



Core Strategy Preferred Approach Summary Consultation



EAST DEVON
LOCAL DEVELOPMENT
FRAMEWORK



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Core Strategy Preferred Approach Summary Consultation

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ABOUT THIS DOCUMENT

This document is a summary of the full Core Strategy Preferred Approach Report. It follows the same format and section structure as the full report and highlights key development proposals in East Devon.

Your comments on this summary version are welcomed but we would also encourage you to read and comment on the full document. To see the full report and for further information please visit our website at www.eastdevon.gov.uk/ldfconsultation2010. You can comment online or through the contact details on the reverse of this document.

Foreword

East Devon is a beautiful part of the UK.

That's why we all like living and working here. And it's why lots of other people want to come and live here too. This puts pressure on any land available for house building and development – and the need for people to have jobs makes potential employment sites all the more precious.

It's not just that East Devon *feels* like a nice place to live – it officially *is*. Two-thirds of the District lies in Areas of Outstanding Natural Beauty and the coastline of East Devon makes up part of the only World Heritage site in England that is recognised for its environmental importance. We therefore have a duty and a desire to conserve our surroundings.

Add to this the fact that we are close neighbours with Exeter – one of the fastest growing city economies in the land – and you start to get a sense of the challenges we face in balancing the various conflicting pressures.

In the past, we have relied upon our Local Plan to guide us. But this document, created some years ago after close consultation within the community, is near to its 'sell-by date'. The new pressures of life in the twenty-first century mean we need guidance documents that tackle all the potential issues that could arise from the pressures mentioned above.

That's why we, like all other Councils in England, must create new guidance documents that are fit for purpose in the local context and satisfy the latest demands of national Government.



By **Councillor Sara Randall Johnson**,
Leader of East Devon District Council

The documents we will produce come under the 'umbrella' title of the Local Development Framework (LDF) and at its heart is a high-level document called the Core Strategy.

We have consulted and worked with local communities and Town and Parish Councils and other local organisations to develop an overall vision for East Devon. East Devon holds the key to the future growth of Exeter and the wider region, straddling as it does the gateway to our county town and boasting a shoreline that makes up a significant length of the World Heritage Jurassic Coast.

There are already some exciting – but challenging – proposals in the pipeline, including the prototype eco-town of Cranbrook, with its cutting-edge district heating network, and the supporting Science Park and Skypark employment sites. The positioning of the west end of our District at the hub of road, rail and air networks gives us a unique opportunity to

deliver major growth on a sustainable basis and with significantly reduced CO₂ emissions.

Here are some of our thoughts when considering the key factors that we need to either provide or be aware of when we create our LDF Core Strategy:

- Build a mix of residential development to provide homes for all, including those with limited funds.
- Provide sustainable growth, supporting the economy of the South West and the Exeter sub-region.
- Manage, conserve and enhance the landscape, upholding biodiversity.
- Enable local communities to thrive and evolve to meet the challenges of the twenty-first century.
- Allow existing market towns to grow on a sustainable and competitive scale.
- Promote good transport links through improved rail and bus services, whilst providing for the needs of cyclists and pedestrians.
- Promote high speed broadband connections to ensure a bright, green future for residents, visitors and the business community.

Please read on to learn how the consultation we have held so far is guiding this Core Strategy. Then please do let us have your further comments, so that you can help us to shape a better East Devon for the benefit of us all. ■

SECTION 1

Introduction

This document summarises the proposals and text in the full LDF Preferred Approach document. This short report is intended to highlight the key themes and issues and to explain what we are doing and where and why we are doing it.

For more details of the Council's Preferred Approach to future development in East Devon, please refer to the full document. We are happy for this document to be copied and very widely distributed.

The Core Strategy will be a key plan for the future of East Devon. It will help set out what East Devon will be like in the years to come, the type of development that will happen and where it will occur and what benefits it will bring to our communities.

We are asking for your views on our preferred approaches to future development and the responses we receive will help determine what our plans will look like. If you feel our current preferred choices are positive then please let us know; but we would also welcome your suggestions if you do not like our proposals.

Making Comments on our Core Strategy Preferred Approach document

We welcome comments from all individuals and organisations. To submit comments or get more information please visit our website at www.weplananywhere.com or at www.eastdevon.gov.uk.

On our website you will be able to:

- View our full Core Strategy Preferred Approach document and submit detailed comments on the document via our Limehouse Consultation database.
- Post comments directly on the website (which will be emailed to us).
- Post messages on Facebook and use Twitter.
- View our YouTube 'We Plan Anywhere' video.
- View summary documents about our proposals for different parts East Devon.
- Find out much more about how and why we have produced our Preferred Approach document.

You can email us on ldf@eastdevon.gov.uk. You can also send written comments to Planning Policy Section, East Devon District Council, Knowle, Sidmouth, EX10 8HL.

Please note that if you submit comments with your name and address (and if relevant the details of the organisation you represent) we will record these on our consultation database and your name and organisation details will be published online and publicly available via our Limehouse consultation software.

All comments must be received by the Council by 5 PM on Tuesday 30 November 2010 at the latest. ■

SECTION 2 AND 3

What East Devon is like and our vision

We know that East Devon is a beautiful place, but we recognise that it does face challenges. We want your views on how East Devon can and should change in the future to meet the problems and challenges; we also want your ideas on the assets and qualities we should conserve and enhance.

Vision for East Devon to 2031

The Core Strategy will help shape East Devon in the years ahead. As a starting point to help us tackle the challenges we face over the next twenty years, we have created a Vision Statement to sum up our aims. We'd welcome your comments on whether you think we have got it right.

East Devon will play its part in boosting the economy of the Exeter sub-region by encouraging significant growth within the West End of the District through:

- providing Cranbrook, a prototype 'eco-town' new community, plus an urban extension east of Exeter
- delivering the Exeter Science Park, Skypark, an inter-modal rail freight depot, and the expansion of Exeter Airport
- developing high technology industries and opening up our market and coastal communities to the latest technological innovations
- facilitating the change to a low carbon economy and providing an advanced public transport system to connect the main

employment sites with the established and new communities.

East Devon will provide for more balanced communities where homes and jobs are in better alignment by:

- providing major employment, housing and community facilities in Exmouth
- vital housing growth at Axminster, with more modest growth at Honiton, Ottery St Mary, Seaton and Sidmouth
- finding smart solutions to meeting affordable rural housing and employment needs
- ensuring services are provided to meet the changing needs of an ageing population by maintaining and supporting services that can be delivered locally.

In delivering growth in the market and coastal towns and rural communities, the challenge will be to provide all the necessary facilities whilst protecting East Devon's outstanding quality of life and the very special environment. This includes the World Heritage Coast site as well as the Blackdown Hills and East Devon Areas of Outstanding Natural Beauty.

The key is to respond sensitively to the needs for more balanced communities without damaging the environmental qualities that we cherish. The local distinctiveness of East Devon in both landscape and building traditions will be supported and we will set the agenda and design standards for future progressive development.

We will support a strong and viable agricultural sector in East Devon, focused on helping local food production and maintaining food security and home supply. The rural economy will be a varied one, widening the options for providing jobs and promoting the different attractions (both natural and man-made) that East Devon has to offer. ■

SECTION 4

Our objectives for East Devon

Through our overarching objectives we will seek to do the following.

Jobs and Economic Growth

- Widen the range of opportunities for jobs and training.
- Diversify the economy and raise incomes.
- Promote the knowledge based economy
- Have a supply of employment land that is more responsive to demand.
- Encourage businesses to improve the quality of the way they work.

Housing

- Secure good quality homes of adequate size in appropriate locations.
- Develop Cranbrook as a new modern market town for East Devon.
- Ensure new homes will complement existing towns and villages.

Balanced Communities

- Promote health and well-being by improving opportunities for social integration.
- Encourage healthy and independent living and positive mental health.
- Protect and enhance provision of services and facilities in convenient and accessible locations.
- Encourage 'localism' in the work we do.

Transport

- Encourage accessibility to goods, services and facilities.

- Encourage walking, cycling and high quality public transport.
- Ensure low/zero carbon emission fuels are widely available and used.

Carbon emissions and climate change

- Encourage lower carbon emissions and increase resilience to climate change.
- Encourage the generation of energy from renewable sources.
- Provide links from new low carbon energy infrastructure to existing buildings.

Biodiversity

- Protect and enhance biodiversity.
- Improve access to, value, quality and use of our local environment.

Green Infrastructure and Recreation

- Protect and enhance the quality of and access to our green open spaces.
- Create formal and informal open spaces and provide opportunity for recreation to everyone.

Landscape, AONBs and Coastal Zone

- Protect our valued and important landscape.
- Encourage thriving communities and economic wellbeing within our outstanding landscapes.

Built Heritage

- Protect our outstanding built heritage.
- Ensure new development is locally distinctive, high quality and enhances places. ■

SECTION 5

Listening to what the public and the Government want

The Core Strategy will need to take into account a wide range of policy guidance made at an international, national, and county-wide level. The District Council will need to look at this ‘higher tier’ guidance and apply it to the local level.

However, the new Government has clearly indicated that it is less important what they and

other ‘higher tier’ bodies say and we should take more notice of local people making decisions about how, why and if their areas should change.

As a local planning authority, we will need to listen carefully to the views of Parish Councils and local bodies. To do this, it is very important for our future planning work that we understand what people have told us through public consultation.

The Council consulted on the Core Strategy in 2008/09 and again through a series of events with Parish and Town Councils, community groups, young people and amenity bodies across East Devon in spring 2010. There will be more consultation like this before any decisions are taken. ■

SECTION 6

Summary of the Strategy for Development

We have set out a strategy, or ‘big picture’, for how we see East Devon developing in the future and how many homes, new jobs and additional facilities are to be provided.

For the period from 2006 to 2026 we are planning to see around 19,420 new homes in East Devon.

- 1 East Devon’s ‘West End’ will see quite a lot of new homes (around 41 per cent of dwellings built) along with community facilities and public transport systems. We will also need to provide

lots of new employment sites to encourage commercial companies to invest in our area.

- 2 More homes will need to be built in the six main towns of East Devon to serve the needs of those towns, as well as the needs of surrounding rural areas. This will account for around 41 per cent of dwellings built in East Devon.
- 3 Development in smaller towns and villages will be limited to meeting local needs and these other settlements will accommodate around 18 per cent of dwellings.

We will also wish to see a high number of new jobs provided at East Devon’s West End and in our towns and villages. For each new home built we want to see at least one extra job provided. ■

SECTION 7 Development at East Devon's West End



**Proposed
Energy
Centre at
Cranbrook**

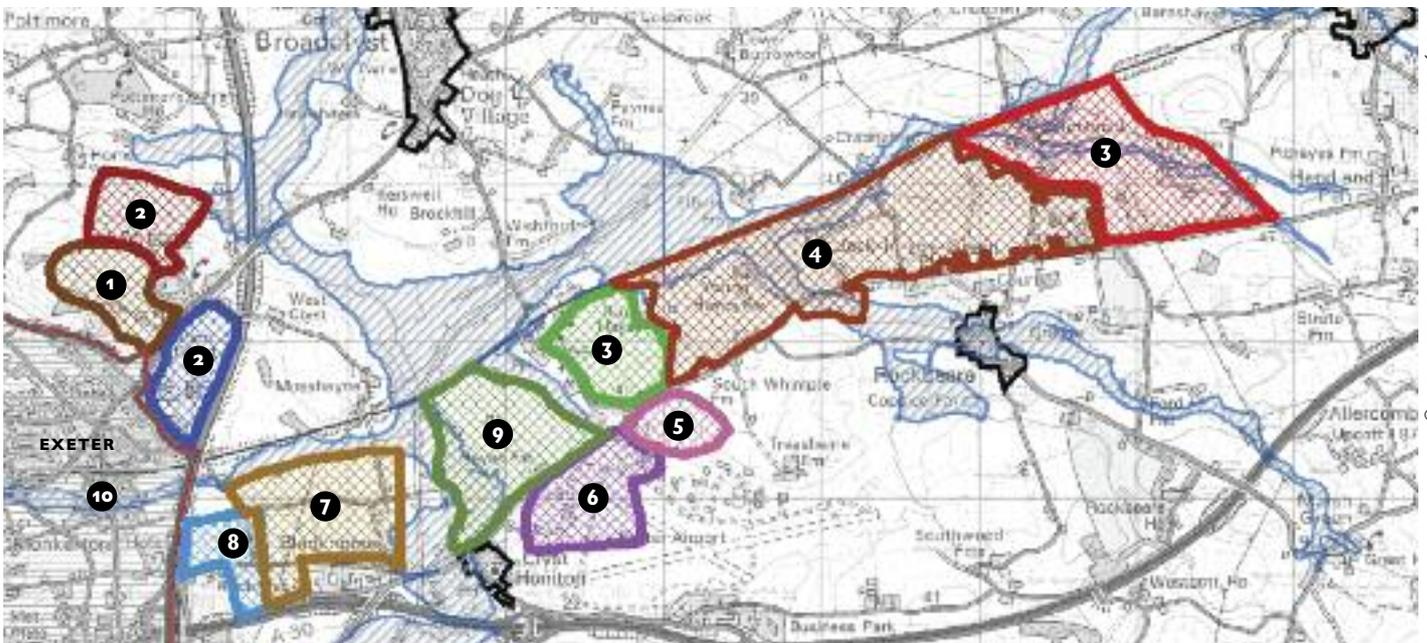
STEPHEN GEORGE & PARTNERS/ST MODWEN

The Exeter sub-region has seen a lot of growth and development in recent years and we expect this growth to continue. We will need to provide for new homes in East Devon and we will also need high quality businesses to invest in the area.

We are keen to ensure that East Devon

residents can take advantage of high quality employment opportunities in this western part of the District.

The following plan details the major developments proposed for the West End of East Devon. ■



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ANNOTATIONS

- 1** Pinhoe Allocation: 450 homes and social, community and commercial facilities and infrastructure.
- 2** Additional Pinhoe Allocations (all or part of identified areas): 350 homes and social, community and commercial facilities and infrastructure.
- 3** Cranbrook Allocations (all or parts of identified sites): to accommodate up to 2,100 additional homes and social, community and commercial facilities and infrastructure. Land for the 2026 to 2031 period for 1,500

- additional homes will be identified/allocated in later policy document(s).
- 4** Existing Cranbrook Site: 2,900 homes.
- 5** Skypark Expansion: provision of 10 hectares of land for high quality business uses.
- 6** Existing Skypark Site: Phases 1 and 2.
- 7** North of Blackhorse Allocation: 2,200 dwellings and social, community and commercial facilities and infrastructure.
- 8** Existing Science Park Site.
- 9** Existing Intermodal Site.
- 10** Exeter City: see their Core Strategy for development proposals in the City.

KEY

-  Floodzone 3 – 1 in 100 chance of river flooding
-  Built Up Area Boundary
-  Areas of Outstanding Natural Beauty

SECTION 8

The future for Axminster



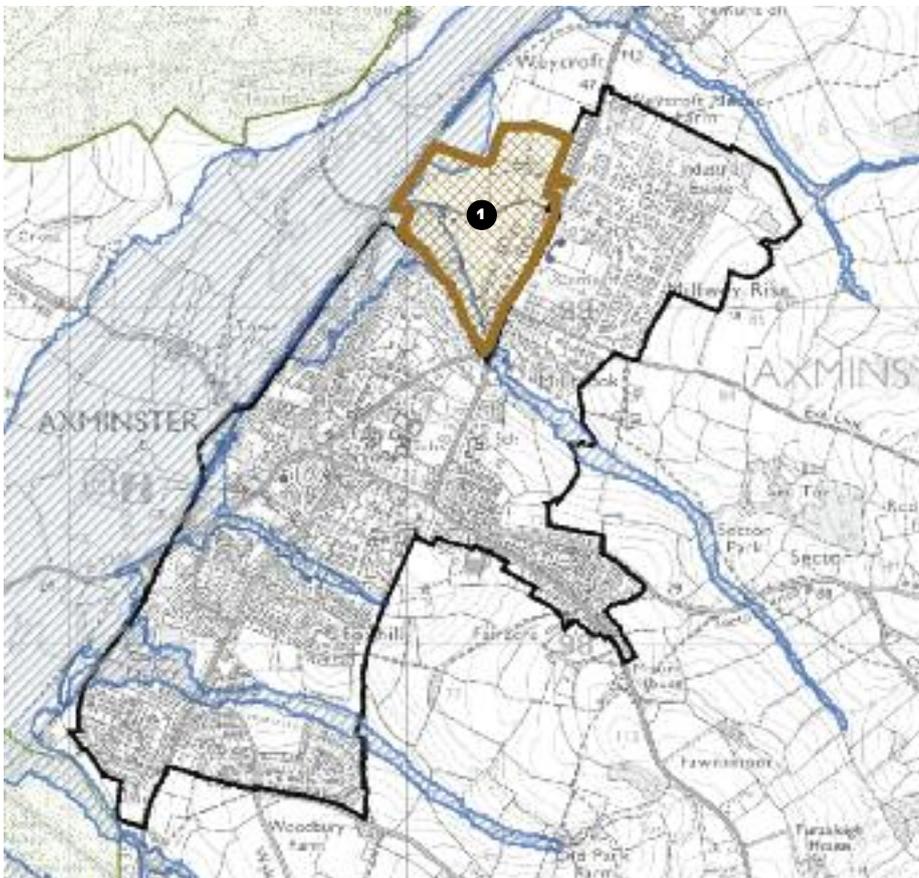
The church at Axminster

Axminster is an important centre for jobs and services and we want to see this role continue and expand. The town centre will be targeted for improvements to bring derelict land and buildings into productive use.

We will seek to improve traffic circulation, public transport, and cycle and pedestrian access but we do not consider it realistic (in the short or medium term) to plan for construction of a north-south relief road or bypass. We will

plan to conserve and enhance the natural surroundings of Axminster and the built-up parts of the town.

Land will be allocated at Cloakham Lawns to allow for around 400 new homes to be built, including affordable homes, as well as employment units and greatly improved recreation facilities. There may be other developments within the town as it exists at present. ■



ANNOTATION

- 1 Cloakham Lawns: allocation for 400 homes and social, community and commercial facilities and infrastructure – including new sports facilities.

KEY

-  Floodzone 3 – 1 in 100 chance of river flooding
-  Built Up Area Boundary
-  Areas of Outstanding Natural Beauty

SECTION 9 The future for Exmouth



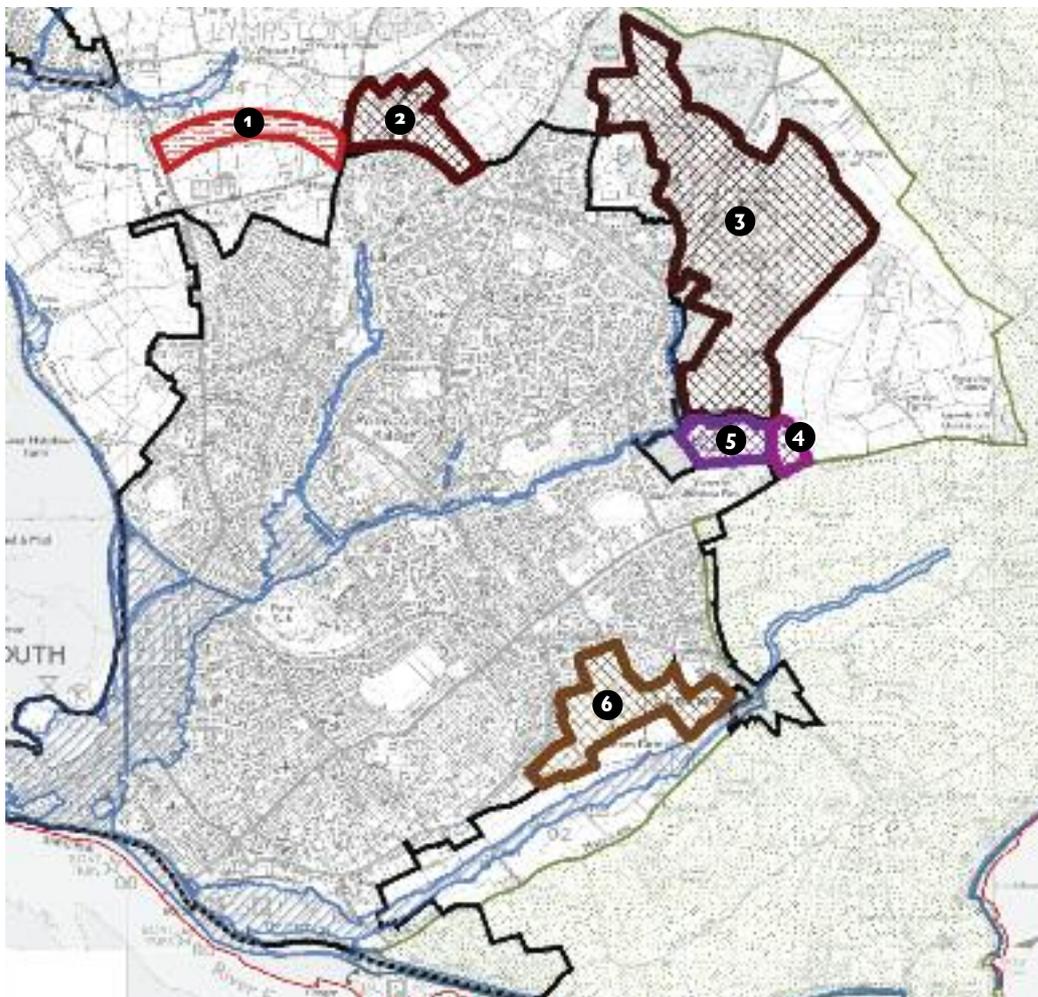
**Exmouth
clock tower**

Exmouth is Devon’s largest town and an important tourist centre. We are proposing a large number of new homes, including affordable housing, and regeneration aimed at providing new jobs.

We will seek to reduce commuting through home-grown employment and tourism-related

development. We will concentrate on improving the town centre, especially better shops and improved community facilities. We will plan for the completion of Dinan Way and to improve public transport links to Exeter.

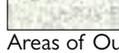
Major changes are proposed at the locations shown on the map below. ■



ANNOTATIONS

- 1 Dinan Way Completion: indicative alignment for road.
- 2 Goodmores Farm: allocation for 350 homes and 5 hectares of employment and community uses.
- 3 St John's Wood: allocation for high quality longer term development for up to 1,000 homes, 15 hectares of employment and community uses and a neighbourhood centre.
- 4 Liverton Business Park Phase 3: allocation of 2.5 hectares of land for employment uses.
- 5 Liverton Business Park Phase 2: has planning permission.
- 6 Littleham Valley: allocation for 500 homes and community facilities.

KEY

-  Floodzone 3 – 1 in 100 chance of river flooding
-  Built Up Area Boundary
-  Areas of Outstanding Natural Beauty

SECTION 10

The future for Honiton



Retail on Honiton High Street

Honiton is an attractive market town that acts as a service centre for residents of the surrounding countryside.

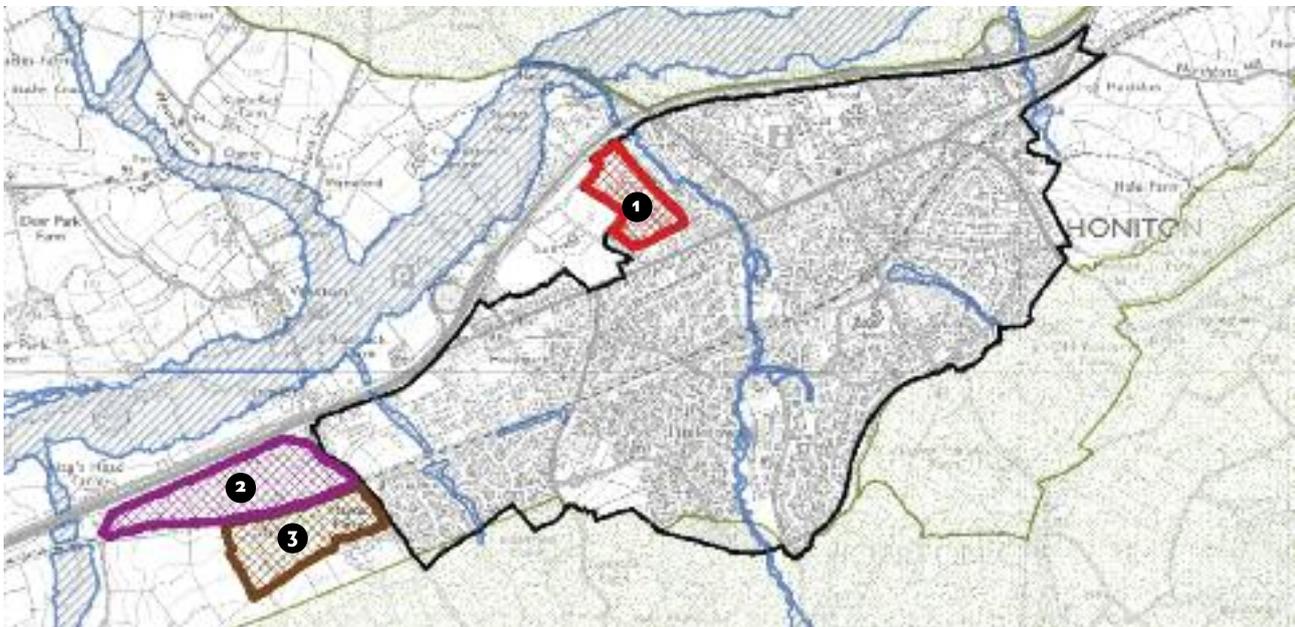
We are proposing a modest number of extra new homes to meet the town’s needs and a focus on town centre regeneration to improve Honiton as a service centre.

We will encourage the redevelopment of

less well used parts of the town, particularly where they are linked to the town centre (including the existing Ottery Moor Lane employment site).

We will earmark housing and employment land to the west of the existing Heathpark Industrial Estate (north and south of the railway). ■

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ANNOTATIONS

- 1** Ottery Moor Lane: Comprehensive mixed use redevelopment (site capacity not specified/defined).
- 2** West of Hayne Lane – north of railway: allocation of 15 hectares of land for employment and commercial uses.
- 3** West of Hayne Lane – south of railway: allocation for 300 homes.

KEY

-  Floodzone 3 – 1 in 100 chance of river flooding
-  Built Up Area Boundary
-  Areas of Outstanding Natural Beauty

SECTION 11

The future for Ottery St Mary

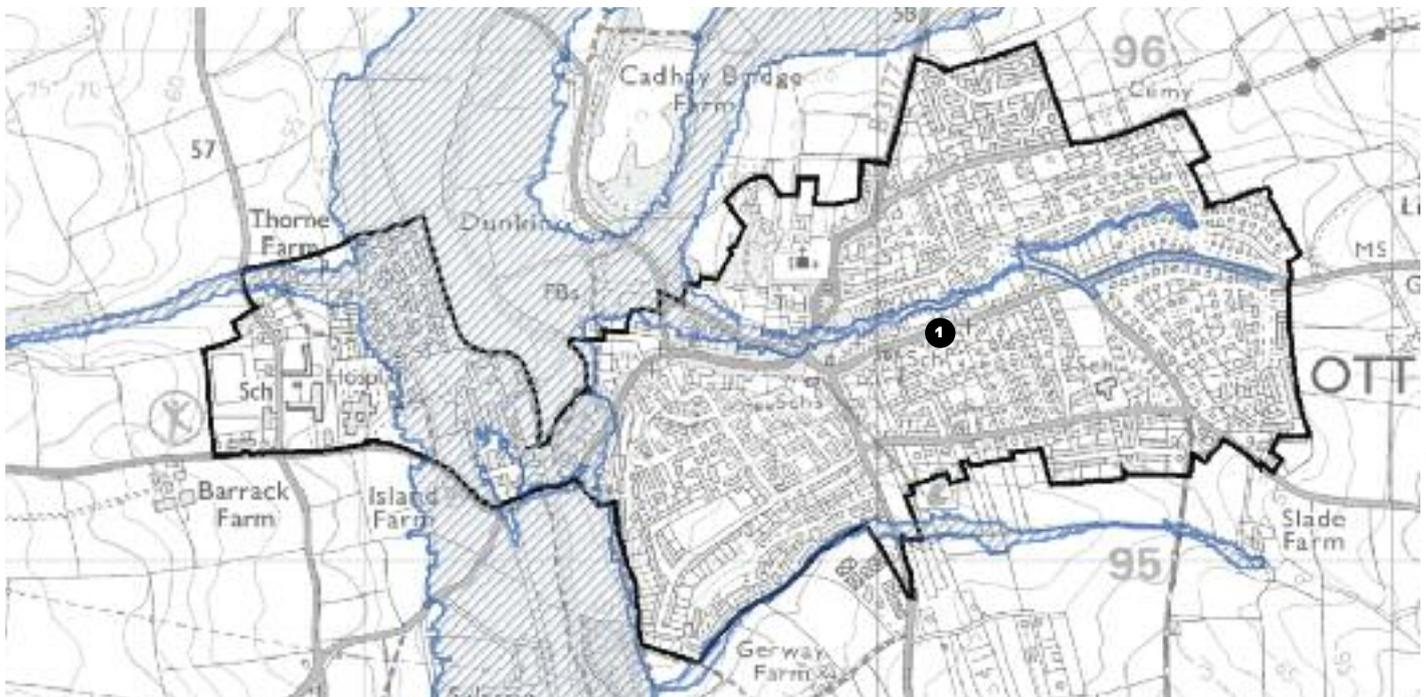


The Library at Ottery St Mary

Ottery St Mary is an attractive historic town in the central part of East Devon. We are proposing modest future development in the town to meet local needs, especially for affordable housing.

We will also support future employment

sites in the town and we will aim to protect green spaces in and surrounding the town. We will concentrate on promoting the town centre as a shopping and commercial centre and we will support new social and community facilities. ■



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ANNOTATION

- 1 No Strategic Allocations are proposed at Ottery St Mary. Development to be accommodated inside the existing Built-up Area Boundary (black line) until superseded by a Land Allocations and Development Management Policy plan.

KEY

-  Floodzone 3 – 1 in 100 chance of river flooding
-  Built Up Area Boundary
-  Areas of Outstanding Natural Beauty

SECTION 12

The future for Seaton



**Seaton
Town Hall**

Seaton is an important coastal town, with internationally recognised natural attractions. There are currently major proposals for development and regeneration in the town.

Seaton is a traditional seaside resort and we will promote the tourism industry in the town, especially green tourism. We will continue

promoting the development of the regeneration area and we see tourism and green tourism as important elements in the future success of Seaton.

Outside of the Regeneration Area, modest development will be promoted in Seaton. ■



ANNOTATION

1 No Strategic Allocations are proposed at Seaton. Development to be accommodated inside the existing Built-up Area Boundary (black line) until superseded by a Land Allocation and Development Management Policy plan.

KEY

-  Floodzone 3 – 1 in 100 chance of river flooding
-  Built Up Area Boundary
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SECTION 13 The future for Sidmouth

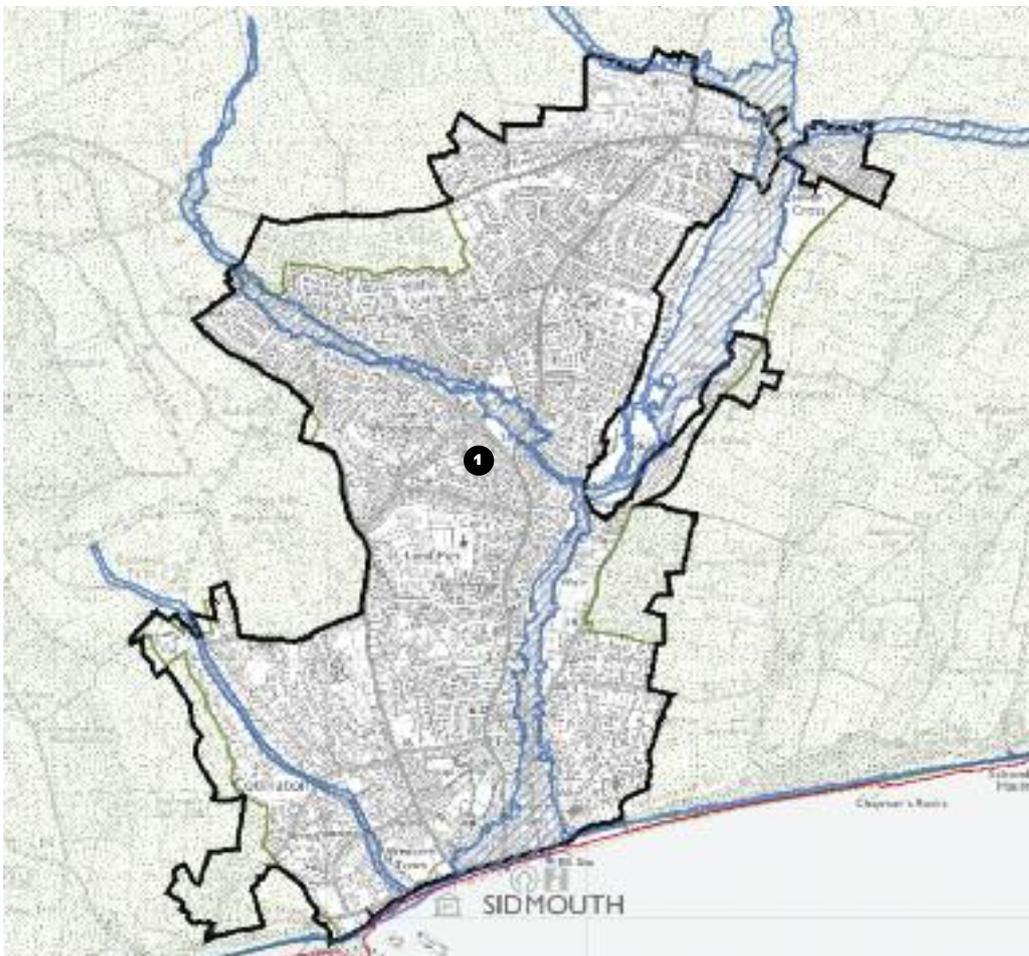


Sidmouth beach

The historic (Regency) style of many of Sidmouth’s buildings makes the town special for many people.

We are planning for modest employment and housing growth to meet local needs, with the aim of retaining the existing qualities and character of the town but still allowing business to prosper.

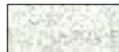
The emphasis will be on redevelopment of existing less well used sites, particularly where they are closely linked to the town centre. In the long term, we will identify land on the edge of Sidmouth where the town could expand, but we will make sure we conserve and improve the town’s natural attractiveness and its distinctive buildings. ■



ANNOTATIONS

- 1 No Strategic Allocations are proposed at Sidmouth. Development to be accommodated inside the existing Built-up Area Boundary (black line) until superseded by a Land Allocations and Development Management Policy plan.

KEY

-  Floodzone 3 – 1 in 100 chance of river flooding
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SECTION 14

Development in our villages and rural areas

The smaller towns, villages and rural areas of East Devon are mostly set in a beautiful unspoiled landscape, but some development is necessary to make them livelier and to ensure that they meet the needs of local communities and residents.

In rural areas we will seek to improve public transport services, protect existing facilities from closure and encourage new amenities. We will also encourage better broadband connections and small scale business units, so rural residents will have more opportunity to work locally.

The high costs of housing and a shortage of smaller homes prevent many people from owning or renting in the rural areas. In the same way, a shortage of homes for older people may ‘force’ the elderly into towns, away from the areas where they have grown up. We will pay particular attention to encouraging housing for local needs and affordable housing.

Hub rural settlements

We plan to accommodate moderate-sized development in what we have called ‘hub rural settlements’. These need to have a range of facilities to serve existing residents and those of surrounding rural areas.

Development of around fifty new homes can be expected at the following small towns and large villages over the next twenty years:

- Beer
- Broadclyst

- Budleigh Salterton
- Clyst St Mary
- Colyton
- Dunkeswell
- Feniton
- Kilmington
- Lypstone
- Musbury
- Newton Poppleford
- Sidbury
- Uplyme
- West Hill
- Whimble
- Woodbury

Smaller villages

Smaller villages, which offer some facilities to residents, will also have smaller scale development so that they continue to thrive.

Up to twenty houses will be built and the community will be asked what size and type these should be and how many should be ‘affordable’ for local people.

We will encourage new jobs and home working at these villages, which are:

- Awliscombe
- Aylesbeare
- Axmouth
- Brampford Speke
- Branscombe
- Broadhembury
- Chardstock
- Clyst Hydon
- Clyst St George
- Colaton Raleigh
- Colyford
- Dalwood
- East Budleigh
- Ebford
- Hawkchurch
- Membury
- Offwell

- Otterton
- Payhembury
- Plymtree
- Rockbeare
- Smallridge
- Stockland
- Talaton
- Tipton St John
- Upottery
- Woodbury Salterton

SECTION 15

Ensuring we have thriving communities

We aim to support thriving communities.

The planning process will play a very important part in the quality of life that people lead. Jobs, homes, transport, education and local facilities are all vital to the well-being of residents.

Through the Core Strategy we will try to ensure we can match people's needs with these basic ingredients of a modern community.

Jobs and businesses are needed for a strong economy, while health and welfare plus access to housing and services are linked to job security and quality of work.

We want to see a healthy amount of growth in the high technology industries that will be attractive to young people and will help us keep our graduates in the local area. We want to help people get access to a broader range of jobs, including better paid, and more secure jobs and we want opportunities for people to

Elsewhere in the countryside, development will be allowed where we can be sure it will meet a proven local need, with local community support. Away from villages, farm and rural businesses may branch out into small-scale rural enterprises and we will encourage the re-use of existing buildings. ■

have better education and training in order to get these more highly skilled jobs.

We also want to create opportunities for people to work at or close to their home to reduce the need for commuting.

Through our Core Strategy we will aim to:

- encourage mixed-use development including employment
- provide employment opportunities alongside new housing
- encourage greater commercial prosperity and more interesting town centres
- provide a range of employment sites that provide choice for employers across the District
- provide flexibility for the tourism industry to expand and develop whilst recognising that it is a sector undergoing significant change.

We all need a roof over our heads and most residents of East Devon live in attractive, good quality homes. However for some, especially younger people, finding a home at an affordable price can be a daunting challenge.

We want to ensure that residents of East Devon can find homes to live in and to this end we will:

- promote high quality new housing development

- place an emphasis on local and affordable housing, including ensuring that all new residential developments make a contribution to affordable housing
- promote a range of housing types throughout East Devon, including homes that:
 - meet ‘local needs’
 - house the elderly, including care and extra care homes
 - are fit for occupation and adaptable for all stages of people’s lives (lifetime homes).

Every community needs facilities that are easy to reach. We want to ensure that everyone has local access to primary education, shopping and

social facilities, sports and recreation space and other essential services.

To achieve this we will:

- ensure that all new residential development makes a contribution to community facilities
- encourage and support new social, commercial and community facilities and the retention of existing ones
- promote the use of public transport and encourage providers to increase the coverage and frequency of services
- support existing schools and colleges in their improvement plans. ■

SECTION 16

Climate change and the environment

We are proud of East Devon’s outstandingly beautiful environment, much of it recognised nationally and internationally, and we think it’s essential that we preserve and improve it so that future generations can enjoy the same high quality of life that we do.

East Devon is an attractive place to live, work in, and visit – so far, our expectations for high standards of living have generally been catered for without spoiling this outstanding environment.

Our environment constantly changes, either through natural processes such as coastal erosion or fossil fuel depletion, or because of

our actions through development, resource use, conservation or even neglect.

We will set out how we plan to cope with the inevitable changes, and how we can prevent, limit or offset bad effects and improve our environment for the long-term.

In playing our part we will:

- encourage local energy generation, district heat generation and supply
- improve systems for waste collection
- provide charging points for electric vehicles
- improve sustainable routes across neighbourhoods
- support improved ICT links and superfast Broadband access.

Carbon reduction and using resources wisely

We can limit, avoid, offset and improve our environmental impact in three main ways:

- Guide location of development, require a mix of homes and jobs, minimise resource use.

- Ensure the design and construction of development is sustainable.
- Require and promote schemes of all scales for renewable energy production.

‘Green’ Networks

Green Networks (or green infrastructure) are the spaces within and around settlements, and the routes used to travel within them, between them and to other destinations by people and wildlife.

Green networks will create high quality, attractive settings for day-to-day living and recreation, to improve the character and diversity of the landscape and to protect historic places that improve the area’s unique attractiveness and traditional appeal.

They will enrich the area’s wildlife, offset the bad effects of lost or disturbed habitat, and retain or create links between animal territories. Where a water course is included, the corridor will serve numerous purposes such as drainage systems, wildlife routes, and leisure and recreation.

We will:

- develop a district-wide Green Infrastructure Strategy with Area Frameworks for each town linked to its rural surroundings
- make full use of any opportunities that green networks present to make leisure and recreation spaces easier to reach for as wide a range of people as possible
- provide space for community allotments.

We have highlighted four exceptional environmental assets of the District for particular attention as follows, and policy will be developed to address these.

Coastal areas

East Devon’s exceptional coastline forms part of a World Heritage Site and is mostly

undeveloped. Parts of the coast are eroding and this can impact on people’s livelihood and homes.

We will:

- discourage development in undeveloped coastal areas if it would harm the landscape, unless there are no alternatives available and only then if development is essential
- encourage protection of the coastline where erosion could impact on people’s livelihoods and homes, where this is viable and accords with emerging SMP2 (long-term Shoreline Management Plan).

Landscape and AONBs

Two thirds of our District is nationally recognised as an Area of Outstanding Natural Beauty (split between the Blackdown Hills and the East Devon AONB).

In accommodating development in our landscape we should try to minimise any harmful impacts and improve landscapes that may have been spoiled over the years.

We will:

- conserve and enhance the landscape of East Devon
- recreate and strengthen important areas of landscape
- ensure that new developments are appropriate in scale and in-keeping with the landscape, respecting the geology, ecology and cultural heritage.

Biodiversity and wildlife protection

East Devon has an amazing diversity of wildlife and habitats. International, national and local designations apply to significant areas throughout the District. This type of protection is important, not just for its own sake but because it also adds to people’s quality of life and attracts tourists to the District.

To ensure we retain and enhance our biodiversity we will:

- conserve and enhance the most valued habitats
- only permit developments that would not harm important habitats (and the species they support), or that would include measures to ease or offset those effects
- promote habitat creation, including major new green spaces for wildlife and people to use.

Historic buildings

The underlying geology of East Devon, and the agriculture it has supported, have together ensured we have an interesting range of local building materials that have been used

traditionally to give us historic buildings of exceptional quality. Regrettably, more recent development has often been of lesser quality, with little reference to the place.

We see local distinctiveness, in building materials and shape, as essential to the quality and appeal of East Devon and we will:

- encourage high-quality, locally distinctive design standards
- value, preserve and improve our historic buildings
- insist that sustainable construction techniques are included in projects. ■

SECTION 17

Delivery and infrastructure provision

Development of any kind can place demands on the existing infrastructure and may generate a need for new facilities.

When new homes are built people will need to use roads and sewers, new play areas may be important, community halls or new school places may be needed. In some cases, private sector business will provide these, because there is money to be made; but for other facilities this will not be the case.

We will produce a plan explaining how we will implement proposals and schemes. The plan will be produced alongside the Core Strategy and will describe the local and strategic

schemes; it will state how much they will cost, who will lead on provision and who the relevant partners will be.

We will set out how contributions from developers and land owners will help fund infrastructure. We will also work with providers of services and infrastructure to ensure that public and private money is used in the most efficient way possible to provide the facilities needed for our communities.

We will also need to co-ordinate and support communities as they develop their own solutions to improve the infrastructure in existing places, for example through combined purchase and installation. This will help them to achieve better prices through economies of scale and energy-saving technology in existing neighbourhoods. ■

SECTION 18

Monitoring

Monitoring – or regular checking – is an essential component of the planning policy process. The policies we produce will be

designed around finding solutions. To ensure that they are working, we will need to monitor what happens and understand why it is happening.

Monitoring will tell us if we are being successful. If our policies are failing, we will need to change them.

Every year we produce an Annual Monitoring Report (AMR) that you can view online at www.eastdevon.gov.uk. ■

SECTION 19

What happens next?

The Core Strategy is just the starting point for our work – it sets out our overall aims and the major schemes we need to deliver. It is essential that we have a ‘big picture’ first, so that we can plan for the more detailed work that will follow.

In the next two to three years, once the Core Strategy is completed, we will start to consider smaller-scale development sites and changes to development boundaries. We will also look at detailed policies that cover every possible way of encouraging the best and most suitable types of development in East Devon.

Something else that will help us to plan in more detail will be a Land Allocations and Development Management Policy Development Plan document, listing precise

sites for development and showing small-scale boundary changes to existing plans. It will also set out detailed policies that will be used when we consider future planning applications.

We will also produce local proposals and plans giving more details of how we intend to manage detailed schemes and proposals in specific towns and villages. We will consult closely with local people, with communities and town and parish councils to ensure that the plans we produce create the types of place where people want to live. ■

Would you like to
comment or receive
more information?

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Visit our website www.eastdevon.gov.uk/ldfconsultation2010



EAST DEVON
LOCAL DEVELOPMENT
FRAMEWORK

