

PLANNING AND DESIGN BRIEF

THE ROUSDON ESTATE, ROUSDON, EAST DEVON

STATEMENT OF CONSULTATION

The Rousdon Estate Planning and Design Brief was adopted as interim Supplementary Planning Guidance to the emerging East Devon Local Plan on 31 January 2002. This followed public consultation and consideration of the responses by the District Council on 30 March 2000. The brief was originally written in the context of the Draft Revised Deposit Version of the East Devon District Local Plan 1997 and Adopted Devon Structure Plan but it has been updated to reflect the policies in the 2003 Revised Deposit East Devon Local Plan and the current planning position. When determining planning applications for development within the Rousdon Estate, the Planning and Design Brief will be taken into account as a material planning consideration.

The draft Planning and Design Brief was the subject of a wide consultation exercise including Combpyne Rousdon Parish Council, Axmouth Parish Council, Devon County Council, English Heritage, the Victorian Society, Devon Gardens Trust, Axe Vale Conservation Society, the Diocese of Exeter and the Devon Fire and Rescue Service and as many individual residents as possible, both within the Estate and the adjoining villages of Combpyne and Rousdon.

Following the consultation exercise, the Council received 24 responses to the Draft Brief all of which were generally supportive of the aims and intentions it contains, although a number of points were raised in terms of the detail. Those appropriate to improve the effectiveness of the document have been incorporated into the adopted Planning and Design Brief. Some points of detail have been deleted or amended.

Those amendments which were of particular note are as follows:-

- i) The Mansion and its parkland has been designated as a Conservation Area.
- ii) Greater emphasis has been given to the future of the birds and their casings in the Mansion
- iii) Account has been taken of the need to control sheds and other paraphernalia within residential curtilages
- iv) The need to establish whether bats and barn owls are present prior to any conversion work has been included
- v) The need for legal agreement in relation to any planning permission has been emphasised
- vi) The removal of permitted development rights on new development has been included
- vii) A new section on infrastructure requirements has been added, including the need to pay for education infrastructure in respect of every new conversion or new house