

Report to: Strategic Planning Committee

Date of Meeting: 30 April 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



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## **Clyst Valley Regional Park local plan consultation paper**

Report summary:

This report sets out background information on the Clyst Valley Regional Park and it recommends local plan public consultation on the proposed extension of the park to encompass a greater area of land in the western edges of East Devon. The consultation also sets out some small-scale areas for removal from the current boundary in respect of land that has been built on and also where it is recommended in other reports to committee that current park land is allocated for development.

### **Is the proposed decision in accordance with:**

Budget                      Yes  No

Policy Framework      Yes  No

### **Recommendation:**

1. That Strategic Planning Committee endorse the proposed changes to the existing Clyst Valley Regional Park boundary and the proposed expansion of the park in line with the assessment methodology attached as Appendix 1 to this report.
2. That Strategic Planning Committee agree that public consultation, in the form of Appendix 2 attached to this report, be undertaken on the proposed Clyst Valley Regional Park boundary.

### **Reason for recommendation:**

To ensure that proposed changes to the Clyst Valley Regional Park are based on a logical and transparent assessment process and that the public are given an opportunity to comment on the proposals as part of the local plan production process.

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Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

**Equalities impact** Low Impact

**Climate change** Low Impact

**Risk:** Medium Risk; It is important that we set out how the Clyst Valley Regional Park boundaries are to be defined to ensure a rational process is followed and can subsequently be justified. It is important that the public are given the opportunity to provide feedback in response to the draft proposals.

### **Links to background information**

Links to documents quoted are contained in the body of the report.

### **Link to [Council Plan](#)**

Priorities (check which apply)

- Better homes and communities for all
- A greener East Devon

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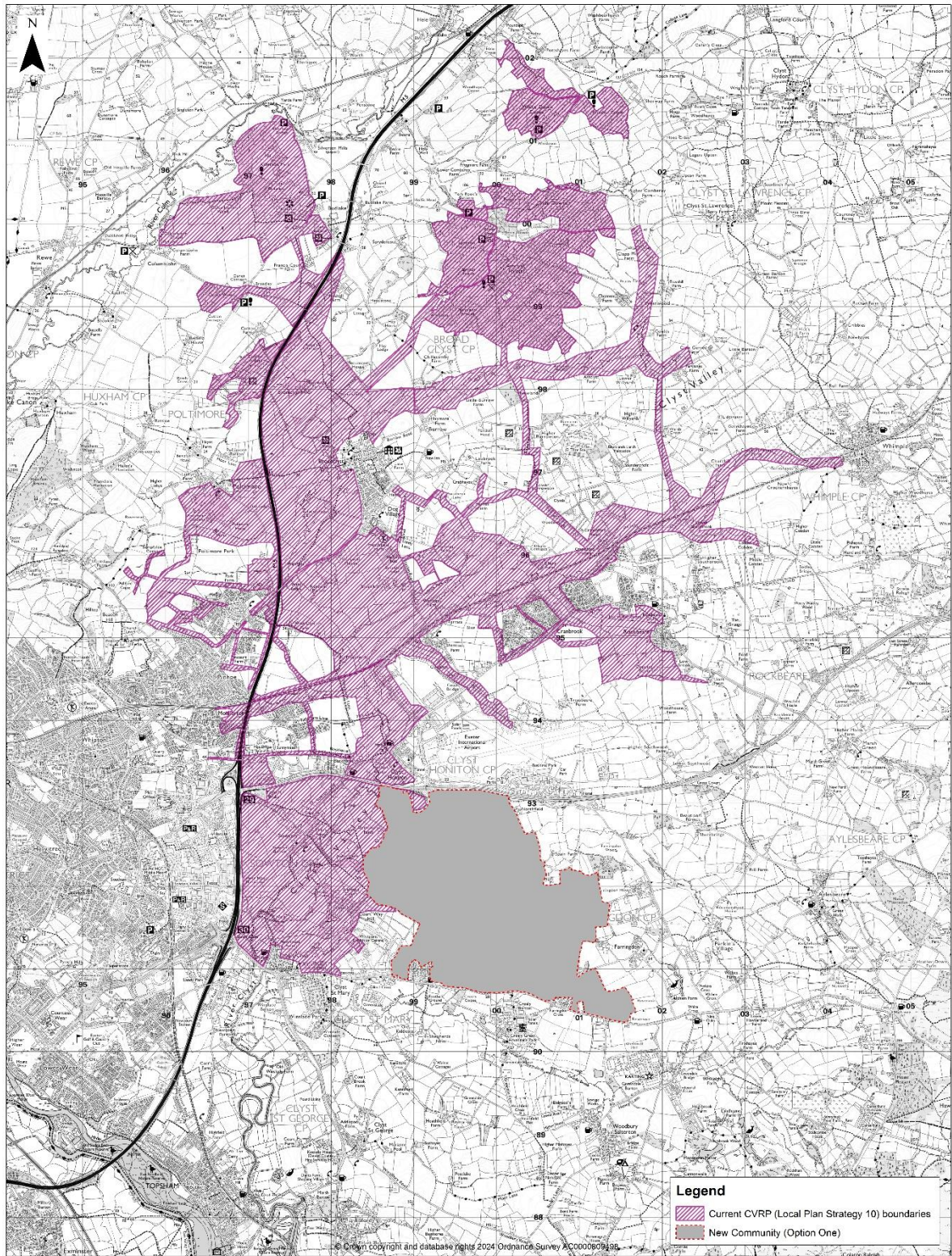
## **1. The current Clyst Valley Regional Park**

- 1.1 The current adopted Local Plan [Local Plan 2013-2031 - East Devon](#) contains policy that addresses development and wider matters at the Clyst Valley Regional Park (CVRP). The existing park boundary is defined on the adopted local plan Policies Map.
- 1.2 Strategy 10 of the adopted local plan sets out that the park is a 'landscape scale' strategic project seeking to deliver, amongst other matters, a range of green infrastructure, environmental and landscape enhancement and recreational benefits. Of critical relevance is that the park will provide a green setting for strategic development – criterion a) of Strategy 10

specifically sets out that the park will *“Provide high quality natural green space that is complementary to development and will be a stimulus to encourage commercial and business development of the highest standard.”*

- 1.3 It is important to recognise that the CVRP is not, in shape, form or function the same as a conventional traditional municipal park that may, for example, be found in an urban area, such as Phear Park in Exmouth. It does not have, and was not intended to have, obvious and clear on the ground edges within which there is green and recreational spaces over which people have public access and then beyond these edges an obvious transition to other land uses (such as houses, shops or roads).
- 1.4 The CVRP should be understood to be a landscape scale designation (more akin to a national landscape (AONB) type of designation, though with very different characteristics and objectives sought. Within the CVRP there are areas that look and operate and function much as a conventional public park does and there will be more in the future. But there are also extensive areas of land that are and will remain in agricultural and woodland use as well as parts with public roads and dwellings and other forms of built development on them. It is not the intention to acquire and open up for recreational use the great extent of land that falls within the park boundary. Rather existing local plan policy, as an overarching goal, seeks to promote and encourage positive and beneficial use and practices of the overall land area to the benefit of humans and wildlife whilst also retaining and encouraging productive use of land, for example for farming and food production.
- 1.5 The current extent of the CVRP is shown on the map below/over the page with the extent of the draft plan proposals for the second new community shown in grey.





## Clyst Valley Regional Park

Figure 1 - Map of the current CVRP boundaries (purple)



## 2 The evolution of the park and the management plan

- 2.1 Whilst the formal designation status of the park lies in the existing adopted local plan its evolution can be traced back to a green infrastructure strategy dated 2009 - [green-infrastructure-strategy-phase-ii.pdf \(eastdevon.gov.uk\)](#) . This strategy was produced in the context of the significant growth planned for the western side of East Devon and the role of the City of Exeter and development at the City.
- 2.2 Much more on and about the park can be found on dedicated web pages [Home | Clyst Valley Regional Park \(clystvalleypark.org.uk\)](#) and also we would set out that there is an award winning park Masterplan that sets out aspirations for the park to 2045 [cvrp-masterplan.pdf \(eastdevon.gov.uk\)](#).

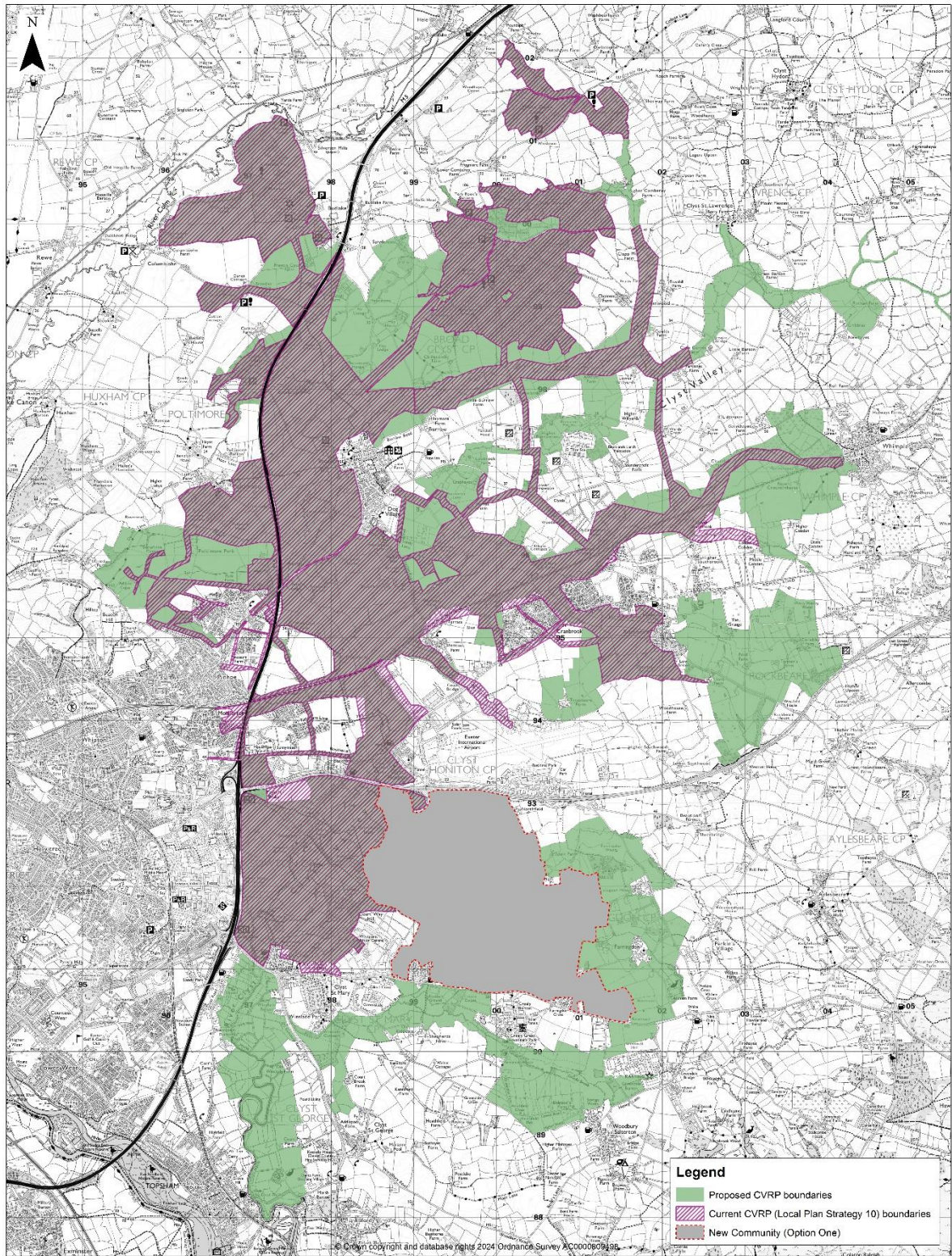
## 3 Proposed changes to the park boundary

- 3.1 Through implementation of the management plan to date, and wider and other initiatives, significant changes and benefits are appearing on the ground and more are planned.
- 3.2 Given where we have now got to it is an opportune point in time to review and assess scope and draw up initial recommendations for changes, essentially enlargement, of the Clyst Valley Regional Park boundaries. Such positive outward expansion will:
- reflect the benefits already being seen,
  - show the potential that exists,
  - promote the need to promote green infrastructure in line with planned future development, and also
  - increase opportunities afforded by nature recovery network planning, Biodiversity Net Gain and other environmental improvement initiatives.
- 3.3 In consideration of CVRP boundary review members might wish to reflect on the role and function of the park in comparison with that of Green Wedges. Under existing local plan policy there is quite a degree of spatial overlap between Green Wedge policy and CVRP policy. However, Green Wedge policy is single dimensional in nature. Strategy 7 of the adopted local plan states *“Within Green Wedges, as defined on the Proposal Map, development will not be permitted if it would add to existing sporadic or isolated development or damage the individual identity of a settlement or could lead to or encourage settlement coalescence.”*
- 3.4 Adopted Green Wedge policy is clearly a development constraining (but not preventing) policy. In contrast the adopted CVRP policy, whilst also having a

constraining function (it clearly sets out stringent tests that are relevant should proposals for development come forward), it covers far wider territory and considerations in respect of actively promoting green infrastructure and wider environmental and social benefits. It is not typically good practice to have differing policies in a plan that more or less do the same thing and as such there is a clear case to place the policy onus for protection and enhancement in this part of the District on CVRP policy.

- 3.5 We have, through assessment work, established proposed boundary changes (predominantly extensions) to the park as shown on the map below/over the page. After that we include commentary around the proposed amendments.





## Clyst Valley Regional Park

0 0.275 0.55 1.1 1.65 2.2 Miles

*Figure 2 - Map of the current CVRP boundaries (purple) with the proposed amendments for consultation (green)*

**PLEASE NOTE THE ABOVE PLAN IS DRAFT AND WILL BE REFINED PRIOR TO PUBLICATION**

## **CVRP expansion assessment**

- 3.6 To inform the expansion of the CVRP a technical working paper has been produced, this is attached as Appendix 1. This paper sets out a range of assessment criteria against which blocks of land have been assessed to determine their potential suitability for inclusion within an extended park boundary. The conclusions from this assessment work establishes objective and rational evidence to justify and warrant an extension to park boundaries.
- 3.7 Appendix 2 to this committee report sets out a proposed local plan consultation document which invites comment and feedback on new areas proposed for inclusion in the park.
- 3.8 We would highlight that there are a limited number of areas of land that are currently proposed for inclusion in the park but were shown as proposed allocations for development in the draft plan. As with Members views on this issue in relation to the Green Wedges consultation materials are being prepared on the basis of the CVRP boundary currently extending over these areas but with explanatory text explaining that allocations may subsequently need to be made within the boundary to meet development needs.
- 3.9 In this consultation we have 'greyed out' (as shown on the map in Appendix 2 and on maps in the body of this report) the agreed site for the 2<sup>nd</sup> new community. With the 2<sup>nd</sup> new community the intent is that there will be extensive high quality open land and parkland. A very obvious choice would be to make this (in whole or key parts) a part of the CVRP and to provide high quality links for the new community into wider parkland areas. However, at this stage it was seen as premature to actually put park boundaries on a map. Rather, and later this year, master planning work for the new community will be undertaken and this will set out details of green and open space provision, in the context of built development. This master planning work is seen as the appropriate and best means to plan for CVRP provision in and at the new community.



## **Other CVRP changes**

- 3.10 Whilst the onus in work is on expanding the CVRP there are a limited number of cases where we are proposing that the land currently falling in the CVRP is removed. Such removal is highlighted in respect of:
- a) Cases where there has been development, where amounting to more than small scale works, for example where a group of dwellings may have been developed and inclusion in the CVRP is not seen as credible, and
  - b) Cases where further assessment work suggests that boundaries need to be refined.

## **4 Proposed consultation**

- 4.1 It is proposed that public consultation on various local plan designations and allocations, including CVRP changes, will be undertaken after committee approval. For the CVRP we would also look to the use of specific consultation workshops with key stakeholders/partners to ensure that we fully understand their priorities and their views are captured and can be incorporated into the final boundary.
- 4.2 Appendix 2 to this report forms the proposed material to feature in the consultation, though it will be put into a more visually attractive format. As well as being in pdf format the consultation material will feature on the council's online engagement platform – Commonplace.

### **Financial Implications:**

There are no direct financial implication resulting from the report.

### **Legal Implications:**

There are no legal implications requiring comment.

# Appendix 1 – technical assessment

## Clyst Valley Regional Park – Local Plan Boundary Review

### Purpose of this Report

East Devon District Council is in the process of preparing a new Local Plan. The purpose of this report is to summarise the criteria for the inclusion of areas within a revised Clyst Valley Regional Park boundary.

### Purpose of the Clyst Valley Regional Park

The concept of the Clyst Valley Regional Park originates from the Green Infrastructure Strategy (Exeter & East Devon Growth Point, 2009). The diagram below is taken from this strategy and shows the 'Clyst Meadows' as a "well defined network of accessible semi-natural greenspaces and less accessible biodiversity rich areas...creating a strong buffer between [Exeter] and the countryside".

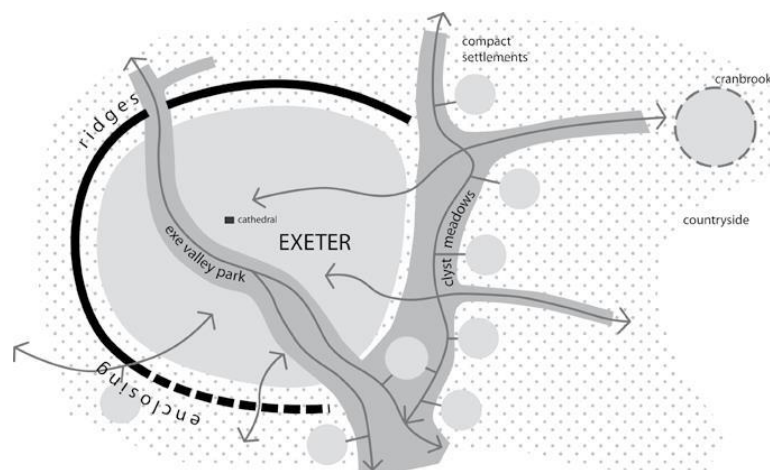


Figure 1 Concept of 'Clyst Meadows'

The key purpose of the Clyst Valley Regional Park is to provide a connected multi-functional Green Infrastructure that delivers ecosystem services follows the Clyst Valley along the eastern edge of Exeter. The Regional Park will connect communities and employment areas with the important landscapes and habitats in the Clyst Valley; supporting health and wellbeing, active transport and economic prosperity.

The Regional Park will comprise a number of greenspaces linked by greenways. There is no intention that the whole of the Regional Park will become accessible to the public, as most of it is in private ownership. However, 762 hectares is currently accessible and the ambition is to increase that by a further 740 hectares over 25 years. A large proportion of the Regional Park is within the National Trust's Killerton estate and 40% of the Regional Park is within a floodplain.

## Review of Clyst Valley Regional Park Boundary

The review of the Regional Park Boundary has been undertaken with consideration of the emerging Local Plan and with reference to a number of existing background studies and existing information, including (but not limited to), the adopted Clyst Valley Regional Park masterplan, EA Flood Mapping, Local Nature Recovery network and nature conservation designations, Heritage Assets, and the Clyst Valley Regional Park Landscape Character Assessment.

The previous Regional Park boundary is proposed to be extended to connect watercourses and important habitats within the Clyst Valley, include landscape features such as historic orchards and the setting of historic assets and to align with clear and easily definable boundaries.

Within the area of the proposed new community to the west of Farringdon the Regional Park boundary is proposed to be defined through the masterplanning process, with multi-functional Green Infrastructure corridors that follow watercourses through the community and provide active transport and habitat connections.

A number of areas are proposed to be deleted from within the adopted Regional Park boundary. These includes areas within Cranbrook, Clyst St Mary and the Enterprise Zone where development has been implemented, and minor adjustments to reflect other local plan allocations and the Cranbrook masterplan.

## Criteria for Assessment of revised Clyst Valley Regional Park Boundary

The criteria have been used to assess the areas proposed for inclusion within the Regional Park boundary. They draw upon the objectives of the adopted Clyst Valley Regional Park Masterplan, the relevant policies in the existing and emerging local plan and Natural England's Green Infrastructure Framework and Principles<sup>1</sup>.

The table at the end of this Appendix summarises the assessment of each area within the Regional Park against the Assessment Criteria according to the following:

**Green** Area significantly contributes to, or has potential to significantly contribute to, the achievement of the objectives within this criteria.

**Light Green** Area contributes to, or has potential to contribute to, the achievement of the objectives within this criteria.

**Amber** Area has limited contribution to, or limited potential to contribute to, the achievement of the objectives within this criteria.

**White** *Area does not contribute to, and has no potential to contribute to, the achievement of the objectives within this criteria.*

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<sup>1</sup> [Green Infrastructure Principles \(naturalengland.org.uk\)](https://www.naturalengland.org.uk)



## **Assessment Criteria**

### **Active & Healthy Places**

- Provides or enhances Green Links supporting health/wellbeing objectives for local communities
- Provides access to green space and public open spaces (Natural England Accessible Natural Greenspace Standards, Building with Nature, Green Flag Criteria)
- Maintains or improves accessibility – walking/cycling routes (sustainable movement networks, public rights of way, and promotes recreational experience). CVRP masterplan aims to deliver 80km of traffic free trails/quiet ways to LTN 1/20 standards
- Proximity to and accessibility with residential areas (existing/proposed)
- Proximity to and accessibility with business/commercial development (existing & proposed)
- Potential to create opportunities for education
- Maintains or enhances opportunities for connection with nature

### **Nature Rich Places**

- Protects existing habitats and wildlife sites
- Provides new wildlife spaces and corridors (create/restore 1,000 Ha of priority habitat with nature recovery network)
- Increases the size, quality, quantity and connectivity of priority natural habitats and populations of key species
- Protects or enhances biodiversity
- Potential to mitigate recreation pressure on more environmentally sensitive locations (SPA/SAC – SANG)

### **Increased Tree and Woodland Cover**

- Retains/enhances existing woodlands or hedgerows
- Potential for Tree Planting (30% tree cover)
- Maintains/enhances historic orchards, and/or supports new orchard planting

### **Improve Water Management**

- Within catchment of River Clyst and tributaries
- Contributes to achieving good water quality ecological status of River Clyst and tributaries
- Flood Zone 2 & 3
- Maintain and enhance natural flood storage

### **Landscape Quality**

- Maintains or promote local distinctiveness
- Maintains or restores Landscape Character
- Maintains the high quality landscape setting of Killerton Estate
- Potential for provision of public art, promotion of culture and customs in connection with other objectives.

### **Conserves Heritage & Cultural Assets**

- Conserve and enhance heritage assets and their settings

### **Resilient and Climate Positive Places**

- Contributes to, or has potential to contribute to, reducing greenhouse gas emissions and achieving net-zero carbon emissions
- Contributes to, or has potential to contribute to, Climate Change Resilience
- Contributes to, or has potential to contribute to, climate change mitigation & adaptation
- Contributes to, or has potential to contribute to, carbon sequestration (in soils, vegetation...)

### **Delivers Natural Ecosystems Services**

- Contributes to Green Infrastructure & Ecosystem Services
- Potential to reduce soil run off and restore soil health

### **Thriving and Prosperous Communities**

- Supports healthy and prosperous communities in Exeter and East Devon
- Supports the delivery of Cranbrook and the new community
- Supports the local economy, and the delivery of the Exeter & East Devon Enterprise Zone
- Contributes to creation of high-quality environment which attracts business and investors
- Potential to create green jobs, and supports sustainable business and farms
- Maintains/enhances potential for Food Production (existing/potential)

## **Assessment of Clyst Valley Regional Park Areas**

### **Assessment Areas**

A Killerton Park

B1 Killerton Estate

B2 Poltimore Estate

C Ashclyst Forest & White Down Copse

D Beacon Hill

E Central Clyst Valley

F Whimple Farmlands

G1 London Road Corridor

G2 Rockbeare & Rockbeare Manor

H Sowton & Bishop's Court

I Lower Clyst Valley

J1 Clyst St Mary Farmlands – Holbrook to Faringdon

J2 Clyst St Mary Farmlands – Grindle Brook

(Refer to Clyst Valley Regional Park Landscape Character Assessment for Local Landscape Character Areas)

See table on the pages below and the map that follows.



**Table of assessment – to be read alongside the map that follows it.**

Ref	Area	A	B	C	D	E	F	G	H	I	Assessment Criteria – with Area Description below A = Active & Healthy Places    B= Nature Rich Places    C = Increase Tree and Woodland Cover D = Improve Water Management    E = Landscape Quality    F = Conserves Heritage & Cultural Assets G = Resilient and Climate Positive Places    H = Delivers Natural Ecosystems Services I = Thriving and Prosperous Communities
A	Killerton Park										Killerton Park is a rich and diverse historic landscape, reflected in the number of heritage designations including Registered Historic Park and Garden designation. It is also unusual geologically, comprising a steep hill of volcanic sandstone rocks which forms a local landmark in views from a wide area. The gardens and park contain an exceptional number of veteran and parkland trees, and a significant proportion of the LLCA is wooded. Killerton Park is owned by the National Trust, and is a popular visitor attraction. Visitors enjoy the house, gardens, parkland and the views over the surrounding countryside.
B1	Killerton Estate										This area contains a wealth of historic features, with outstanding examples of estate architecture in Broadclyst. There are numerous other distinctive historic buildings and structures, including Broadclyst church, wind and water mills. Mature and veteran trees feature in the Killerton Estate and Sprydun. Wet woodland and grassland are designated County Wildlife Sites. The Killerton Estate is currently implementing a DEFRA Landscape Recovery Scheme which includes significant woodland planting and river corridor enhancement.
B2	Poltimore Estate										Poltimore House (Listed Grade II*) is of exceptional importance, and the former estate and gardens contain many exceptional mature trees. The historic parkland lies on the edge of West Clyst and Exeter, and there are strong opportunities to improve the setting of and access to Poltimore House.
C	Ashclyst Forest & White Down Copse										The high wooded hills of Ashclyst Forest, White Down Copse and Paradise Copse form a familiar backdrop to the surrounding lowlands, creating distinctive skyline features in views from a wide area, including key long-distance views from Killerton Park. The old trees in this area include those in former field boundaries of the woodpasture fields and Wellingtonia trees on the summit of Ashclyst forest which are ornamental planting to emphasise the hill when seen in views from Killerton Park. Some commercial forestry takes place here, but it is also used for informal recreation and for wildlife conservation.

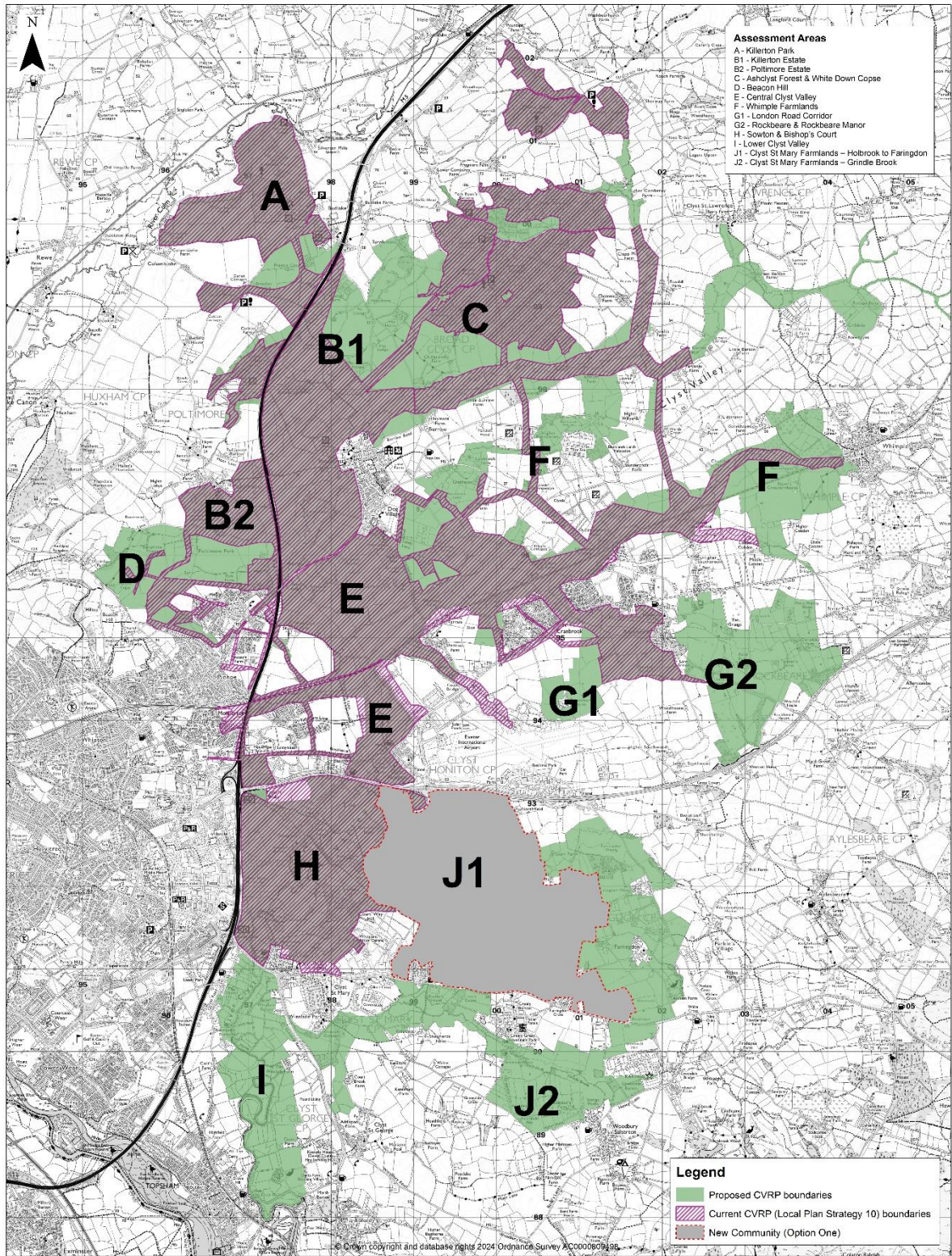
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D	Beacon Hill										Beacon Hill is located in the far west of the CVRP, on the boundary with Exeter City, where it has potential to provide a resource for the local community. It comprises visually prominent and largely undeveloped high land on the north and north-east facing slopes of Beacon Hill. Its steep, elevated, well-treed farmland forms the immediate backdrop and skyline in views from Poltimore Park and Killerton, as well as from Broadclyst and the upper Clyst valley. From Beacon Hill there are magnificent views north and east across the Clyst valley towards Killerton, Poltimore, Ashclyst Forest and Broadclyst. It is particularly well-treed, containing ancient woodland.
E	Central Clyst Valley										The Central Clyst Valley is located between Exeter and Cranbrook. It covers the floor and western side of the Clyst Valley, as well as tributary valleys such as the Pin Brook and the Cranny Brook. It includes the settlements of Blackhorse and the lower part of Clyst Honiton and much of the area is low-lying and flood prone. It includes extensive areas of wetland and riparian habitats - including fen at Hellings Park County Wildlife Site –and there are opportunities to enhance and extend these habitats. The Central Clyst Valley also plays an increasingly important role in providing access and recreation opportunities, being ‘on the doorstep’ for residents of new development at Cranbrook and on the eastern edge of Exeter. The open countryside separates Exeter from new residential and industrial development associated with Cranbrook and the Enterprise Zone, and creates a strong green edge to the city. Tributaries extend in to built-up areas. There are long views across and within the valley.
F	Whimble Farmlands										The Whimble Farmlands comprises a network of green corridors which follow the River Clyst, lanes and footpaths through the intricate and small-scale farmland to the west and north of Whimble. Historic villages and farms give it a settled but still strongly rural feel. The farmed landscape is quite diverse, with traditional orchards (particularly around Whimble), wet meadows, pasture, hedges and arable fields. The upper part of the River Clyst is joined by numerous smaller streams, many of which flow through low-lying valley meadows, some with catchmeadow channels. The higher land of Ashclyst and White Down forms a distinctive enclosing ridge on the north-western horizon, and the Blackdown Hills form the eastern horizon.

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G1	London Road Corridor										The London Road Corridor is located in the centre of the CVRP. It encompasses land on both sides of London Road, between the Exeter-Waterloo railway line to the north, and the A30 to the south. Large scale development including the airport, Enterprise Zone, and Cranbrook are significantly changing the character of this area - which has a strong opportunity to provide important greenspace and nature recovery (especially through Cranbrook Country Park and SANG). Despite this much of the area remains agricultural, with rich red soils supporting arable and pasture. Fields are lined by hedges with many hedgerow oaks.
G2	Rockbeare & Rockbeare Manor										Linked to G1 at Rockbeare, the land to the south-east of London Road there is an extensive Registered Historic Park and Garden surrounding Rockbeare House (Listed Building) and remnant historic parkland at The Grange, which is incorporated into the Cranbrook masterplan and SANG. This area retains much of its rural character, and remains largely agricultural to the south of Cranbrook - with mature hedgerows and oak trees.
H	Sowton & Bishop's Court										Sowton and Bishop's Court comprise the valley floor and sides between Clyst Honiton and Bishop's Clyst in the centre of the CVRP. The area is bounded by the A30 to the north; Bishop's Court Lane to the east; the A376 to the south and the M5 (also the Exeter City boundary) to the west. It includes the historic village of Sowton, Bishop's Court, and the lower part of Bishop's Clyst village. The River Clyst is a key feature of this area which contains a concentration of historic sites. The 12th Century Bishop's Court sits on high ground on the eastern valley side, overlooking the valley, and surrounded by parkland with magnificent veteran trees. The historic village of Sowton nestles at the base of the slope on the western side of the river. It has a strongly rural feel, despite its proximity to Exeter. At the southern edge of the LLCA is the medieval Bishop's Clyst Bridge – a Scheduled Monument and associated with the 1549 'Prayerbook rebellion' battle. There is significant potential to enhance connectivity through this area and deliver the Clyst Valley Trail linking Mosshayne/Tithebarne to Clyst St Mary and the Exe Valley trails.

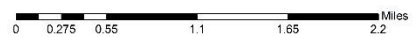


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I	Lower Clyst Valley										<p>The Lower Clyst Valley comprises the floor and sides of the Clyst Valley between Bishop’s Clyst and Topsham. The northern and eastern boundaries are formed by the A376; the southern boundary by a ridge of higher ground between Ebford and the Estuary. The western boundary follows the Exeter City boundary along Blue Ball Road, meaning that some of the valley side slopes near Topsham are excluded from the Study Area. The River Clyst is tidal for much of its length within this area, and runs in a series of pronounced meanders towards the Exe Estuary at Topsham. An extensive County Wildlife Site (the Clyst Valley Marshes) covers the valley floor. Here, grazing land is divided by reed-fringed ditches and water-tolerant trees. The southernmost part of the valley floor is within the national and international nature conservation designations which cover the Exe Estuary and its associated habitats. The farmed valley sides provide the setting to the valley floor. There is significant potential to improve connectivity through this area and deliver the Clyst Valley Trail linking Clyst St Mary to Topsham and the Exe Valley trails.</p>
J1	Clyst St Mary Farmlands – Holbrook to Faringdon										<p>This area comprises the land to the north east of Clyst St Mary, following the Holbrook to Farringdon. The area is primarily agricultural, but will change significantly through the development of the proposed new community. There is historic parkland and gardens at Winslade Park. The extent of the CVRP is proposed to be defined through the masterplanning process for the new community - and has significant potential to deliver active transport and habitat connectivity, and wider GI benefits and connectivity to the wider CVRP and Exe Estuary.</p>
J2	Clyst St Mary Farmlands – Grindle Brook										<p>This area comprises the land to the south east of Clyst St Mary. It is a relatively large and generally well-settled area, containing historic villages and numerous hamlets and farms. The northern edge of the area follows the A3052. The area is primarily agricultural, but there are also some industrial and ‘urban fringe’ land uses such as the County Showground, business parks, industrial estate, garden centre, and Crealy theme park. These are concentrated along the A3052 and in the Grindle Brook valley, and impact on the character and visual quality of the approach to Exeter on the A3052. The area contains many Listed Buildings, including several fine medieval churches within historic villages. Villages and farms are set within rolling farmland. There is historic parkland and gardens at Winslade Park, and surviving medieval strip fields near Woodbury Salterton. This area has significant potential to enhance east-west connectivity between Woodbury Common, Woodbury Salterton and the core of the CVRP and Exe Estuary.</p>





# Clyst Valley Regional Park



*Map of the current CVRPP boundaries (purple) with the proposed amendments for consultation (green) and site assessment areas labelled*

**PLEASE NOTE THE ABOVE PLAN IS DRAFT AND WILL BE REFINED PRIOR TO PUBLICATION**



## **Appendix 2 – this is the proposed content of the CVRP boundary changes consultation.**

### **East Devon Local Plan 2020 to 2040 – Clyst Valley Regional Park Boundary Changes consultation**

#### **Preferred Options Reg. 18 Further Consultation Draft Plan Spring 2024**

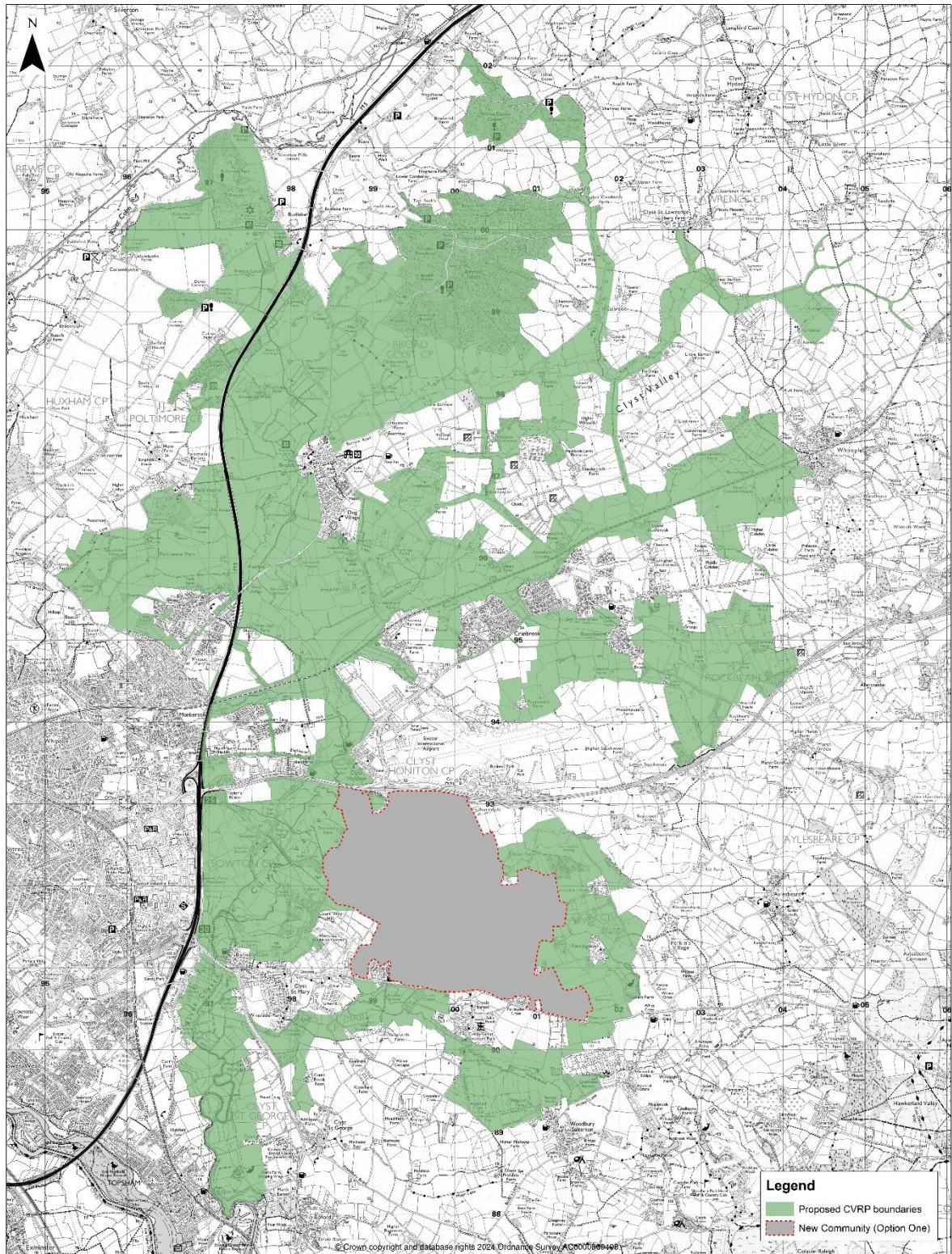
We consulted on a draft local plan from November 2022 to January 2023 that referred to the Clyst Valley Regional Park. At that stage we included suggested policy wording and showed the boundary of the existing park. We also referred to the potential for Clyst Valley Regional Park expansion.

In this consultation we have now set out proposed substantial expansion of the park, with a limited number of areas being removed from the existing park boundary. A small number of sites within the current park boundaries are being promoted for development and these are still being assessed. The boundaries of the park may vary to exclude these areas in the event that it is proposed to allocate these areas for development.

The intention is that the proposed new community between the A3052 and the A30 will include spaces and routes that will ultimately form part of the Clyst Valley Regional Park, however these will be determined through master planning of the new community to take place later this year and will be added into the Clyst Valley Regional Park at a later date.

We have produced a technical evidence paper that sets out the assessment process that has been followed (this is/will be Appendix 1 to this committee report) that you may wish to consider in respect of any comments you wish to submit. In making comment we would encourage you to review that actual draft local plan policy wording that applies to the park and also which sets out the wider development agenda that was consulted on for East Devon as a whole – see: [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/media/18-final-071122.pdf)

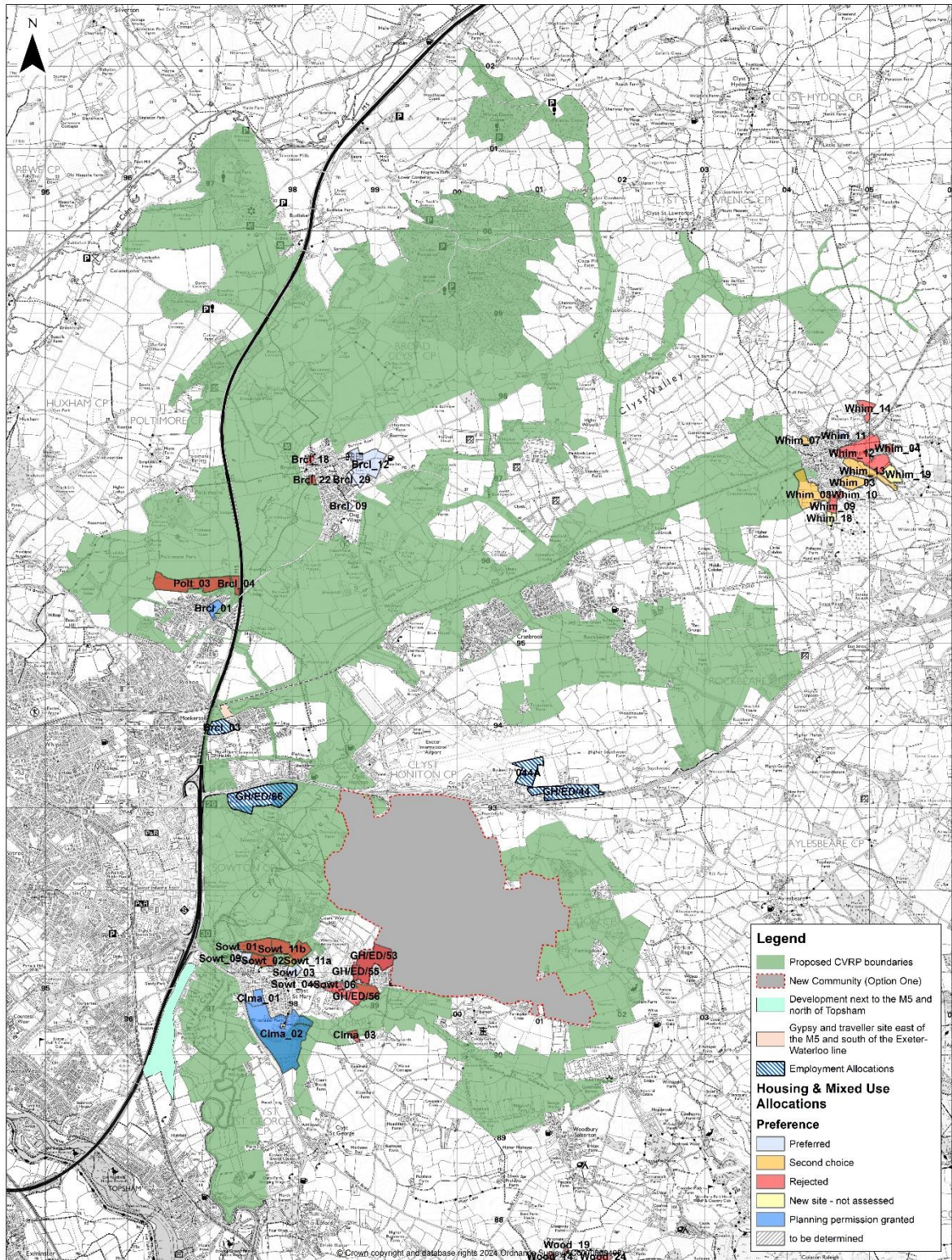
**We would welcome your views on the changes we are proposing to the park and as will feature in future redrafting of local plan policy.**



## Clyst Valley Regional Park

*Map of the proposed CVRP boundaries for consultation (green) – with the proposed new community boundary shown in grey*





## Clyst Valley Regional Park



Map of the proposed CVRP boundaries for consultation (green) – with the proposed new community boundary and proposed housing & mixed use site allocations (see legend)