

The Parish of Woodbury, East Devon

A
*Village
Design
Statement*

for

*Woodbury * Woodbury Salterton * Exton*



INTRODUCTION

The importance of the Village Design Statement

1.1 The Village Design Statement (VDS) is intended to reinforce the policies enshrined in the East Devon Local Plan and, as Supplementary Planning Guidance (SPG), provides an important basis for consideration in the determining of planning applications. It evaluates the qualities of the three villages and their surroundings within the Parish of Woodbury, and puts forward a vision for their future. Written by residents, who have a unique local understanding, the VDS carries the support of the Parish Council and has been produced in collaboration with East Devon District Council.

1.2 The VDS constitutes a source of ideas and information on local building styles. It includes advice on form and on choice of materials. It highlights environmental concerns and conservation requirements. Persons undertaking works will be encouraged to ensure proposals are in harmony with it, and respect its findings. Moreover, the VDS should assist the Local Authority to defend its case in any 'Appeal' procedure and the VDS is compatible with the Rural White Paper (1999).

1.3 The VDS will serve as a practical reference guide for anyone contemplating any activity which will have visual impact upon the three villages within the Parish and the surrounding area, particularly those works for which planning permission is required - including new homes, extensions to existing homes, conversions, industrial developments etc.

1.4 The VDS is intended for householders, businesses, designers, builders, architects, engineers, and producers of services and utilities. It covers a wide range of topics and includes: history and geography, details of the built and natural environment, businesses, services, amenities and facilities, and building design-guidelines for each village. All sections have an accompanying text and illustrations, followed by specific 'Guidelines' and 'Suggestions' which add detail to the policies reflected in the Local Plan.

1.5 The aim is that local knowledge and opinion invested in the VDS will contribute positively to the growth and prosperity of the parish and help to ensure its high-quality environment and special nature continue to flourish.

Why is a Village Design Statement essential for Woodbury Parish?

1.6 All rural communities will encounter the prospect of substantial changes, arising from a variety of causes: agriculture and the local economy in transition, forcing the need for diversification; population movement and growth, fuelling the drive to increase housing with consequent impact upon infrastructure; existing settlements and 'green-field' sites, alike, are vulnerable to potentially inappropriate development, and so on. The Parish of Woodbury is no exception; each of its constituent villages is faced with a distinct set of problems. It is clear, that well designed projects which reflect local vernacular will impact favourably upon the appearances of villages, whereas poor quality design, usually blandly indifferent to contextual features, will have the opposite effect.

1.7 Therefore, the objective of the VDS is not to oppose change or innovation as a matter of principle. It accepts that change in one form or another is inevitable and often desirable, and seeks constructively to meet the challenge, providing the local community with an agreed scheme of management. This encompasses all work for which

planning consent is required, including a range of building activities affecting homes, amenities, the landscape, and the work-place.

1.8 Based upon local consensus and the principles of good design, it gives the community a recognised voice in the planning process which affects the visual quality of the villages; it supports and strengthens the role of the Parish Council when consulted on planning applications. Its text exemplifies Woodbury Parish's special characteristics evolved over many centuries. It seeks to articulate respect for what is special: its buildings and open spaces, its settlement patterns, and its exceptional position incorporating a substantial Area of Outstanding Natural Beauty.

1.9 The VDS endeavours to ensure that change within the Parish of Woodbury takes full account of its treasured features and of local public opinion. In this respect, it demonstrates local commitment to high quality design and appropriate development which will improve the quality of life in the three villages. Above all, it aims to secure both a thriving and viable future for the Parish as a whole.

WOODBURY PARISH

Population, Area and Location

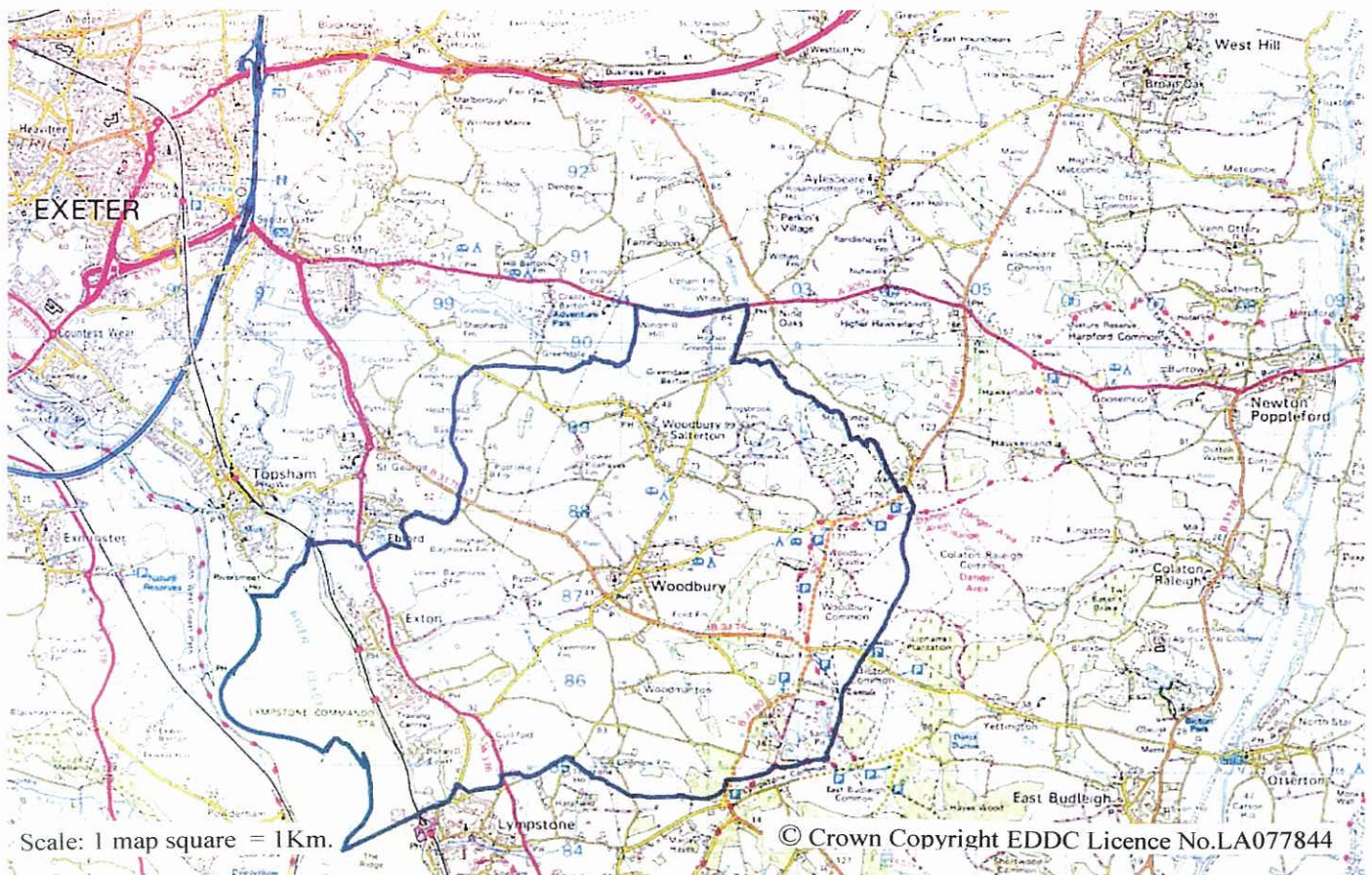
2.1 Woodbury Parish, with an estimated population of 3,337 for 2001, is one of the largest in Devon covering 2,643 hectares (6,531 acres), and includes the villages of Woodbury, Woodbury Salterton and Exton. Its western boundary is the Exe estuary; its eastern boundary lies just east of the crest of Woodbury Common, (part of the East Devon Commons), at a height of about 180m. Southwards, the parish extends towards Exmouth and, to the north, to the Exeter to Sidmouth A3052 road.

2.2 Woodbury, the largest of the three villages, is roughly in the centre of the Parish, lying between about 40m and 70m above sea level. Woodbury Salterton is about a mile to the north and Exton just over a mile to the west. The Parish is well placed for communications to the rest of the country, being near the M5 Junction 30, Exeter's two mainline stations and Exeter Airport. There is a station at Exton on the Exmouth to

Exeter branch line.

2.3 If you scan the horizon from Woodbury Common, you will experience an unparalleled impression of being on a peninsula. To the east, Beer Head and, when clear, Portland Island can be seen, a coastline of World Heritage status. To the west, the Exe estuary merges into the sands of Dawlish Warren and beyond, the cliffs form headlands as far as Berry Head. Dartmoor is also visible over the Haldon ridge. Much of the Parish is discernible, with Woodbury and Woodbury Salterton nestling in sheltering folds of gently sloping farmland, and with Exton on the estuary shore.

2.4 From saltmarsh to heathland summit, few Parishes can share the variation of scenery, of elevation, aspect and ecology that is the intrinsic charm of Woodbury Parish's heritage. Let us ensure that it is cherished.



History and Evolution of the Parish of Woodbury

2.5 The earliest known settlement of the Woodbury area is what remains of the Iron Age fort on Woodbury Common. It is not known when this was first established, but it is thought to have been abandoned by 100BC when those early inhabitants probably moved down from the hills to settle in the fertile wooded valleys nearer the estuary.

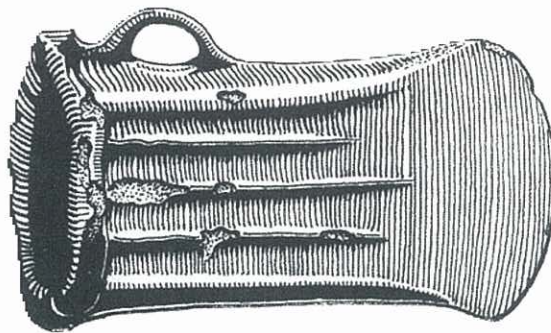
2.6 We can't be sure, either, of the extent of the Roman presence from the number of artefacts discovered in recent times, but there is no doubt the Saxons took up permanent residence in what is now the Parish which bears the name they gave it, and which comprises the three villages of Woodbury, Woodbury Salterton and Exton, together with the hamlets of Grindle, Gulliford, Nutwell, Venmoor and Woodmanton.

2.7 Woodbury is recorded as a Royal Manor in the Domesday Book, but of the four manors which had evolved by the 13th century only the Manor of Woodbury survives, with the present Lord Clinton as its Lord and Successor; a position inherited through marriage into the Rolle family who had held the Manor since 1633.

2.8 A pattern of farms and smallholdings, ancient field patterns and banks, sunken lanes and hedgerows of great antiquity, surround the three villages. They share an historic past though each has evolved its own distinct character. A rich assortment of buildings, building styles and materials has emerged over many centuries, and with over 120 listed properties, form settlement patterns which, for the most part, blend into the scene with pleasing informality, thus preserving much of its richly varied heritage.



Stone Age 'Knapped' flint discovered above Oakhayes



Late Bronze Age Socketed Axehead Made c.700 BC, ploughed up near the Common in 1960



Roman coin found in Woodbury Village area

Brief histories of the Villages

Woodbury

2.9 Woodbury is a large nucleated village, the historic core of which lies within a conservation area. Known from medieval days as the Church Town (a Town Lane still exists), it contains the Parish Church of St. Swithun's, which is situated on a high mound surrounded by sunken lanes, historic cottages and the old White Hart Inn (the former church house). There is evidence of a Parish Church in the 11th century, with an early 15th century tower which overlooks the Village Green and provides a dominant landmark from both within the village and from the surrounding countryside.

2.10 The village held charters dating from the 13th century for a fair and a market (held in Church Lane); the market had disappeared by the 17th century but a fair continued up to the end of the 19th century.

2.11 The settlement pattern still preserves much of its medieval origins: at its centre, on the eastern side of the village street, now known as Greenway, are the old burgage plots held by free tenants of the Manor from the Middle Ages; these houses with their gardens stretch down to the Pollybrook with the Village Green on the western

side. An ancient farmhouse stands beside the Green, the barns of which in the 19th century were used as a tannery. Further north along the same central axis there is a triangular green (the site of an old cattle pound), around which are listed cottages, the Church of England Primary School and Christ Church, built as a Free church in 1851.

2.12 Throughout the village are fine examples of housing styles: modest vernacular jostling with elegant Georgian villas and Victorian red-brick, following a medieval pattern of mixed alignments to the roadways, and featuring variable roof detail which altogether creates an attractive streetscape and pleasing vistas.

Woodbury Salterton

2.13 Four distinguished families have shaped the history of the village and the surrounding hamlets of Postlake, Hogsbrook, Grindle and Heathfield. Geoffrey Albemarle gave part of his manor to the Abbots of Torre in the 13th century which became known as the Manor of Grindle and Salterton. The Carys, who acquired the land after the Reformation, paid the penalty for supporting King Charles in the Civil War and sold to the Putts, who continued as Lords until the 20th century. Miss Pidsley, a local benefactor, built the

church, school, vicarage and the well beside Village Road in the mid-19th century, using stone salvaged from the demolished St. Theobold's tithe barn in Woodbury.

2.14 The village once consisted of small farms and cottages supporting a range of rural crafts. Though many of these vernacular buildings still survive, modern development is now overwhelming the area. Some of the old farms retain medieval field systems, especially to the north and west of the village.

Exton

2.15 Exton, on the banks of the Exe, was, from its earliest days, home to mariners and those involved with coastal occupations as well as possessing some large and fertile farms. The coming of the railway cut off the shoreline from the Parish, but its station enabled people from Woodbury to reach Exmouth and Exeter for both work and pleasure.

2.16 Much of the fertile land was adapted for market gardening in the mid-19th century and this has continued until quite recently.

2.17 Living patterns have changed as farmland gave way to housing development, enabling commuters and retired people to move into the area. Gulliford remains an important agricultural hamlet. Nearby, Nutwell, once an ancient fortified house overlooking the Exe, was later occupied by the Drake family of Buckland Abbey for 200 years. The site of the Commando Training Centre Royal Marines occupies a former part of the estate sold to the War Office in 1938.



GENERAL GUIDELINES

1. Future building should have imaginative regard for the compatible mix of style and setting referred to, which has evolved over centuries.
2. Carefully sited caravan sites are a valued feature of our parish, but examples of permanent mobile home sites are unsatisfactory because they are out of character and, therefore, should be resisted.

LANDMARKS & SPECIAL FEATURES

Views

3.1 Woodbury has excellent views of the village and church from the road: to name but two, Globe Hill and the Pink House corner approach. A truly remarkable panorama may also be enjoyed from Woodmanton.

3.2 Woodbury's scenic qualities are revealed to great advantage as it lies folded into its rural landscape setting: church, houses, trees - framed by green fields and the gentle Globe Hill rise. To the west is glimpsed the River Exe and the Haldon ridge; more distant, to the north, beyond Exeter, the Raddon Hills.

3.3 The easterly prospect from Higher Road, Woodbury Salterton, also holds rural charm. The Church and Vicarage with its group of trees, appear against the background of the slope and ridge of the Common.

3.4 For Exton, the beauty of the estuary and the landscape beyond combine to provide an enviable vista.

3.5 Maintaining the integrity of such views requires adequate screening and appropriate siting of larger new developments.

Woodbury Common

3.6 Woodbury Common is one of seven commons in East Devon which cover 1637 hectares (2,800 acres) of land lying within the boundaries of seven parishes. The commons merge to form an expanse of increasingly scarce lowland heath and are collectively defined as the **East Devon Pebblebed Heaths**. Generations of walkers have benefited from the altruistic vision of Lord Clinton, who in 1930 signed a Deed of Declaration conferring right of access to the general public. Since then the present landowners, Clinton Devon Estates, have instigated careful management plans, including the Countryside Stewardship Scheme, to reconcile conflicting land-use interests, which include public access, military training, commercial quarrying and forestry and, not least, working with English Nature and the RSPB on wildlife conservation. The significance of the latter cannot be sufficiently emphasised.

3.7 The commons were designated a **Site of Special Scientific Interest (SSSI)** under the Wildlife and Countryside Act of 1981 and in 1994, received European recognition when their designation was upgraded to a **Special Protection Area (SPA)** under the EC Council Directive on the Conservation of Wild Birds. The Commons are also a **candidate for Special Area of Conservation (cSAC)** status.

3.8 In general, the Commons offer a diversity of interests which encompass recreation, education, commercial and military activities. Stunning views amid and beyond its varied landscape endorse the Commons' status as an **Area of Outstanding Natural Beauty (AONB)**.

3.9 Below the heathland fringe lies a belt of farmland. Here a block of land adjacent to the AONB in the southeast of the Parish has been designated as an **Area of Great Landscape Value (AGLV)** in recognition of its character of local distinctiveness. This includes the outlying area of Woodmanton, Lower and Higher Mallocks, Coombe Farm and Coombe Dairy.



One of many lanes in the Parish, flanked by Devon banks



The Exe estuary from Woodbury Common, from a water-colour by J.F.R. Cowlshaw

The Exe estuary

3.10 The Exe estuary is an internationally important natural resource which supports a variety of interrelated human activities (leisure and recreational), habitats and wildlife. In order to coordinate all interests into a sustainable framework, a management plan document was produced in 1998 by the Exe Estuary Management Partnership following the issue of consultation drafts in 1996 and 1997.

3.11 The estuary is nationally important for its coastal habitat which is recognised by the SSSI designation and for its bird life, by an SPA designation under the EC Council Directive on the Conservation of Wild Birds (791409/EEC). It is

also designated as a Ramsar site under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (Command 6464).

3.12 The waters, foreshore, and low-lying land offer habitat diversity, while the mudflats, sandbanks and saltmarshes of the inter-tidal reaches are rich in nutrients that sustain the invertebrates upon which wading-birds feed. Estuarine plants and algae support a large population of grazing ducks and geese. The estuary regularly holds over 23,000 waterfowl each winter and is a spring breeding-ground for many species including swan, redshank, lapwing, shelduck and avocet.

Trees

3.13 The presence of trees is considered an essential part of the appearance and well-being of the Parish. Fine individual oak and ash, and small mixed copses, break up the field system and add interest to the landscape. Registered Ancient Woodland sites lying in a secluded part of the northeast of the parish, and a scattering of orchards elsewhere, enrich the local ecology by providing a range of food-sources and habitat opportunities.

3.14 Within the settlements, the welfare of existing trees, and the green spaces with which they combine as a focal point, are a high priority in the community. New plantings extend the overall tree cover and are welcome, provided native species are favoured and their siting takes account of the ultimate size of their canopy and root development. Commercial forestry in the parish adds to habitat diversity and the local economy.

Lane Network

3.15 In following the lane-network approach to the villages below the Common, attention is drawn away from distant and fast-disappearing views to appreciate the whimsical twists and turns of the routes and the wildlife corridors presented by the bordering hedges, banks, verges and ditches. While being whole ecosystems in themselves, these features provide much to please the eye with their colour and structure. On quieter stretches, where traffic-damage is minimal, the spring patchwork of flora climbs the banks and covers the verges: wood anemone, violet, primrose, bluebell, celandine, campion and stitchwort are annual delights. Quiet secluded lengths, whose environs are especially favourable to wildflowers, birds and small mammals, are often part of sunken lanes, whose origins and functions are of historical significance. They are either rem-

nants of ancient trackway or demarcation boundaries of farms and estates, often dating from pre-historic times. Their presence is concentrated in the AGLV to the southeast of the Parish but are also represented by Watery Lane and Deepway, both of which link Woodbury and Woodbury Salterton. As Deepway has evolved into a busy traffic route, the natural history interest of its retaining banks has correspondingly diminished.

3.16 Walkidons Way, which originally linked Greendale Barton (the property of Torre Abbey in 1197) to the Common, today provides a popular walk as it runs between the two golf courses, past the fishing lakes to Hogsbrook Farm. This ancient trackway in the Torre Abbey Charters of c1240-50 known as *Warkedunesweye*, suggests that it was a route adopted from Saxon times or earlier.

Flooding

3.17 Many roads and lanes in the Parish are subject to flooding. With increased rainfall, some of the Parish's streams and brooks are unable to cope with excessive water draining from land which, in about 3 miles, descends from nearly 600 feet to sea level at Exton, beside the Exe estuary.

3.18 Exton can suffer major inundation by the combined effect of high tides, the River Exe in flood and the run-off from a local stream; but flooding in the other two villages is also a significant factor, and cannot be ignored.



Woodbury Common is host to many activities

SUGGESTIONS

1. Retain the following, where practicable:
 - a. Hedges.
 - b. The character of lanes, banks and verges.
 - c. The green spaces between and within villages.
 - d. Valued views, which contribute to amenity and character.
 - e. Existing trees and replace dead or dying with young stock.
 - f. The footpath network and extend it.
2. Research opportunities for more Tree Preservation Orders.
3. All three settlement areas are subject to flooding risk which requires alleviation and consideration when determining planning applications.

BUSINESS, EMPLOYMENT, AMENITIES AND FACILITIES

Leisure, Recreation and General Amenities

4.1 Despite population growth and many cultural and occupational changes, the Parish has retained a 'village community spirit'. Each village has a well-equipped hall, outdoor recreation space, and a number of societies offering a diverse range of social, leisure and sporting pursuits for all ages. The proximity of the Woodbury Park Golf & Country Club is an added amenity. Woodbury has

a Post Office/grocery store, local garages plus a flourishing range of shops, and Exton a filling station. Each of the three villages is well-served with public houses and restaurants. A local magazine, *'The Woodbury News'*, published monthly, is a valuable source of information and comment.

Churches and Schools

4.2 **Four churches** are located within the Parish. St. Swithun's Church in Woodbury is part of the United Benefice of Lympstone & Woodbury. A thriving church community also includes Christ Church, a free Evangelical Church built in 1851. Holy Trinity Church at Woodbury Salterton is part of the United Benefice of Woodbury Salterton, Clyst St. Mary & Clyst St. George. Exton has St. Andrew's, which is a daughter church to St. Swithun's.

four and eleven years. It has a hall and five classrooms, and many facilities are offered. An adventure play area, a field and a swimming pool enhance the extensive grounds.

4.3 Woodbury Parish lies within the Roman Catholic Parish of Topsham.

4.5 **Woodbury Salterton** Church of England Primary School (1847), which was recently comprehensively and tastefully modernised, has four classrooms for approximately 80 pupils, a swimming pool, sports field and a play area. The village clock (also recently restored) is located in the school's tower.

4.4 **Woodbury** Church of England Primary School (1871) provides education for approximately 120 children between the ages of

4.6 **Exton** primary school children attend schools in Clyst St. George and neighbouring villages following closure of Exton School, which is now a private house.

Healthcare

4.7 Woodbury's modern, well-equipped surgery is also a teaching practice, offering comprehensive GP services and a dispensary. The Friends of Woodbury Surgery help with fundraising and transport.

4.8 For elderly people, there are over fifty sheltered-housing bungalows and a community centre overseen by a resident warden. These are linked by footpaths to the nearby surgery.

Industry and Employment

4.9 Many working parishioners commute within the region, a few farther afield. With agriculture in transition there is no other major local source of employment. However, Woodbury is still a working parish with many self-employed trades and professions meeting local needs; pottery, glass engraving and woodturning are among the range of crafts of wider interest stimulating the

local economy. There is a large agricultural and industrial storage depot at Greendale Barton, Woodbury Salterton, and opposite, a smaller unit at Mill Park. Quarrying remains an important industry and together with Woodbury Park Golf and Country Club furnishes work opportunities, adding substantially to both the regional and local economy.

4.10 Local farmers have diversified in various ways and many offer B&B accommodation, or caravan and camping facilities. These provide a

source of employment and much valued patronage of local shops and businesses.

Roads and Transport

4.11 **Woodbury.** A network of lanes flows in and around its central axis, linking up with Woodbury Salterton northwards and the A376 (Exmouth and Exton), to the south. At the busy Arch crossroads, running northwest - southeast is the main B3179 route to Budleigh Salterton and Exeter. The lack of a safe pedestrian crossing at the junction impedes access to the Post Office/General Stores from the main village.

implementing weight restrictions and alternative routes.

4.13 **Exton.** Exton's misfortune is to be situated on the main A376 Exmouth - Exeter route. There is a constant flow of vehicles in both directions, and at all times this poses difficulties for pedestrians, and tends to prevent easy access to its main settlement and the railway station which is linked to Exeter and Exmouth. Moreover, many passengers find difficulty alighting from and boarding trains due to the excessive gap between train and platform.

4.12 **Woodbury Salterton.** A single main route meanders through the developed part of the village. Its link with major roads is via Clyst St Mary (A3052) to the west and Woodbury (B3179 and A376) to the south. This makes the village vulnerable to speeding through-traffic. Heavy industrial haulage trucks are causing much concern: there is evidence of severe damage to road surfaces, verges, and to a water main. These vehicles also obstruct safe pedestrian movement along narrow lanes. This problem needs to be urgently addressed, possibly with a view to

4.14 **All three villages** are less than fifteen minutes drive from Exeter Airport, the M5, the A30 and the A38 Devon Expressway. Buses are reliable but infrequent. At present there is no evening service to Woodbury or Woodbury Salterton, nor a direct link to Topsham.

Utilities and Services

4.15 Mains electricity, gas, water and sewerage are available in most parts of the Parish, but sanitation needs can only be met in some places

by independent treatment plants and septic tanks. There are particular problems in Exton.

GUIDELINE

Congenial industrial initiatives are to be welcomed as a stimulant to the local economy, but all new buildings should be carefully sited and subject to design 'Guidelines'.

SUGGESTIONS

1. Recreational and leisure space should be protected and 'Home Zones' and 'Quiet Lanes' implemented throughout the Parish in accordance with the Local Traffic Act (2000).
2. There is an overwhelming need to provide safe pedestrian crossings over the B3179 junction adjacent to the Arch in Woodbury and to reduce speed limits.
3. There is an urgent need to review the routing of heavy road haulage trucks in and around Woodbury Salterton and, where necessary, to impose vehicle weight restrictions on some roads and lanes.
4. Exton's station platform should be made practicable for passengers of all ages to use.
5. A permanent solution to sanitation problems at Exton should be determined.

AN ARTIST'S VIEW OF THE PARISH

The local artist, Miss Pippa Thompson was a key member of the Village Design Group. Sadly, she died during the preparation of the VDS.

Woodbury



St. Swithun's Church tower



Ailsa Cottage



Cottages at Gilbrook

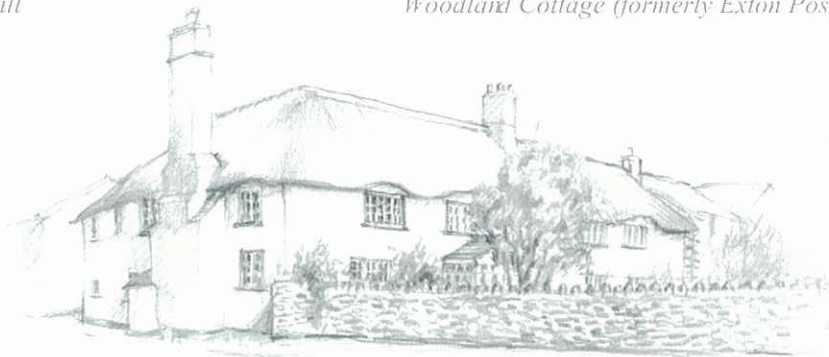
Exton



Exton Mill



Woodland Cottage (formerly Exton Post Office)



Exton Barton

- SKETCHES BY PIPPA THOMPSON

A number of her beautiful sketches of vernacular dwellings, commissioned for this VDS, are reproduced here.

Woodbury Salterton



St. Anthony's



School Cottages

Some of the cottages along Village Road



Lower Cooks

Springfields

Sunny Cottage



Crosshills

WOODBURY

BUILDING DESIGN CONSIDERATIONS

Background

5.1 The village settlement reveals an ancient legacy with its eccentric curving lanes and roadways occupied by a notable variety of historic buildings. These factors contribute to the essential source of character much valued by local residents and sought after by those who wish to live here.



Church Stile

5.2 Until recent times, agriculture, forestry and mineral extraction, were the mainstays of the local economy. This, together with its flourishing range of rural crafts and trades, gave rise to a largely self-sufficient working community. The impressive scale of Woodbury's most dominant building, the parish church of St.

Swithun's, reflects an enterprising, confident, parochial spirit, founded upon a dependable level of prosperity. Similarly, throughout the village can be seen a concern for an intrinsic quality when ordinary functional cottages are enhanced with distinctive 'design' features: a porch or window, perhaps, contrasting with a neighbour's property.

5.3 Throughout the village are virtually intact historic terraces of contrasting buildings side by side. Elsewhere early 20th century houses appear equally natural in their particular surroundings. Of the 'most valued features', residents have revealed a liking for the particular mix of historic styles in what remains of the older parts of Woodbury. With no single style pervading, these forms represent much-admired examples of period properties that characterize the built environment. In this respect the two most consistent design essentials emerge as 'balance' and 'simplicity'.

Meeting housing needs

5.4 Today, traditional local occupations have diminished in favour of a more transient workforce as well as professional and retired residents. This transformation of life-styles and land and building-use to a more diverse local economy, has coincided with the increased popularity of Woodbury as a residential area with a consequent demand for modern housing and services. How best to meet this need, as well as to provide for natural expansion, lies at the core of this Statement.



Victorian terrace beside Broadway

5.5 It would appear from Questionnaire results that a majority is not averse to further housing development, though preferring 'infill' rather than extending the building boundary ('envelope'). Respondents also accepted a wide choice of architectural types: detached, semi-detached, terrace, courtyard, and bungalow were all favoured, but, most significantly, maisonettes and flats would be resisted. Another predominant view expressed was for developments up to, but not exceeding, twelve properties.

5.6 There were mixed opinions about newer housing built since the 1960s. The linear bungalow development of Long Park and Summerfield attracted little comment, but at public meetings, residents seemed to favour mixed alignments along curving roadways; Fulford Way is a post-war example. This one-hundred-house development, was praised for its

village atmosphere, choice of property, variety of building styles and finishes (brick and weather-board, render in different colours etc.), but criticised for those areas of higher density and lack of open space. On-street parking was also considered a disadvantage, as was lack of access to the village centre. On-street parking elsewhere is a persistent concern and the case for identifying danger-spots for restrictions should be seriously considered. Any future development must have off-street parking.

5.7 An all-important view at discussions acknowledged that good 'design' need not be an expensive luxury but more the result of an imaginative and caring approach. 'Pastiche' was not considered seriously, but there is a much-admired example at the junction of Flower Street and Greenway where new semi-detached cottages perfectly blend with the historic houses alongside. In contrast, there are some bad examples of contemporary single properties entirely alien to their surroundings; usually these are distinguished by incongruous size, inappropriate building materials, and a style best suited to modern suburbia.



New cottages facing the bottom of Flower Street

Building Materials and Form

5.8 On the whole, historic and contemporary houses alike have an intrinsic quality: usually original building materials are in harmony with design features. Of the exceptions are some of those properties where replacement of one kind or another has occurred, such as a change of window style or especially black plastic tiles, or uniform slates which are not compatible with older buildings.

5.9 Aesthetic considerations tend to be subjective, but at public discussions, residents shared much common ground and were especially sensitive to particular features which either offended or pleased the senses: the shape or pitch of a roof, the colour of a door, the style of a porch or the width of eaves are important considerations. Also chimneys, which give character and scale to rooflines, are so often lacking in newer properties.

5.10 There is wide support for 'Affordable Housing', especially encouraged by the current policy for contextual designs.

Other Features

5.11 Typical of older settlements are many types of walls, fences, and railings around the village: limestone, 'popple' of all kinds (from precisely patterned at 'Webbers' to random style elsewhere); there are mixtures of brick and 'popple', and plastered 'cob' with tiled ridge; there are metal railings and post and rail. Most of the original examples have a seasoned quality but care must be taken not to leave untidy fragments when removing sections to open up gardens, and generally to keep old walls in a good state of repair. Many newer estates seem best suited to open plan, but there were pleas for native hedge boundaries where appropriate.



Close-up of part of a 'Popple' wall

5.12 Questionnaires showed an overwhelming determination to preserve open spaces: the Green, the Recreation areas and the Cricket field. Villagers, too, enjoy grassy verges and desire safe thoroughfares where they may walk and talk.

5.13 Woodbury has exceptional views from without and within and these are considered to be indisputably inviolate. Especially valued is the surrounding landscape at Woodmanton, Globehill, Cottles and Castle Lane.

Street Furniture

5.14 To preserve the 'spirit of community', forcibly expressed, a congenial built-environment can be a major beneficial influence. Therefore, modern necessities such as transport, communications, infrastructure generally, street furniture, services, and the like, must not be in conflict with the rural character. There is now a strong case for the removal of overhead cables in favour of a concealed provision.



Examples of dormers in Woodbury



Some Woodbury porches

Quotations from Woodbury Residents

- Favourite view? *"From my bedroom window"*
- Essential to preserve? *"Compact community feel"*
"Fish and chip shop"
- Features not liked? *"Every little gap filled with houses"*
- House style favoured? *"Cottage style in centre of village"*
"Small houses in Fulford Way"
- Undesired features? *"Yellow lines"*
"'Anywhere in the country' houses"
- Country features liked? *"Church, pubs, village green,"*
- Environmental features most valued? *"Being able to see green countryside from most places"*

DESIGN GUIDELINES

1. The designs of new houses should be sympathetic to the character of the village and the particular locality.
2. Windows for traditional housing ideally should be wooden frame designed to appropriate scale and size.
3. Roofing materials can vary but should be dark in colour, except for thatch.
4. Gable overhangs and eaves, which create a 'shadow-line', are preferred.
5. Garages, detached or integral, should have pitched roofs similar to their house roofs. Flat roofs are not acceptable.
6. Dormers should have pitched roofs and be appropriate in size and scale to the main roof.
7. Chimneys can add character to a house and should be encouraged in the design.
8. Porches should be an integral part of the house design to avoid an 'afterthought' appearance.
9. Designs for new houses should be commensurate with the size of the site to avoid overcrowding the site.
10. Communal garage areas away from their dwellings should be avoided. Garages and parking spaces should be adjacent to the houses to minimise on-road parking.
11. All electric and telephone cabling for new dwellings should be underground, and efforts made to place existing overhead wires underground also, where possible.
12. Where a new house or development is approved, existing trees, hedges, and walls should be preserved, with suitable new planting encouraged in the initial design for planning purposes.
13. New entrance splays and gateways from village roads and lanes must blend with adjacent properties and hedgerows.
14. *Cupressocyparis Leylandii* hedging is generally unacceptable.
15. Soft exterior lighting to driveways is preferred to floodlit types. New street lighting should be of traditional design and not illuminate the sky.
16. Development of groups of houses should show variation in design and style. Detached, semi-detached, even short terraces are acceptable. Pedestrian access (between selected houses) to the village centre should be included where possible.
17. Small buildings for craft workshops and light industry should comply with design guidelines for new housing. Where signing and nameplates for these sites is necessary, these should be minimal and in keeping with the older, traditional Woodbury style.
18. New buildings on farm and other rural sites should have dark-toned roofs and be screened with trees and hedging to allow them to blend into the views in and around the village.
19. Conversions, extensions and major replacements should be in keeping with original materials.
20. TV dish aerials should be discreetly sited.

WOODBURY SALTERTON

BUILDING DESIGN CONSIDERATIONS

Background

6.1 Woodbury Salterton nestles in a valley surrounded by undulating hills and is hidden from view by many fine oaks and other trees.



Cadhayes, a 16th century cob and thatch cottage

6.2 The village has a multitude of different styles of houses: the vernacular style of building was cob and thatch, farmhouse or cottage, dating from the 16th century. The village economy was based on agriculture and the local materials of clay, timber, and wheat straw lent themselves to this style of building. As slate became available it tended to replace thatch on many buildings with, however, the original steep pitched roofing timbers being retained. In Victorian times brick was introduced as a building material in place of cob, and slate or clay tiles were used for roofs. Traditional buildings in the heart of the village are built of these materials.



Woodbury Salterton C of E Primary School

6.3 The two most prominent stone buildings highly regarded by the villagers are the School and the Church. These, together with the brick-built Vicarage and the Village Hall were erected in the Victorian era. Of the surviving examples of fine old thatched farmhouses and cottages, the most notable are Cadhayes, Trevanin, Nutts and Brown's Farms. Bridge Farm and Cooks Farm are considered typical of the better style of farmhouses with slate or tiled roofs. The recently built house, Stonebrook, is considered by many to be an excellent example of a modern house built in the traditional style which is sympathetic to the neighbouring old thatched Trevanin farmhouse.



Stonebrook, a modern house built in traditional style

6.4 The more recent housing estate developments have been of contemporary design but are not in harmony with the older buildings in the village and as a result have not met with favour by the majority of the residents. Lack of landscaping when the estates were laid out has given rise to criticism. Newly built individual houses have in some cases failed to reflect the character of the village.

6.5 Two industrial estates have been built on the east side of the village and are contrasting examples of how these large buildings can be made either to blend into the countryside, by careful siting and landscaping or, through lack of attention to these considerations, be a visual blight on it. Skyline siting should be avoided. Industrial buildings should preferably have dark roofs and lighter coloured walls. Some additional small industrial

units in well-screened locations on the fringe of the village or away from it would be acceptable. New agricultural buildings should invariably be sited at the farmstead.

6.6 The importance of trees, hedges, brooks and fields have been noted by the residents, and add to the rural feel of the village. The Plantation is held to be an outstanding feature and the open spaces between the houses through which the countryside can be viewed are valued.

6.7 The village retains 15 original thatched properties and 21 listed buildings.



Bridge Farm

Building Form and Identity

6.8 Woodbury Salterton no longer has a dominant style of architecture or use of material. Even so, in the heart of the village the thatched houses and cottages are an important feature which the residents wish to see preserved, and which should not be detracted from by unsympathetic adjacent development. Elsewhere, a variety of housing styles and sizes, including detached, semi-detached houses, bungalows and terraced courtyard developments, are desirable.

6.9 An unusual feature of the village is the number of older cottages which are sited end-on to the street so as to allow them to face south, to catch the sunlight and overlook their gardens.

6.10 The present variety of roofing materials includes thatch, slate, clay tiles and the more recently introduced concrete inter-locking tiles. This mix of materials adds to the subtlety of the village scene and should be emulated in new development. On the other hand, flat roofs are wholly inappropriate both for extensions and garages.

6.11 Chimneys give character to a building and can add visual improvement to the over-view of the village. Older properties invariably have chimneys as a strong feature of their design. New development tends to lack this visible feature.

6.12 Windows should preferably be set in wooden casements especially in traditional buildings. Whilst there is some opposition to the use of uPVC window frames, this may be acceptable in newly designed buildings as the design of these units improves.

6.13 Window frames should ideally be set back from the face of the exterior wall so as to cause a 'shadow-line'.

6.14 Variety of housing styles and sizes including affordable housing is desirable. However, the 'anywhere in England' style favoured by some developers would not be desirable in Woodbury Salterton.

6.15 New housing schemes should be restricted in size, perhaps between 4 to 6 dwellings, preferably of individual style, and sympathetic to their surroundings. Larger schemes could cause flooding in the village centre. Building of individual houses on infill sites may be acceptable provided this does not result in views of the countryside being lost.

6.16 Off-street parking should be included in any new development scheme.

Proportion and Details

6.17 Traditional buildings are simple in design and with little external decoration or features, apart from porches which invariably have a pitched roof. For new houses, porches should be integral and not decorative 'stuck-on' features with no actual function. The pitch of the roof should match that of the building. Due to limitations of materials then available, traditional buildings tended to be narrower in contrast to modern designs, for which wider roof trusses are now available. The use of these trusses results in wider gables and shallower pitched roofs. Overhanging eaves are a feature of traditional buildings especially in the case of thatch, as with no guttering it is necessary to throw the rainwater drips away from the walls of the building. The overhang also creates a strong 'shadow-line',

which is a feature that could be desirable in new house design.

6.18 Where dormers are to be a feature of a new design, they should be appropriate in size and number to the main roof. Some unfortunate examples of oversized dormers and ones with large flat roofs already exist in the village, and the residents would not wish to see these replicated.



11, Parkhayes – A pleasing pent roof design

6.19 Where small front gardens abut on to the street, the older properties tend to have low walls and wicket gates, and in some cases the traditional popple-stone walling is used. Walls give character to the village scene and their use is to be encouraged.

6.20 There are many examples of attractive house nameplates but the materials used should be carefully chosen. Many residents are critical of the garish signing of the former shop and Post Office.

6.21 Care should be taken with the siting of TV ‘dish’ aerials and solar panels, which should not be placed on walls or chimneys visible from the street.

6.22 Street lighting should be adequate but not over-intrusive, and strongly shielded from upward glare to preserve the view of the night sky. High overhead concrete lamp-posts detract from the village scene and lower cast-iron posts, or lights mounted upon buildings, would be more appropriate. The use of orange lighting is deplored and softer lighting would be better, lighting the ground and not the sky.

DESIGN GUIDELINES

1. The design element of any new building should be sympathetic to the general character of the village and particular locality.
2. Where new buildings are to be sited adjacent to traditional buildings their design should be sympathetic. Similar roof pitches, windows and colour schemes should be adopted.
3. A variety of roofing materials is acceptable, including thatch, but a dark colour is preferred.
4. Gable overhangs and eaves, which create a ‘shadow-line’, are preferred.
5. Windows with wooden casements are preferred. For traditional buildings these ideally should be painted white. Size and scale are important and where possible should be set back from the face of the wall.
6. When siting new houses, spaces should be left between them so that the views within the village are not lost.
7. New development in open country beyond the Village Boundary should be resisted and high-density development unsuited to the character of the village should not be approved.
8. Further large-scale industrial development should not be countenanced, and existing developments should be screened by trees to reduce environmental impact.
9. New housing schemes should be limited to a *maximum* of 6 dwellings.
10. Chimneys should be included as a design feature in all new houses.
11. Dormers should have pitched roofs and be appropriate in size and scale to the main roof.
12. Garages should have pitched roofs similar to their house roofs, and where detached, need to be set back from the building line. Flat roofs are not acceptable.
13. Where new development is permitted, particular attention must be paid to landscaping, including the preservation of existing trees and the planting of new ones.
14. Designs for new houses should be commensurate with the size of the site. Large houses on small sites should avoid any appearance of overcrowding of the site.
15. TV dish aerials should be discreetly sited.

Quotations from Woodbury Salterton Residents

Features you particularly value? “Spring bulbs by the brook in Village Road ” “Quiet country lanes, and open spaces”
 “Rolling hills, beautiful grassland farms and, the proximity of Woodbury Common” “Peace and quiet”
 “The local people are so friendly”

Buildings out of character? “ The majority of houses built over the last 10 years– including my own”

Favourite view? “The whole village” “The view over the open field west from White Cross Road towards Village Road”

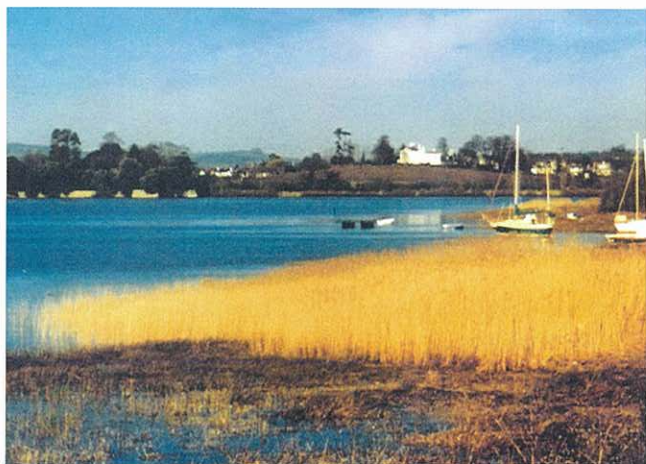
EXTON

BUILDING DESIGN CONSIDERATIONS

Location

7.1 Exton is a small village situated astride the A376 road running between Exeter and Exmouth. Its boundaries lie along the banks of the estuary of the River Exe and borders Ebford, Woodbury and Lympstone.

7.2 The majority of dwellings are situated between the A376 and the River Exe, which enables many residents to enjoy glorious estuary views and the opportunity to observe wild geese and many other migratory birds which frequent its habitats.



The foreshore at Exton

Amenities

7.3 The Estuary has a small number of moorings but is restricted by shallow tidal water for larger craft. Exton has its own church and village hall, both built of brick. While neither is of great architectural significance, the former replaced a smaller church (originally a thatched barn) which was washed away in the 1960 floods.

7.4 The playing-field with its amenity for children and the more recently completed Goose Field provide meeting-places. The latter is a very pleasant location in which to wander or just to enjoy a moment's tranquillity.

Employment

7.5 Exton retains some agriculture, but this no longer provides major employment. There is a public house and restaurant which has been extended recently, and a petrol filling station with a small shop. Bordering Exton and Lympstone (its neighbour to the south) is the Commando Training Centre Royal Marines (CTCRM) which is the major employer in the area.

7.6 A large proportion of Exton's residents are retired, but most working people commute by car or public transport. The village is fortunate in having its own railway station with frequent trains to Exeter and Exmouth. However, many potential rail-users may be deterred by the impracticable nature of the platform, preferring instead the efficient bus service along the A376.

Environmental Aspects

7.7 It is perhaps surprising that in questions related to the CTCRM neither visual impact nor noise emanating from land or air attracted comment. This should be taken into account if industrial or business premises are ever proposed for Exton. Support was given to the concept of an industrial area, but only on the fringe or well away from the village.

7.8 Residents want more off-street parking. It is suggested that parking provision should be on-site to avoid highway congestion.



Exton Barton

Building Form

7.9 Exton has a handful of cob and thatch dwellings, even some buildings with corrugated iron roofs, and there are a few terraced houses, but most of the properties are large individual houses standing in their own grounds.



A Victorian house overlooking the Exe estuary

7.10 There are many varying styles and types of architecture, reflecting the period during which they were built, from imposing traditional red-brick houses to modern Potton-style, spacious wood-framed houses. These are mainly of two-storey construction, but chalet-bungalows are common. Extensions and alterations have been made to many of the properties.

7.11 Modern estates have been added, the largest being of 18 houses. For the future, the preferred level would be smaller units of twos or threes.



Charles Church houses built c 1990

Improvements

7.12 At busy times access on to the A376 Exeter to Exmouth road is almost impossible due to

the heavy volume of traffic. Improvements are needed, for example traffic lights, which have proved to be very effective at Lymptone.

7.13 Residents would like to see more car parking in Exton to keep cars off the narrow roads and lanes, especially around Station Road at its junction with the A376.

7.14 Exton is fortunate in having a number of open spaces and play areas, but more could be made of the former harbour near the station. Footpath access alongside the River Exe to Lymptone and Topsham would be very popular with local walkers and tourists.

7.15 For new housing development, a range of building types and sizes should be considered, with careful thought given to the suitability of the location, spacing, grouping, and the effect upon the character of existing adjacent homes. The size of any new building should be compatible with the size of its plot. Position and spacing, with regard to adjacent properties should also be carefully considered and, where possible, every effort should be made to avoid blocking existing views of the river, which are a much-valued feature of the village.



The 'Puffing Billy', an old public house with a new extension

7.16 The individuality and lack of uniformity in Exton is part of its character. Therefore, designers should be careful to avoid duplication of side-by-side properties.

Street Furniture

7.17 Residents of Exton regard overhead cables as unsightly. It is hoped one day these will be buried underground. Meanwhile, perhaps future building will avoid a perpetuation of this visual blight.

Landscaping

7.18 Exton residents would like to see more attention to landscaping on future and existing developments, using natural hedge-banks. Hard lines, such as created by walls and fences at the front of some properties, might be avoided by a more open-plan approach. Many residents object to the planting of fast-growing *leylandii* hedges.



A natural hedge-bank at Exton

Parking

7.19 On all new building developments, parking should be accommodated on-site to prevent obstructing roads.

Affordable Housing

7.20 Respondents to questionnaires did not give much support to the concept of an Affordable Housing scheme in the village; but if one is proposed, then careful consideration should be given to siting, access, landscaping and parking provision, to avoid it 'spilling' into existing areas.

Quotations from Exton Residents

"It's not the type of building which is out of character – it's the quantity"

"Encourage more varieties in hedgerows; lose them and you have more suburbia"

"We want more footpath links, especially through new developments"

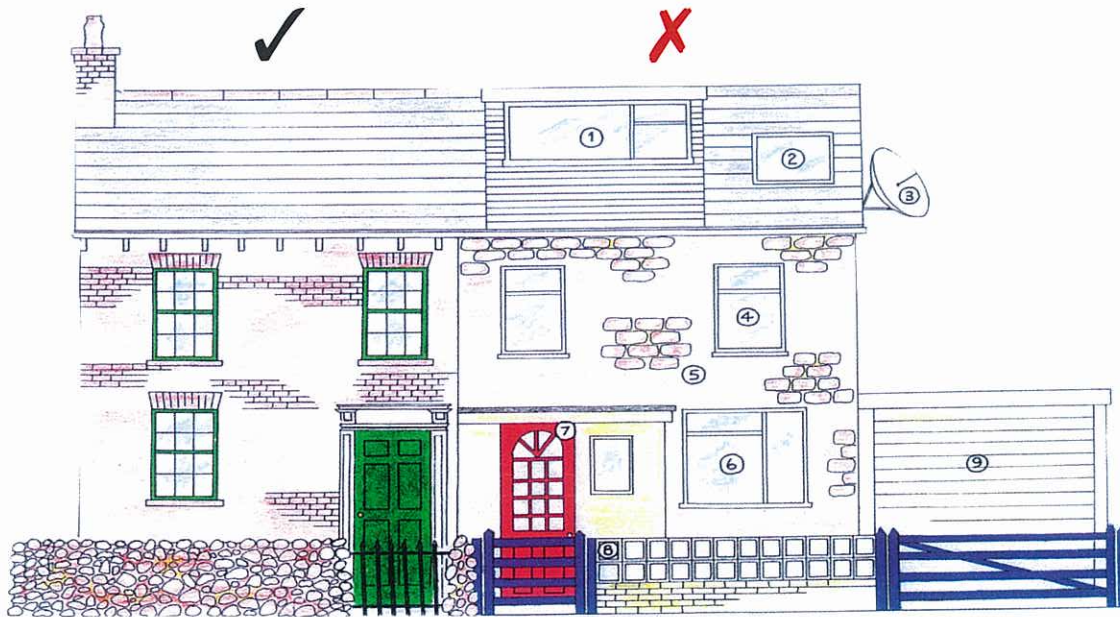
"By-pass the A376 and cut down the traffic"

DESIGN GUIDELINES

1. The design element of any new building should be sympathetic to the general character of the village and particular locality.
2. When building adjacent to traditional buildings, the design should not detract from them. Similar roof pitches, windows and colour schemes should be adopted.
3. Garages and extensions should have pitched roofs similar to their house roofs, and where detached, need to be of sympathetic design. Flat roofs are not acceptable.
4. A variety of roofing materials is acceptable, but a dark colour is preferred. An overhang, which creates a 'shadow-line', is desirable.
5. Designs for new houses should be commensurate with the size of the site. Large houses on small sites should be carefully designed to avoid an appearance of over-crowding the site.
6. Dormers should be appropriate in scale and number to the main roof. Flat roofs should be avoided.
7. TV and dish aerials should be internal where possible. Aerials at high level and fixed to the main structure of the building should not be visible from the road. For groups of dwellings, a single, large aerial at ground level should be considered.
8. Garages should be adjacent to each house and also provide hardstanding. Communal garage areas should be avoided. Measures to avoid on-road parking should be adopted.
9. All cables to new dwellings should be placed underground, and efforts made to remove existing overhead cables.
10. Where new development is permitted, particular attention should be paid to landscaping, the preservation of existing trees and the planting of new ones.
11. Exton should endeavour to maintain its Devon bank hedges. New planting should be of indigenous tree species.
12. *Cupressocyparis Leylandii* hedges should be avoided.
13. The removal of hedgerows should be resisted, where practicable. New planting should use native species rather than exotic conifers, and timber close-board fencing should not be set up in visible locations.
14. Vehicular access arrangements should not be detrimental to the character of the village lanes.
15. Access to houses should include a variety of surfacing, including paviers. Footpaths in the village should be preserved and enhanced.
16. Development which will increase the risk of flooding should not be permitted, unless appropriate remedial measures are included as an integral part of the development.
17. Margins should be left alongside watercourses to provide buffer zones for nature conservation purposes.

SOME DESIGN GUIDANCE FROM THE PLANNERS

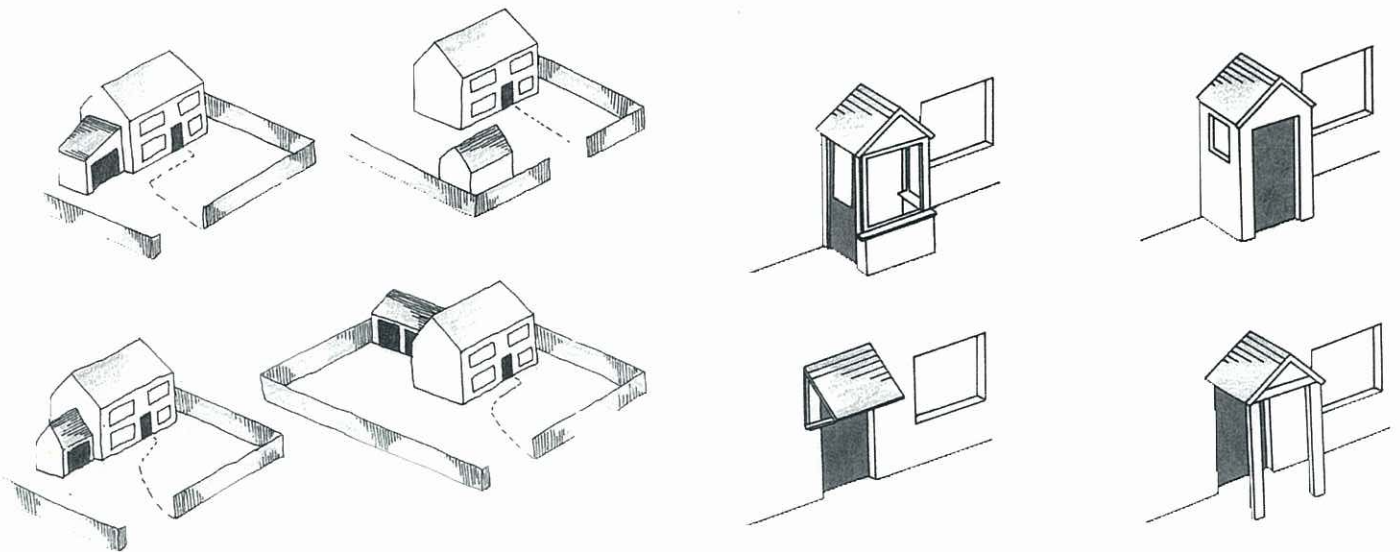
Examples of what **not** to do to an old building



Inappropriate alterations which will contribute to the destruction of an old property's character:

- 1 Oversized dormer – dominates scale of the roof.
- 2 Modern rooflights on the prominent side of the roof.
- 3 Satellite dish aerial – in full prominence.
- 4 uPVC modern windows top hung with casement replacing original sash windows with glazing bars.
- 5 Stuck-on 'veneer' of stonework covering original attractive brickwork.
- 6 Enlarged window opening destroying vertical emphasis of the original sash window.
- 7 Modern, flat-roof porch with fake Georgian door and alien, built-in fanlight.
- 8 Mixture of brick and ornamental concrete block wall with timber gate replacing popple wall.
- 9 Incongruous flat roofed garage extension, with metal up and over door.

Garage and Porch extensions which may be appropriate, depending on the character of the existing property.



Text and Sketches by Planning Department, EDDC

CONCLUSION

How our Village Design Statement was produced

9.1 This Statement was produced by the residents of the Parish with the full support and assistance of the Local Parish and District Councils. A formally constituted body, known as the 'Parish of Woodbury Village Design Group', together with some fifty active volunteers, has functioned as a management team on behalf of the community - a community which has been involved in the consultative process at all stages of preparation. A Steering Committee of twelve, representing each village, was responsible for the following:

- Compiling and distributing questionnaires to each household in the Parish.
- Analysing the questionnaires.
- Liaising with other established VDS groups.
- Regularly consulting with Planning Officers.

- Managing our budget and raising funds to meet the cost of production.
- Conducting public meetings and exhibitions in each village.
- Carrying out a survey and submitting a report on behalf of the Rural Housing Trust (Affordable Housing).

9.2 Public meetings were well attended and the response to the questionnaires was over 30%. This represents a high level of local interest in the project. Results were presented to the public, and discussed in detail, at a series of meetings held in each village.

9.3 The Guidelines and Suggestions specified in this Statement are based entirely upon a verifiable consensus of parishioners' views.

The partnership between the Local Authority, the Parish Council and the residents of the Parish of Woodbury, has created a clear blueprint for the future. It is a shared vision which is not only consistent with both parochial and District Council interests but also will serve to consolidate planning and design objectives in East Devon as a whole. Within this context, it should help to resolve all planning issues for at least the decade ahead.

Copies of the VDS are available from:

***Policy & Conservation Section, Planning Department,
East Devon District Council, Knowle, Sidmouth. Devon EX10 8HL.***

2002 Edition



*East Devon
District Council*



*Parish of Woodbury
Village Design Group*



*Woodbury
Parish Council*

Key to the Policies shown on the Village Map

Details given below are intended to assist readers in interpreting the village maps which have been reproduced from the East Devon Local Plan. In all cases the authoritative source for definitions is the East Devon Local Plan (January 2002).

Policies S1 and S2 refer to **Built-up Area Boundaries** shown on the Proposals Map of the East Devon Local Plan and include the villages of Woodbury, Woodbury Salterton and Exton (plus other East Devon villages, Area Centres and Local Centres).

Policy S3 Development Within Built-up Area Boundaries

Within Built-up Area Boundaries development will be permitted if:

1. It comprises the re-use or development of previously developed land or premises, conversion, infilling or other small-scale development;
2. It would be compatible with the character of the site and its surroundings and in villages with the rural character of the settlement;
3. It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding.
4. It would not damage wildlife, landscape, townscape or historic interests;
5. It would not involve the loss of land of local amenity importance or of recreational value;
6. It would not impair highway safety or traffic flows;
7. It would not prejudice the development potential of an adjacent site.

Policy EN2 Areas of Great Landscape Value

In areas defined on the Proposals Map as being of Great Landscape Value priority will be given to the conservation of the landscape. Development in such areas will only be permitted where it would not adversely affect their special landscape quality and character.

Policy EN5 Land of Local Amenity Importance

In areas defined on the Proposals Map as being of Local Amenity Importance permission will not be granted for development which would damage any features for which it has been designated, except for recreational uses which retain the open character of the area.

Policy EN16 Preservation and Enhancement of Conservation Areas

Proposals for development (including alterations, extensions and changes of use) located within a Conservation Area as shown on the proposals maps, or outside the area, but would affect its setting or views in or out of the area, will only be permitted where it would preserve or enhance the area's character and appearance.

Policy EN17 Demolition in Conservation Areas

Development involving demolition or partial demolition in a Conservation Area will only be permitted if:

1. The structure to be demolished makes no material contribution to the character or appearance of the area.
2. Detailed proposals for the re-use of the site, including any replacement building or other structure have been approved.

Policy EN26 River and Coastal Flooding. *For the full definition please see the East Devon Local Plan.*



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Further Reading

Official Publications

Barton, H. (1992) "**Sustainable Settlements**". University of the West of England

Department of the Environment, Transport and the Regions "**Planning Policy Guidance Note 1: General Policy and Principles**". HMSO, London

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Section of Benjamin Dorm's 1765 Map of Devon



Victorian
Bridle Boss



Georgian
Shoe Buckle



Georgian
Brooch



Georgian
Bridle Boss



Victorian
Furniture Mount



Queen Anne
Cloth Seal



Woodbury Vols.
Button

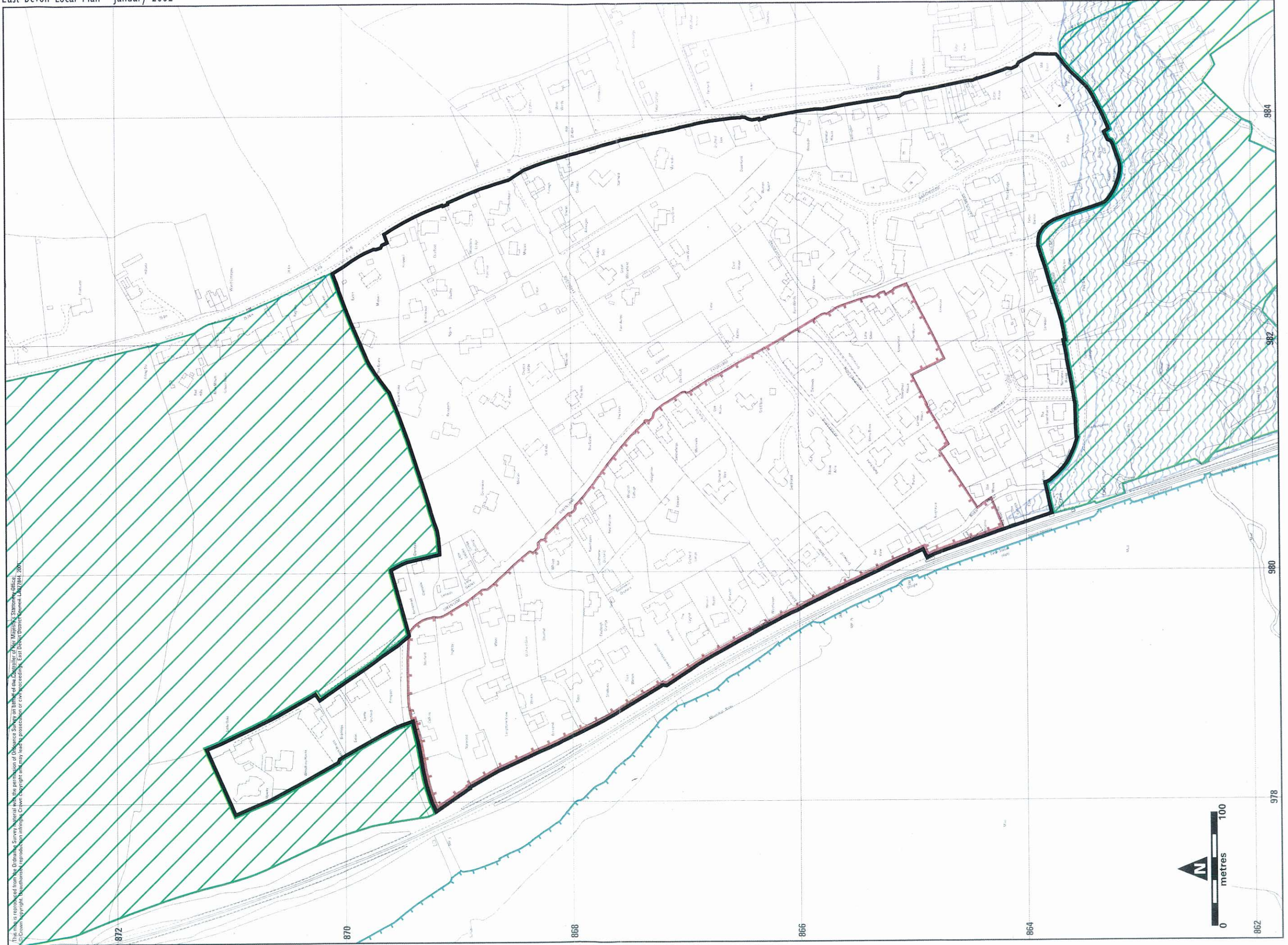


Henry VI
Groat 1424








15th Century
Brass Thimble

A few of the many artefacts discovered in the Parish of Woodbury



This map is reproduced from the Ordnance Survey General Topographic Series on behalf of the Devon County Council. It is a reproduction of the Ordnance Survey map of Exton, Devon, published in 1994. The map is reproduced from the Ordnance Survey General Topographic Series on behalf of the Devon County Council. It is a reproduction of the Ordnance Survey map of Exton, Devon, published in 1994.

-  Built Up Area Boundary (S1, S2, S3)
-  Residential Area of Special Character (EN19)
-  Green Wedge (EN4)
-  Site of Special Scientific Interest (EN7)
-  Indicative Fluvial/Tidal Floodplain (EN26)

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Policy S3 Development Within Built-up Area Boundaries

Within Built-up Area Boundaries development will be permitted if:

1. It comprises the re-use or development of previously developed land or premises, conversion, infilling or other small-scale development;
2. It would be compatible with the character of the site and its surroundings and in villages with the rural character of the settlement;
3. It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding.
4. It would not damage wildlife, landscape, townscape or historic interests;
5. It would not involve the loss of land of local amenity importance or of recreational value;
6. It would not impair highway safety or traffic flows;
7. It would not prejudice the development potential of an adjacent site.

Policy EN4 Development in Green Wedges

Within Green Wedges defined on the Proposals Map, development will not be permitted if it would damage the individual identity of a settlement or could lead to or encourage (whether in its entirety or incrementally) settlement coalescence.

Policy EN7 Nationally Important Sites - Including Sites of Special Scientific Interest

Proposals for development which significantly affects, either directly or indirectly, a Site of Special Scientific Interest will be subject to special scrutiny. *For the full definition, please see the East Devon Local Plan.*

Policy EN19 Residential Area of Special Character

Within Residential Areas of Special Character, as defined on the Proposals Map, permission will only be granted for development which does not detract from their character and identity and does not:

1. Involve the removal of significant numbers of mature or semi-mature trees or of significant lengths of boundary hedges.
2. Damage the spacious character of the area or involve the sub-division of garden areas in a manner out of keeping with the remainder of the area. Whilst new buildings (including redevelopment) do not necessarily need to adhere to any particular set of rules as regards style, detailing or materials, the general massing and site layout of development will be expected to conform to that currently existing on the application site or its vicinity.
3. Involve the provision of over-large buildings or repetitive groups of small houses or bungalows.
4. Involve the provision of additional access or parking requirements in a manner that damages the character of the area.

Policy EN26 River and Coastal Flooding. *For the full definition please see the East Devon Local Plan.*