

East Devon Local Plan
2021 to 2040

Issues and Options Consultation
January 2021 (Regulation 18)

How & where development will be in East Devon up to 2040.

[East Devon Local Plan \(arcgis.com\)](#) - the Consultation document and links to the online questionnaire

[issuesandoptionsreport-jan2021.pdf \(eastdevon.gov.uk\)](#) - a pdf including the consultation questions.

The Issues and Options Report is the first stage of planning. **Are these objectives on the right track?**

The next stage will be a Draft Local Plan which will contain Policies which will fulfil the objectives. This will be produced in early 2022, and will be consulted on again, followed by the Publication draft of the plan which will be submitted for Examination by a Planning Inspector. The Plan should be adopted in 2023.

Objective 1: Designing for health and wellbeing. To encourage healthy lifestyles and living environment for all East Devon residents.

Objective 2: Tacking the climate emergency. To ensure all new development moves the district towards delivering net-zero carbon emissions by 2040 and that we adapt to the impacts of climate change.

Objective 3: Meeting future housing needs. To provide high quality new homes to meet people's needs.

Objective 4: Supporting jobs and the economy. To support business investment and job creation opportunities within East Devon.

Objective 5: Promoting vibrant town centres. To promote the vitality of our town centres, encourage investment, greater flexibility and a wider range of activities to increase footfall and spend.

Objective 6: Designing beautiful and healthy spaces and buildings. To promote high quality beautiful development that is designed and constructed to meet 21st century needs.

Objective 7: Our outstanding built heritage. To conserve and enhance our outstanding built heritage.

Objective 8: Our outstanding natural environment. To protect and enhance our outstanding natural environment and support an increase in biodiversity.

Objective 9: Promoting sustainable transport. To prioritise walking, cycling, and public transport and make provision for charging electric vehicles, whilst reducing reliance on fossil fuelled vehicles.

Objective 10: Connections and infrastructure. To secure infrastructure needs at an appropriate time to support new development.

What are the issues for West Hill?

The most contentious areas are likely to be housing & employment sites – how much, and where should they be built? A new town? New village/s? Or should each town/village accept their share of new development?

Chapter 13 of the report discusses the broad options for the distribution of development.

There is likely to be pressure for most of the new housing to be built near the main centres of employment – around Exeter and the M5 – Science Park and Skypark. The two Areas of Outstanding Natural Beauty - East Devon AONB and Blackdown Hills AONB – cover around 2/3 of the area of East Devon, and are largely protected from major new development. This means that the north-west sector of East Devon (including West Hill) will come under most pressure to accept new housing and employment facilities.

Call for sites: Alongside this consultation, landowners and developers are invited to submit land that they would like to see developed. Many sites have already been submitted to the Greater Exeter Strategic Plan (GESP), which East Devon is no longer taking part in. However the sites already submitted will be assessed and considered for inclusion in the Local Plan.

Sites already submitted – red-hatched – assessed for GESP, blue-hatched – smaller sites already submitted but not assessed

Attached:

East Devon Local Plan Review: Housing and Economic Land Availability Assessment (HELAA)

- West Hill
- West + Ottery St Mary



East Devon Local Plan Review

Housing and Economic Land Availability Assessment (HELAA)

The National Planning Policy Framework (NPPF) requires local planning authorities to have a clear understanding of the land available for development in their area by preparing a Housing and Economic Land Availability Assessment (HELAA). This is a technical document that helps to identify a supply of potentially suitable sites for housing and is used to inform planning policies.

Inclusion of a site in the HELAA does not indicate that a site will be granted planning permission or allocated for development.

No East Devon specific work on housing availability has been undertaken since 2012 because the local plan was undergoing examination and was adopted in 2016. However, as part of the preparation of the Greater Exeter Strategic Plan (GESP) there was a call for sites in 2017 and the larger strategic sites were considered by the GESP team as part of a Housing and Economic Land Availability Assessment (HELAA) that has now been published.

All of the sites that were submitted in 2017 on the interactive map below. They are separated into the **larger GESP** assessed sites and the smaller **non-GESP** assessed sites which have yet to be considered in a HELAA report.



