

## East Devon Local Plan 2020 to 2040 Preferred Options Reg. 18 Consultation Draft Plan Current draft - autumn 2022

The East Devon Local Plan sets planning policies and proposals for new development in the District (for the period 2020-2040). When it is 'adopted' the Local Plan will be used to help determine planning applications and other planning proposals in the District. Policies are locational or related to key subject areas.

### Consultation process

- Public consultation 7th November – 15<sup>th</sup> January 2023.
- The plan can be accessed on the East Devon District Council website at <https://eastdevonlocalplan.commonplace.is/together> with details on how to comment on policies within the plan. For parishioners who do not have access to the internet hard copies of the plan will be available at local libraries and written responses can be sent to East Devon District Council. East Devon District Council will be holding a face to face exhibition at Exmouth Ocean on Thursday 8th December, 3pm to 7pm.
- Following the consultation the views submitted will be considered and a revised plan will be produced for further public consultation in autumn 2023. The revised plan and comments upon it will then be sent to the planning inspectorate. The planning inspectorate will examine the plan and if they find it to be sound the intention is for the plan to be adopted in 2024.

### Summary of housing policies

- Housing provision has been made for at least 18,920 dwellings (equivalent to 946 dwellings a year) to be delivered in the East Devon area in the plan period 1 April 2020 to 31 March 2040. 14,850 of these dwellings are to be housing available for sale on the open market and 4,070 affordable homes.
- New development will be directed towards the most sustainable locations in East Devon in accordance with a spatial strategy and settlement hierarchy. Most development will be to the west of the District, a new town near Exeter and the main towns in the district.
- Within the settlement hierarchy East Budleigh has been designated a Tier 4 Service Village. Limited growth is permissible to meet local needs and make the settlement more self-sustaining. Kersbrook and the whole of the Bicton Parish (including Yettington) are considered to be 'open countryside', where restrictive planning policies apply.
- The Plan does not allocate any employment land or residential sites in East Budleigh or the rest of the Parish. Developers put forward sites at Frogmore Road, at the end of Russell Drive and adjacent to Salem Chapel. East Devon District Council assessed these sites and considered they were inappropriate to accommodate growth.
- A required housing provision figure will be set for the designated Neighbourhood Plan area (i.e. the East Budleigh and Bicton Parish). This figure has not yet been set and will be subject to further consultation.
- The Plan defines settlement boundaries (previously built up area boundaries) for East Budleigh village. These boundaries define where (within the boundary) development will be acceptable in principle. This does not mean that all development will be acceptable within settlement boundaries: proposals will be considered on their own merits having regard to other policies in the local plan and any made neighbourhood plan.

## **Other key subject areas**

### **Affordable Housing**

On housing sites consisting of 10 or more houses for sale on the open market 35% of the dwellings will be required to be affordable, subject to viability considerations. The vast majority of these to be for social rent. On exception housing sites i.e. outside the settlement boundary where there is proven local need, 66% of dwellings will be required to be affordable.

### **Climatic change. Policies include:-**

- A target to be carbon neutral by 2040.
- Development to deliver net zero carbon emissions
- Support for renewable energy schemes where appropriate
- Encouragement for Community-led schemes promoted through Neighbourhood Plans

**Flooding and water quality and supply.** East Devon has produced a draft policy which will be finalised once a strategic flood risk assessment has been received. The aim is to direct development away from the areas at highest risk of flooding.

### **Encouragement (where appropriate) for and retention of community facilities and services.**

Proposals resulting in the loss of a community facility or service require proof there is insufficient demand and no market for the facilities/services including under community acquisition/operation.

### **Protection for local green spaces designated in Neighbourhood Plans**

**Designs for new development to be high quality, locally distinctive and minimise risks associated with climatic change.** Proposals are required to respond to neighbourhood plan design policies and design codes

**Prioritisation of sustainable transport and '20 minute neighbourhood'** i.e. within 20 minutes of community facilities and services

### **Wireless connectivity and telecom infrastructure with requirements to:-**

- Site share and use existing infrastructure or buildings to house new development
- Consult with the local planning authority, local communities and other stakeholders
- Ensure siting and design avoids harm to the landscape character, heritage, environment, and bio-diversity
- Require removal of equipment, supporting apparatus, and the restoration of the site to its former condition after it is no longer required for electronic communications purposes.

### **Protection and enhancement of the landscape. Policies include:-**

- The protection and enhancement of landscape features Including trees/ hedgerows/field boundaries, irreplaceable habitats, the landscape setting of settlements, topographical features, important views, visually sensitive skylines, dark skies, features of historic value etc.
- Giving the highest level of protection to Areas of Outstanding Natural Beauty (AONBs)
- Protecting the best and most versatile agricultural land (Grades 1, 2 and 3a) from development not associated with agriculture or forestry. If land has not been allocated for development within the local plan there must be an overriding reason for development.

**Protection and enhancement of biodiversity and geodiversity. Policies include:-**

- Protection for sites of international, national, regional and local biodiversity value (including nature recovery areas)
- Protection of irreplaceable habitats such as ancient woodland, veteran trees and important hedgerows
- 20% biodiversity gain requirement on development sites
- Integration of ecological features into buildings and gardens
- Protection of existing trees through tree protection orders and increased planting of new trees within development proposals
- Specific guidance on conducting ecological impact assessments and protected species reports in sufficient detail and according to best practice
- Consideration of direct and indirect impacts of development schemes on protected species to maintain and enhance their conservation status at the relevant geographic scale.

**Protection of heritage assets from harm** including statutorily designated Scheduled Monuments, Listed Buildings or structures, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, archaeology of national and local interest and non-designated buildings, structures or historic landscapes This also includes local heritage assets listed in the Devon Historic Environmental Record.

Neighbourhood Plans can identify non-designated heritage assets they wish to protect from harm.

**Policy not to allow an increase in the habitable Gross Internal (floor) Area of the original dwelling by more than 30% unless to meet national standards.** This relates to annexes, extensions, alterations and outbuildings, relating to the existing dwelling.