

Appendix 1 -
Redrafted
Chapters 1
and 2

Introduction

The role of the local plan

The primary role of the local plan will be to guide and inform decisions on where development will take place in East Devon. The Local Plan will be the Council's key 'turn to' document that is used in determining planning applications.

At the outset we would advise that the Local Plan should be read as a whole to understand the complete policy context. We have sought to avoid replicating matters in different plan polices where a single policy reference addresses the relevant consideration.

The East Devon Local Plan will form part of the Development Plan for East Devon and will cover the period from 1 April 2020 to the 31 March 2040. This new plan (on adoption) will supersede the East Devon Local Plan that was adopted in 2016 as well as the Villages Plan that was adopted in 2018.

This local plan provides planning policy coverage, for matters that are dealt with by East Devon District Council, for all of the District with the exception of the area covered by the defined extent of the Cranbrook Plan. The Cranbrook is also part of the Development Plan for East Devon.



East Devon District and neighbouring authorities – map will need updating to reference National Landscapes and delete AONB reference.

Strategic and non-strategic policies and the Policies Map

In the plan we have differentiated between Strategic Policies and non-strategic policies. The Government, in their National Planning Policy Framework, advise of the need for such a differentiation.

Strategic Policies – set out the overarching approach and deal with major subject matters that are of fundamental importance to decision making or which set a general tone.

Non-strategic policies – will typically add an extra layer of detail to inform decision making.

Strategic policies are denoted with the word ‘Strategic’ in the title and all other policies are non-strategic. Neighbourhood Plans and their policies can supersede non-strategic policies, but they cannot supersede strategic policies.

Many policies refer to specific locations or areas that are spatially defined on the Local Plan Policies Map.

East Devon KEY FACTS



**146,300
people**



**72,000
dwellings**



**Largely
rural**

180 people per square kilometre, compared to national average of 432



**Elderly
population**

30% of residents aged 65+, third highest of any local authority in the UK - and set to rise



Average house prices are over 10 times average earnings, making them less affordable than both the regional and national average



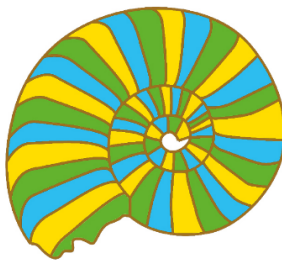
Earnings are lower than both the regional and national average



Lower proportion of residents with higher level qualifications (33%) compared to regional (40%) and national (43%) average



Among the least deprived local authorities in England (238th out of 317) but rural areas suffer from relatively poor access to housing and local services



**Outstanding
natural environment**

- Two-thirds of district is designated as AONB
- 'Jurassic Coast' World Heritage Site
- Six internationally protected wildlife sites
- Twenty-six SSSIs



**Highly valued
historic
environment**

- Thirty-four Conservation Areas
- Over 3,000 Listed Buildings
- Total of 112 Scheduled Monuments



Transport links

- Large number of train stations (9) with usage having significantly increased over the last 20 years
- Main road links - M5, A30/303 and A35
- Exeter Airport
- National Cycle Network, notably the Exe Estuary Trail



Climate change

- The council has declared a 'climate emergency'
- CO₂ emissions per person have been falling over recent years but further reductions are needed to tackle climate change
- Flooding - from rivers, the sea and surface water - is likely to get worse

Key Facts – please note the above table will be updated at a future date.

The local plan vision

Our Local Plan Vision

By 2040 and beyond East Devon will be a diverse, inclusive and thriving place in which to live and work and a pleasure to visit and enjoy.

In responding to the climate emergency we will continue to play our part in what will be an increasingly net zero carbon world. At a local level we will be operating at net zero carbon, minimising energy consumption and maximising renewable energy generation. Communities in East Devon will be adapting to a changing climate.

We will ensure our urban areas and towns and villages, as they grow to meet future needs, continue to be great places to live and have better access to the surrounding countryside for all. Looking beyond our boundaries we will need to maintain strong relationships with the adjacent city of Exeter and our other neighbours.

The western side of East Devon will remain a focal point for growth with Cranbrook now well established and thriving. Our second new town will be a council and corporate led development meeting the needs of a growing population. Alongside additional housing, new high technology, green businesses will continue to invest in the western side of the district securing high quality jobs and training. This development will come forward in an outstanding environment with the expanded and expansive Clyst Valley Regional Park wrapping around new developments.

Our regenerated town centres will form a focal point for business, social and community activity serving residents and visitors alike. We will secure well-paid jobs in both traditional and emerging sectors closing the gap between average earnings and house prices. We will enhance self-containment of our communities by creating more job opportunities close to where people live.

Rural East Devon will retain its outstanding charm and character with modest sensitively planned development to meet the needs of local communities. Farming and rural activities will still dominate the use of land. Where possible we will retain high quality land in agricultural production as we move towards more environmentally sustainable farming practices into the middle decades of the 21st century.

Across East Devon new development will draw on our outstanding heritage legacy but will also be innovative in design and forward looking to incorporate net zero carbon technologies in new buildings and built spaces. Working with partner bodies we will strive to secure better facilities, especially where there may be current deficits in provision, including for schools and medical services. This will include in locations where past housing development has occurred without adequate services.

New, expanded and improved physical, social and community facilities and infrastructure will be delivered alongside development. This will ensure that people live healthier and happier lives with greater access to services and facilities in a cleaner and greener setting. Sustainable transport links, active travel provision and infrastructure connecting communities will be enhanced and provided alongside development. High quality urban spaces, and our existing towns and built development, will link in with enhanced Green Infrastructure, open space and recreational facilities.

Our beautiful and diverse countryside, National Landscapes, world class Jurassic coast, nature reserves and built heritage assets will be protected and enhanced. We will ensure that alongside new development there is greater care of the natural world with biodiversity improvements and a far richer and more nature friendly tapestry of green spaces in the future. These will support both nature recovery and the health and well-being of our communities.

