

EAST DEVON LOCAL PLAN

2006 to 2026



CONSULTATION ON THE INSET MAP AND POLICIES FOR:

SEATON

Consultation - 11 May 2012 to 11 June 2012

From 1 December 2011 to 31 January 2012 East Devon District Council consulted on a draft Local Plan for the District. This plan had policies specifically for Seaton but it did not show all policy boundaries and sites on a clear map. On 8 May 2012 the Development Management Committee of the Council approved an amended draft of the plan and also proposed inset maps for each of the seven main towns of East Devon.

This new consultation document is specifically concerned with the Seaton map and the policies that apply to sites shown on it. We would welcome your comments:

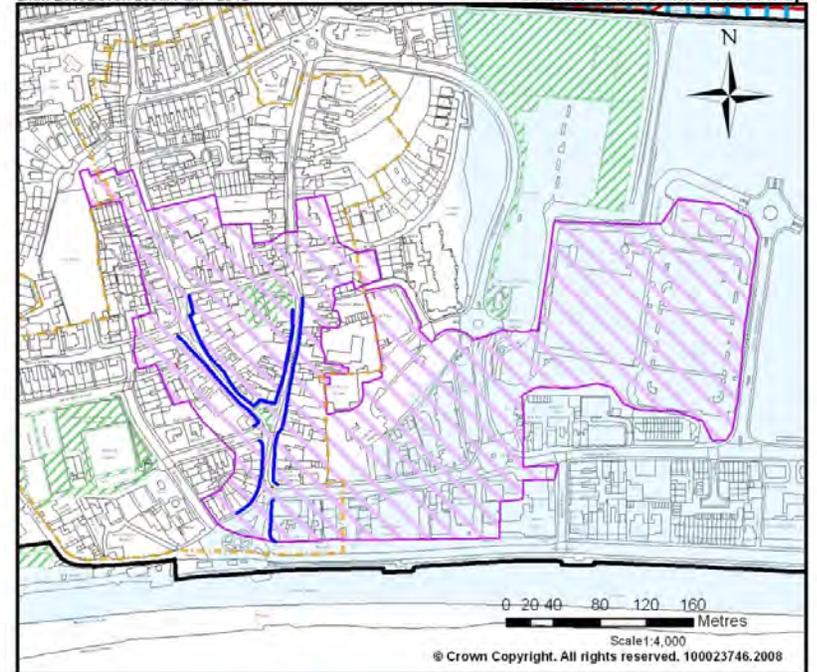
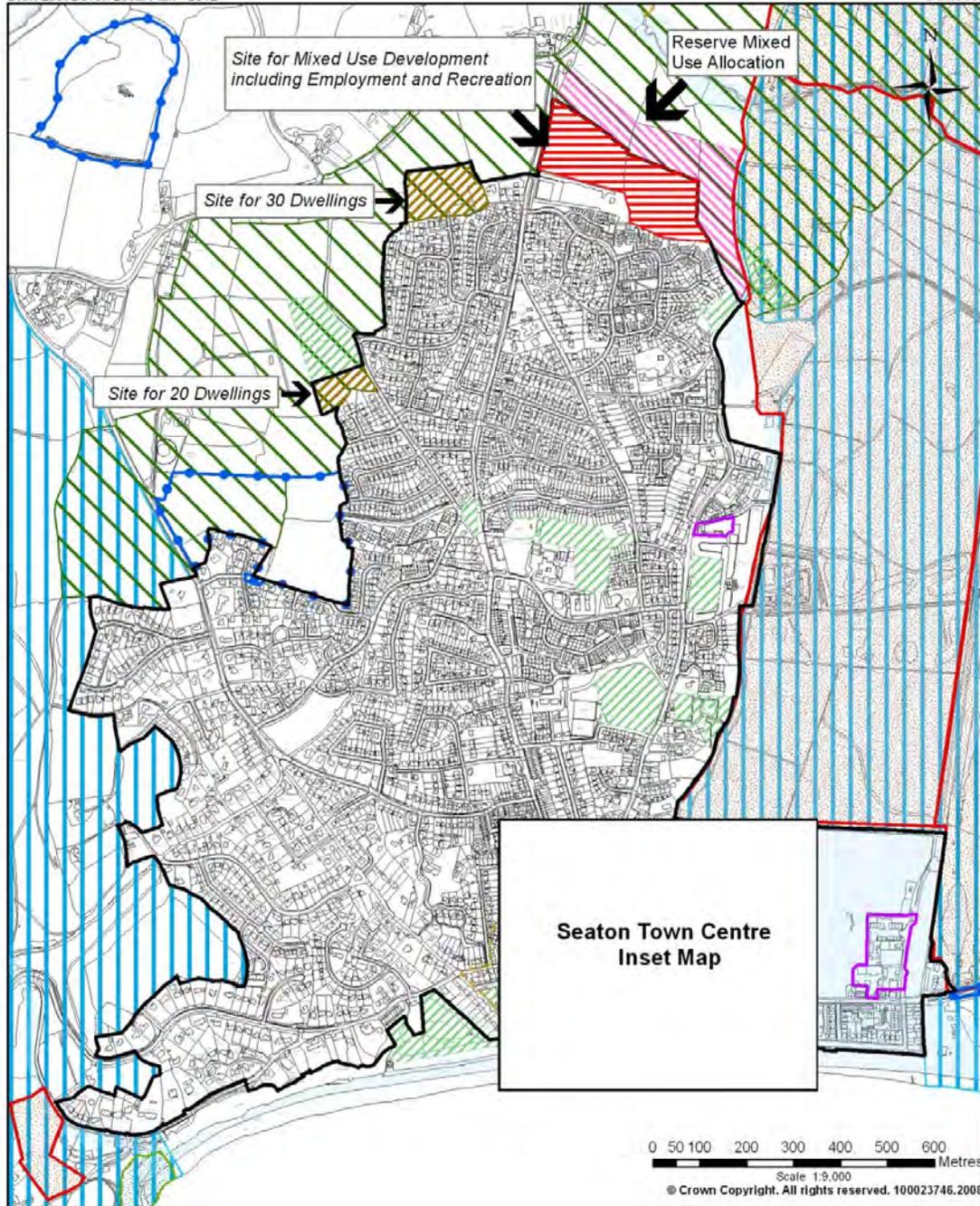
- email us at:
Localplan@eastdevon.gov.uk
- Or post comments to:
The Planning Policy Section
East Devon District Council
Knowle
Sidmouth EX10 8HL

Comments must be received by 12 Noon on Monday 11 June 2012. The next draft of the Local Plan will be considered by Council in July 2012.

Please note that this document contains Seaton specific extracts that form just part of the Local Plan. We have produced consultation reports for all of the seven main towns of East Devon.

All comments received on the plan to date, along with feedback to this consultation, will be used to help inform the next draft of the plan. If you wish to see the draft of the plan, as considered by Committee on 8 May 2012, and policies in their full context, or view consultation documents for other towns or background reports please visit the Council web site at:

<http://www.eastdevon.gov.uk/nextstages.htm>



Draft East Devon Local Plan - 2012

Seaton - Urban Inset Map
and
Town Centre Map

POLICIES AND PROPOSALS

- Harepath Road Mixed Use Area
- Proposed Built-Up Area Boundary
- Proposed Primary Frontage
- Proposed Town Centre Shopping Area
- Proposed Residential Allocation
- Reserve Mixed Use Allocation
- Land of Local Amenity Importance
- Green Wedge

FOR INFORMATION

- Conservation Area
- Boundary Existing and Proposed Employment Area
- Recreation Areas, Allotments, Accessible Open Space
- Sites of Special Scientific Interest
- Scheduled Ancient Monument
- Coastal Preservation Area
- Special Areas of Conservation
- County Wildlife Sites
- Floodzone 2
- Areas of Outstanding Natural Beauty

Kate Little, Head of Economy,
East Devon District Council, Council Offices, Knowle, Sidmouth, EX10 8HL

The key strategic policy for Seaton in the plan is:

Strategy 25 - Development at Seaton (formerly DS20):

Working with our partners in Seaton over the 2011 to 2026 period we will promote Seaton's role as an important 'green' tourism destination on the Jurassic Coast, secure completion of the Regeneration Area and plan for longer modest term growth. Proposals for development in Seaton should be consistent with the strategy which is to:

1. **New Homes** - Encourage development of an additional 150 homes on sites within and adjoining the town (with a small, 25 home allowance, made for future windfall completions).
2. **Jobs** - Existing and allocated employment sites will be protected from change of use and a further 3 hectares of land will be identified at the regeneration site for a mix of commercial, employment, retail, tourism and housing uses. In particular, Harepath Road will form the focus for current and future job opportunities in Seaton. Improvements to broadband provision and to public transport for commuters will be sought to help to provide, retain and make more sustainable job opportunities for the town. Green, educative and watersport themes for tourism will be promoted by the development of sustainable transport routes, including the Sustrans' Cycle Route learning facilities and a range of new holiday accommodation.
3. **Town Centre** - The enhancement of the existing fabric and character of the town, including design improvements and expansion of commercial opportunities in waterfront areas (sea wall and esplanade and harbour and estuary) will underpin Seaton's developing role as a year-round holiday destination. Priority will be given to the enhancement of the environment and the promotion of business opportunities within the Town Centre to improve the attraction of the town for residents, visitors and businesses.
4. **Social and Community Facilities and sport and recreation provision** – Improvements to community and recreational facilities, particularly for young people, will be required to match new homes commitments and to redress the existing shortage of playing field space. Public and non-car transport links will be improved within and to and from the town, especially where supportive of sustainable tourism. Schools, health and other service providers will be supported to meet their accommodation needs.
5. **Environment** - Seaton's outstanding natural environment is its most precious and defining asset, and policies for the conservation, enhancement and sensitive management of the landscape, heritage and wildlife of the area will be prominent.

Strategic Land Allocations at Seaton – as part of the delivery mechanism strategic sites are allocated and shown on the Proposals Map for development:

- a) **North of the town** (east of Harepath Road, north of Fosseway Industrial estate, also previously referred to as LSE2) – this land is allocated for mixed-use employment and recreation uses with the employment element taking up no more than 55% of the site.
- b) **As Part of the Regeneration Area** – this land has a current planning permission for mixed use development including residential uses. It is proposed, however, that intensification of use provides for an additional 75 dwellings.

In addition two smaller sites are allocated in the development management policies of the plan for residential development (50 new homes). It is though recognised that it may be difficult to deliver the various uses needed for the town, there are a high level of archaeological remains and infrastructure constraints around the town. A 'reserve' site is therefore indicated on the Proposals Map for land north of the Harepath Road/Fosseway site. This site remains outside of the Built-up Area Boundary and will only be released for mixed use development if monitoring and future projections indicate that there is likely to be a shortage of deliverable employment and/or housing and/or recreation land in the plan period.

There are a series of additional policies in the plans that are directly relevant to sites and boundaries specifically defined in the plan for Seaton. These are:

Strategy 6 - Development within Built-Up Area Boundaries (formerly S4):

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

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

Strategy 8 - Development in Green Wedges (formerly S6):

Within Green Wedges, as defined on the Proposal Map, development will not be permitted if it would add to existing sporadic or isolated development or damage the individual identity of a settlement or could lead to or encourage settlement coalescence.

Strategy 44 - Undeveloped Coast and Coastal Preservation Area (formerly DS38):

Land around the coast and estuaries of East Devon, as identified on the Proposals Map, is designated as a Coastal Preservation Area. Development or any change of use will not be allowed if it would damage the undeveloped/open status of the designated area or where visually connected any adjoining areas. The coastal Preservation Area is defined on the basis of visual openness and views to and from the sea.

EN1 - Land of Local Amenity Importance (formerly EN3):

Development of land shown on the Proposals Map as being Land of Local Amenity Importance will not be permitted unless a clear community need for the proposal has been identified and where the development cannot be accommodated elsewhere and would either complement or not undermine the open character of the area.

H1 - Residential Land Allocation (formerly H2):

In accordance with strategic policy of the plan and in addition to strategic allocations the following smaller scale employment housing sites are allocated in the towns of East Devon as shown on the Proposals Map:

Seaton:	Land North of Rowan Drive – 30 homes. Land west of Barnards Hill Lane - 20 Homes
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E1 - Provision of Employment Land (formerly E1):

In accordance with strategic policy of the plan and in addition to strategic allocations the following smaller scale employment development sites are allocated in the towns of East Devon as shown on the Proposals Map:

Town	Site	Area - Hectares
Seaton:	Harepath Road Industrial Estate	0.7

E9 - Town Centre Shopping Areas (formerly SH1):

Within Town Centre Shopping Areas as defined on the Proposals Map (outside the Defined Primary Shopping Frontages) proposals for both retail and non-retail uses which would add variety and increase activity and uses in Classes A2 and A3 of the Town and Country Planning (Use Classes Order) 1987 will be permitted provided:

1. The use would not undermine the shopping character, and visual amenity, vitality or viability of the town centre.
2. The amenity interest of occupiers of adjoining properties is not adversely affected by reason of noise, smell or litter.
3. It would not cause traffic problems.

Other non-retail uses will not be permitted unless the same criteria are met and the use would not harm the diversity, viability and vitality of the centre.

The establishment of new shops which are outside defined town centres or which would extend the shopping areas will not be permitted if they would harm the convenience, vitality or viability of the town centre.

E10 - Primary Shopping Frontages (formerly SH2):

Within the Primary Shopping Frontages, as defined on the Proposals Map, permission will only be granted for the conversion or change of use of the ground floor of existing shops to non-retail uses where the proposed use would not undermine the retail function, character, vitality and viability of the Primary Shopping Area. Proposals will be required not to adversely affect the amenity of the surrounding area through noise, smell, litter, traffic or disturbance arising from late opening hours.

Additional shaded in areas on the inset map, under the heading 'For Information', are locations to which policies elsewhere in the plan may apply but sites or areas are not specifically designated by or through the Local Plan. For example the Local Plan does not designate Conservation Areas but it does show their extent, as at May 2012, and policy will apply to Conservation Areas now and to any possible future boundary amendments. The 'For Information' policies are not reproduced in this consultation report and the full Local Plan text should be referred to.