

# APPENDIX 2- Proposed consultation material

## East Devon Local Plan 2020 to 2040

### Preferred Options Reg. 18 Further Consultation Draft Plan

### Spring 2024

We consulted on a draft local plan from November 2023 to December 2024 that referred to the coastal preservation area. At that stage we suggested policy wording and showed a potential boundary on a map but now we have undertaken more assessment work and are showing a proposed, updated, boundary which we would welcome your feedback on.

In considering this we would encourage you to look at the consultation [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/commonplace-reg-18-final-071122.pdf) as this sets out the context for the policy and also to read our background technical papers - [insert link \(the methodology and full assessments\)](#).

We propose to identify a boundary for the coastal preservation area to ensure that the special character of the undeveloped coast is protected and access to it is improved.

Within the Coastal Preservation Area we will apply the following policy:

#### ***Policy xx - Coastal Preservation Areas***

*Land around the coast and estuaries of East Devon, as identified on the Policies Map, is designated as a Coastal Preservation Area. The Coastal Preservation Area is defined on the basis of visual openness and views to and from the sea.*

*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 to any adjoining areas.*

*Appropriate proposals which increase public access to the coast will be supported.*

The maps that follow show the areas of land that we think should be designated as Coastal Preservation Area, based on the current boundaries in the adopted Local Plan. We welcome your views on whether you think we have shown appropriate boundaries. **If you think that different boundaries would be more appropriate, please tell us where they should go and why.**

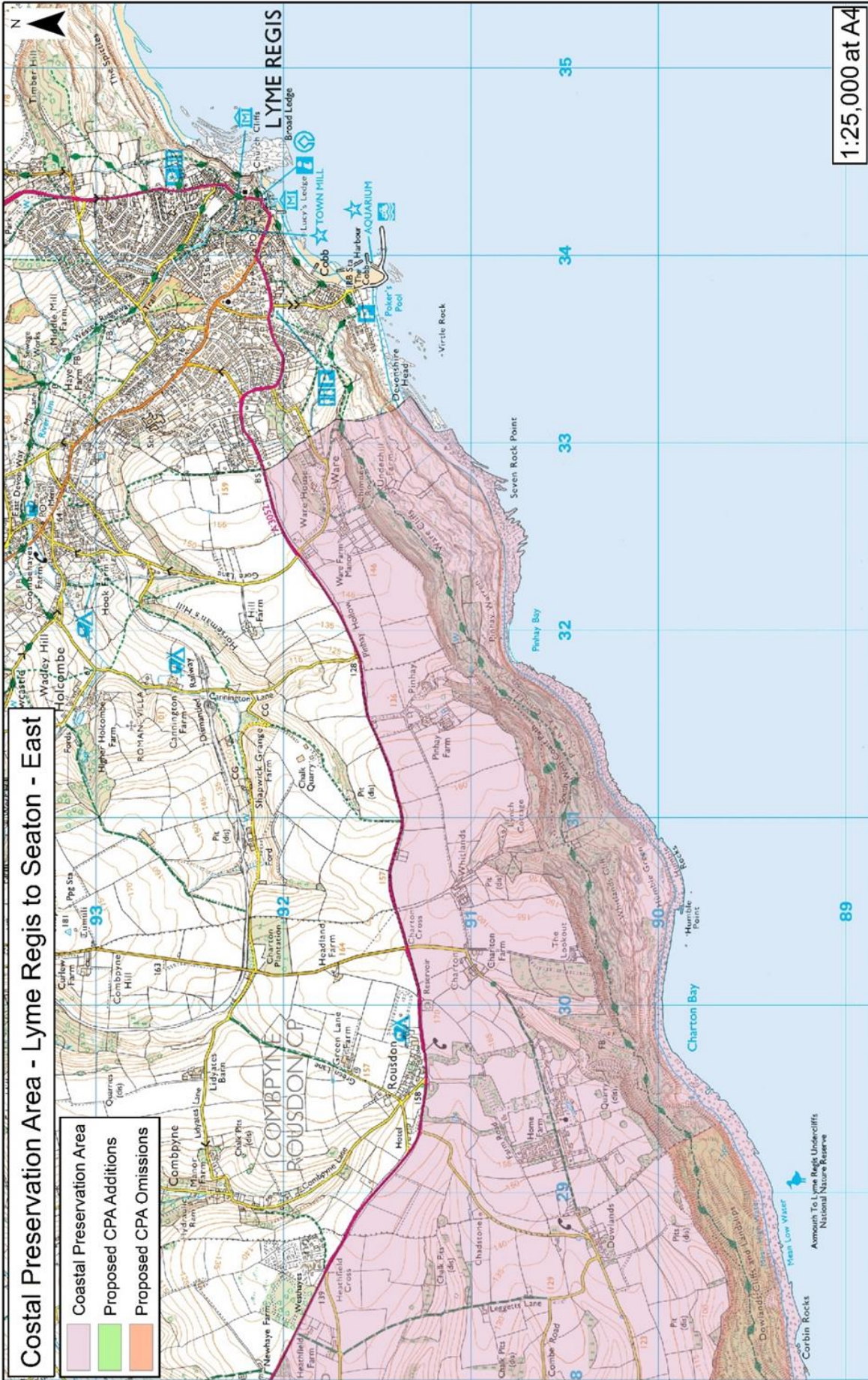
The Coastline has been split into 5 sections:

- Area 1 – Lyme Regis to Seaton (this section is shown on two maps)
- Area 2 – Seaton to Sidmouth (this section is shown on two maps)
- Area 3 – Sidmouth to Budleigh Salterton (this section is shown on two maps)
- Area 4 – Budleigh Salterton to Exmouth
- Area 5 – Exmouth to Topsham

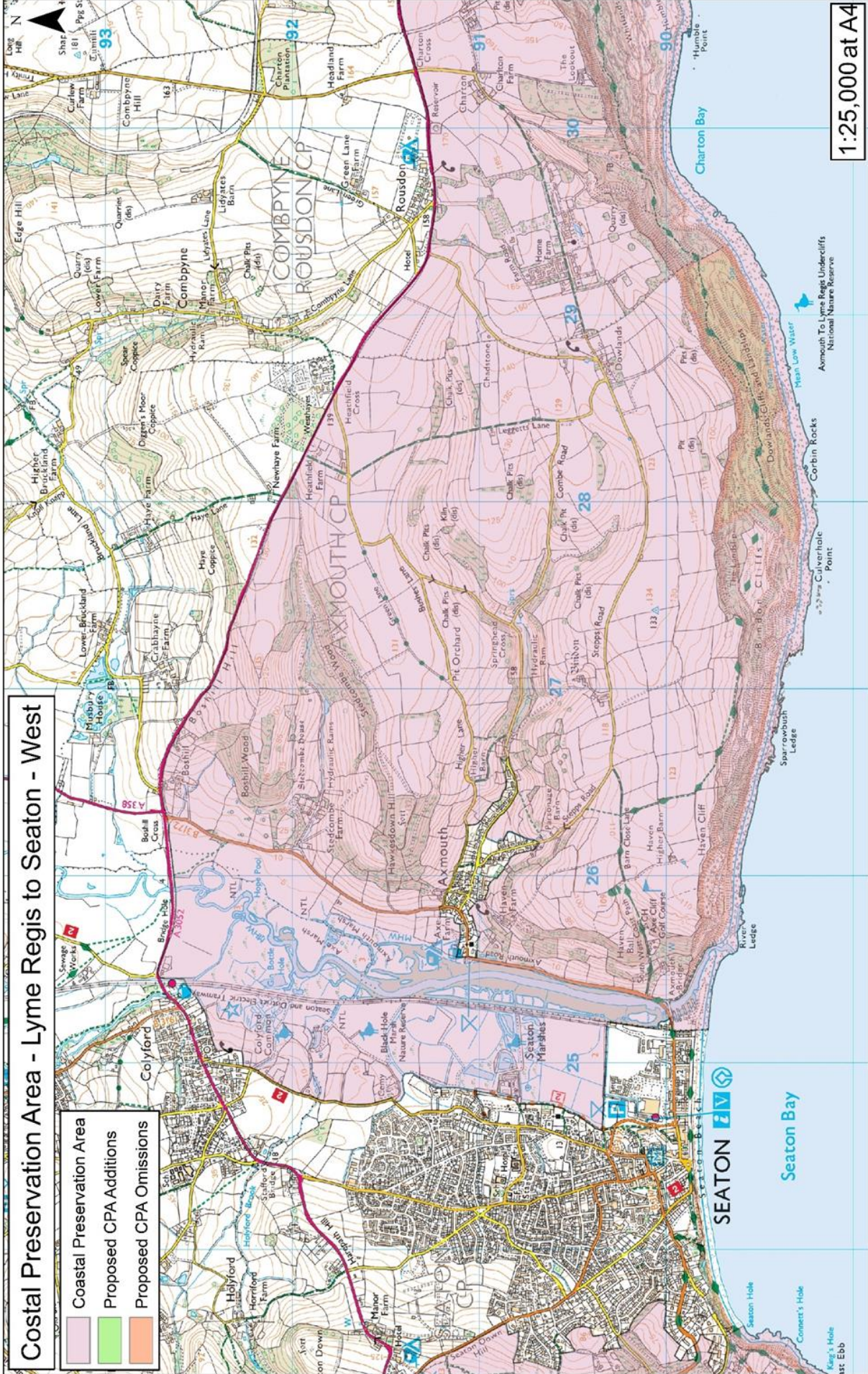
The Coastal Preservation Area will not include the towns between each section. The maps show these sections and, where changes are proposed, these are also shown on more detailed maps.

The main purpose of the Coastal Preservation Area is to protect the undeveloped coastline. There are some potential development sites on the edges of settlements but within the Coastal Preservation Area. If these sites are built on this will change the undeveloped character of the area. **Do you think that sites proposed for new housing or employment development should be included in the CPA or should the CPA be redrawn to exclude them?**

Area 1 – Lyme Regis to Seaton – No change to current CPA boundaries







**Coastal Preservation Area - Lyme Regis to Seaton - West**

- Coastal Preservation Area
- Proposed CPA Additions
- Proposed CPA Omissions

1:25,000 at A4





## Area 2 – Seaton to Sidmouth- Maps showing detailed changes

Proposed change- Delete land west of Soldiers Wood between Fortescue and the A3052 as fig. 1 below.

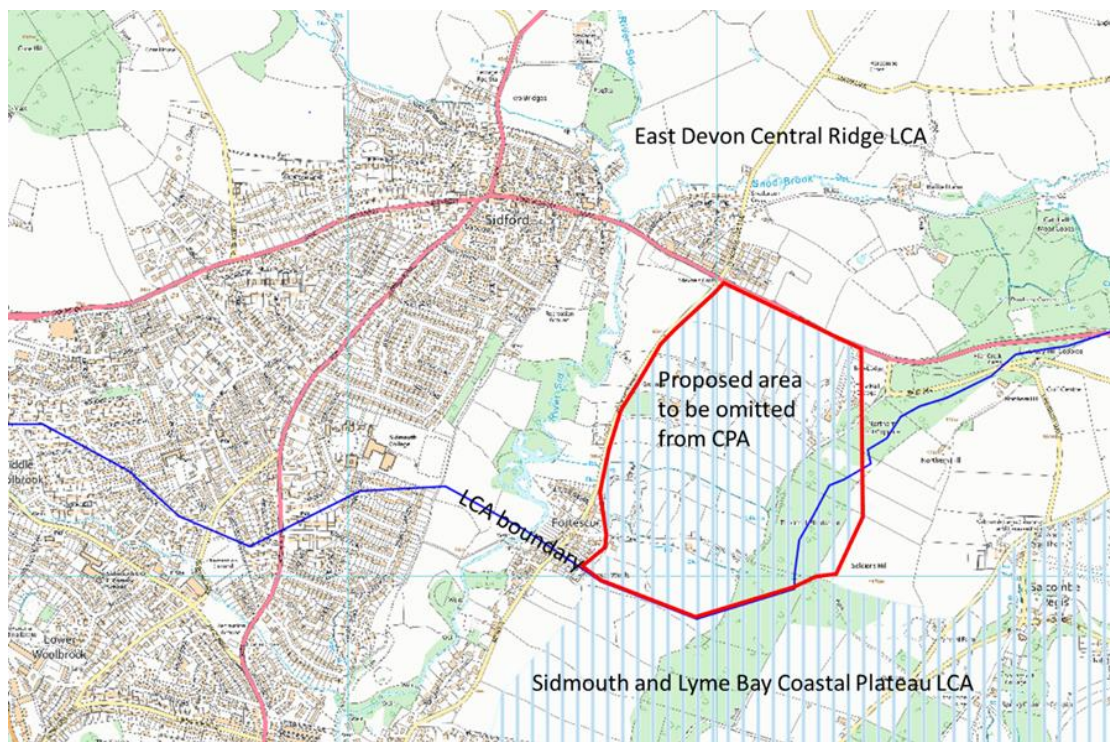


Figure 1 – Land outlined red recommended for omission from current CPA (blue hatch)

Proposed Change- Include land between Beer Quarry and Paizen Lane (Parcel A in fig. 2 below).

Proposed Change- Delete land allocated for housing in the Neighbourhood Plan at Short Furlong, Beer (parcels B in fig. 2 below).

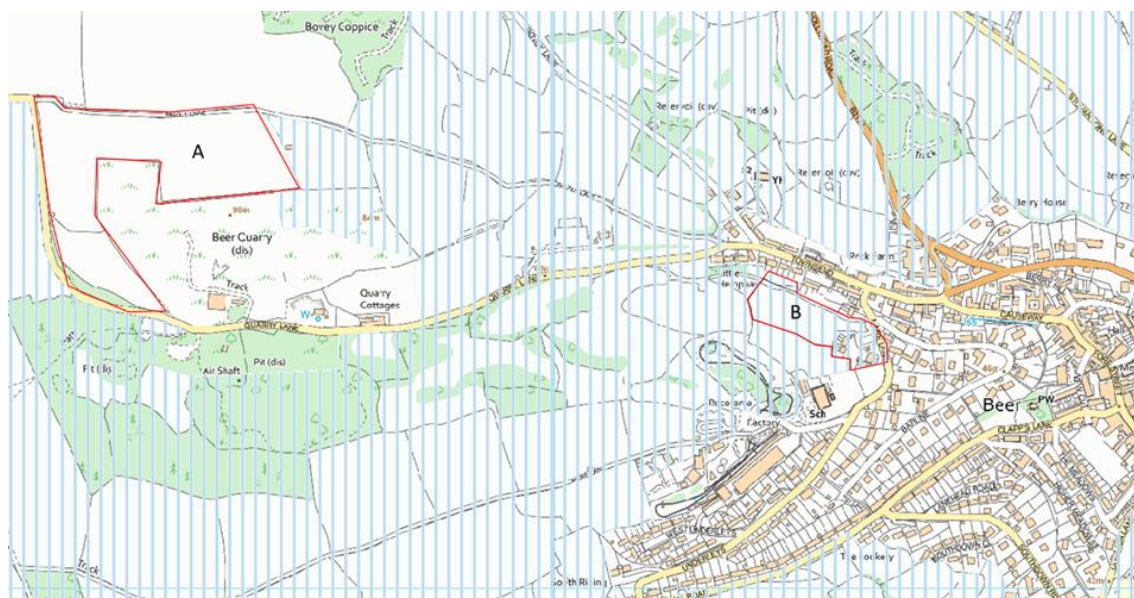
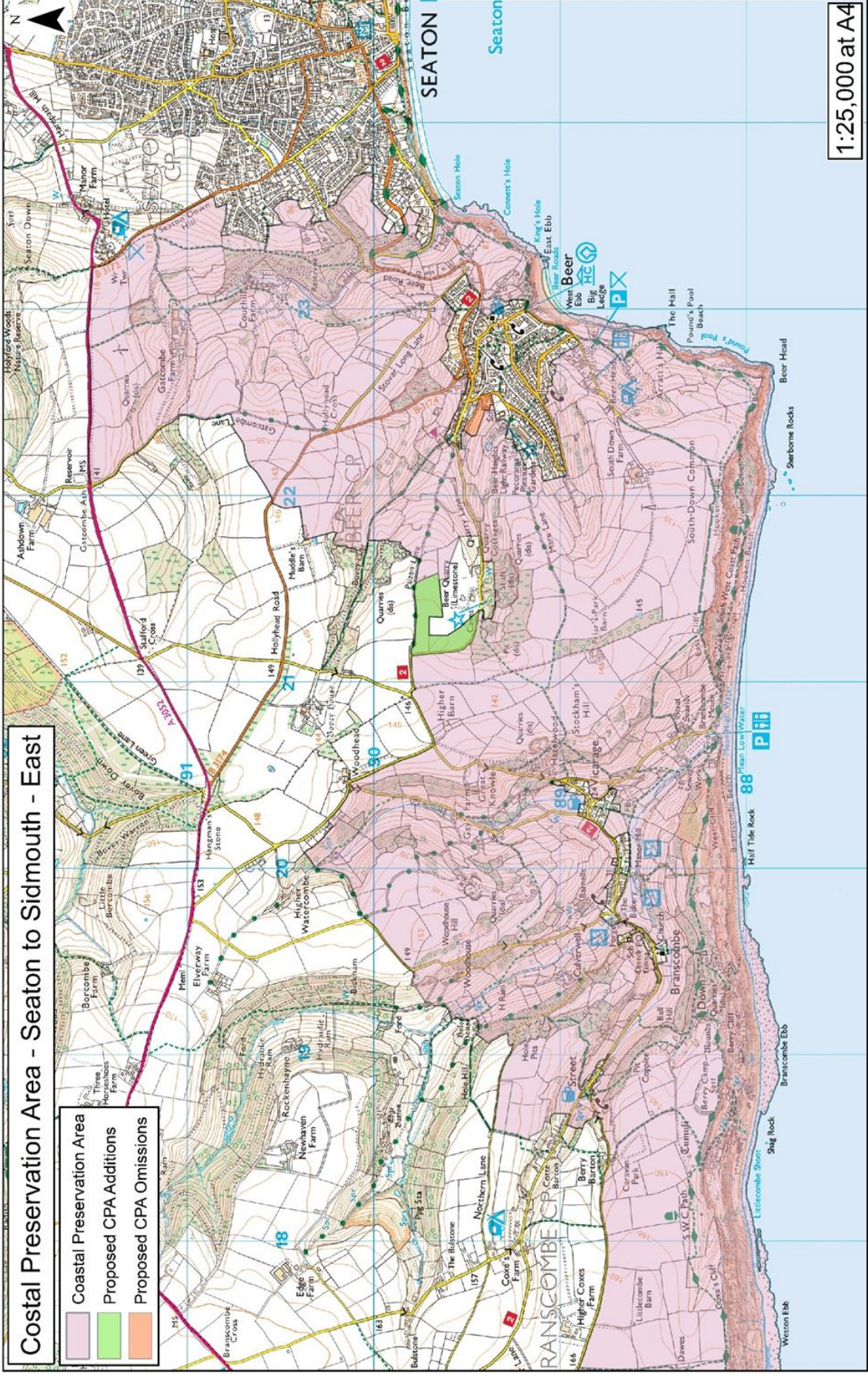


Figure 2 - Land recommended to be added to CPA (parcel A) and omitted from CPA (parcel B)

## Area 2 – Seaton to Sidmouth





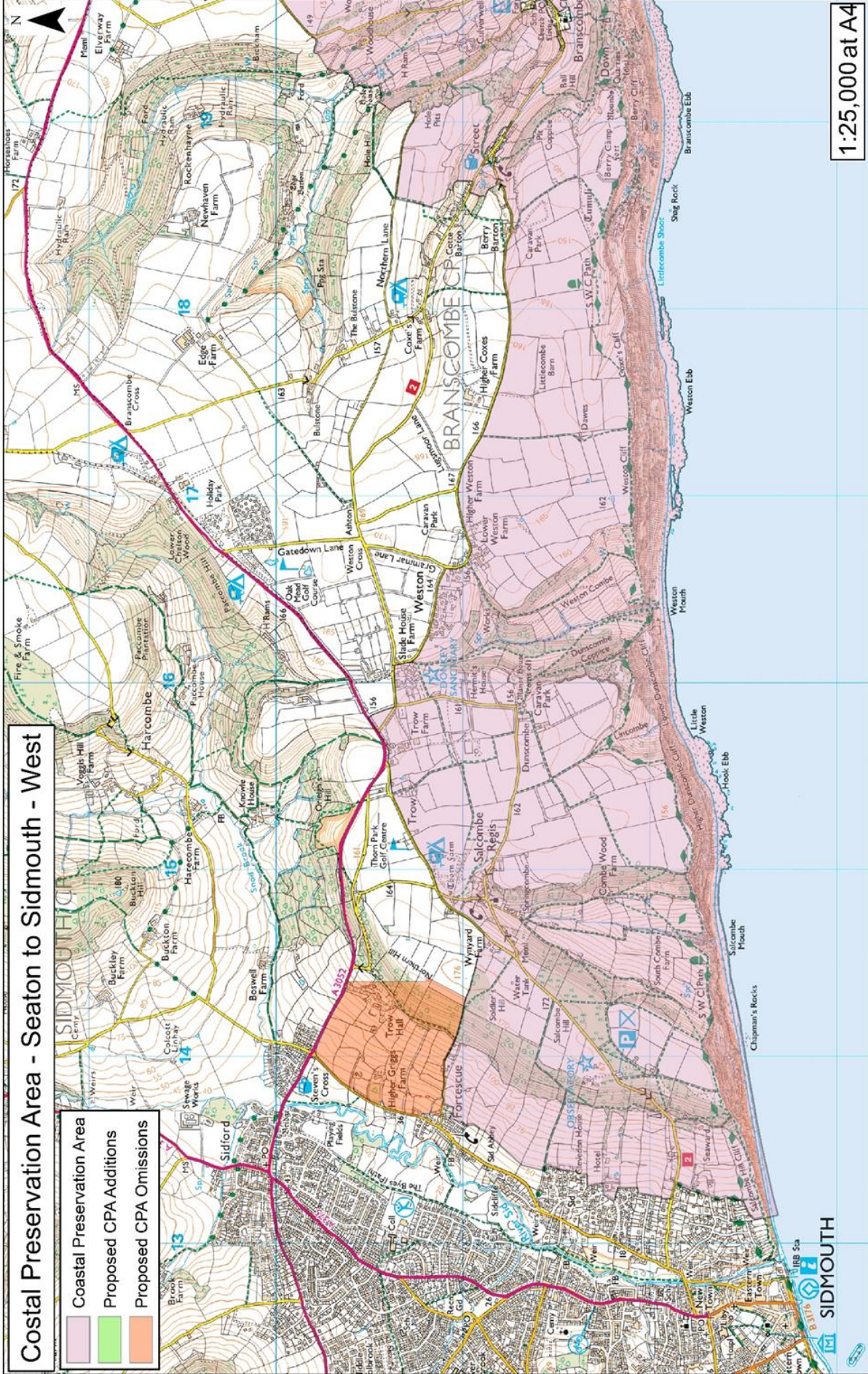
Costal Preservation Area - Seaton to Sidmouth - East

- Coastal Preservation Area
- Proposed CPA Additions
- Proposed CPA Omissions



1:25,000 at A4





**Coastal Preservation Area - Seaton to Sidmouth - West**

- Coastal Preservation Area
- Proposed CPA Additions
- Proposed CPA Omissions



1:25,000 at A4





### Area 3 – Sidmouth to Budleigh Salterton- Maps showing detailed changes

Proposed Change- Keep CPA boundaries to Area 3 as existing with small changes north of Otterton and southeast of Burnhouse Farm to include a local ridgeline and better fit with the landscape character boundary as fig. 3 below:

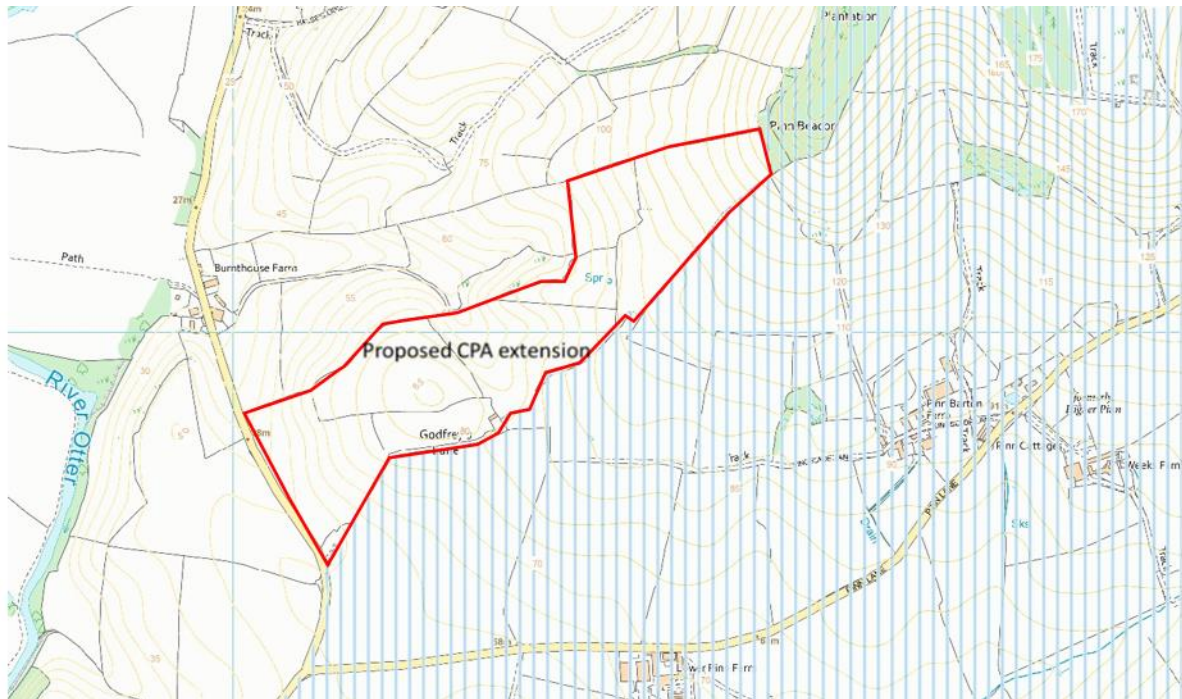
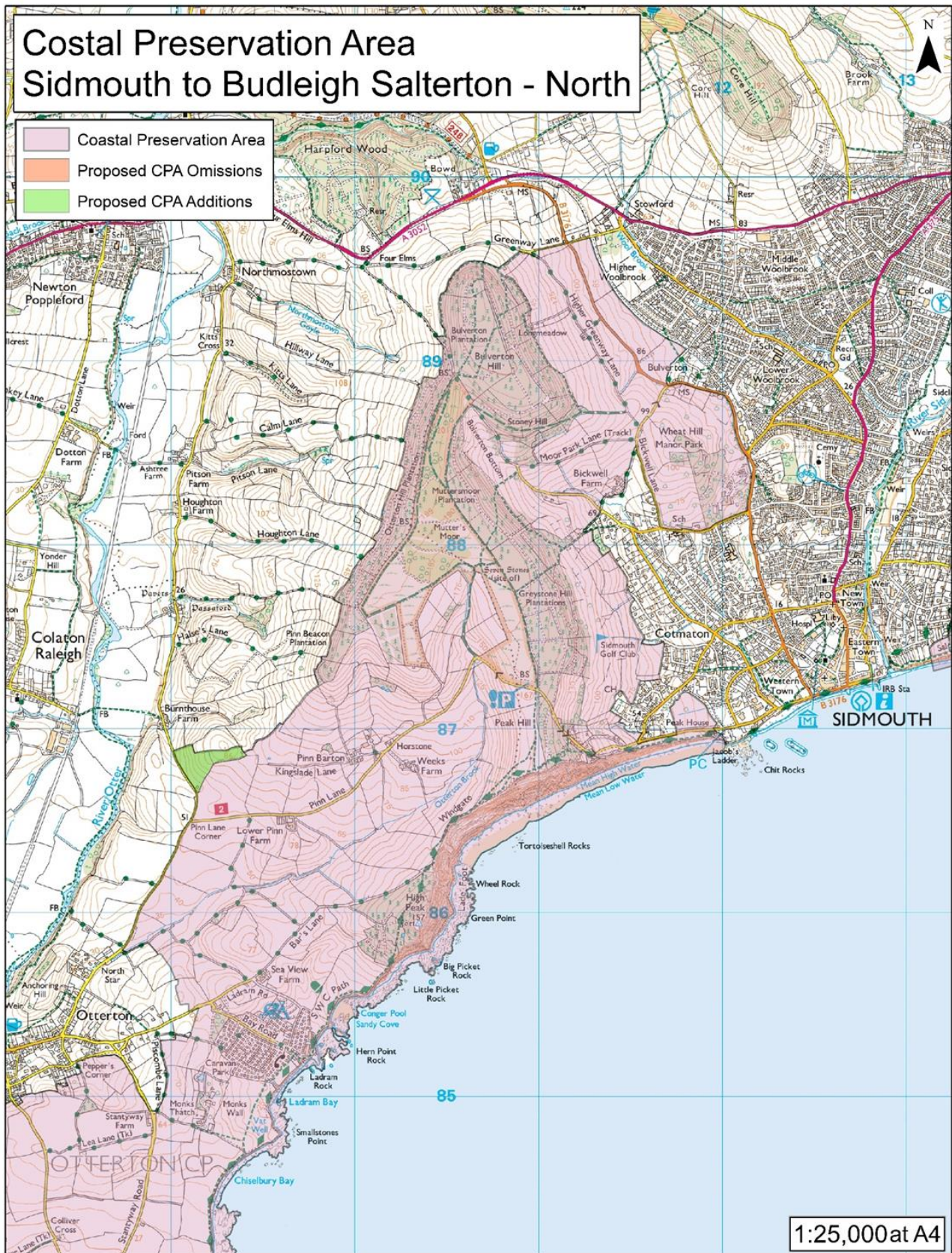


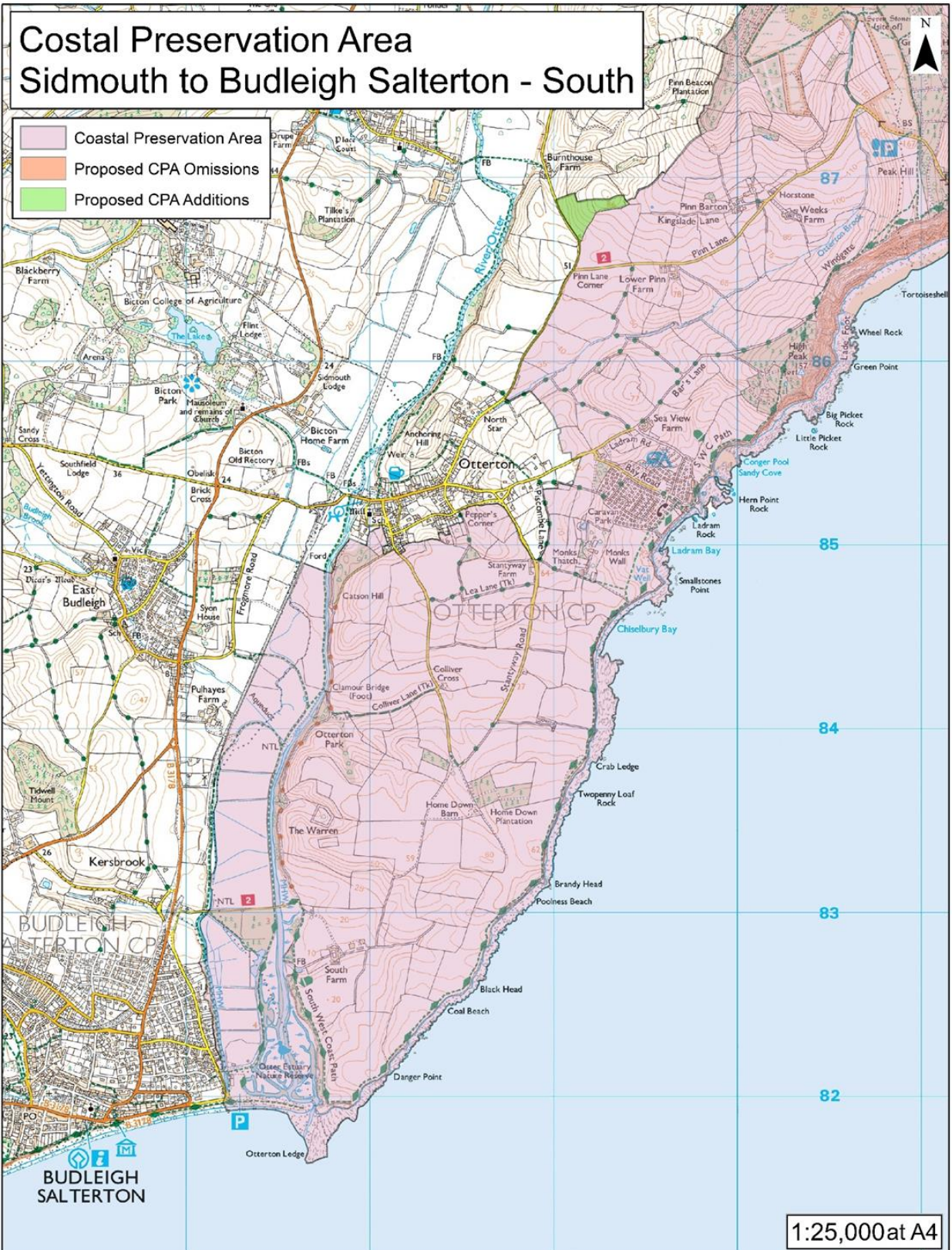
Figure 3 - Proposed amendment of CPA boundary north of Pinn Lane Otterton by addition of land outlined in red



### Area 3 – Sidmouth to Budleigh Salterton







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**Area 4 – Budleigh Salterton to Exmouth- Maps showing detailed changes**



Proposed change- To extend the CPA boundary up to the edge of Littleham church yard as fig. 4 below.

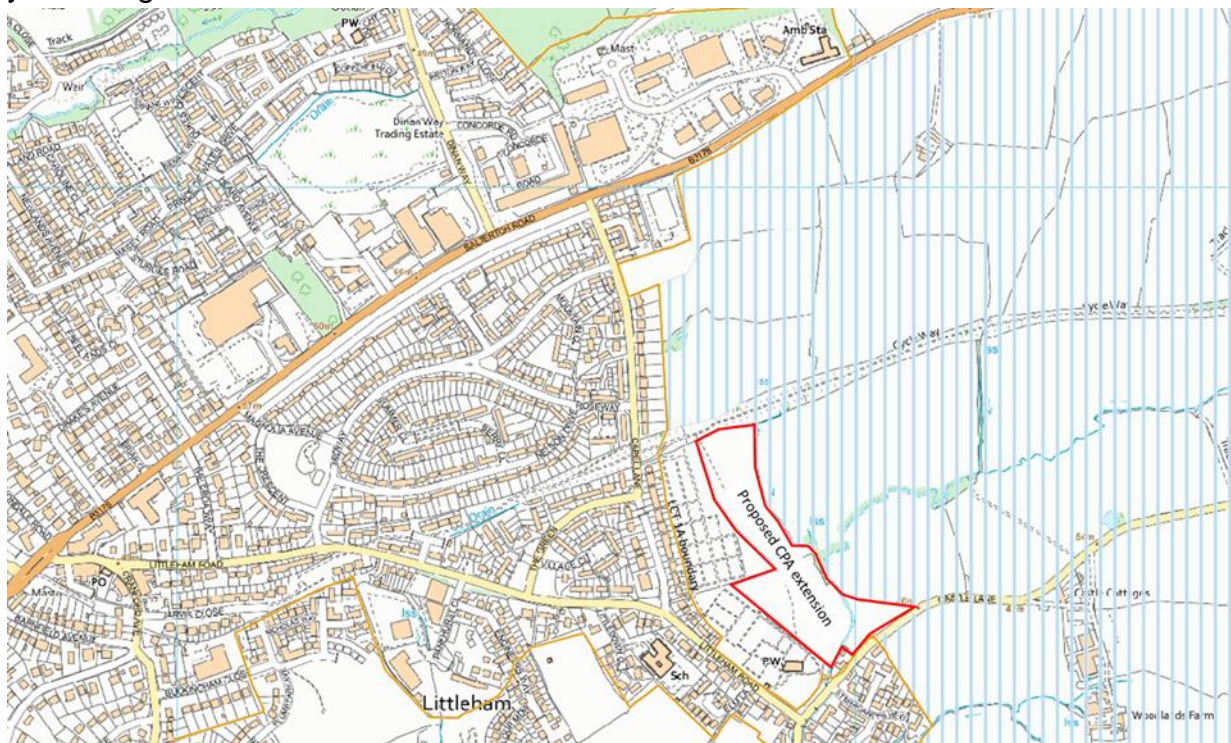
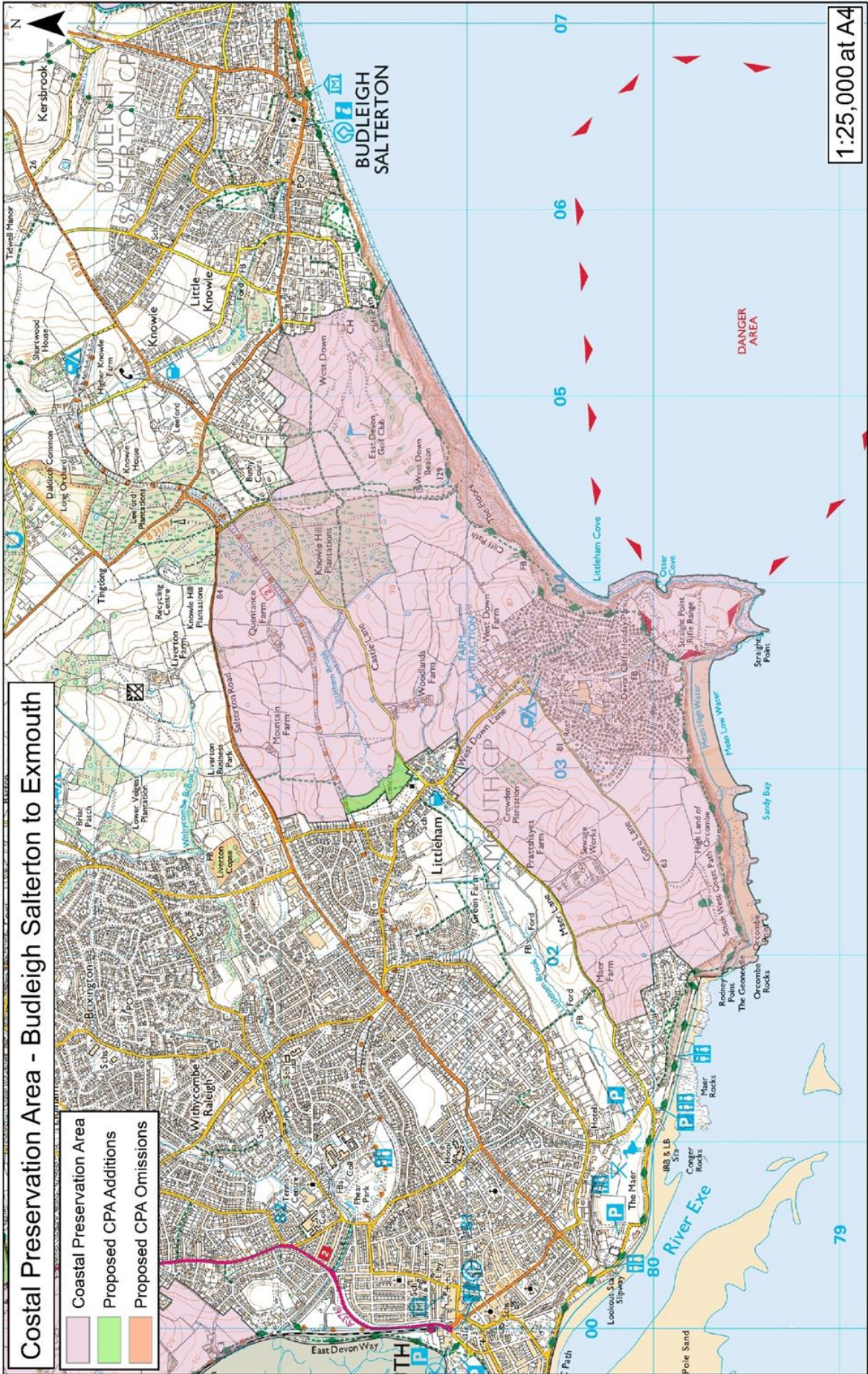


Figure 4 - Proposed amendment of CPA boundary by addition of land outlined in red

**Area 4 – Budleigh Salterton to Exmouth**





**Area 5 – Exmouth to Topsham- Maps showing detailed changes**



Proposed Change- Change the CPA boundaries at Darts Business Park as per fig. 5 to delete recently developed land:



Figure 5 - Proposed amendment of CPA boundary by omission of land outlined red

Proposed Change- Amend CPA boundaries to delete recent housing development at Strawberry Hill Lymstone as fig. 6 below:



Figure 6- Proposed amendment of CPA boundary by omission of land outlined red

Proposed Change- Extend the CPA boundary inland to the ridgeline east of Lymstone and north of Summer Lane, Exmouth as per figure 7 below.



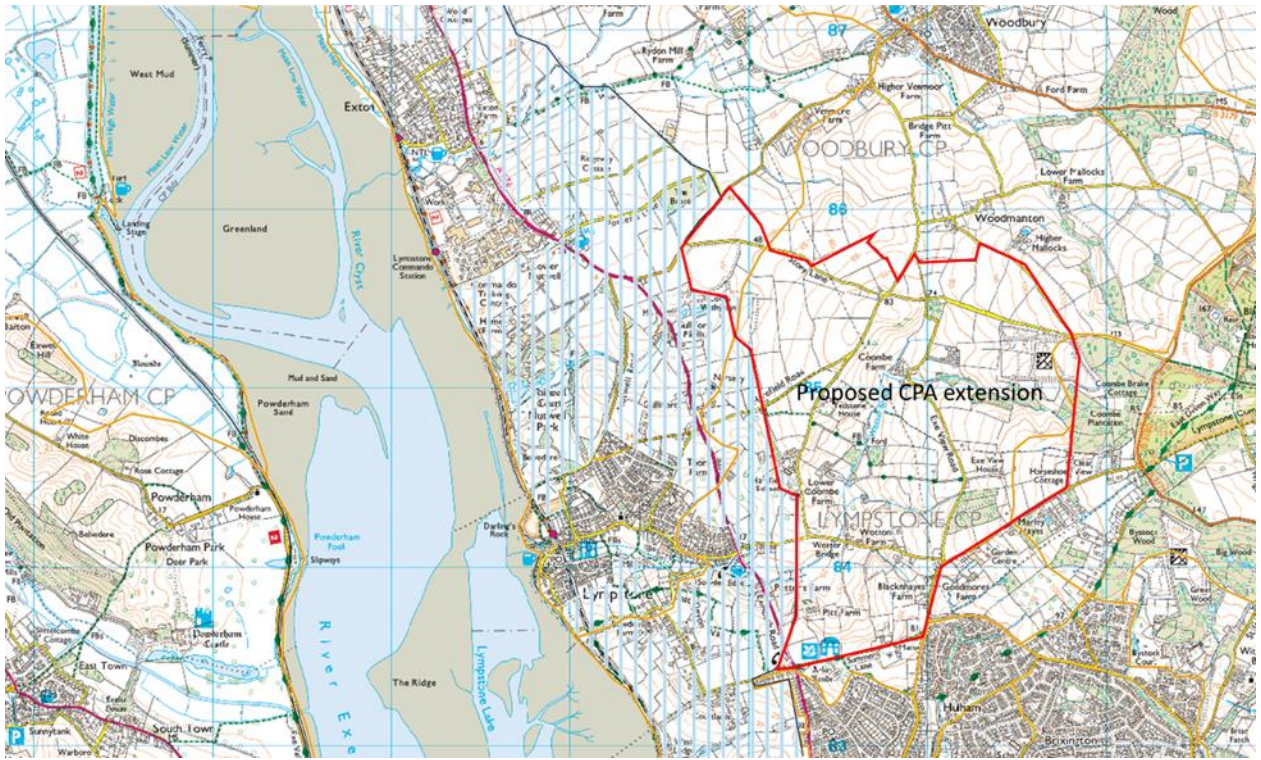


Figure 7- Proposed amendment of CPA boundary by addition of land outlined in red

Note- In addition to these amendments a number of small, isolated pockets of undeveloped land along the estuary shoreline that were not included in the CPA previously have been incorporated.



Area 5 – Exmouth to Topsham

