

# East Devon Local Plan

## Topics for Further Consultation

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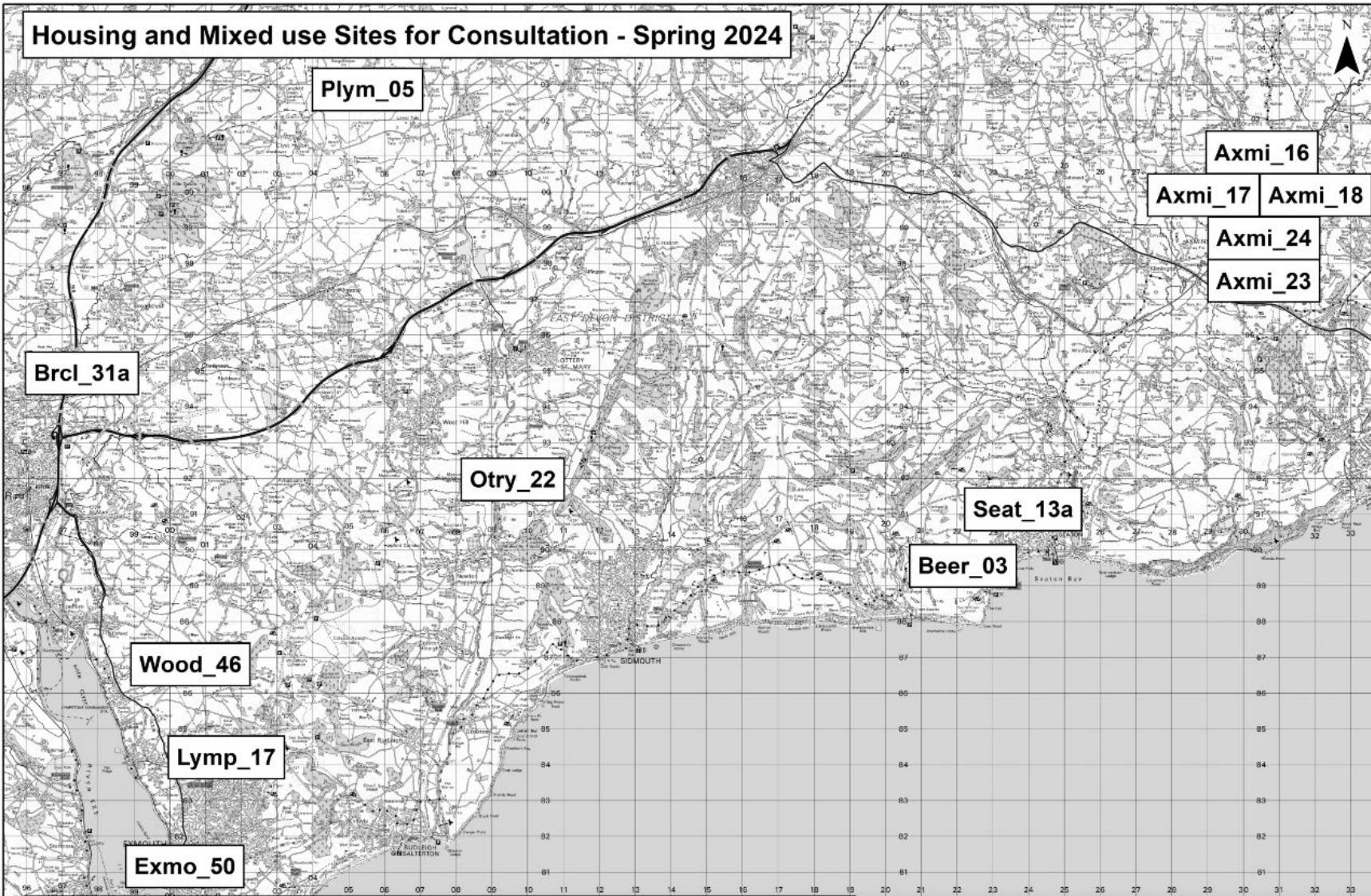
## \*\*\*CONSULTATION NOW OPEN\*\*\*

➤ 6 weeks, closing 5pm **27 June 2024**

Subject matter specific (*not fully addressed previously*):

1. New Housing and Mixed Use Site Allocations
2. Employment Site Allocations
3. Designated Neighbourhood Area Housing Requirements
4. Green Wedges
5. Coastal Preservation Area
6. Clyst Valley Regional Park
7. Town Centre Retail Areas
8. Sustainability Appraisal

# New Housing and Mixed Use Site Allocations



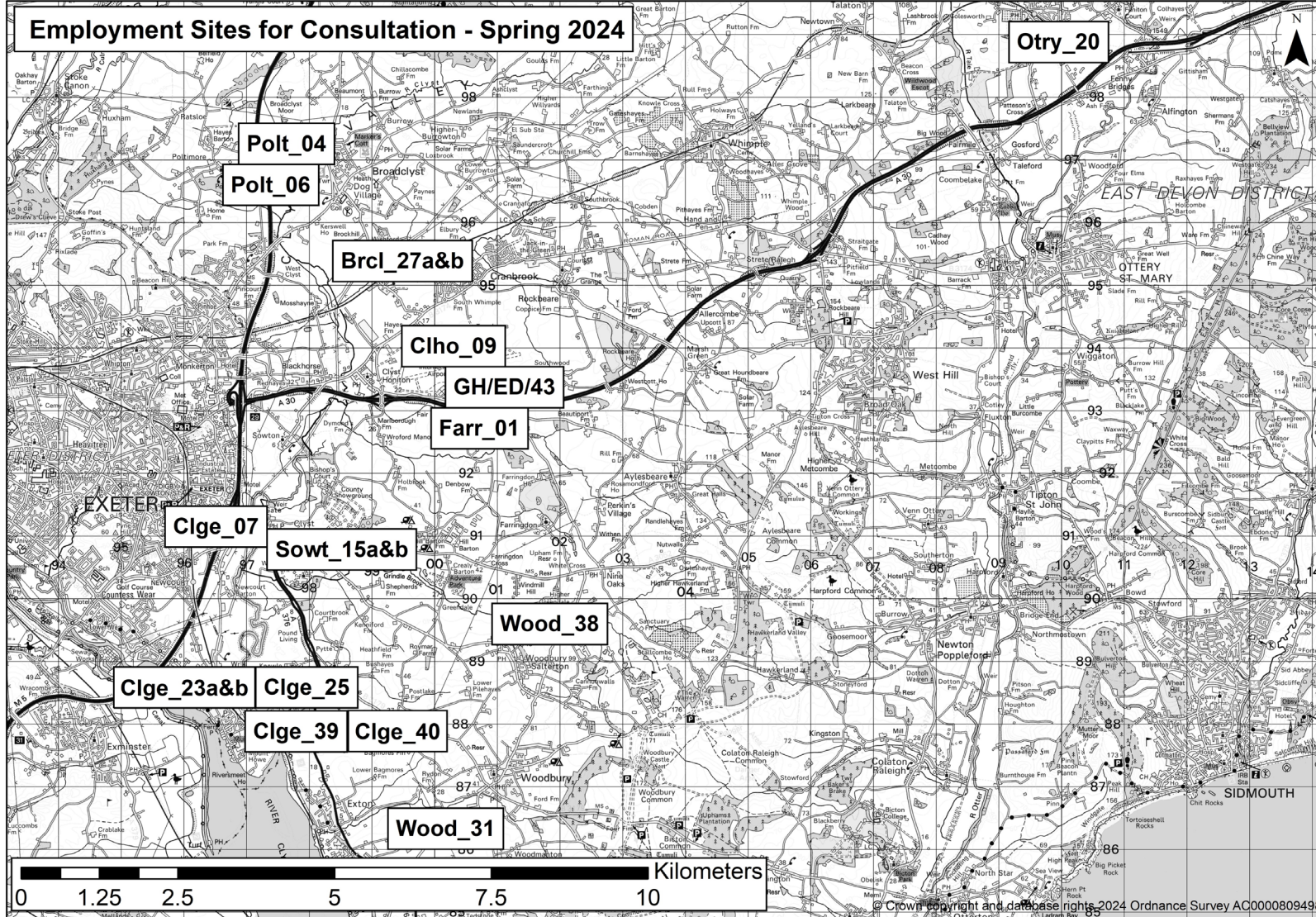
- 38 sites put forward in the last consultation - now sifted and assessed.
- Seeking views on 13 sites:
  - 6 preferred, 1 'second choice', 6 rejected.
- Located at:
  - Axminster
  - Beer
  - Exmouth
  - Plymtree
  - Seaton
  - Tipton St John
  - Woodbury
  - Western end (near Westclyst)

# New Housing and Mixed Use Site Allocations

Location	Number of sites assessed	Of these, number of sites recommended for allocation (preferred and second choice sites)	Number of homes that may be accommodated (preferred and second choice sites)
Axminster	5	4	64
Beer	1	0	0
Exmouth	2	1	20
Plymtree	1	0	0
Seaton	1	1	39
Tipton St John	1	0	0
Woodbury	1	0	0
Western end of district, near Westclyst	1	1 (second choice)	1,000

- The methodology we use to sift and assess sites is also published
- Further detailed technical assessment to follow public consultation.
- **ALL sites will be taken to Members for final decision before Reg 19**

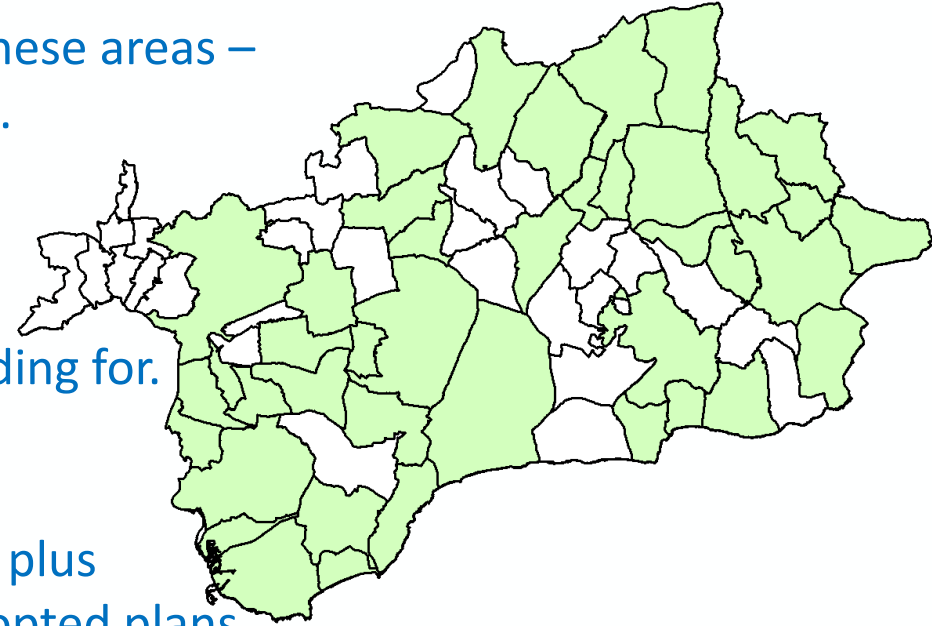
# New Employment Site Allocations



- 15 new sites
- 8 proposed for allocation
- Mostly extensions to existing employment sites
- We have previously consulted on a range of sites across the District - these are additional, new sites
- All of the towns will have some employment land, promoting self-containment

# Designated Neighbourhood Area Housing Requirement

- 41 Designated Neighbourhood Areas (DNAs) (mostly parishes)
- New Local Plan must set a “housing requirement figure” for each of these areas – within strategic policy, for use when preparing a neighbourhood plan.
- No set methodology and various ways we could do it, but should be:
  - Number of homes / scale of development expected by 2040
  - **Minimum** figure and **part of** the total the new Local Plan is providing for.
- Preferred option is based on a total of housing supply comprising:-
  - houses built and given planning permission (since 1<sup>st</sup> April 2020), plus
  - houses on sites allocated in the new Local Plan and any other adopted plans.
- Alternative, but not preferred, option to add an estimate for houses on other (‘windfall’) sites.
- No requirement for emerging/future neighbourhood plans to meet – this would be optional and additional.
- Seeking views on whether we are taking the right approach (not on the figures themselves)



# Local Designations – Green Wedge, Coastal Protection, Regional Park



- Local designations to protect areas of particular ‘value’; each has specific aims
  - **Green Wedges** - protecting the character and setting of settlements and preventing coalescence
  - **Coastal Preservation Areas** - ensuring the special character of the undeveloped coast is protected and access to it is improved
  - **Clyst Valley Regional Park** – providing a network of green spaces for recreation and to offset the impacts of development



- Long standing, protective policies with high level of public support
- **Principles already established - consultation relates to the boundaries** within which these policies will apply - *whether they are drawn in the correct locations and whether the extent is correct?*
- All of these areas contain potential development allocations, *we would also like your views on whether these should be excluded from the policy boundaries if they are allocated?*



# Town Centre Retail Areas

We are seeking views on whether we have correctly identified the **Town Centre Area** and **Primary Shopping Area** Policy boundaries at:

**Axminster, Beer, Budleigh Salterton, Colyton, Exmouth,  
Honiton, Ottery St Mary, Seaton, Sidmouth**

*Cranbrook has its own policies in the 'Cranbrook Plan'*



- The boundaries are based on an Officer survey looking at uses, vacancies and changes since the last survey (10 years ago). They focus on the town centres (where a range of town centre uses are located) and the primary shopping areas (where most shops are located). These are often the same.
- East Devon town centres are 'healthy' compared to the national picture, with lower vacancy rates and less 'low value' uses such as betting shops.
- In these policy areas we will resist the loss of shops and encourage new shops and facilities to draw people in, including leisure and entertainment; sport and recreation; offices; cultural spaces and tourism development which are essential for local communities.



Development of a Local Plan must be informed by a 'Sustainability Appraisal' (SA)  
= a key technical evidence document.

The Sustainability Appraisal:

- ✓ assesses the policies and sites in the draft Plan against a series of key environmental, social and economic objectives;
- ✓ assesses *alternative* policies and sites, where these are considered reasonable, and;
- ✓ explains why the preferred options have been chosen over the reasonable alternatives.

The draft Local Plan consultation was accompanied by a Sustainability Appraisal report.

The report has been updated to cover the matters in this latest round of consultation, and comments can also be made on the Appraisal.

The SA will continue to be updated as policy work develops and evolves and will be published again alongside the Regulation 19 version of the plan in due course.

# How to share your views and help others engage



- ❖ Main way to respond – online via dedicated website (Commonplace)
  - ❖ <https://eastdevonlocalplanspring24.commonplace.is/>
- ❖ New Local Plan consultation specific email address:
  - ❖ [localplan@eastdevon.gov.uk](mailto:localplan@eastdevon.gov.uk)
- ❖ Will accept other forms of response including by post
- ❖ Must be a written response, preferably giving name, address and email
- ❖ Personal data will be stored and used in accordance with data protection rules – all responses will be redacted and published online
- ❖ Only looking for responses on the specific subjects and sites outlined – and not requesting submissions of more new sites
- ❖ **How can you help?**
  - ❖ Respond to the consultation on matters that are relevant to your area
  - ❖ Raise awareness locally – via websites, local newsletters, local meetings etc.
    - ❖ We can provide advice and materials etc. e.g. hard copies of maps for display