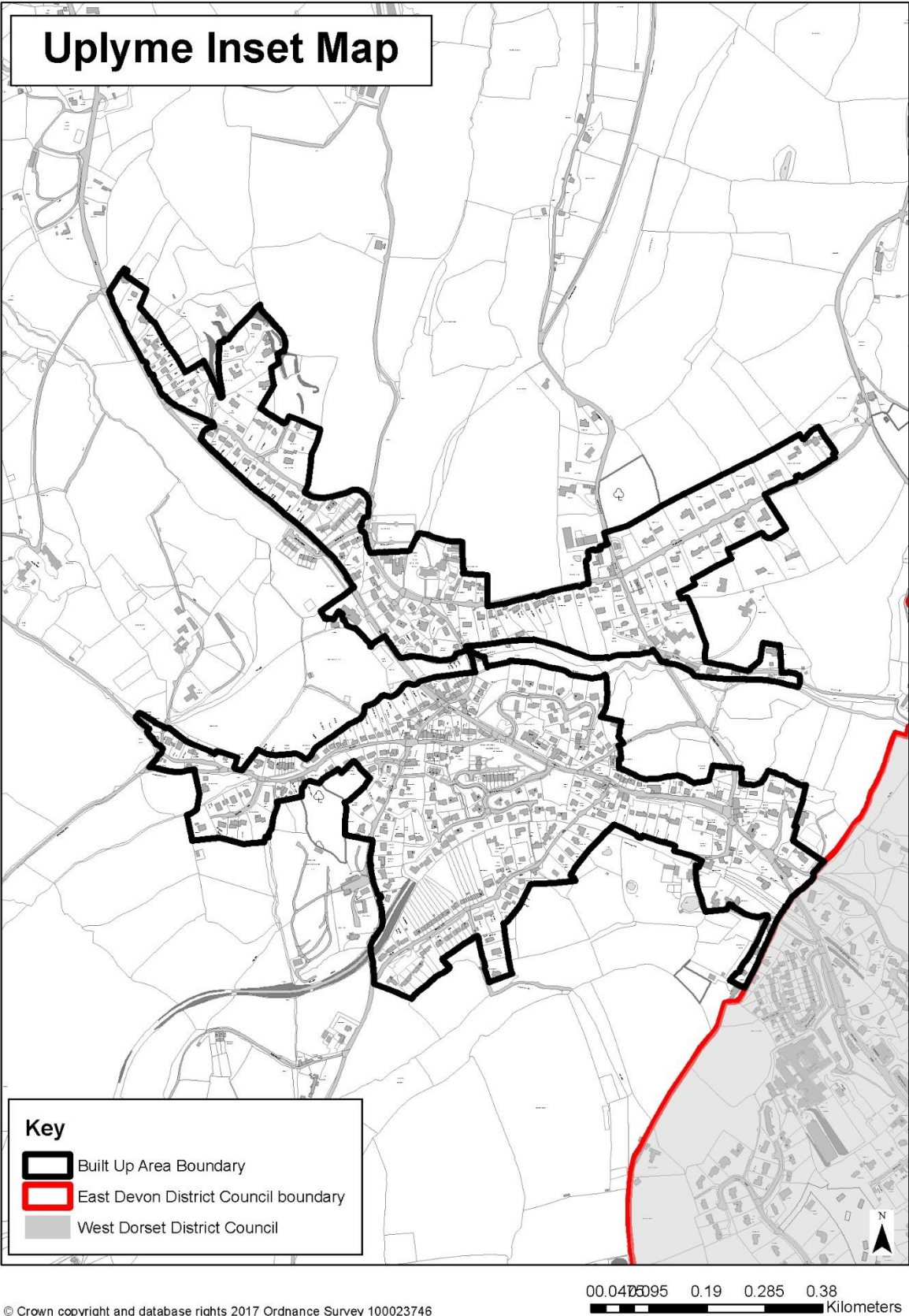
12.2 The A375 is a busy main road which runs through the centre of the village. There is a persistent lack of dedicated pedestrian footways throughout the village which make it challenging for pedestrians, particularly along the A375 where it can be dangerous in places.



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## **13 Uplyme**

- 13.1 Uplyme is a fairly dispersed village having spread up the immediate valley sides and along the valley above the floodplain. It lies within the East Devon AONB.
- 13.2 The village is set within steep valleys with access to core services and facilities at the base. Residential development is often set on a rising gradient, which can make accessing services and facilities on foot a challenge. The village of Uplyme abuts the Dorset town of Lyme Regis which supports a wider range of services and facilities.

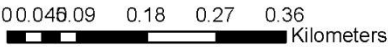


## **14 West Hill**

- 14.1 West Hill occupies a woodland setting with many fine individual trees and groups of trees. The village comprises predominantly of detached dwellings with a great many in large gardens.
- 14.2 Over recent years West Hill has seen comparatively high levels of infill village development as people have subdivided large gardens to accommodate additional new dwellings. There has, more recently, been outward expansion of the village to accommodate new houses.
- 14.3 West Hill extends in a straight line north-south distance of over 2 kilometres and east-west of around 1.5 kilometres. A number of busier roads cut through the village but there are also quieter lanes and suburban streets. Many roads, however, do not have footpaths and walking distances in and through West Hill, especially from the southern parts to facilities in the north, can be lengthy with routes being quite steep.



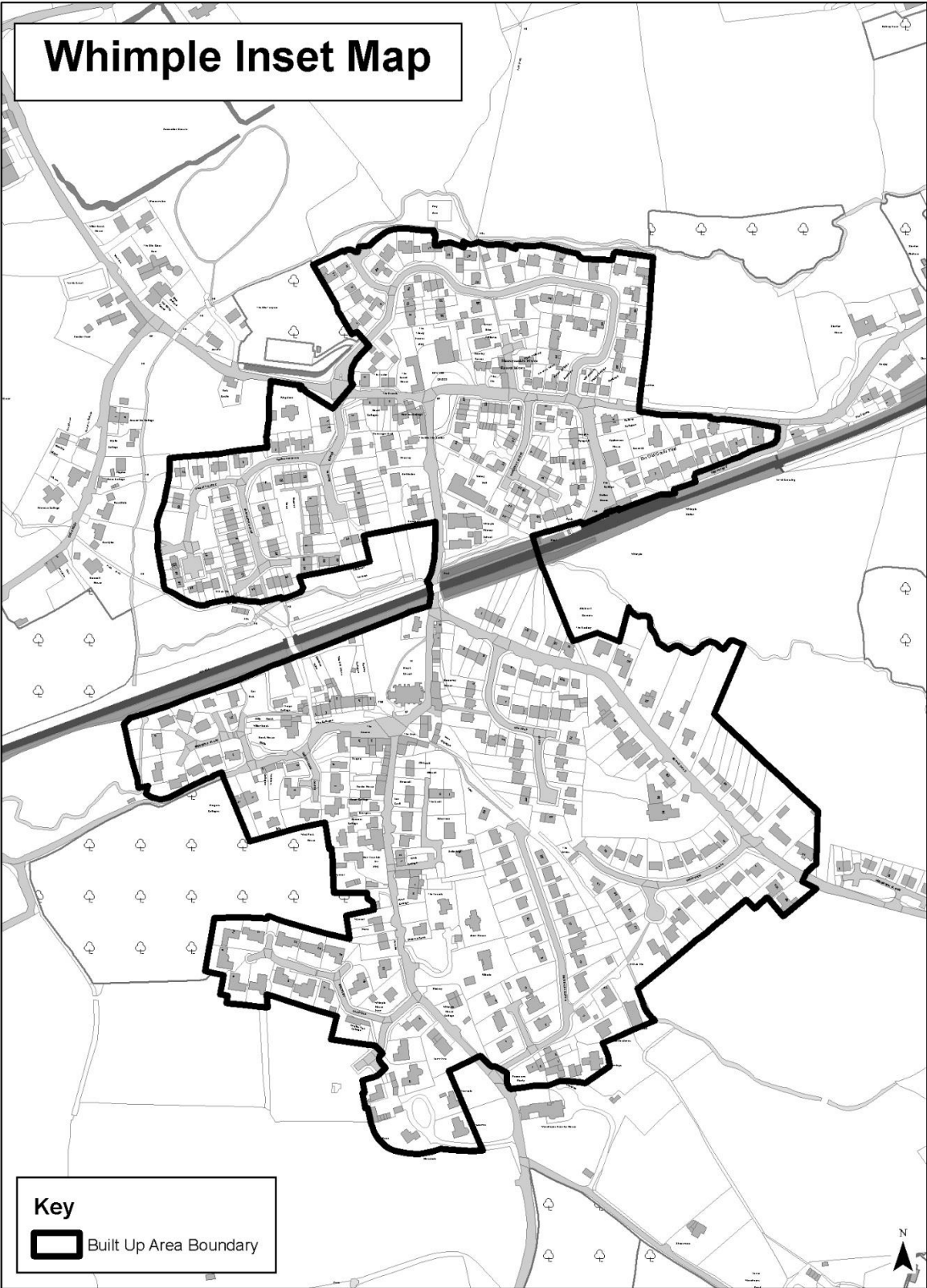
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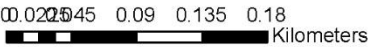
## **15 Whimble**

- 15.1 Whimble has a largely rural setting in gently undulating pasture, crossed by the London to Exeter railway.
- 15.2 The Conservation Area mainly comprises the nucleus set around The Square and Church Road to the south.
- 15.3 The village is divided into two halves by the narrowing of the road under the railway bridge which can cause congestion and danger to pedestrians/cyclists. Pedestrian access throughout the village is variable, with modern estate roads tending to be well lit with pavements, whilst other parts of the village are accessed via narrow lanes.



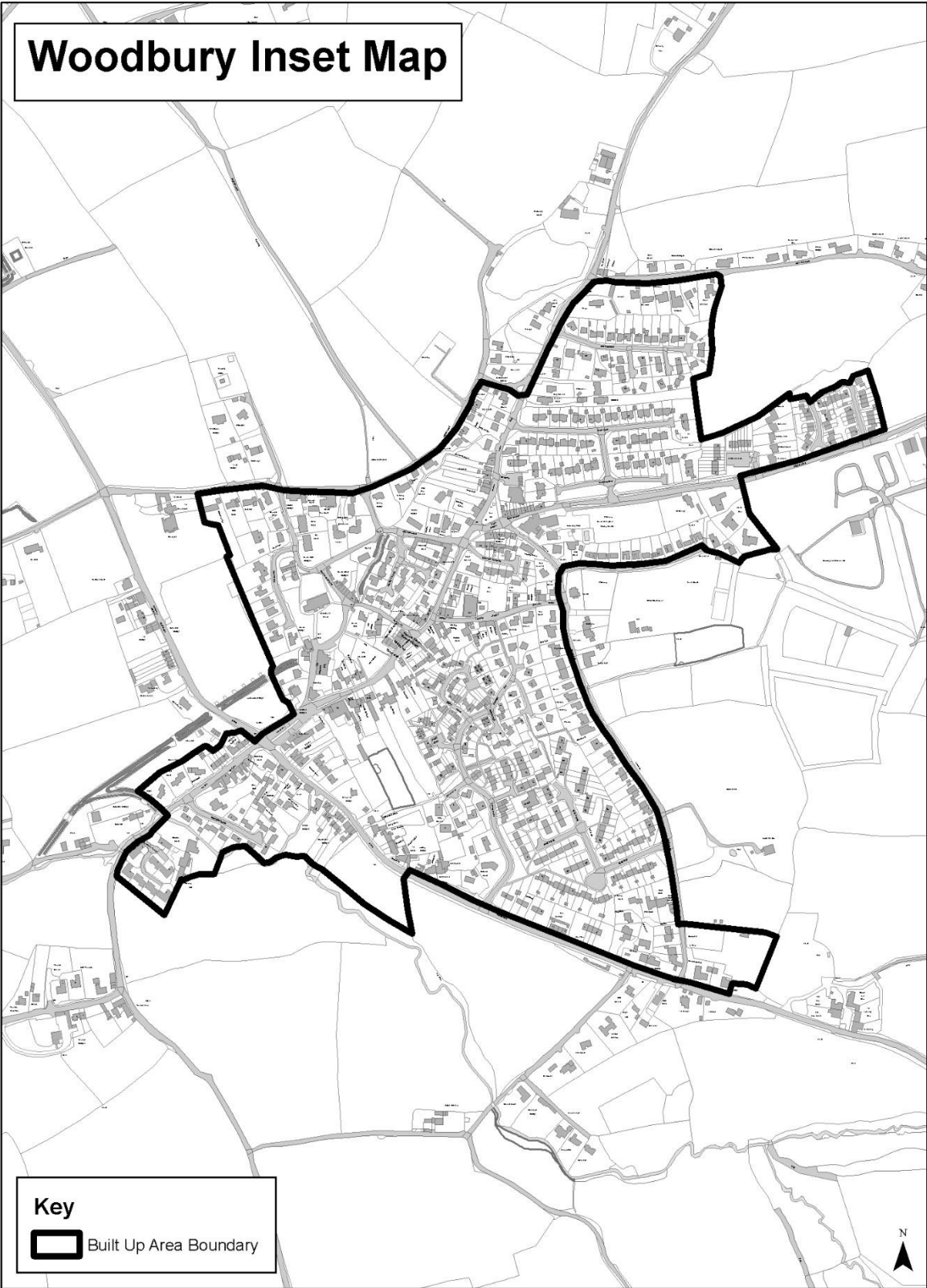


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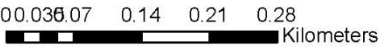


## **16 Woodbury**

- 16.1 Woodbury is quite a large village that is set in a small hollow on rising ground. The B3179 runs through the south of the village and is well used by vehicles, including HGV's. There is a conservation area covering the historic core of Woodbury, which is the focus for numerous listed buildings.
- 16.2 Several Greenfield sites on the edge of the settlement have been developed since the start of the plan period and the BUAB has generally been extended to include these.

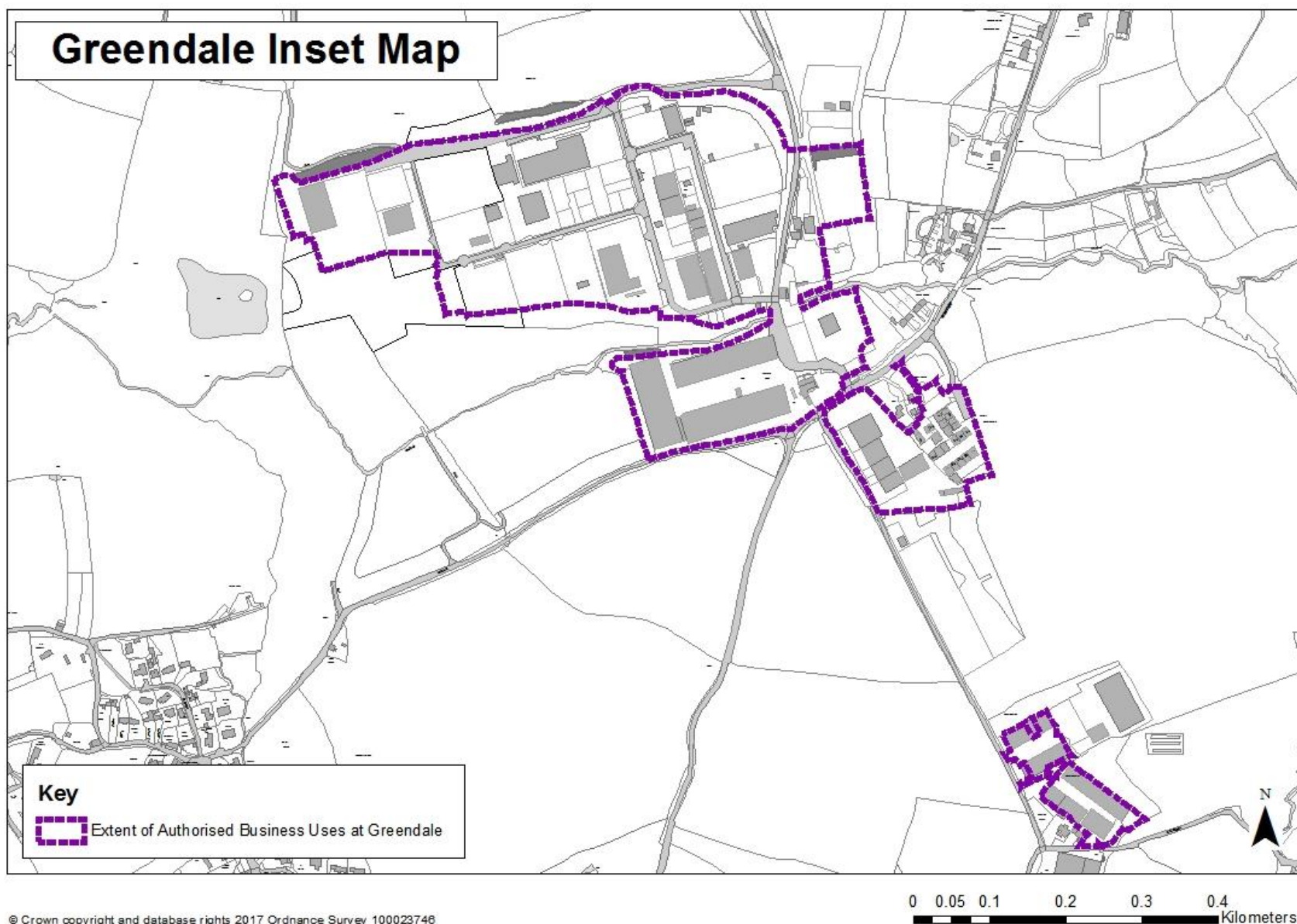


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## **17 Land at and around Greendale Business Park**

- 17.1 Greendale Business park lies to the south of the A3052, the primary access is from this road. The business park dates back to the turn of the 20<sup>th</sup>/21<sup>st</sup> century and over the past 20 years has expanded from a small base, historically with limited buildings in agricultural use, to a substantial business park extending to over 20 hectares. Part of the business park lies on land that has been subject to landfill waste disposal and there are substantial current waste management activities (with Devon County Council as waste planning authority) undertaken at the site.
- 17.2 The site is home to a number of businesses, occupying a range of premises that employ a substantial number of people.
- 17.3 There are no specific policies for Greendale Business Park in the Villages Plan though there is a line on the inset map showing the full extent of the land authorised for business uses, this is provided to assist plan users. Policies of the adopted Local Plan will be used to determine planning applications at Greendale Business Park which is within the open countryside and the subject of countryside protection policies including Strategy 7 – Development in the Countryside.



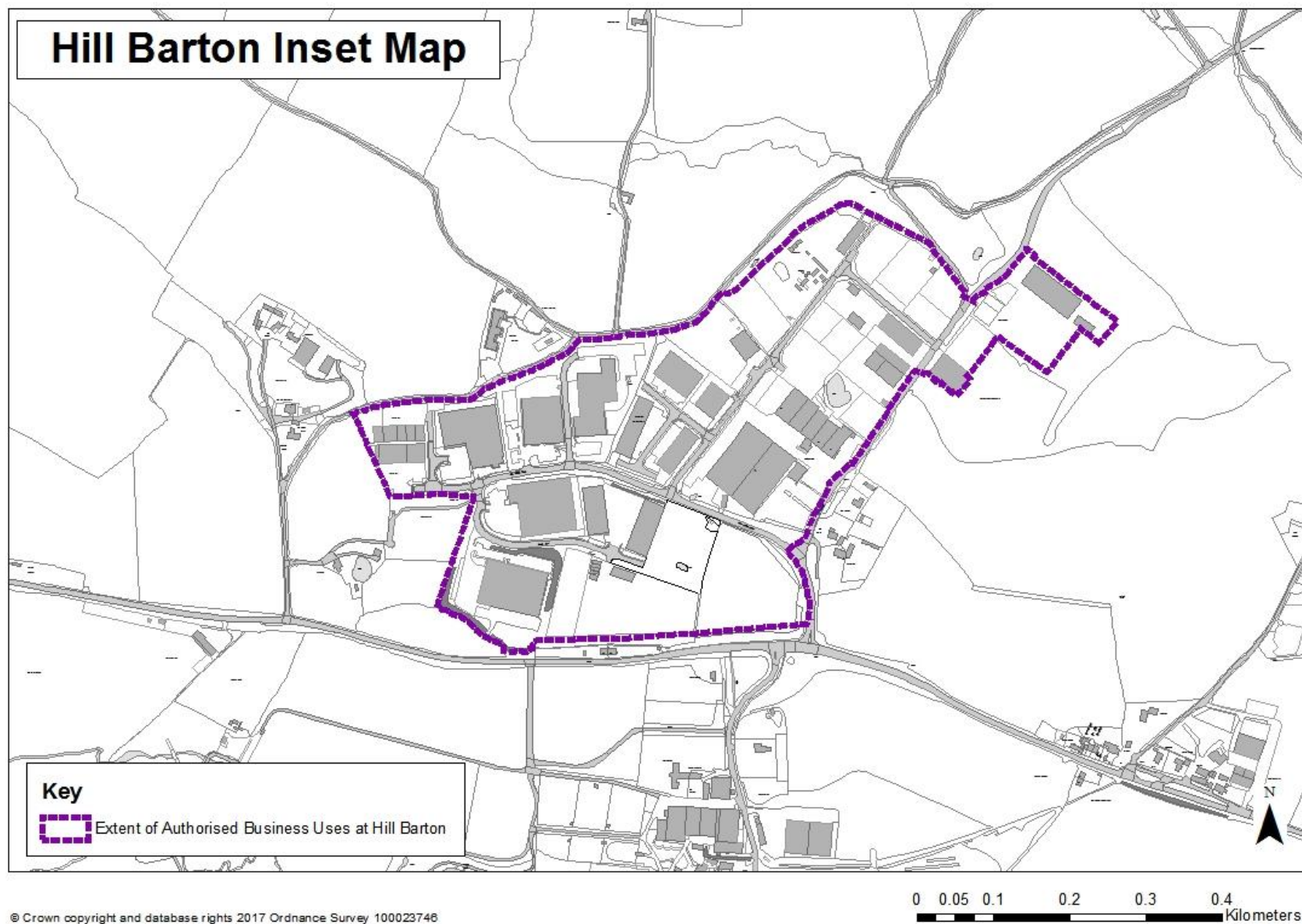
## **18 Land at and around Hill Barton Business Park**

18.1 Hill Barton Business Park lies to the north of and is accessed from the A3052. The business park dates back to the 1990s and over the past 30 years has expanded from a small base, historically with buildings in agricultural use, to a substantial business park extending to over 20 hectares. Part of the business park includes land in waste management and minerals use (Devon County Council are the waste and minerals planning authority).

18.2 The business park is home to a number of businesses, occupying a range of premises that employ a substantial number of people.

18.3 There is no specific policy for Hill Barton Business Park in the village plan though there is a line on the inset map showing the full extent of the land authorised for business uses, this is provided to assist plan users. Policies of the adopted Local Plan will be used to determine planning applications at Hill Barton Business Park which is within the open countryside and the subject of countryside protection policies including Local Plan Strategy 7 – Development in the Countryside.





## **Appendix 1 - Extract from East Devon Local Plan 2013 – 2031 (Strategies 6 and 7)**

### **Strategy 6 - Development within Built-Up Area Boundaries**

Built-up Area Boundaries are defined on the Proposals Map around the settlements of East Devon that are considered appropriate through strategic policy to accommodate growth and development. Within the boundaries development will be permitted if:

1. It would be compatible with the character of the site and its surroundings and in villages with the rural character of the settlement.
2. It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding or coastal erosion.
3. It would not damage, and where practical, it will support promotion of wildlife, landscape, townscape or historic interests.
4. It would not involve the loss of land of local amenity importance or of recreational value;
5. It would not impair highway safety or traffic flows.
6. It would not prejudice the development potential of an adjacent site.

For the main Local Plan the boundaries relate to the Towns of East Devon. For our Villages they will be defined in the Villages Development Plan Document.

Where a local community prepare a Neighbourhood Plan they may specifically allocate sites and/or include criteria based or other policies for promoting development/land uses beyond the boundary. Such 'outside of boundaries' policy provision would supersede relevant constraint considerations set out in 'Strategy 7 - Development in the Countryside' and also other relevant constraint policies.



## **Strategy 7 - Development in the Countryside**

The countryside is defined as all those parts of the plan area that are outside the Built-up Area Boundaries and outside of site specific allocations shown on the Proposals Map. Development in the countryside will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located, including:

1. Land form and patterns of settlement.
2. Important natural and manmade features which contribute to the local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings.
3. The adverse disruption of a view from a public place which forms part of the distinctive character of the area or otherwise causes significant visual intrusions.

## **Appendix 2 - Extract from East Devon Local Plan 2013 - 2031 (Strategy 27)**

### **Strategy 27 - Development at the Small Towns and Larger Villages**

The following settlements vary in size and character but all offer a range of accessible services and facilities to meet many of the everyday needs of local residents and they have reasonable public transport. They will have a Built-up Area Boundary that will be designated in the East Devon Villages DPD though they will not have land specifically allocated for development.

- Beer
- Broadclyst
- Clyst St Mary
- Colyton
- East Budleigh
- Feniton
- Kilminster
- Lypstone
- Musbury
- Newton Poppleford
- Sidbury
- Uplyme
- West Hill
- Whimble
- Woodbury

If communities wish to promote development other than that which is supported through this strategy and other strategies in the Plan (at the settlements listed above or any other settlement) they will need to produce a Neighbourhood Plan or promote community led development (for example Community Land Trusts) justifying how and why, in a local context, the development will promote the objectives of sustainable development.

## **Appendix 3 - Extract from East Devon Local Plan 2013 - 2031 (Strategy 32)**

### **Strategy 32 - Resisting Loss of Employment, Retail and Community Sites and Buildings**

In order to ensure that local communities remain vibrant and viable and are able to meet the needs of residents we will resist the loss of employment, retail and community uses. This will include facilities such as buildings and spaces used by or for job generating uses and community and social gathering purposes, such as pubs, shops and Post Offices.

Permission will not be granted for the change of use of current or allocated employment land and premises or social or community facilities, where it would harm social or community gathering and/or business and employment opportunities in the area, unless:

1. Continued use (or new use on a specifically allocated site) would significantly harm the quality of a locality whether through traffic, amenity, environmental or other associated problems; or
2. The new use would safeguard a listed building where current uses are detrimental to it and where it would otherwise not be afforded protection; or
3. Options for retention of the site or premises for its current or similar use have been fully explored without success for at least 12 months (and up to 2 years depending on market conditions) and there is a clear demonstration of surplus supply of land or provision in a locality; or
4. The proposed use would result in the provision or restoration of retail (Class A1) facilities in a settlement otherwise bereft of shops. Such facilities should be commensurate with the needs of the settlement.

Employment uses include those falling into Class B of the Use Classes Order or similar uses classified under planning legislation as 'Sui Generis' uses. Redundant petrol filling stations and associated garage facilities will fall within the scope of this policy as do public and community uses and main town centre uses and other uses that directly provide jobs or employment, community meeting space or serve a community or social function.