

# East Devon Heritage Strategy 2018 – 2031

Consultation Draft



East Devon – an outstanding place

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**Cover image:**

*Fairlynch Museum, Budleigh Salterton, example of a 'Cottage Orné building.*

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## Executive Summary

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This draft of the first heritage strategy for East Devon is provided for the purpose of public consultation. The document presents a summary of our heritage, its significance and its benefits whilst developing objectives for the future, with a broad action plan for the delivery of our recommendations. The strategy runs from 2018 – 2031 to co-ordinate with the local plan.

The strategy focuses on the heritage assets of the district where the Council has a direct role and responsibility, or influence, in the decision making or management process. However broader designations that inform the strategy are also considered, including the two Areas of Outstanding Natural Beauty, which have a positive influence on the enhancement and management of the district's heritage.

The first section sets out the purpose of the strategy, with information on the role of the Council and other organisations, sources of information and a background of legislation and policy.

The strategy for the future of our heritage is met through a range of aims and objectives which are explored in section 2 through three themes. For each theme, objectives for the future are raised and actions to meet those objectives are recommended:

- Theme A describes our historic environment and provides information on its designated and undesignated heritage assets and their significance.
- Theme B sets out current policies and programmes relating to development management, conservation areas and heritage assets at risk.
- Theme C looks at the value of our heritage as a part of sustainable development, and the social, economic and environmental benefits it provides for East Devon. The impact and influence of other policies are considered as well as how we work with our communities and partners.

The recommended actions raised in Section 2 are presented in the third section on implementation. This includes a broad action plan for the strategy, to be developed in more detail following consultation on this document. A summary of the resources needed and benefits of delivering the strategy are also outlined.

A brief description of our historic town centres and conservation areas are provided in Appendices 1 and 2.



# Section 1: Introduction and Background



***Mouth of the River Otter at Budleigh Salterton and World Heritage Site coastline***

# Introduction

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- 1.1. Welcome to the first heritage strategy for the district of East Devon, a place with a rich historic environment and an abundance of heritage assets, valued by its residents and visitors alike. It is a strategy that brings together information on our heritage and identifies challenges and opportunities for the future. The strategy seeks to involve the community and develop partnerships to make the most of the benefits that heritage can bring. Most importantly, this is an opportunity to celebrate the outstanding heritage East Devon has to offer.

## What is heritage?

- 1.2. The term heritage embraces history in all its forms, from buildings, spaces, art, artefacts and archaeological sites to natural heritage such as landscape, flora and fauna and cultural heritage including place names, customs and traditions. The strategy will touch on many of these aspects but will focus on the role of the Council and how we can better work with partners and communities in the future, especially in respect of our built heritage.

## The heritage of East Devon

- 1.3. The character of East Devon has evolved as a unique combination of these historical influences. It is a predominantly rural area, with attractive market towns, picturesque villages and part of a World Heritage Site coastline to the south, with fine seaside resorts. We are fortunate in the district to have nearly 4500 individual assets of significant architectural and historic importance that have been listed nationally, including buildings, monuments and parks and gardens. In addition to these we have a wealth of assets of more local interest which also add richness to the landscape.
- 1.4. East Devon's exceptional natural landscape is reflected in the designation of two Areas of Outstanding Natural Beauty which cover around two thirds of the district. The diversity of the district's landscape and its underlying geology can be seen from the Exe estuary in the west through to the 'Jurassic Coast' in the south, the Blackdown Hills to the North and the Dorset and Somerset borders in the East.
- 1.5. There is also a noticeable change in the character of our settlements, from the Victorian and Edwardian seaside resorts of the south coast, to the Saxon and Roman influenced market towns of the central area and medieval farmstead groupings scattered throughout the district.
- 1.6. Historic buildings of considerable architectural merit are apparent in our towns and villages, telling a story of our social, agrarian and industrial legacy, whilst distinctive local building materials such as chert, cob and thatch retain a rural feel. The district is also notable for its archaeology, with a range of scheduled monuments including the remains of Iron Age hill forts and Roman forts, medieval castles and a wide scattering of Bronze Age burial sites.

## Why have a heritage strategy for East Devon?

- 1.7. The National Planning Policy Framework<sup>1</sup> states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk though neglect, decay or other threats. Our heritage assets, which are valued parts of the historic environment, are an irreplaceable resource that provide significant environmental, social and economic benefits for East Devon.
- 1.8. Positive conservation helps to preserve the assets themselves, but can also contribute to the local economy, both directly, through the employment of specialised craftsmen and use of local materials, and indirectly through increased appeal for tourists, businesses and residents. Town centres can have enhanced appeal and identity due of their historic past, which conservation and sensitive regeneration can help to maintain.
- 1.9. An understanding and appreciation of our heritage can encourage a feeling of identity, pride and belonging to residents, whilst heritage assets often play a central role in building local distinctiveness. A community's sense of place and the quality of our lives, including health and wellbeing, can be enhanced through their contribution to the local environment, culture, education and leisure.
- 1.10. The East Devon Local Plan sets out its commitments, strategies and policies for the District's heritage. The heritage strategy for East Devon provides more detail and will help to ensure that our historic environment and heritage assets are protected, maintained and enhanced to the advantage of future generations.

## What does the strategy cover?

- 1.11. The strategy presents a central reference point for the historic environment of the East Devon district, providing information on its historic assets and a framework for the delivery of the Council's recommendations.
- 1.12. Whilst all historic influences on the character of East Devon inform the strategy, the focus is directed towards our more tangible heritage assets, where the Council has a direct role and responsibility, or influence, in the decision making or management process. A heritage asset is defined as:<sup>2</sup>

### *Heritage Asset*

*"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."*

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<sup>1</sup> DCLG (2018) National Planning Policy Framework, para 185

<sup>2</sup> DCLG (2018) National Planning Policy Framework, Annexe 2: Glossary



1.13. The overall strategy for the future of our heritage can be met through a range of aims and objectives. These are addressed in Section 2 through the three themes of:

- Understanding and appreciating our historic environment
- Positively managing our historic environment and
- Enhancing and benefitting from our heritage

1.14. The themes describe and analyse the district's assets and the Council's policies, programmes and management processes whilst identifying issues and opportunities for improvement. The objectives raised from each are developed into our plan of future actions. Each theme is followed by a summary of these objectives and the tasks recommended for action.

An action plan is presented in Section 3, with information drawn from the three themes. Changes to public sector funding in recent years has meant limited resources within East Devon District Council both to manage our assets and to develop opportunities to benefit from our heritage.

1.15. Recommendations are therefore prioritised to ensure that resources are managed according to our statutory duties, agreed policies and to their best advantage. Opportunities for cost effective solutions are also sought, including collaboration with existing and new partners and the potential for securing new sources of funding.

1.16. The Localism Act (2011) introduced Neighbourhood Planning to Local Authorities, bringing new approaches and giving greater powers and opportunities for local communities to become involved in appraising and managing their local heritage. East Devon District Council has embraced neighbourhood planning including policies relating to their local heritage, at the time of writing with 40 plans either legally made or in production.

1.17. East Devon also has the advantage of many local historic interest groups and individuals living in the district with knowledge of our heritage assets. The Council is committed to working with communities, parish councils and neighbourhood planning groups to understand, enhance and positively manage our heritage. In this strategy we recommend and welcome the active participation and further involvement of our local communities.

1.18. Broader designations that inform the strategy are also considered, especially the two Areas of Outstanding Natural Beauty; whilst these are not heritage assets as such, they are important parts of the landscape, home to heritage assets and may form part of their setting. Others such as National Trust sites, Special Areas of Conservation and Sites of Special Scientific Interest are also mapped. These designations can have a positive influence on the enhancement and management of the District's heritage, which partnerships between organisations can help to maintain.

1.19. The strategy is not presented as an exhaustive description or analysis of our heritage but to provide examples of a range of our assets, whilst details of information on resources are provided for further investigation.

## How has the strategy been prepared?

- 1.20. The consultation draft of the strategy has been developed within the Council, engaging with our Heritage Champion and specialist organisations such as Historic England, the East Devon and Blackdown Hills AONBs and Devon County Council Historic Environment Team.
- 1.21. This stage of consultation will also engage with local communities, interested individuals and local historic organisations to ensure we have addressed the most relevant issues

## Purpose of the strategy

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- 1.22. This overall aim of this document is to set out a positive strategy for the conservation and enjoyment of the historic environment, in accordance with local and national policy. In more detail, it aims to:

- *Widen the knowledge and understanding of East Devon heritage by bringing together information and making it publically accessible*
- *Identify the heritage issues, challenges and opportunities for East Devon and recommend actions for the future*
- *Involve the community and develop partnerships to make the most of the social, economic and environmental benefits that heritage can bring*
- *Support the East Devon Local Plan, setting out our policies and the overall approach of the Council*
- *Celebrate the outstanding heritage that East Devon has to offer by promoting its assets and presenting a vision for the future*

## The role of East Devon District Council and other organisations

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- 1.23. There are many organisations, including local authorities, national and regional public bodies, local societies and historic groups engaged in the planning and management of the historic environment, the roles of some of which are outlined below. Many have accessible information resources and details of these are provided.

### Key organisations and sources of information

#### **East Devon District Council**

- 1.24. The Council has a Conservation Team, which carry out a range of statutory and non-statutory duties. Statutory duties for Local Authorities include the designation, review and management of Conservation Areas, determining listed building consent, advising on unauthorised works and maintaining a 'Buildings at Risk' register.
- 1.25. The Council also has a responsibility under the National Planning Policy Framework NPPF (revised 2018) to maintain or have access to Historic Environment Records containing up-to-date evidence about the historic environment. It does through a partnership with Devon County Council's Historic Environment Team which also provides specialist advice on archaeology within the district. East Devon District Council is also responsible for implementing the NPPF in terms of planning decisions affecting designated and non-designated heritage assets.
- 1.26. Non-statutory duties in the conservation of the historic environment relate mainly to policy, guidance and advice, which are also touched on in Theme B, 'positively managing our historic environment.'
- 1.27. The Council has a Building Design and Heritage Champion, a local councillor whose role is to promote all aspects of the historic environment in East Devon. The role can include<sup>3</sup>:
- generating enthusiasm for and awareness of the importance of the local historic environment
  - helping to ensure that commitment to the proper care of the historic environment is embedded in all relevant activities and plans of the local authority, and
  - Influencing and communicating with others to ensure benefits for the historic environment.

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<sup>3</sup> Historic England (2018) 'What is a Heritage Champion' webpage extract, summarised

#### **Historic England<sup>4</sup>**

- 1.28. The role of this public body is to advise government on the designation of Listed Buildings, Scheduled Monuments, Registered Parks, Gardens and Battlefields and Protected Wreck Sites identified by them or put forward by individual request, and managing the list of designated assets. They primarily provide advice on Grade I, and Grade II\* assets and deal with Scheduled Monument consents. Information is available on designated assets in East Devon including those categorized as 'at risk'.
- 1.29. The organisation also carries out extensive research and monitoring of our heritage assets and their value, and provides information on funding and a comprehensive range of guides through their website. 'Heritage Counts' is an annual audit of England's Heritage, monitoring 'heritage indicators' for each region with information collected by the Historic Environment Forum and reported on by Historic England.
- 1.30. In April 2015, when the organisation changed its common name from English Heritage to Historic England, the charity officially called the English heritage Trust took the name of English Heritage.

#### **English Heritage**

- 1.31. The English Heritage Trust is a company and a registered charity that manages over 400 of England's historic sites, including Blackbury Camp in East Devon, and also provides information on England's history through the ages.

#### **Devon County Council Historic Environment Team<sup>5</sup>**

- 1.32. The County Council also carries out a range of research and projects specific to this area. Of particular interest is the database of Historic Environment Records (HERS) it maintains, which provides information on archaeological sites, historic buildings, historic landscapes and other heritage features, including designated and locally listed assets.
- 1.33. Data includes historic tithe maps, aerial photos from the 1940's (World War II), photographs and other published material, available to view in person or online. Reports and studies are available, for example, on 'landscape character mapping' which can reveal human activities of agricultural and industrial practices through the ages.
- 1.34. More recently, a technique called lidar (light detection and ranging), provides airborne remote sensed data to discover what can't be seen below the ground or tree coverage, uncovering a wealth of evidence on the history of East Devon.
- 1.35. For example, a current project (2016-18) is centred mainly on the distinctive landscape of the Blackdown Hills where lidar will be used along with aerial photos and other sources, to provide archaeological information. National Mapping Programme<sup>6</sup> surveys enhance our local Historic Environment Records in order to inform land management, conservation and research.

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<sup>4</sup> <https://historicengland.org.uk/>

<sup>5</sup> <https://new.devon.gov.uk/historicenvironment/>

<sup>6</sup> Grant funded by Historic England and undertaken by Devon CC and AC Archaeology

### **National Archives**

- 1.36. The National Archives has information on records including that of land ownership, religious houses, royal grants and agricultural practices. Manorial documents are now collected, some of which are available to view online.

### **South West Heritage Trust**

- 1.37. This Trust includes the resource Devon Heritage Centre which holds a large collection of records and published works relating to Devon's history including historic maps, illustrations, estate and manorial records.

### **National Trust**

- 1.38. The National Trust (for Places of Historic Interest or Natural Beauty) is a large charity in England, Wales and Northern Ireland. The Trust aims to preserve and protect the heritage of the many historic houses and gardens it owns and has thousands of volunteers that help to care for these places. Information is available on a wide range of heritage issues.

### **East Devon AONB<sup>7</sup> and Blackdown Hills AONB<sup>8</sup>**

- 1.39. The Areas of Outstanding Natural Beauty are managed by partnerships which include national agencies, local authorities, land owners, conservation organisations and community groups. Both partnerships provide much information and advice on the environment and heritage of their area as well as support for community projects.

### **Local History Organisations**

- 1.40. There are many local historic societies and associations providing more detailed information on the historic environment in their area, which are listed in Appendix 3.



***Colyton Parish History Society: Heraldic Banners Project and Heritage Centre***

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<sup>7</sup> <http://www.eastdevonaonb.org.uk/>

<sup>8</sup> <https://blackdownhillsaonb.org.uk/>



# Background Legislation and Policy

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## Government Policy and Guidance

- 1.41. The government sets out its objectives relating to the historic environment and heritage assets through the National Planning Policy Framework. Consideration of the historic environment and its heritage assets is a principal objective of sustainable development, which may be achieved through the three broad social, economic and environmental roles, which are mutually dependent.
- 1.42. The National Framework states that plans “should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats<sup>9</sup>”. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
  - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
  - d) opportunities to draw on the contribution made by the historic environment to the character of a place
- 1.43. National Planning Policy Guidance<sup>10</sup> advises Local Planning Authorities to identify specific opportunities within their area for the conservation and enhancement of heritage assets, which may require the development of specific policies, and that they should “consider the relationship and impact of other policies on the delivery of the strategy for conservation”.

## Legislative Framework

- 1.44. In addition to the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest, and the Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for scheduled monuments.
- 1.45. The Localism Act 2011 introduced Neighbourhood Planning which gives people greater power to influence development within their local area and to consider the impact of proposals upon heritage assets.

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<sup>9</sup> DCLG (2018), National Planning Policy Framework, paragraph 185

<sup>10</sup> DCLG (2014), National Planning Practice Guidance, last updated February 2018

## East Devon District Council Policy

1.46. East Devon Local Plan, in paragraph 18.61, states that:

“We will adopt a positive, proactive strategy for the conservation and enjoyment of the historic environment taking into account the variations in type and distribution of heritage asset, as well as the contribution made by the historic environment by virtue of:

- Its influence on the character of the environment and an area's sense of place.
- It's potential to be a catalyst for regeneration in an area, in particular through leisure, tourism and economic development.
- The stimulus it can provide to inspire new development of imaginative and high quality design.
- The re-use of existing fabric, minimising waste.
- Its mixed and flexible patterns of land use that are likely to be, and remain sustainable.”

### **East Devon District Council Local Plan:**

#### **Strategy 48 - Local Distinctiveness in the Built Environment**

“Local distinctiveness and the importance of local design standards in the development process will be of critical importance to ensure that East Devon's towns and villages retain their intrinsic physical built qualities. Where towns or villages are or have been despoiled we will seek to have qualities reinstated through good design. Use of local materials and local forms and styles will be essential to this distinctiveness.

We will work with our partners and local communities to produce Design Statements to guide new development and ensure its appropriateness”.

#### **Strategy 49 – The Historic Environment**

“The physical and cultural heritage of the district, including archaeological assets and historic landscape character, will be conserved and enhanced and the contribution that historic places make to the economic and social well-being of the population will be recognised, evaluated and promoted. We will work with our partners and local communities to produce or update conservation area appraisals and conservation area management plans”.

## Section 2: Heritage Themes



***Salcombe Regis***

## Theme A: Understanding and appreciating our historic environment

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- 2.1. Our landscape has a sometimes complex pattern of fields, hedges, woodlands, farms and other buildings, roads, lanes and settlements which all form a part of the historic environment, created over many thousands of years by human activity. It is important to both understand and appreciate this environment and the heritage assets within it so that they can be conserved and enhanced for future generations to enjoy. The historic environment is defined by the government as:<sup>11</sup>

### Historic Environment

“All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora”

- 2.2. Two objectives of this chapter are to widen the knowledge of the historic environment of East Devon and to improve the understanding of our heritage assets and their significance.

### ***Proposed Action:***

*Provide information and guidance in the strategy and make this accessible to all*

- 2.3. Our district has a unique historic environment and range of heritage assets, which can be understood better by looking at what has gone before. Throughout the district there is much evidence of human occupation from the past in the present, from its Stone Age hand axes and camps, Bronze Age Barrows and Iron Age hill forts to Saxon settlements and Roman roads, from medieval places of worship to Georgian, Victorian and Edwardian residences, from factories of the industrial revolution to World War II airfields, to name just a few.
- 2.4. In rural areas the history of both farming and extractive industries are evident in the vast number of marl pits used for improving soil, clay pits used for pottery industries, and in the distinctive medieval strip fields which may be glimpsed in places, beyond the high ‘Devon’ banks and hedgerows defining many of our country lanes.
- 2.5. The district contains much evidence of the Roman conquest in its army camps and forts, and later some villas or highly Romanised farmsteads and enclosed settlements. Parts of the Imperial road system still survive, including what was the Dorchester to Exeter Road and ‘Fosse Way.’

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<sup>11</sup> DCLG (2018) National Planning Policy Framework, Annexe 2: Glossary



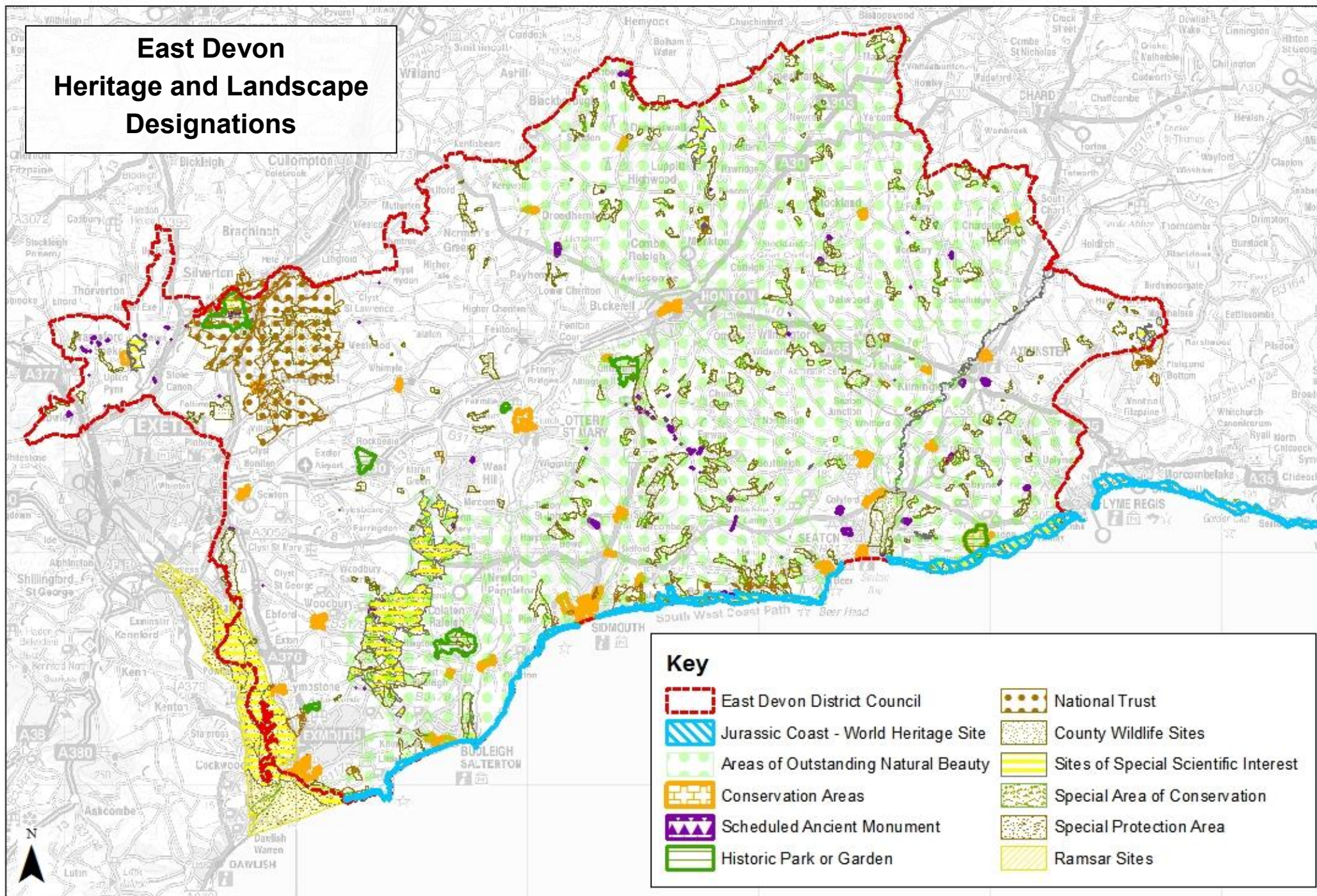
- 2.6. East Devon has a rich heritage of urban centres, varying greatly in nature and character. The Saxon origins of Ottery St Mary can be seen in the characteristic ‘star’ shaped pattern of its central routes, whilst this and the other market towns of Honiton and Axminster were centres of the textile industry from medieval times. Honiton is a classic example of a planned town by the local lord, whilst Axminster originated as a Roman roadside small town.
- 2.7. Farmstead groupings are also an important local feature, especially those of medieval origin or planned as a part of land estates, including those seen at Broadclyst, Gittisham and Broadhembury, whilst some fine manor houses and ecclesiastical residences remain, such as the Bishop’s Court at Clyst St Mary.
- 2.8. The quarrying of stone, such as that at Beer, and pottery making were other important industries at this time and local building materials and traditions including cob and thatch all contribute to distinctive local styles.
- 2.9. Many of East Devon’s villages were in existence by the 10<sup>th</sup> and 11<sup>th</sup> centuries, and were often centred around a parish church. The main religion for more than 1500 years has been Christianity and these churches form some of the most visible parts of its heritage, whilst the remains of an Abbey have survived at both Dunkeswell and at Axminster (Newenham Abbey).
- 2.10. The Regency town of Sidmouth and other seaside resorts at Exmouth, Budleigh Salterton and Seaton all tell a story of their history through time, expanding with the development of railways. Good examples of the ‘Cottage Orne’ picturesque rustic buildings and later, fine Victorian terraces, Edwardian architecture and the Arts and Crafts style all contribute to distinctive town landscapes.
- 2.11. Meanwhile, villages along the coast retain a local character that has been largely unspoilt by the expansion of tourism. The Second World War has also left many traces including pill boxes, radar stations and airfields.



***Second World War remains of military building at Beer Head; Dunkeswell Airfield and Heritage Centre***



# East Devon Heritage and Landscape Designations





## Heritage assets and their significance

- 2.12. Historic England describes how “Some parts of the historic environment are important to society as a whole or to a group within it and merit some level of protection or consideration”<sup>12</sup> which are our heritage assets that future generations are likely to value too, for the same or similar reasons.
- 2.13. The term significance is used to describe, in listing of a building “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>13</sup>
- 2.14. Significance is the sum of an asset’s heritage value, the value being assessed through Evidential Value, Historic Value, Aesthetic Value and Communal Value.<sup>14</sup>
- 2.15. Designation of an asset recognises the value(s) of its significance and gives it protection by law or policy for its management and enjoyment, now and in the future. The setting of an asset, when it makes a contribution to the significance of the asset, although not designated, may also be offered a degree of protection.
- 2.16. Designated heritage assets may be Listed Buildings, Scheduled Monuments, Conservation Areas, Registered Parks Gardens and Battlefields and Protected Wreck Sites.

## Nationally designated assets in East Devon

- 2.17. The most important heritage assets are formally recognised at a national level for their importance. In 2017, East Devon had 3,082 listed assets, comprising nearly 4,500 individual buildings and structures (an asset may contain more than one individual building or structure), 8 designated parks and gardens and 112 scheduled monuments that are formally listed by Historic England.

		Grade1	Grade II*	Grade II
<b>Listed Buildings</b>	3082	54	184	2,844
<b>Scheduled Monuments</b>	112			
<b>Registered Parks and Gardens</b>	8	1	1	6
<b>World Heritage Site</b>	1			
<b>Conservation Areas</b>	34			

**Table 1: Designated Assets of East Devon District, November 2017**

- 2.18. The number of listed buildings changes over time and up to date information can be viewed through the Historic England website.<sup>15</sup> The District also has a World Heritage Site inscribed by UNESCO<sup>16</sup> and 34 Conservation Areas that have been designated by East Devon District Council.

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<sup>12</sup> Historic England webpage (2018) Heritage Conservation Defined

<sup>13</sup> NPPF glossary (draft revised version April 2018)

<sup>14</sup> For a full explanation see Historic England (2008) Conservation, Principles Policy and Guidance

<sup>15</sup> <https://historicengland.org.uk/listing/the-list/data-downloads/>

<sup>16</sup> United Nations Educational, Scientific and Cultural Organisation

## The Conservation Areas of East Devon

- 2.19. Conservation Areas are one of the fundamental heritage assets, which are areas defined on account of the value and worth of the features they contain. Designation helps to improve our understanding of an area's heritage and define what it is about the character or appearance that makes it special, and what should be preserved or enhanced. Legislation states that:<sup>17</sup>

Local Authorities have a duty to “from time to time determine which parts of their area are areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance”, and to designate those areas as Conservation Areas.

- 2.20. When considering which areas should be designated, the Council looks at the quality and interest of an area as a whole as well as individual buildings and landscapes. A 'character appraisal' identifies the most significant aspects of the landscape, architecture and historical importance in our conservation areas.
- 2.21. Conservation Area appraisals also make an assessment of positive and negative features, and identify opportunities for improvement. For each settlement, our appraisals look at features including:
- The history of the buildings
  - Topography and landscape setting
  - Settlement form
  - Important views and vistas
  - Locally distinctive features and vernacular building styles
  - Past and present activities and uses
  - Streetscape and the public realm
  - Green spaces and trees
- 2.22. Of the 7,000 (approximately) Conservation Areas in England, 34 have been designated in East Devon. They vary considerably in size and character, and cover parts of the main towns of Exmouth, Sidmouth, Seaton and Honiton, as well as the historic cores of smaller settlements such as Ottery St Mary and Budleigh Salterton.
- 2.23. Twenty Conservation Areas are within villages, mainly in rural areas and nine of these are totally within an AONB. Four Conservation Areas are adjacent to the Jurassic Coast World Heritage Site - at Seaton, Beer, Budleigh Salterton and Combyne Rousdon.
- 2.24. The District's Conservation Areas present a mix of forms, such as those with buildings arranged around a centre, appearing in a line, or more widely scattered, with many containing individual, groups and clusters of buildings listed in their own right as being of special architectural and historic interest.

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<sup>17</sup> Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.25. The character of the East Devon's Conservation Areas varies considerably, from the Victorian and Edwardian terraces and villas of our seaside towns in Exmouth, Budleigh Salterton, Sidmouth and Seaton, to those centred on medieval farmsteads of the Blackdown Hills, or workers cottages such as those in Gittisham. In the market towns of Ottery St Mary and Honiton a legacy of Saxon, Roman and planned medieval street patterns can be seen.
- 2.26. Conservation Areas vary in size from 3.46 hectares in Kilminster to 85 hectares at Compyne Rousdon (which is also a registered park). Ottery St Mary and Compyne Rousdon have large areas of landscape or garden. The Conservation Area with the largest built up area is in Budleigh Salterton comprising 30.27 hectares, whilst Sidmouth Town Centre Conservation Area occupies a similar area of 28.91 hectares. Conservation Areas in East Devon combine to make a total of approximately 518 hectares.

**A brief summary of each Conservation Area is provided in Appendix 2**

- 2.27. **Of the smaller villages:** eleven Conservation Areas are a part of the villages of Brampford Speke, Broadhembury, Chardstock, Colyford, Gittisham, Kilminster, Musbury, Salcombe Regis, Sowton and Stockland, often covering a large part or most of the village. Six of these are entirely within an AONB whilst two are partly in or adjacent to an AONB (see Appendix 2).
- 2.28. **Of the larger villages:** there are nine Conservation Areas within the villages of Beer, Broadclyst, Colyton, East Budleigh, Lymington, Otterton, Sidbury, Whimble and Woodbury and are often located around the centre of the village. Three are entirely within an AONB (see appendix 2) whilst Broadclyst conservation area is partly within and surrounded by National Trust property.



***Gittisham village: example of workers cottages and map showing extent of the Conservation Area (yellow) and Listed Buildings (pink).***



***Distinctive cottages in the villages of Sidbury, Broadclyst and Broadhembury***

### **Towns**

- 2.29. There is a concentration of five Conservation Areas in Sidmouth including the town centre, Elysian Fields, Bickwell Valley, Sid Vale and Sidford, and three in Exmouth at Albion Street, Bicton Street and Louisa Terrace. There is one Conservation Area in Axminster, Budleigh Salterton, Honiton and Seaton, and a town centre and extended area in Ottery St Mary making up the remainder in East Devon towns.
- 2.30. Five Conservation Areas in Axminster, Budleigh Salterton, Honiton, Ottery St Mary and Sidmouth incorporate the historic town centre. These are described in more detail in Appendix 1.



***Seaton: 19<sup>th</sup> Century 3 storey stucco villas in blocks of 4***





***Budleigh Salterton: late 19<sup>th</sup> Century housing with shutters characteristic of the area, and Exmouth: continuous terrace of late 18<sup>th</sup> and early 19<sup>th</sup> century properties***

## **The Listed Buildings of East Devon**

- 2.31. Listed Buildings are considered to be the best examples of buildings of heritage importance. Most, but not all, Listed Buildings are old and largely or wholly retain their original built fabric and features. If a building is deemed<sup>18</sup> to be of special architectural or historic interest, it is considered to be of national importance and therefore worth protecting and is included in the list of buildings administered by Historic England.

- 2.32. There are 3 grades of listed building:

### **Grade I buildings**

These are of exceptional interest, sometimes considered to be internationally important.

### **Grade II\* buildings**

These are particularly important buildings of more than special interest.

### **Grade II buildings**

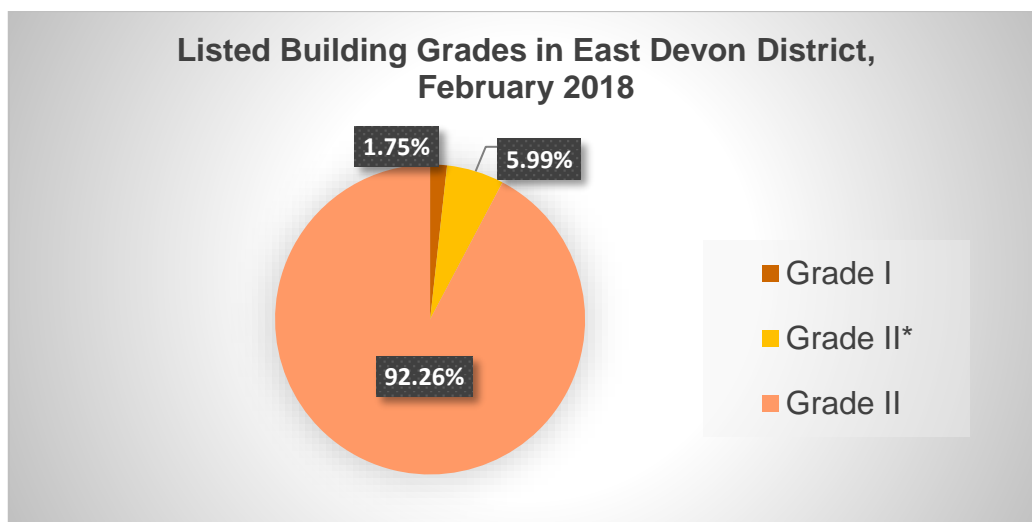
These are nationally important and of special interest. It is the most likely grade of listing for a private residential building and over 90% of buildings are in this grade.



***Examples of Grade I (St Mary's Parish Church) and Grade II\* (The Priory) Listed Buildings in Ottery St Mary***

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<sup>18</sup> by the Secretary of State (for Culture, Media and Sport)



**Table 2: Grades of Listed Building entries<sup>19</sup> in East Devon**

- 2.33. The proportions of Grades I, II\* and II are broadly representative of England as a whole, but with a slightly lower percentage of Grade I buildings.

### The Parks and Gardens of East Devon

- 2.34. Formal parks and gardens and 'naturalistic created landscapes', were often provided alongside built features, especially grand country houses, though in some cases they may have been built as standalone features or integrated into a wider built fabric. In many cases these parks and gardens were also planted with significant collections of plants and trees and may contain built features within them such as summer houses or grottos that are of heritage importance in their own right.



**Killerton Park and house, and Bear's Hut (originally a summerhouse built in 1808)**

<sup>19</sup> A listed building entry may cover a number of individual units. Up-to-date information can be viewed at <https://historicengland.org.uk/listing/the-list/data-downloads/>

- 2.35. Given their heritage importance Historic England maintains a Register of Parks and Gardens of special historic interest in England, of which 8 are currently listed in East Devon:

Bicton: Grade I  
Killerton House: Grade II\*  
Rockbeare Manor: Grade II  
A La Ronde and the Point-In-View: Grade II  
Combe House: Grade II  
Rousdon: Grade II  
Connaught Gardens: Grade II  
Cadhay Park: Grade II

**Example: Connaught Gardens**

- 2.36. This is an interesting example of a Registered Park. Adjacent to Sidmouth town centre and the sea front. The park lies partly within the World Heritage site and an extensive view of the Jurassic coast can be observed from this vantage point. The western side includes part of the AONB and a Grade II listed building, whilst the eastern side is within a Conservation Area. Adjacent to the park to the west is a County Wildlife Site and to the south a Site of Special Scientific Interest. The park is a meeting place for the community through its open air cafe and theatre, a greenhouse and many seating areas.



***Connaught Gardens Registered Park, Sidmouth***



## Archaeological heritage

- 2.37. The District contains sites and finds dating from the oldest periods of occupation in Britain by humans and their predecessors. Human activity in East Devon became frequent from 250,000 BC and has left its mark in, for example, hand axes and other tools from the Lower Palaeolithic (Old Stone Age) found in the Axminster area.
- 2.38. From the 4<sup>th</sup> Millenium BC (during the New Stone Age) the construction of monuments began, including the causewayed enclosure at Hembury, now a part of the landscape along with our Bronze Age barrows and Iron Age hillforts. These provide a link with our historic and prehistoric past giving an insight to the lives of our ancestors. Most of the landscape we can see today dates from the medieval and post-medieval enclosure of the landscape.
- 2.39. Archaeological sites not only represent our heritage but can contribute to our sense of place. However this legacy is subject to a growing range of pressures, both by humans and natural processes such as erosion.

## The Scheduled Monuments of East Devon

- 2.40. The most important archaeological remains are formally recorded as Scheduled Monuments.<sup>20</sup> Monuments are 'scheduled' as a selection of nationally important archaeological sites. Historic England carries out a programme of scheduling work but anyone can make a nomination to Historic England who manage the schedule.
- 2.41. In 2018, East Devon has 112 Scheduled Monuments, notably its prehistoric Bronze Age bowl barrows and Iron Age hill forts. It has a diverse range including 6 'castles', 6 forts, 2 abbeys, 6 bridges, 8 crosses, a holy well, a prehistoric field system, a manorial settlement, a Roman villa and an 'Ice House'.
- 2.42. However, more than 60 of the District's Scheduled Monuments are 'barrows', which are particularly abundant around Farway Hill, Gittisham, Woodbury Common and in the Rewe, Upton Pyne and Bramford Speke area. Barrows are a type of burial mound where earth, and / or stone is used to cover a tomb and 'bowl barrows' are named due to their appearance of an upturned bowl. They were created from the late Neolithic to late Bronze Age and provide important information on beliefs and customs as they served a ceremonial or ritual purpose. Barrows are often isolated but many occur in groups and are described as barrow cemeteries, three of which are in East Devon.



**Farway: Bronze Age barrow**



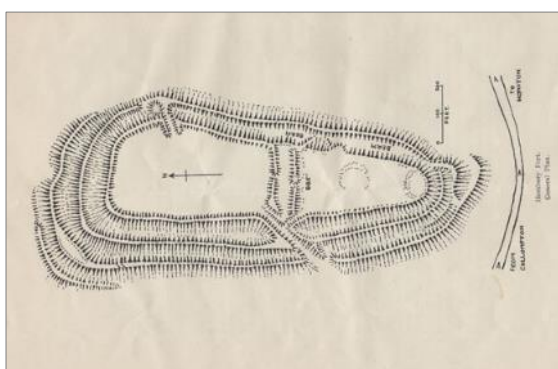
**Blackbury Camp Iron Age hill fort**

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<sup>20</sup> Monuments are protected by the Ancient Monuments and Archaeological Areas Act (1979)

**Example:** Farway Hill barrows form part of the most dense and extensive concentration of barrows in Devon. They are diverse in form and size and some are a part of a barrow cemetery, whilst their association with Farway Castle provides additional historic interest.

- 2.43. **Hillforts:** Characteristic of the Iron Age, the remains of hillforts at Woodbury 'Castle', Blackbury Camp and Hembury have been tested by excavation and reveal complex entrances and ramparts. Other examples are the Seaton Down (inland) and Berry Camp (coastal) promontory forts.
- 2.44. **Roman villas:** Evidence of Romanised buildings or 'villas' at Seaton and Uplyme indicate that people eventually accommodated to Roman rule in this area.
- 2.45. **Castles:** The remains of structures, locally called castles but which are pre-historic hillforts, are also located at Belbury, Membury, Musbury, Sidbury and Stockland.
- 2.46. Concentrations of Scheduled Monuments can be found in locations near Brampford Speke, at Killerton Park, Farway Common and Woodbury Common, as seen on Map1.



***Hembury Fort Drawing from the 1930's<sup>1</sup>:*** This scheduled monument has a complex history from being a settlement during the Early Neolithic period, a Hillfort during the Iron Age and then a base for the Roman army in the first century. Its interesting history is currently included as part of a school curriculum.

***Hembury Fort scheduled monument, Payhembury***



***Part of Dunkeswell Abbey scheduled monument (also described on page 48) and medieval churchyard cross at St John's the Baptist Church, Broadclyst***



### **World Heritage Site**

- 2.47. A World Heritage Site is “a natural or man-made site, area or structure recognized as being of outstanding international importance and therefore as deserving special protection<sup>21</sup>”. Sites are nominated to and inscribed by the World Heritage Convention (part of UNESCO).
- 2.48. The Dorset and East Devon Coast World Heritage Site (also known as the ‘Jurassic Coast’) was the first natural environment designated World Heritage Site in England, and is one of only 17 in England and 31 in the UK. Its 95 mile coastline extends from the River Exe in East Devon to Wareham in Dorset. Most of the East Devon part also falls within the East Devon AONB. The coast’s exposed sedimentary rocks gives a unique insight into 185 million years from the Triassic, Jurassic and Cretaceous periods. Further, there are heritage assets present as a consequence of the geology and a result of human interaction with it, for example Exeter Cathedral’s quarries at Dunscombe and Beer.



***Parts of the World Heritage Coastline looking west from Beer Head revealing Cretaceous white chalk and greensand, and at Sandy Bay Cliffs, Exmouth made up of Triassic sandstone and mudstone.***

### **Undesignated heritage assets in East Devon**

- 2.49. The majority of heritage assets in East Devon, whether buildings, archaeological sites or areas of historic landscape character, do not enjoy statutory designation. Their conservation relies on the planning system and positive management by land and property owners. The Devon County Historic Environment Record at the time of writing (2018) records 20,602 heritage assets (designated and non-designated) that fall within the early prehistoric to modern periods.
- 2.50. Some of these may have the same significance as a designated heritage asset but have not yet been considered for designation. This would include such sites as the small Roman fort at Pomeroy Wood, Gittisham, and parts of the World War II Taunton Stop Line defences in the Axe Valley. Others are of regional or more local importance, but all are irreplaceable and require consideration in planning decisions.

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<sup>21</sup> Collins English Dictionary (2018)

## Scope for a local list in East Devon

- 2.51. Whilst nationally designated assets form the highest tier of heritage interest there are many features in our towns, villages and countryside of local heritage value that help define places and establish their character, or which are otherwise of local importance. These features may not be deemed significant enough to warrant national status, but may be recognized on a 'local list'.
- 2.52. In 2018 we do not have a formal local list of assets that is recognized by East Devon District Council, however in Theme B the strategy sets out proposals, working with local communities, for the means to establish and manage such a list.

## Landscape and natural environment designations

- 2.53. Whilst this strategy is primarily concerned with built heritage, East Devon also has areas of landscape and natural environments of great quality. In many cases these areas are home to heritage assets and form part of their setting, while landscapes and environments, having been informed or 'created' by past human activity such as parks and gardens, historic orchards or medieval field patterns, can be heritage assets in their own right. In this context, to some degree much of the landscape and countryside of East Devon can be seen to have a heritage value, though many traditionally farmed landscapes, in particular, have been 'improved' and lost much or some of their heritage value.



***Landscapes: Blackdown Hills, view north from Honiton***

### Area of Outstanding Natural Beauty

- 2.55. An AONB is an important landscape with such outstanding distinctive character and natural beauty that it is protected in the national interest and designated by Natural England. East Devon has a landscape of exceptional quality, reflected in the designation of two Areas of Outstanding Natural Beauty covering about two thirds of the District, and also includes a small part of the Dorset AONB. AONB Management Plans actively promote the conservation of, access to and enjoyment of their historic environments.



***Landscapes: Woodbury Common Pebblebed Heaths and view towards East Hill. An area of high environmental and heritage value with a concentration of landscape and heritage designations, within East Devon AONB***

### **East Devon AONB**

- 2.56. This area lies totally within East Devon and mainly in the southern third of the district (see map 1). It was designated in 1963 and covers 103 square miles (32%). The south includes part of the dramatic 'Jurassic Coast' World Heritage site. Inland, large expanses of heathland provide a contrast to woodlands and river valleys in the predominately pastoral landscape. The East Devon Pebble Beds at Woodbury and other commons form the largest single block of lowland heathland west of the New Forest. Steep sided Devon hedge-banks border fields and narrow country lanes, leading to the many villages and hamlets, with many houses and cottages built of local stone, pebbles, thatch and cob.

### **Blackdown Hills AONB**

- 2.57. This area includes land in both Devon and Somerset and covers mainly the north eastern third of East Devon (see map 1). Designated in 1991, the AONB is a relatively unspoilt, diverse rural landscape. Stretching from a prominent steep scarp in the north, the area dips gently southward as a flat-topped plateau to Honiton in the South, dissected by spring-lined valleys. The traditional pattern of villages and hamlets along the valleys remain largely unchanged among some medieval patterns of small enclosed fields and narrow lanes with high hedge banks. Villages, hamlets, individual buildings and their settings form a vital element of the character of the Blackdown Hills, particularly because of the widespread use of chert, a local stone, and the area's well preserved, distinctive architecture.

### **Natural Landscapes and Green Infrastructure**

- 2.58. There are many environments in East Devon that are also protected on account of their biodiversity or geological interest. Whilst typically, heritage considerations or assets would not form part of the reason for their designation, it may be that human management and activity has 'created' the biodiversity or geological interest. There can therefore be heritage interests that overlap the more formal biodiversity or geological interests of their designation.

## Natural Landscape Designations

- 2.59. Special areas of conservation: These are strictly protected sites designated under the EC Habitats Directive relating to species other than birds.
- 2.60. Special protection areas: These are designated under the EU and are strictly protected sites for rare and vulnerable birds.
- 2.61. Sites of Special Scientific Interest: These are designated by Natural England to conserve their wildlife or geology.
- 2.62. Ramsar Sites: These are designated for the conservation and wise use of wetlands and their resources, when they meet the criteria of international importance.

## Further information on heritage assets

- 2.63. In addition to providing information within this document, the Council plans to provide improved web pages for heritage advice, guidance and information, including links to other organisations specialising in heritage. This could, subject to resources, also host a forum for the exchange of information on heritage issues.

### ***Proposed Actions:***

- *Develop improved web pages on the Council's website for the provision and exchange of information on heritage issues relevant to East Devon*
- *Provide links to further guidance through the Council's web pages*

## Promoting the heritage of East Devon

- 2.64. Apart from an improved website, the Council intends to further promote the heritage of East Devon through publicity, hosting an occasional event which could include workshops and attendance at other events.

### ***Proposed Actions:***

- *Promote the strategy and improved web pages*
- *Hold a heritage themed event including workshops*
- *Officer presence at other events*



## Theme A: Summary

- *Our historic environment includes the built environment, archaeology and natural landscapes*
- *The unique history of our place makes our heritage distinctive*
- *Heritage assets are assessed by their 'significance' and the setting of an asset can also be significant*
- *Heritage assets may be nationally designated, or undesignated (but may be on a Local List)*
- *The District's designated heritage assets include Listed Buildings, Scheduled Monuments , Registered Parks and Gardens, Conservation Areas and a World Heritage Site*
- *East Devon has 34 Conservation Areas varying widely in character*
- *Listed Buildings and Parks and Gardens may be Grade I, Grade II\* or Grade II*
- *The District's landscape designations include three Areas of Outstanding Natural Beauty and many protected landscape environments*
- *East Devon has an abundance of undesignated heritage assets, some of which are of the same importance as designated ones*

### **Objectives and Actions:**

- 1 To enhance understanding of our heritage assets and their significance**
  - *Action: Provide information in the strategy and make this accessible to all*
  - *Action: Provide links to further guidance through the Council's website*
- 2 To widen knowledge of the historic environment of East Devon and its assets**
  - *Action: Develop improved web pages on the Council's website for the provision of information on heritage issues relevant to East Devon*
  - *Provide links to further guidance*
- 3 To celebrate and promote the heritage of East Devon**
  - *Action: Promote the strategy and improved web pages*
  - *Action: Hold a heritage themed event including workshops*
  - *Action: Officer presence at other events*

## Theme B: Positively managing our historic environment

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- 2.65. Our heritage assets are an irreplaceable resource, which make a valuable contribution to the character of East Devon. They generate many benefits, as explored in Theme C, enriching the quality of life for residents and visitors whilst helping to boost the local economy.
- 2.66. Without management, heritage assets may start to deteriorate, through either human activities or natural processes such as weathering. It is important therefore to address this with the positive management of our assets, whilst supporting new development that enhances local identity and distinctiveness.

### **East Devon District Council staff resources for heritage work**

- 2.67. The Council places considerable weight on the importance of protecting the built heritage of East Devon, but it does so with limited resources. As a consequence, the emphasis in Council work has been to undertake regulatory tasks that it is required by law to do (specifically determining planning applications and listed building consent applications), rather than the more proactive aspects of conservation.
- 2.68. Combined with other economies due to the spending review within local government, this has meant very limited resources for conservation staff to carry out work such as monitoring buildings at risk, reviewing Conservation Areas and developing new opportunities through partnerships and communities.

### **Working with communities**

- 2.69. The Localism Act (2011) encourages and gives additional powers for local communities to contribute to decision making in their areas. New approaches have emerged nationally with communities helping to assess what makes their location distinctive, appraise and review conservation areas and management plans, monitor buildings at risk and identify assets for a local list.
- 2.70. This strategy proposes introducing more of a role for our local communities in some tasks, with Council support, subject to adequate resources being available. Our proposals are set out in more detail in relation to specific tasks in this section, and more generally with respect to training and capacity building in Theme C.

#### ***Proposed Action:***

- *Facilitate and advise on training for local communities to assist in managing heritage assets*

## **Designated heritage assets: development management**

- 2.71. Most heritage assets are in private ownership and are maintained and managed by their owners. This is especially the case in respect of listed buildings, which are mainly domestic properties that are lived in by the property owners. These are typically well maintained and retain the features and integrity that warranted their listing in the first place.
- 2.72. However some maintenance and ‘home improvements’ can cause harm and should not in any case be undertaken in the absence of listed building consent (and potentially also planning permission). Historic England provides a range of guidance advocating good practice in the maintenance, repair and improvement of older buildings that are sympathetic to their historic character.
- 2.73. The Council has a range of legal and regulatory powers to manage heritage assets and development whilst there is a facility to support and encourage good practice. For example, planning permission and listed building consent are two separate consent processes granted by the Council through regulatory powers.
- 2.74. The main means by which East Devon District Council manage designated assets is through the statutory powers the council exercises as the Local Planning Authority.
- 2.75. The government sets out national policy with respect to the determination of planning applications which may affect heritage assets in the National Planning Policy Framework.<sup>22</sup>

### **East Devon Local Plan Policy**

- 2.76. The East Devon Local Plan elaborates on and provides more policy detail for the determination of applications. The document sets out policies for the management of development including the protection of archaeological sites, listed buildings, Conservation Areas and other heritage assets.
- 2.77. In most cases sympathetic development schemes can be bought forward but the Council will not grant permission for development involving substantial or total loss of significance of a designated heritage asset unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh the harm or loss. Criteria apply, which are set out in policy EN9 of the local plan.

### **Planning applications**

- 2.78. Where development is proposed, there is the need for planning permission and / or consent under the building regulations to be granted.<sup>23</sup> In considering planning applications the Council takes into account heritage considerations and specifically potential adverse impacts on any asset or the setting of an asset that might arise and seeks to secure the best outcomes whilst minimising adverse impacts.

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<sup>22</sup> DCLG (2018) National Planning Policy Framework Paragraphs 189 - 202

<sup>23</sup> “development” is legally defined and some minor building works do not constitute development

### **Listed building consent**

- 2.79. Listed buildings and their settings are an important element of East Devon's character that the Council wishes to preserve. Alterations must be carried out with the greatest skill and care to ensure that changes are not detrimental to the special architectural and historic interest of the building.
- 2.80. Listed building consent, which is separate from any requirement for planning permission, is required if the works have an adverse impact on the significance of the heritage asset. Where a listed building is involved in, or is the subject of a development proposal, it can be that both planning permission and listed building consent are required to allow for development to go ahead.
- 2.81. The impact of a proposal on the setting of an asset contributes to a buildings significance as it provides a context, although setting is not a heritage asset, it is vital to an assets significance. When considering development proposals the significance of any heritage assets and their settings should be established as described in policy EN8 of the Local Plan. Detailed guidance is available in publications on 'Setting' and 'Curtilage' through Historic England.<sup>24</sup>

### **Listing enhancement**

- 2.82. Historic England now offers a more detailed entry for listed buildings which sets out clearly why a building has been listed and where its significance lies. An 'Enhanced List Entry' may exclude parts of the property internally and externally including extensions and other structures within the curtilage that would have been included under an old List Entry, where they are not part of its significance or the reason for original listing. An Enhanced List Entry provides certainty and clarity, informing decisions on what changes are possible for owners and local authorities where Listed Building Consent is needed.

### **Listed Buildings Enforcement Action**

- 2.83. The owners of listed buildings are encouraged to keep their historic buildings well maintained and in use, although they are under no statutory obligation to do so. However when a building is being allowed to deteriorate, the Council has powers to take action to require the owner to undertake essential works through a Section 215 Notice<sup>25</sup>, s.48 Repairs Notice or a s.54<sup>26</sup> Urgent Works Notice. Non-compliance with a notice can lead to prosecution or work undertaken by the Council, with measures to recover the cost.
- 2.84. In the case of empty properties, an improvement notice<sup>27</sup> maybe served on owners initially, but if this is not effective works in default can be completed by the Council whilst charging the owner for these essential repairs. Council tax may now be charged at 100% for properties that have been empty for more than 2 years, whilst management orders and compulsory purchase may be relevant enforcement action where other methods have not been effective.

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<sup>24</sup> Historic England (2017) The Setting of Heritage Assets; (2018) Listed Buildings and Curtilage Advice note 10.

<sup>25</sup> Town and Country Planning Act (1990)

<sup>26</sup> Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>27</sup> Section 11&12 Housing Act (2004)



### **Protecting National and Locally Important Archaeological Sites**

- 2.85. Our archaeological heritage is often fragile and vulnerable to damage. Development that would harm nationally designated sites is not permitted. Development that would harm locally important sites or their settings will only be permitted where the need for development outweighs the damage to the archaeological interest of the site and its setting; details are set out in policy EN6 of the Local Plan.

### **Protecting Scheduled Monuments**

- 2.86. Any work to a designated monument requires Scheduled Monument Consent, for which applications are made to Historic England. Preservation in situ is considered to be the most appropriate means to ensure protection.

### **Protecting Registered Parks and Gardens**

- 2.87. For any proposed development, the impact on the special character of a registered park or garden must be considered and is a material consideration in the planning process.

### **Local list of undesignated assets**

- 2.88. Many buildings, structures and archaeological sites contribute to the special character of East Devon but do not meet the criteria for national listing. The Council recognises the valuable contribution that these heritage assets make to local areas and is reviewing how they are identified and publicised.
- 2.89. A feature of local interest is one that retains its historic form and external detail and makes a positive contribution to the architectural and historic character of the locality for one or more criteria, such as age, rarity, historic association or aesthetic value.
- 2.90. Assets that meet the criteria can be placed on a 'local list' which gives recognition to their importance and may be taken into consideration in development proposals, which can help to speed up the planning process. A local list can also help to build a more comprehensive picture of an area's significance for future planning decisions.
- 2.91. At present we do not have a formal list of assets that is recognized by the Council, but further policy and guidance is recommended which will encourage local communities to put forward buildings and structures that are important to them.

#### ***Proposed Action:***

- *Produce a Local Listing Guide for East Devon, to include selection criteria*

## Heritage assets at risk

- 2.92. Designated heritage assets may be classified as 'at risk' due to negative changes through neglect, inappropriate development, crime or damage and can reflect or impact on an area's social and economic decline.
- 2.93. Whilst most designated heritage assets of East Devon are in good or reasonable condition, a small proportion are classed as 'at risk.' There were no Conservation Areas at risk in 2018, in comparison with 6% in England.
- 2.94. From the Historic England Heritage at Risk register 2018, which includes Grade I, Grade II\*, Grade II Places of Worship and Scheduled Monuments there are 46 listed items defined as being at risk:

<b>4 are Grade I:</b>	<b>2 Listed Buildings, 1 listed Place of Worship and 1 Registered Park</b>
<b>4 are Grade II*:</b>	<b>1 Listed Building and 3 listed Places of Worship</b>
<b>2 are Grade II</b>	<b>Places of Worship</b>
<b>36 are Scheduled Monuments</b>	

**Table 3: East Devon Heritage Assets at Risk Grading 2018** (Historic England Website, February 2018)

<b>2 are category A:</b>	<b>Immediate risk of further rapid deterioration or loss of fabric; no solution agreed: Poltimore House (Grade II*) and Dunkeswell Abbey (Scheduled Monument); neither are in use and both are owned by a heritage charity.</b>
<b>7 are category C:</b>	<b>Slow decay; no solution agreed: 2 are the Tithe barn and stable at Bishop's Court, Clyst St Mary (Grade I) and privately owned, the other 5 are Grade I, Grade II* and Grade II churches</b>
<b>1 is category D:</b>	<b>Slow decay; solution agreed but not yet implemented: This is a Grade II* church</b>
<b>The remaining 37 assets at risk do not have a priority grading</b>	

**Table 4: East Devon Categories of Buildings at Risk 2017** (Historic England Website, November 2017)

- 2.95. 10 buildings at risk have a 'previous priority category', so are either improving or deteriorating, with two in the most serious category, where there is an immediate risk of rapid deterioration and no solution agreed. However a community project is being developed and some funding secured for Dunkeswell Abbey; for more detail see Theme C.

### **Scheduled Monuments at risk**

- 2.96. Scheduled monuments may be vulnerable to development but are also exposed to pressures beyond the planning system, such as agricultural intensification, forestry and coastal erosion, which may present the greatest threat. In the southwest, 16% of scheduled monuments were on the at risk register in 2016, a trend which has gradually decreased from 21% in 2009.
- 2.97. In East Devon 26 (40%) out of the 64 registered barrows are at risk, and are the majority of scheduled monuments at risk, suffering from deterioration due to causes such as plant or shrub growth, farming activities or animal burrowing.

### **Managing assets at risk**

- 2.98. Assessing the overall condition of assets and identifying those at the most risk helps to provide a basis for prioritising actions and resources, where available, to mitigate pressures and threats to those assets. 'Heritage at Risk' is an annual survey, compiled by Historic England, of assets whose value is under threat, as shown in the tables above. The condition of assets on the list are monitored and updated regularly by Historic England, with generally more frequent attention to those considered most at risk. New entries that are put forward for the list are also assessed by Historic England's regional team in the Southwest.
- 2.99. Historic England does not monitor Grade II listed buildings, unless they are places of worship, however have started a project, the "Grade II Listed Building Condition Survey". This offers support and training for specialist and community groups and individuals to help identify any Grade II assets at risk. Training is currently available for volunteers through the Historic England website.
- 2.100. A programme of monitoring buildings at risk in East Devon could help to identify patterns or trends and would be a valuable resource to help the council manage the most vulnerable assets. A programme could be established for communities to help assess the condition of Grade II buildings in their local area, setting priorities within conservation areas, for example.
- 2.101. Providing a link through the Council's webpages to the Historic England list of buildings at risk would help communities to identify new items for the list and potentially help to monitor the condition of those on the list.
- 2.102. The AONB Partnerships have been actively involved in managing Scheduled Monuments at risk. East Devon AONB has been working on improving the condition of six at-risk assets with the help of volunteers. Meanwhile, the Blackdown Hills AONB have trained volunteers as Historic England Heritage Wardens to record the condition of Scheduled Monuments in that area, including some site maintenance work.

### ***Proposed Actions:***

- *Provide information and a link to Historic England heritage assets at risk through the Council's webpages*
- *Monitor heritage assets at risk where possible, potentially including Grade II listed buildings in some areas, through local communities*

## Managing and protecting our Conservation Areas

- 2.103. A range of planning controls exist to ensure that the special qualities and fabric of an area are not undermined by the loss or damage of important features, or damaged by inappropriate, insensitive developments. All properties are required to have their conservation area status recorded as a local land charge so that new owners are aware of their designation.
- 2.104. The main regulatory role the Council has is to determine planning applications taking conservation area status into account, guided by an area's character appraisal. Proposals for development are only permitted where they would preserve or enhance the appearance and character of the area so it is important that any new development through siting, scale, design and use of materials is complementary to the character and makes a positive contribution to the appearance of an area.
- 2.105. Other means of protection include control over the demolition of unlisted buildings and of works to trees, restrictions on the types of advertisement permitted and on other types of permitted development through an Article 4 direction.
- 2.106. Further, the local plan (22:15) describes how the Council will take positive steps to enhance character within the Conservation Areas, for example by encouraging an emphasis on the renovation and re-use of buildings rather than demolition and redevelopment.
- 2.107. The Council are legally obliged to review conservation areas 'from time to time' to include an assessment of whether boundaries need to be amended and new areas designated, and also have a duty to formulate and publish proposals for the preservation and enhancement of conservation areas (management plans).

### ***Threats:***

***Increased traffic and parking problems, erosion of character through insensitive repairs, out of character shop signage and replacement of frontages, vacant buildings, cluttered signage, street furniture and overhead utility cables.***

### ***Opportunities:***

***Increase in community involvement, improved knowledge for local community groups, input to neighbourhood plan, partnership working in regeneration areas and tourist locations, re-use of vacant buildings attracting grant aid, sensitive repairs, conversions and development using local materials, with increased guidance.***

***Table 5: Examples of threats and opportunities within a conservation area***





**Examples of detracting features in Conservation Areas: Cluttered signage at Ottery St Mary (2013) and overhead power lines at Sidford (2018)**

- 2.108. A 'Conservation Areas at Risk' programme monitored by Historic England collects information from local authority surveys. In 2017, no conservation areas are recorded as being at risk in East Devon, an improvement from 2014, when 3 were considered at risk.

#### **Reviewing Conservation Areas and designating new areas**

- 2.109. Over time, circumstances can change within conservation areas, parts can deteriorate or be improved, so there is a need to review our conservation area boundaries and consider the designation of new areas. In many conservation areas, however, there may be no need to revise a character appraisal, and a review may confirm that the original appraisal is still relevant.

***East Devon Local Plan Strategy 49 states that:***

***“We will work with our partners and local communities to produce or update conservation area appraisals and conservation area management plans.”***

- 2.110. The majority (26) of East Devon's conservation areas were fully appraised in 1999 and were subject to a programme of interim review during 2008 – 9. The remaining conservation areas were designated or subject to a full appraisal more recently, between 2007 and 2011.
- 2.111. It is proposed that we establish and undertake a programme of review for our conservation areas, including management plans where needed, starting with a detailed programme for the next three years. Local communities may become involved in appraising their conservation areas, starting with a supervised pilot scheme, as an option for the future.

### **Management plans and Article 4 directions**

- 2.112. Management plans can be developed from up to date appraisals which identify threats and opportunities for the future of a conservation area, and set out priorities. Management proposals need to present clear design guidance based on the threats or vulnerabilities identified for an area and to be made available to residents and others involved in planning decisions.
- 2.113. An Article 4 direction may be applied to remove specific permitted development rights, where an accumulation of minor works through permitted development may undermine other positive work being carried in a conservation area. An example may be the removal of permitted development rights to alter windows or railings, in order to preserve the character of street facing facades.
- 2.114. However the government advises that Local Authorities should consider making an article 4 direction only in exceptional circumstances where the exercise of permitted development rights would harm local amenity, the historic environment or the proper planning of the area.

#### ***Proposed Actions:***

- *Action: Develop a programme of conservation area review*
- *Action: Prepare reviews and management plans with a pilot scheme to involve communities in character appraisal*

### **Local distinctiveness promoting high quality new development**

- 2.115. An understanding of heritage matters and applying sound vernacular design principles in new development can greatly assist in securing high quality development in the future.
- 2.116. A tendency towards 'anywhere design' prompted by economic pressures and an agenda of urgent house building in recent years has sometimes undermined an area's local distinctiveness. However it is possible to design new buildings in a locally distinctive way.
- 2.117. This may be critical when it involves, or is part of the setting of a heritage asset, but even when it is not, an understanding of the local forms and styles of design used in the past can be of great value in building future developments.
- 2.118. It will often be the case that new buildings need not be an imitation of the past (a 'pastiche') and in some cases this could actually be undesirable. Buildings can be designed in a locally distinct and contemporary way with an understanding of what makes a place distinctive or a building architecturally significant, whilst being informed by local materials and traditions. With heritage acting as a stimulus for good design in an area, such new buildings can inspire new development in the future.

*East Devon Local Plan strategy 48 states that:*

*“We will work with our partners and local communities to produce Design Statements to guide new development and ensure its appropriateness.”*

**The conversion of existing buildings**

- 2.119. The local plan and National Framework promote the use of existing buildings to accommodate new viable uses where appropriate and compatible with policy. The potential benefits of this are explored in Theme C. The same principles of design using local traditions and materials can be applied.

**Use of local materials**

- 2.120. In the past, difficulty in transporting materials meant that many buildings were traditionally constructed using local materials. The variety of geology in East Devon has resulted in a broad range of materials being used, which are sometimes very localised so that the character and appearance of our settlements can vary greatly.
- 2.121. The Council encourages the use of traditional materials and methods in new and converted buildings as a means to help define and enhance the quality of the built environment. This can be promoted with examples of best practice, guidance on the use and sourcing of local material. Design guides and other advice can be made more widely available and accessible to developers, residents, local businesses and local communities in general.

**Examples local materials in construction:**



***Beer paving - local Beer stone and Beer workers cottages - local flint***

### Development in rural areas

- 2.122. The development of agricultural buildings in remote areas, where the need for large scale storage facilities is increasing, needs to be handled sensitively due to possible visual impacts on an historic landscape. The re-use of redundant farm buildings also needs to consider and safeguard the existing character of the historic environment.

### Examples of recent renovations



***Use of Beer stone at St Giles and St Nicholas parish church, Sidmouth and the Parish Church of St Andrew, Colyton. Renovation with cob and thatch, Otterton***

#### ***Proposed Action:***

- ***Provide links to further guidance to enable development which enhances distinctiveness, including sourcing of local materials***



## Theme B: Summary

- *Heritage assets are an irreplaceable resource which may deteriorate without positive management*
- *There are limited resources within the Council to manage assets*
- *East Devon has 46 designated assets at risk recorded by Historic England (in 2018), mainly scheduled monuments*
- *Conservation areas require review and management*
- *The development of a Local List may help in planning decisions*
- *Enabling good design and the use of local materials helps distinctiveness*
- *Communities are a valuable resource to help manage heritage assets*

### **Objectives and Actions**

#### **1. Positively manage the heritage assets of East Devon**

- *Action: Develop a programme of conservation area review*
- *Action: Prepare reviews and management plans with a pilot scheme to involve communities in character appraisal*
- *Action: Monitor heritage assets at risk where possible, potentially including Grade II listed buildings in some areas, through local communities*
- *Action: Provide information and a link to heritage assets at risk through the Council's webpages*

#### **2. Involve local communities in managing heritage assets, especially conservation areas and assets at risk**

- *Action: Facilitate and advise on training for local communities to help manage heritage assets*

#### **3. Establish a Local List**

- **Action:** *Produce a Local Listing Guide for East Devon, to include selection criteria*

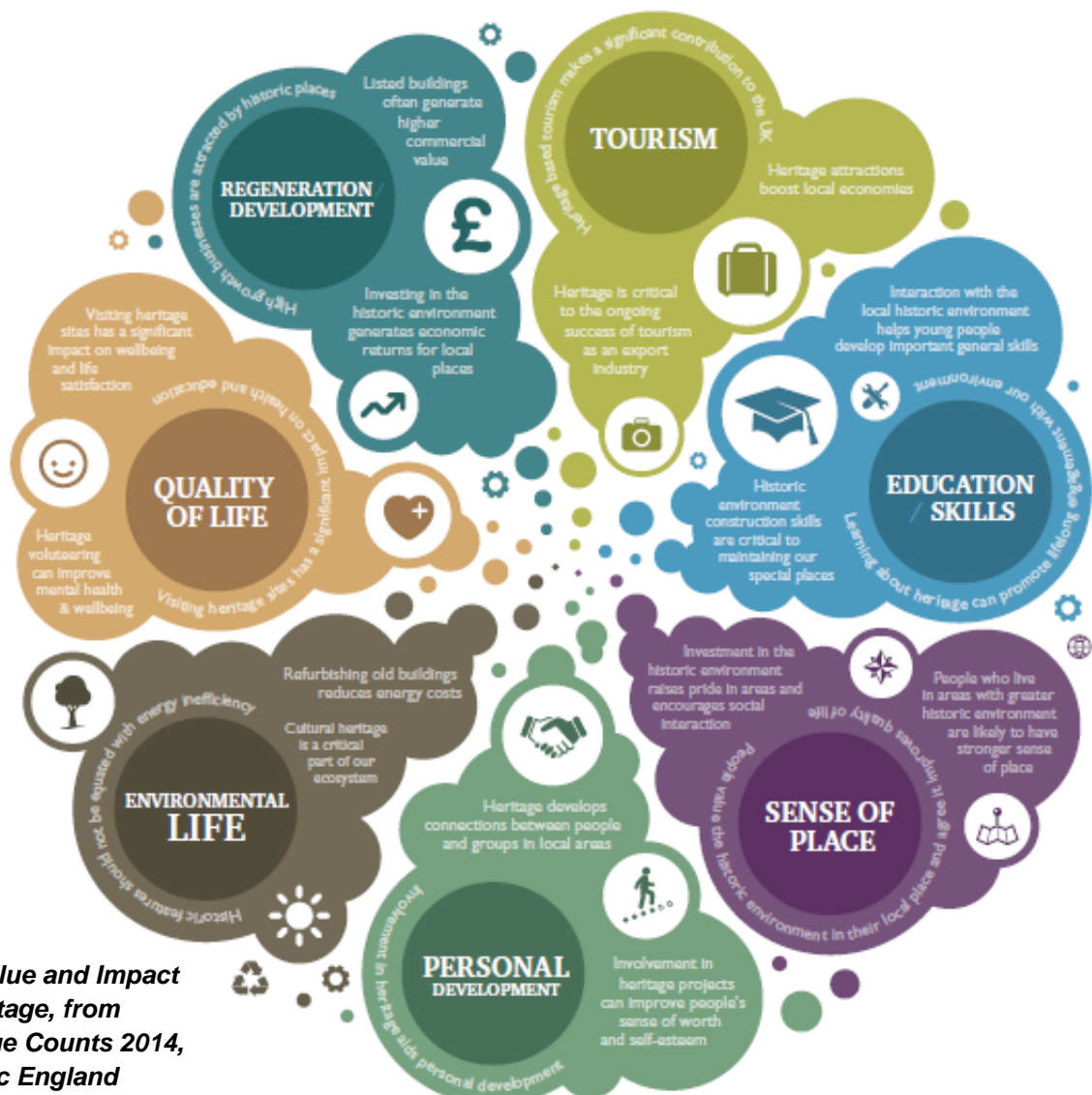
#### **4. Encourage development which enhances distinctiveness**

- *Action: Provide links to further guidance to enable development which enhances distinctiveness, including information on sourcing of local materials*

## Theme C: Enhancing and benefiting from our heritage

### The value and impact of heritage

- 2.123. The historic environment is an important feature of sustainable development and can provide social, economic and environmental benefits, which are often interlinked. Research by Historic England has identified many of these potential benefits, which are outlined below.
- 2.124. At a time of economies within the public sector, understanding the value and impact of our heritage is especially important. Working with partners and communities, we can help to enhance our heritage and make the most of these benefits. The involvement of local communities is vital to identifying and capitalizing on what is important for neighbourhoods and local areas.
- 2.125. Much of this theme looks to the future and some of the more proactive steps that can be taken identifying the need for, and opportunities gained from much greater partnership working. Being aware of and co-ordinating with other strategies and policies across the District encourages a coherent approach to make the most of our heritage assets.



## Social, economic and environmental benefits

### Social benefits

- 2.126. The heritage of a place can play a central role in local identity and distinctiveness, giving a sense of pride and belonging for local people and strengthening a community.
- 2.127. Further, the involvement of a community in heritage issues has been shown to improve well-being and quality of life. 'Heritage counts 2017, Heritage and Society'<sup>28</sup> finds that learning about heritage promotes lifelong engagement, whilst both visiting and volunteering in heritage brings happiness and can improve both physical and mental health:

*"In a survey, 93% of residents said that local heritage has an impact on their quality of life, and 80% think local heritage makes the area a better place to live"*

### Economic benefits

- 2.128. The economy, regeneration and tourism are often fundamentally linked with the historic environment and the sectors can work together to enhance its benefits. Heritage Counts 2016 (Heritage and the Economy) describes the relationship between our national economy and heritage and how this market is experiencing strong growth, which is expected to continue.
- 2.129. Headline findings from the study were that heritage tourism (in England, in 2015) generated an estimated £18.4 billion in spending by domestic and international visitors, with £9.7 billion a directly generated output of the repair and maintenance of historic buildings. In 2013, there were an estimated 328,700<sup>29</sup> employed in heritage related services, with 44,100 (13.4%) in the Southwest.
- 2.130. In the Southwest in 2015, heritage tourism generated over £2.3 billion in spending by domestic and international visitors. The repair and maintenance of historic buildings in the South West directly generated £988 million in heritage-related construction sector output in 2016, which was equivalent to 8.9% of total construction output in the South West.
- 2.131. Findings from Heritage Counts 2017 also reveal that businesses are attracted by historic places, with the owners of creative enterprises especially attracted to historic buildings, and that listed buildings generate higher commercial returns. The results of surveys illustrate that investment in the historic environment generates growth and that there are economic benefits from the regeneration of historic places.
- 2.132. 'Heritage indicators' have been collected in the Southwest, mostly since 2002, indicating medium term trends which can help organisations to understand what is working and to set priorities for the future.

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<sup>28</sup> Heritage Counts is produced by Historic England on behalf of the Historic Environment Forum (HEF)

<sup>29</sup> Including indirect and induced heritage employment

## Heritage and tourism in East Devon



2.133. In East Devon, tourism and the visitor economy are important contributors to the vitality and vibrancy of the district's coastal and market towns and our rural communities. In turn, the traditional buildings of East Devon form a vital part the tourism appeal.

2.134. The Local Plan identifies the towns and villages with built up area boundaries as the best locations for new tourist accommodation. 'Sustainable tourism' can be encouraged including quiet countryside pursuits, and local products and services that do not compromise the historic landscape and environment.

- 2.135. It is estimated that in 2015 tourism contributed £252.5 million to the East Devon local economy, which was 3.5 million more than the previous year, indicating a positive trend.

### Environmental benefits

- 2.136. Heritage assets can provide inspiration for the design of new development both within conservation areas and in new developments. This may help to reinforce local distinctiveness, including the use of local materials and encourage high quality, imaginative design.
- 2.137. Refurbishing historic buildings can help to reduce energy costs, with a range of measures to upgrade existing features to make them more energy efficient. Guidance is available on such measures through Historic England.<sup>30</sup>

## Enhancing our heritage assets

### The impact and influence of linked policy

- 2.138. It is important to consider a range of policies within the Council and those of other organisations within or neighbouring the District, which have an impact on this strategy, so that a co-ordinated approach can be made. In addition to policies to protect, conserve and enhance the historic environment and to recognise the importance of local distinctiveness in design, the adopted Local Plan, in particular, has set out policies for the economy, tourism, town centres, villages and neighbourhood planning which may compliment and impact on the heritage strategy.

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<sup>30</sup> Historic England (2017), Energy Efficiency and Historic Buildings available on the Historic England website



*Local Plan Strategy 49 “...the contribution that historic places make to the economic and social well-being of the population will be recognised, evaluated and promoted.”*

2.139. Wider objectives and priorities in the local plan include:

- Promoting East Devon and the wider region to create value and enjoyment of the area
- Actively seeking external funding and exploring alternative delivery mechanisms for a series of priority regeneration and development projects
- Creating opportunities through partnership and the planning process
- Strategically working with neighbouring authorities and other agencies, and
- Promoting and improving our town centres and high streets to encourage community identity, local services, more trade and stronger businesses

#### **Town centres**

2.140. Policies E9 and E10 of the local plan seek to ensure vitality and economic viability for town centres, whilst E13 encourages the use of upper floors within shopping centres.

#### **Villages and the village Plan**

2.141. Policy E9 is applied in the villages plan to the village centres of Beer and Colyton with a ‘vitality policy’ protecting the built environment so that a range of services and facilities are not lost. Both village centres are within a Conservation Area. There is a difference in the role of centres, for example Colyton village centre supports local needs and surrounding rural areas whereas that of Beer is also a visitor and tourist centre with specialist holiday accommodation.

#### **Design and the Built heritage**

2.142. The local plan stresses the importance of promoting high quality locally distinctive design standards and encourages the use of traditional materials and methods in buildings. This can inform and be integral to the work of designers, using local materials in sympathetic and traditional styles and forms.

#### **Tourism**

2.143. The local plan encourages tourism development, particularly where it enhances and capitalises on the geology, wildlife, coastline, countryside, historic environment and other assets that are unique to the District.

2.144. Strategy 33 commits to support and facilitate high quality tourism and sustainable growth. Tourism can help to initiate the regeneration of settlements and the marketing of East Devon’s assets through information technology is encouraged.

*The local plan seeks to maintain and enhance the district’s visitor appeal “by working in partnership with East Devon’s tourism industry to promote the District as an all year round destination”*

## Working with local communities



2.145. Local communities are a valuable resource and we are fortunate in East Devon to have many specialist groups with expertise and knowledge of our local heritage. Residents, business owners and other interested parties may be involved in heritage issues through their parish councils, historic societies or neighbourhood planning groups.

2.146. It is beneficial for communities to help in assessing what makes our towns, villages and rural areas special. It is often a place's heritage that makes it locally distinctive and unique, which can give people a greater sense of identity and pride in their place.

- 2.147. During recent years of economic constraints within local authorities, different approaches towards conservation management have been emerging, with communities becoming more involved in the appraisal of their conservation areas, local listing and monitoring buildings at risk. Nationally, local groups have, for example, helped to prepare character appraisals and management plans for conservation areas.
- 2.148. In East Devon, communities have taken on ownership and accountability of their area through neighbourhood plans, with volunteers driving the process forward. There is potential to develop this further to help manage heritage assets in the future, and this is outlined for particular tasks in Theme B.
- 2.149. Community involvement in programmes will help to increase the skills, knowledge and experience to help conserve our heritage, whilst the Council can in turn strengthen links with local communities, demonstrate public accountability and encourage innovative ways of working.
- 2.150. There are also opportunities for people to work on specific projects to protect and enhance heritage assets in their area, in partnership with specialist organisations and groups. Under careful supervision and guidance, individuals may get involved in many ways and with a variety of skills such as 'ground truthing' (looking for structures below the ground detected by lidar surveys), vegetation removal, mapping exercises and researching historic documents.

### **Example: Dunkeswell Abbey (2017-19)**

- 2.151. This Grade I listed building and Scheduled Monument is a ruin and a category 'A' building at risk. A partnership involving Devon County Council, Historic England, The Blackdown Hills AONB, Blackdown Hills Trust, the Abbey Church Trust and the local community will make a bid for funding from the Heritage Lottery "sharing heritage" fund in 2018-19. The partnership hope to work on many activities, including the investigation of a possible historic route for monks from Forde Abbey to Dunkeswell as a long distance walk, activities with primary schools, an earthworks survey with further ground truthing, vegetation removal from the site and the recording of Abbey walls.



***Dunkeswell Abbey with the Church of Holy Trinity, Dunkeswell, in the background***

**Example: Woodbury ‘Castle’ Restoration Project (2017-18)**

- 2.152. This is a scheduled monument which is also on the ‘at risk’ register. It is an Iron Age hillfort suffering from erosion, located within the Pebblebed Heaths of Woodbury Common. A project has been progressed in partnership with Clinton Devon Estates, the East Devon AONB, Devon County Council, the Devon Archaeology Society, the Pebblebed Heaths Conservation Trust and Friends of the Commons volunteers. Work has included clearing vegetation, providing new access steps, stabilising one of the ramparts and establishing new vegetation for the long term protection of its banks.
- 2.153. The project has been celebrated through guided walks and involvement of the local primary school, learning about the monument and sowing grass seed on the ramparts to help protect them for the future. The partnership hopes to establish a volunteer archaeological monitoring scheme for ongoing conservation work.



***Woodbury Castle restoration project 2017- 2018, Woodbury Common.***

**Neighbourhood Planning**

- 2.154. The Localism Act (2011) introduced Neighbourhood Planning, which gave local communities greater powers to make decisions about their area through a Neighbourhood Plan. There is much guidance available through Historic England on how to gather information on, and capture heritage within a plan. Both the Council’s Planning Department and Historic England can advise on the stages of development of a neighbourhood plan.

- 2.155. At the time of writing, 40 neighbourhood plans have designated in East Devon, which represent a large number of plans for a non - unitary Local Authority nationally. Eleven of these have been 'made' (are legally approved), whilst 29 are currently in production.
- 2.156. Within neighbourhood plans, policies can be developed relating to heritage. For example, the setting of heritage assets may be significant when allocating sites for housing development. Early conversations with the Council's Neighbourhood Planning Officer and Historic England can help to raise the awareness of sensitivities regarding heritage assets.
- 2.157. Made neighbourhood plans for Lypstone and Chardstock, for example, have policies relating to new development and their setting in relation to heritage issues. It is important, however, for any evidence provided to be proportionate to the scale of the neighbourhood plan.

***Proposed Action:***

- *Produce templates to guide neighbourhood planning groups in site assessments, in relation to heritage*

**Training and capacity building**

- 2.158. There are many sources of information available and training for groups and individuals to participate in managing their local heritage. Publications such as 'Knowing your place', 'Placecheck' and 'Understanding place' provide useful guidance from Historic England, whilst the Oxford Toolkit is a recommended guide on how to undertake a conservation area character appraisal. A Smartphone App 'Rate My View' is currently available for communities to record local points of interest. Devon County Council's Historic Environment Viewer and Heritage Gateway provide much information.
- 2.159. A resource is also available through the Devon Rural Archive (Significance of Place)<sup>31</sup> website for communities engaged in Neighbourhood Plans, Conservation Area Appraisals and Management plans, providing guidance and workshops on heritage related matters.
- 2.160. Capacity Building can be developed within communities where residents help to train other residents in heritage issues through workshops, creating a valuable resource of knowledge and expertise.

***Proposed Action:***

- *Facilitate, or advise on, a range of training opportunities, especially for neighbourhood planning and other community groups with an interest in heritage*

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<sup>31</sup> <http://www.devonruralarchive.com/Significance-of-Place.html>



## Working in partnership

- 2.161. Working in partnership and co-operating with other public bodies, organisations and agencies within and adjacent to the district means that approaches and work programmes can be co-ordinated where possible, and benefits can be maximised. Partners within the economic and tourism sector, for example, combine to regenerate areas and draw visitors and businesses to our towns and seaside resorts.
- 2.162. In the environmental sector partnerships such as those with the two Areas of Outstanding Natural Beauty help us to understand, protect and enhance our outstanding landscapes. For example, the East Devon AONB has produced an action plan based on Historic Landscape Characterisation carried out across Devon.
- 2.163. The District Council also works in partnership with Devon County Council to fulfil its obligations to have access to Historic Environmental Records and specialist archaeological and non-designated heritage asset planning advice.
- 2.164. Corporate working between Council departments including economic development, environmental health, housing and planning are also important where possible, to help work towards common objectives and overarching priorities. Working with partners and other departments within the Council can help to identify where joint projects may be progressed or bids for funding may be pursued, for example in our historic town centres or areas targeted for regeneration.

## Regeneration

- 2.165. Heritage can provide the impetus for regeneration projects, especially where redundant historic Brownfield sites have proved not viable to bring back into use by a private owner due to the additional costs of specialist work. Empty or derelict buildings can have a negative effect on an area. Research has demonstrated the added value of bringing historic buildings into a good state of repair and into use, restoring confidence and attracting further investment. Solutions may need to be creative or innovative in terms of partnerships and sources of funding in order to tackle difficult sites.

### ***Proposed Actions:***

- *Increase attendance at partnership meetings to work towards common goals*
- *Create working group within the Council to work towards joint objectives and coordinate projects and programmes*
- *Work with partners and other departments to identify joint projects and funding*

## Economic Development department

- 2.166. Working with this department we can help to identify heritage-led regeneration projects that will have social, economic and environmental benefits through, for example, improving tourist and town centre sites that are run down. Heritage has an important role to play in place-making and this may be part of a much wider programme working with other partners in the public and private sector.

### **Environmental Health department and private sector housing**

- 2.167. Working with our private sector housing team can help to identify joint projects where heritage assets are in a poor state of repair. Owners may be encouraged to improve their properties through grant funding, loans or advice, or properties may be subject to enforcement action (as described in Theme B).
- 2.168. Listed buildings may become neglected and empty due to the cost of repairs. Owners can be encouraged to bring properties into use through empty homes loans at a beneficial rate, or where the owner may not be able to get a loan otherwise. There is currently (2018) potential through an organisation called AdHoc for empty homes to be occupied by tenants on a short term basis, helping properties not to fall into more disrepair.
- 2.169. Private sector house renovation schemes can be a vital part of a wider programme of regeneration, especially in our town centres, where additional benefits can be realised. For example, funding may be available for 'Living over the Shops' schemes where empty residential or commercial space is converted into living accommodation in our high streets and town centres.
- 2.170. Not only can such schemes improve the appearance of an area, encouraging owners and businesses to invest, but will house and bring in more residents, who are likely to shop locally. Many sustainable outcomes can be achieved through this. For example, with less car use carbon emissions are reduced bringing environmental benefits, while health may be improved as walking is encouraged to local shops, bringing social benefits, and retailers may have increased local trade bringing benefits to the local economy.

### **Example: Honiton High Street**

- 2.171. A group of flats above commercial buildings within the conservation area are being upgraded (in 2017-8), with the Council working with the fire service to improve safety issues, which will help to keep the buildings occupied. This will in turn help to encourage the sustainable benefits explored above.

### **Area Regeneration**

- 2.172. The historic environment can be a powerful tool for delivering regeneration and providing spaces for local businesses, community facilities and other activities. Areas targeted for regeneration, with co-ordinated programmes for improvement can have an effect on a much wider area as existing residents and businesses are likely to spend more on their properties, whilst new investors move in.





**Example: Otter Mill, Switchgear factory and site, Ottery St Mary in 2013 and 2017 (previous page) and 2018 (above)**

- 2.173. The regeneration of the Listed Town Mill, Mill House and Corn Mill buildings will greatly improve the sustainability of the area. This brownfield site has been neglected for many years and has been an eyesore at the entrance to the town centre and Conservation Area. The provision of housing will help to sustain local shops and add to town centre vitality. Its proximity to schools, shops and other major services will encourage walking and cycling, contributing to the health and wellbeing of the community whilst reducing carbon emissions. The restoration of these Listed Buildings will improve the local environment and help the town to become a more attractive location for local businesses and visitors.

**Example: Seaton seafront**

- 2.174. The World Heritage Coast and an adjacent conservation area combine to make a valuable resource for retail, tourism and day visitors. Seaton town centre and seafront have been targeted for improvement over many years, including a partnership between Devon County Council and the District Council to improve the appearance of the town centre and raise the quality of shop front development. Practice notes were adopted as supplementary planning guidance in 2002 and used to determine planning applications in the conservation area.
- 2.175. The renovation of individual sites which may have been an eyesore can also make a huge impact on an area, its heritage, sustainability and local economy, by encouraging investment in a previously unattractive location subject to uncertainty.



**Seaton conservation area shop fronts and adjacent seafront**

## Town centres and high streets

- 2.176. The use of town centres is important for local communities - residents, businesses, and retailers as well as for visitors, providing a focus for social and communal activities. Historic buildings, streets and spaces can provide an attractive setting and a local identity to these places, contributing to their overall success. Historic England reports<sup>32</sup> on how the role of town centres and high streets are changing due to economic, social, demographic and technological trends, which in turn have often had an effect on the local historic character.
- 2.177. Research has revealed a decline in the retail performance in town centres, along with the shift of large retailers away from town centres during the last 20 years. Replacing this is a trend towards leisure, food and drink, with a focus on quality and experience, and the growth of many restaurant groups and fashion retailers. Meanwhile, banks and post offices are closing leaving many prominent and listed buildings with the need for a new use. Emerging successful independent retailers are important for the vitality of town centres.
- 2.178. During the last decade, limited public sector funding combined with a lack of economic viability has been a consistent trend. With a lack of investment, the historic environment will suffer along with economic vitality, so the sensitive development of new shops is very important. Many smaller scale solutions are emerging, often in smaller centres where there is an understanding of the need to enhance local distinctiveness and a willingness to adapt to new challenges.
- 2.179. The publication 'The Changing Face of the High Street' (2013) looks at how local councils, developers and partnerships have sought to improve the vitality of these centres and the public realm by embracing their local heritage.
- 2.180. Cost effective ways of improving town centres include marketing and branding exercises, 'way-finding' and signage schemes, pop up shops, events and street markets. Meanwhile, joint initiatives involving empty properties, including 'living over the shop' schemes or shop front improvement can help to invigorate run down centres.

### Branding and Competitiveness

- 2.181. Place branding can help to build the reputation of a place and improve the perception of residents, businesses, investors, workers and visitors. The role of heritage is important in building a brand that reflects local identity and a sense of place and it is estimated that the role of heritage in place making and place branding will grow. Place branding studies<sup>33</sup> have revealed that the main resources are heritage assets which help to differentiate places, provide an authenticity which has a wide appeal and can extend visitors 'dwell time'.

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<sup>32</sup>Historic England (2013) The Changing Face of the High Street: Decline and Revival

<sup>33</sup> Historic England (2017), Heritage Counts 2016



### **The historic town centres of East Devon**

- 2.182. In East Devon, the town Centres of Ottery St Mary, Honiton, Budleigh Salterton, Axminster and Seaton are mainly or largely within a conservation area, making these attractive places for visitors. Some, such as Budleigh Salterton, are preserved more than others, while others such as Ottery St Mary are subject to more growth giving them very different identities and priorities for their future.

More information and maps on each historic town centre are in provided Appendix 1



***Examples of Historic town centres: Honiton, Seaton and Axminster***

## Sources of Funding

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- 2.183. The Heritage Funding Directory currently provides comprehensive details of a range of support that may be available for heritage interests through grants, loans, awards, education and training, and “in kind” resources. These are from central government, local authorities, agencies, EU and non-governmental bodies, trusts and corporate or private interests. Some of these organisations and types of funding are outlined below.

### **Historic England**

- 2.184. The organisation provides grants for heritage assets at risk, though due to high demand, limited qualifying projects can be funded. A condition may be applied that offers public access to a grant aided site for a number of years. Repairs grants may be offered, mainly for urgent repairs to prevent loss or damage to important architectural, historic, archaeological and landscape features.
- 2.185. Grants for the repair and conservation of War Memorials may be available through the War Memorials Trust, whilst Historic England may offer funding to improve the management of field monuments through agreements with landowners or tenants.
- 2.186. The ‘heritage protection commission’s programme’ may grant aid projects to develop innovative ways to protect the environment from harm and enrich skills and expertise to help care for it. The ‘capacity building programme’ provides funding for projects which promote the conservation, understanding and enjoyment of the historic environment.

### **Heritage lottery fund**

- 2.187. A share of funds raised through the National Lottery is available through the National Heritage Memorial fund (HLF) for a wide variety of heritage themed projects, including training in heritage skills and the restoration of historic buildings and monuments.

### **Local Authority**

- 2.188. The Council may have resources available for empty homes through loans to bring them into repair and back into use.

### **Central Government**

- 2.189. Energy schemes administered by the government are available from time to time with loans towards items such as draft proofing or insulating a property.

### **DEFRA<sup>34</sup>**

- 2.190. The Blackdown Hills and East Devon AONBs have secured funding from this organisation through the Sustainable Development Fund. This is aimed at supporting projects that bring social, environmental or economic benefits to the areas and demonstrate innovation and good practice, including training communities in heritage.

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<sup>34</sup> Department for Environment, Food and Rural Affairs

## Theme C: Summary

- *The interlinked benefits of heritage can be social, economic and environmental*
- *Tourism and visitors to heritage sites contribute to our economy*
- *Co-ordinated policies can help to enhance our heritage*
- *Communities can be involved in heritage in many ways*
- *Partnerships can help effective regeneration*
- *Distinctive historic town centres attract visitors and business*

### **Objectives and actions**

#### **1 Promote a better understanding of the value of heritage:**

- *Action: provide information through the strategy and website*

#### **2 Work with partners and corporately to identify joint projects and maximise funding:**

- *Action: increase attendance at partnership meetings to work towards common goals*
- *Action: create working group within the Council to work towards joint objectives and co-ordinate projects and programmes*
- *Action: Work with partners and other departments to identify joint projects and funding*

#### **3 Work with communities:**

- *Action: facilitate, or advise on, a range of training opportunities within East Devon, for neighbourhood planning and other community groups with an interest in heritage*
- *Action: Produce templates to guide neighbourhood planning groups in site assessments in relation to heritage*



## Section 3: Implementation



***Colyton Conservation Area, from the Grade I listed Parish Church of St Andrew***



## Introduction

- 3.1. The strategy is proposed until 2031, to run alongside the East Devon Local Plan 2013 – 2031. It is recommended that a broad action plan is provided for implementation of the strategy for the next 12 years, with a detailed plan for the next three years to be monitored and reviewed on an annual basis.
- 3.2. Throughout the three themes of the strategy, objectives have been identified and proposed actions to meet those objectives are highlighted. A draft action plan for the first three years is set out in this section based on those objectives and actions, with the themes colour-coded in yellow, blue and green.
- 3.3. For each action an estimate is made of the resources needed, its timing and its priority (including whether a statutory duty). It is recommended that a more detailed action plan is produced following feedback from the public consultation, to be published alongside the final heritage strategy.
- 3.4. Resources and benefits are outlined, whilst a SWOT analysis highlights the main strengths, weaknesses, opportunities and threats of the strategy being delivered.

## Resources

- 3.5. The actions recommended in this strategy have been carefully considered and are either a priority due to fulfilment a statutory duty, or are expected to produce significant beneficial outcomes and impact in the future, whilst minimising resources in the long term. Projects and programmes will be suitably progressed according to available resources.
- 3.6. Some specific tasks to help manage our heritage assets have been identified that staff within the planning policy section may perform, with a 'light touch' sign-off by conservation officers.
- 3.7. The participation of the community in helping to deliver parts of the strategy will also provide a valuable resource, contributing to its progress. In East Devon local volunteers have become engaged in Neighbourhood Planning and driven the process forward. Along with specialist historic interest groups, this impetus may be captured and taken forward for this strategy.
- 3.8. The investment of staff time facilitating and advising on training will be needed especially in the early stages, but as the programme develops, capacity should build within local communities to help manage their own assets. Training is currently available for some projects and the Council is investigating grant funding opportunities to support further work.
- 3.9. Cost effective ways of improving knowledge and engagement include circulation of the strategy in an accessible format and the provision of a more comprehensive website resource. New web pages can provide a base for the exchange of information and links to other organisations, guides and training in heritage issues.
- 3.10. An occasional heritage themed event at the Council offices and officer presence at other events are achievable ways of networking and promoting the heritage of East Devon. Local and regional organisations have offered their support for the strategy and these partnerships can be further developed to pool resources and deliver some common objectives in a cost effective way.

## Benefits

- 3.11. The benefits that can be sustained or enhanced through delivery of the strategy are wide ranging, and are explored through the three themes.
- 3.12. Theme A aims to improve knowledge and understanding of the heritage of East Devon by making information accessible to a wide audience and by promoting its value. Benefits include increased awareness and appreciation of our heritage, active participation in heritage programmes and a feeling of identity and pride in local areas.
- 3.13. Theme B explores how we can manage our heritage assets through conservation area review, monitoring buildings and risk and local listing, all of which help to conserve our heritage. The strategy aims to increase community involvement in programmes, building on the strong neighbourhood planning groups and historic societies in East Devon. This will in turn increase the range of skills, knowledge and experience to help conserve our heritage.
- 3.14. Historic England reports on growing evidence of a positive relationship between heritage participation, wellbeing and quality of life<sup>35</sup>. This includes findings that both visiting and volunteering in heritage brings happiness. Heritage participation helps to develop connections between people and groups in local areas, whilst building skills and personal development. All of these can contribute to improved mental and physical health.
- 3.15. For organisations, programmes involving the community encourage innovative ways of working, demonstrate public accountability and strengthen links with the community.
- 3.16. Theme C looks at how heritage can boost the economy through tourism and the attraction of our historic town centres, both directly, through the employment of specialised craftsmen and use of local materials, and indirectly through increased appeal for tourists, businesses and residents.
- 3.17. Visitors to heritage-related tourism generate considerable income for the local economy, helping local enterprise. Further, heritage often plays a central role in the regeneration of towns, with both people and businesses being attracted to characterful places.
- 3.18. Environmentally, the positive conservation of our heritage assets helps to reinforce local distinctiveness and encourage high quality design.

## Monitoring

- 3.19. The monitoring of benefits will be developed in more detail where measurable targets are possible. Some indicators are already included in the local plan and others are collected by Historic England.
- 3.20. Measured outcomes can be detailed for pilot programmes initially to help the Council to monitor and review progress. In the long term the impact of projects delivered through the strategy can be assessed to inform the future planning of programmes.
- 3.21. Benefits may be measured through a range of surveys, questionnaires and interviews. The impact of community programmes may also be assessed using a matrix to explore the value of what has changed, and to what extent, against other programmes.

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<sup>35</sup> Historic England (2017), Heritage counts 2017: Heritage and Society

## Action Plan

Theme A: Understanding and appreciating our historic environment					
Objective	Action and tasks	Priority /notes	Financial Resources	Staff resources	Estimated time
<b>Enhance understanding of heritage assets and their significance</b>	Provide information and guidance in the strategy and make this accessible to all. Produce a user friendly document, with printed copies distributed to local communities.	High impact, moderate cost; much of this work completed	Printing and distribution of document	Policy staff, post room	1 year overall, including consultation
<b>Widen knowledge of the heritage of East Devon and its assets</b>	Develop improved web pages for the exchange and provision of information, including links to further guidance.	Medium priority, high impact, low cost	Website designer	Policy and conservation staff	Short term to set up with regular maintenance
<b>Celebrate and promote the heritage of East Devon (raise the profile)</b>	Host a heritage themed event / workshop for members and community representatives, officer presence at other events.	Medium priority and impact	Use of council chambers, catering	Policy and conservation staff, community officer and heritage champion	Moderate staff input. Short term, possibly once a year
	Promotion of strategy and web pages	Medium impact	Minimal	Policy team, heritage champion	Minimal, short term

Theme B: Positively managing our historic environment					
Objective	Action and tasks	Priority / notes	Financial resources	Staff resources	Estimated time
Positively manage the heritage assets of East Devon	Undertake a programme of conservation area review: Develop a programme of work to prioritise reviews; assess potential for policy staff and communities to help deliver reviews with a pilot scheme.	High priority - statutory duty. Include rapid review and bespoke methods where possible to minimise programme and resources.	Community training and capacity building - help from partners with potential for additional grant funding to assist in delivery of programme.	Programme established by conservation and policy staff.	Considerable input of staff resources and community initially but a long term activity, with some assistance from Historic England.
	Prepare appraisal reviews and management plans. Designate new areas where boundary change needed including consultation.	Capacity building for a valuable resource in future, with recognised benefits for the community.		Programme managed by policy and technical staff, working with communities; sign off by conservation officers.	Speed of progress will depend on level of grant funding secured.
	Maintain a heritage at risk register - provide information and a link to Historic England heritage assets at risk on the Council webpages.	High priority, statutory duty. Will help with monitoring assets at risk, below.		Policy and conservation staff	Minimal input with occasional updates
	Monitor heritage assets at risk where possible, potentially including Grade II surveys in neighbourhood planning / conservation areas, through communities. Develop a programme, with priorities, starting with a pilot scheme.	Current Grade II condition survey training material through Historic England; some localised projects monitoring other grades / scheduled monuments.	Community training and capacity building, assistance through HE and AONB partners	Policy staff to facilitate, some input from Historic England and conservation team.	Considerable input of communities with training initially. Potential for trained groups to take the project forward in the longer term.



Objective	Action and tasks	Priority / notes	Financial resources	Staff resources	Estimated time
<b>Involve local communities in managing heritage assets</b>	Facilitate training for local communities in managing heritage assets	Medium priority and instrumental in delivery of the long term strategy. Long term impact on protection of assets	Community training and capacity building (see above actions)	Policy staff (see above)	Moderate input of staff resources initially with continued supervision, depending on success of programmes
<b>Establish a local list of non-designated assets</b>	Produce a draft Local Listing Guide, to include selection criteria, for public consultation. Receive submissions from communities and historic groups.	Medium priority as not a statutory duty. Positive impact on planning process and benefits for local communities		Policy staff, with some input from conservation team	Public consultation over 6 months.  Considerable time to set up lists, but less needed for annual maintenance
<b>Encourage development which enhances distinctiveness</b>	Provide further guidance which address the most common issues – links to Historic England publications. Provide information on the sourcing of local materials.	Medium priority, moderate impact on renewal and new development.		Conservation and policy staff	Short term staff input with occasional review.

Theme C: Enhancing and Benefitting from our Heritage					
Objective	Action and tasks	Priority / notes	Financial resources	Staff resources	Estimated time
Promote a better understanding of the value of heritage	Provide information through the strategy and website.	Medium		Policy and conservation staff	Moderate, short term, with occasional updates
Work with partners and corporately to identify joint projects and maximise funding	Increase attendance at partnership meetings to work towards common goals	Medium priority, potential high impact with identified projects		Policy staff	Regular meetings
	Create Council working group to work towards joint objectives and co-ordinate projects and programmes. Provide webpage links to regeneration, economy and tourism sectors.	Medium priority, potential high impact with identified projects and programmes		Environmental Health, Economic Development, Conservation, and Planning Policy staff.	Regular meetings
	Work with others to identify projects and sources of funding	Medium		Policy staff	Moderate, depending on project
Work with communities	Facilitate, or advise on, a range of training opportunities especially for neighbourhood planning / community groups with an interest in heritage	Medium	Included in theme B training	Policy staff	Included in theme B training
	Produce a template to guide neighbourhood planning groups in site assessments in relation to heritage	Medium		Policy staff	Minimal, short term

## SWOT Analysis

<p style="text-align: center;"><b>Strengths</b></p> <p>Rich history and culture Wealth of varied heritage assets Active neighbourhood planning and specialist historic groups Expertise within communities Support from other organisations</p>	<p style="text-align: center;"><b>Weaknesses</b></p> <p>Lack of local government resources Lack of partnership working Some developers with lack of knowledge Unsympathetic development Tendency towards 'anywhere' design</p>
<p style="text-align: center;"><b>Opportunities</b></p> <p>Increase knowledge Involve communities Develop partnerships Corporate working Improve webpages Encourage distinctive development</p>	<p style="text-align: center;"><b>Threats</b></p> <p>Lack of support from Members Lack of support from communities Training for communities not available Lack of staff resources Lack of resources for website</p>

### Analysis:

- 3.22. The table indicates that there are great strengths to drive our strategy forward. A district with a rich historic environment and a wealth of heritage assets, many specialist historic societies and groups, knowledgeable residents and active community groups. There is also excellent support from partner organisations such as Historic England, Devon County Council (Historic Environment Team) and the AONBs.
- 3.23. Through the themes of the strategy we have identified opportunities to promote the strategy and increase our knowledge and understanding of the district's heritage. There are also opportunities to work more closely with communities, Council departments and other partners.
- 3.24. A lack of local government resources and opportunities for partnership working may have restricted more proactive work on heritage issues in the past, whilst unsympathetic design in new development has in some cases diluted the distinctiveness of local places.
- 3.25. In the future, threats to delivery of the strategy mainly involve lack of support for the strategy and staff resources to deliver it, however suggestions for cost effective ways of delivering the objectives of the strategy and the potential for grant funding have been included in the action plan. Programmes can be tailored to suit available resources during the 12 year term of the strategy.

## Section 4: Appendices



*Whimple conservation area*



## Appendix 1: The historic town centres of East Devon

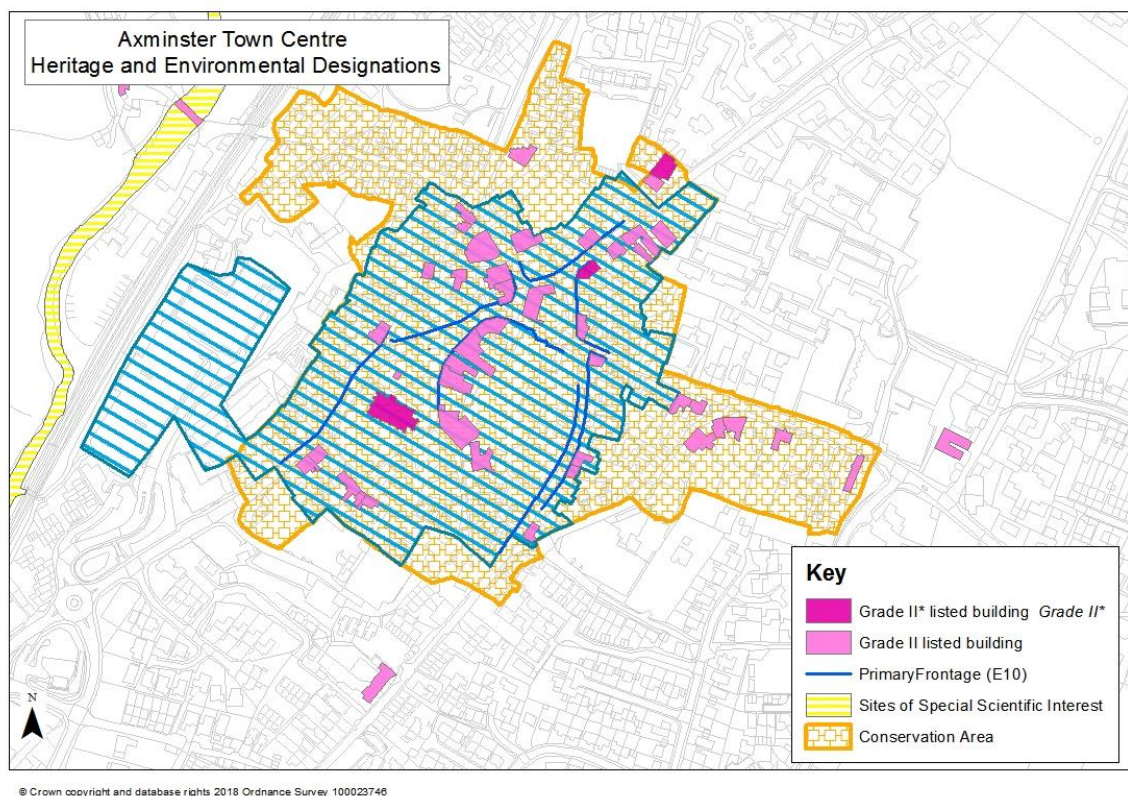
### Axminster

Axminster has a long and rich history from its origins as a Roman roadside town, then Saxon, Royal and Ecclesiastical centre reflected in its character, and is noted for its textiles and carpet manufacture which started in the mid-18th century.

Most of the town centre area (policy E9) and all of the primary frontages are within the conservation area. Growth is proposed with town centre regeneration and improvements to access with provision of a new road to relieve traffic pressure on the historic town centre.

The vision for Axminster in the local plan is to conserve and enhance the fine built heritage of the town and surrounding countryside. There are good levels of food retail shopping but low levels of non-food retail which will be encouraged. Growth should support the range of independent shops in the town centre.

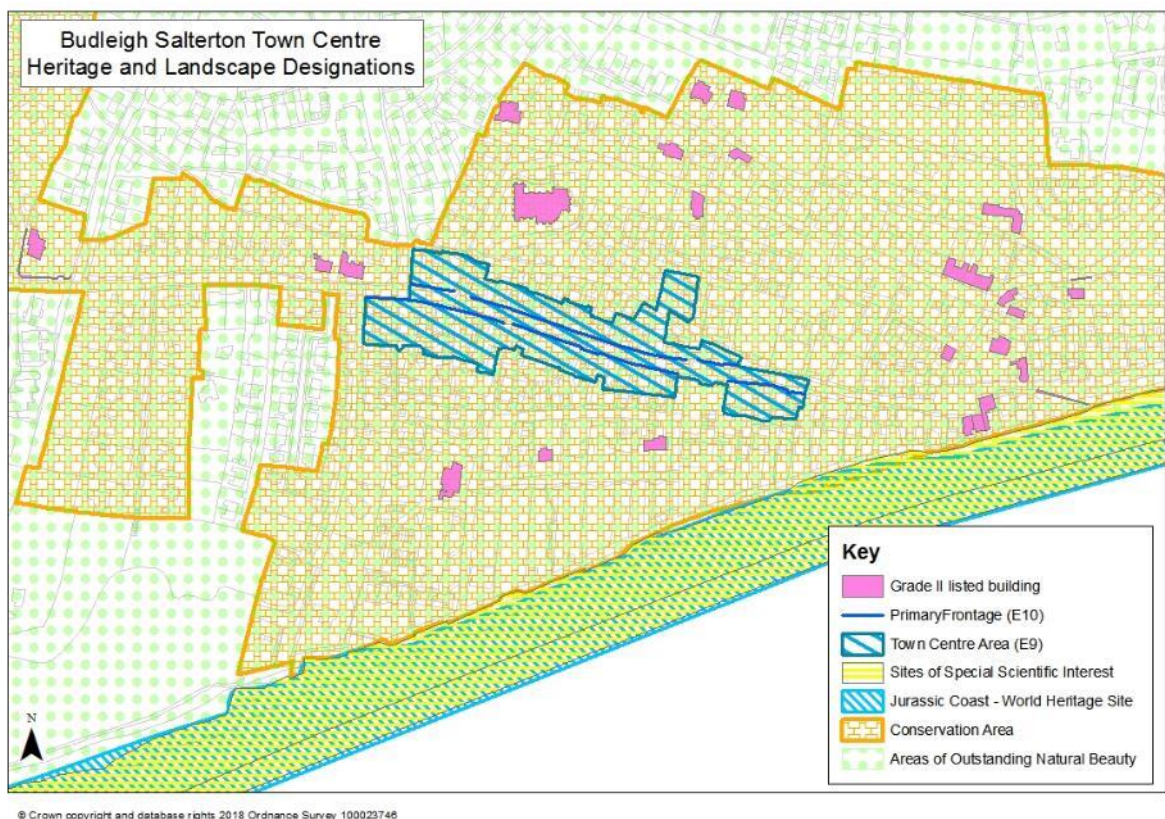
The local plan expects “that developments within the built up area, particularly in the town centre, will enhance the townscape quality, reinforce its independent market town character and so contribute to a sense of place”.



## Budleigh Salterton

The town has a large conservation area which encompasses all of the Policy E9 town centre shopping area and primary frontage as well as a long stretch of the promenade at the seafront. It is the only town in East Devon which is completely within an AONB. The whole beach and adjoining coastline form part of the World Heritage Site and the town acts as a 'gateway entrance' to the site. The Otter estuary to the east is a Site of Special Scientific Interest. It is also known for "its rich and varied domestic architecture and absence of usual seaside commercialism"<sup>36</sup>. As a result there are strict constraints on development within and adjoining the town.

The town centre contains many important building groups and stretches of unspoilt frontages within the conservation area (adopted in 2007). The town, which originated as a fishing hamlet particularly flourished between the early 19 and 20<sup>th</sup> centuries, and contains many attractive houses of the late Georgian and Regency period, as well as houses inspired by the Arts and Crafts movement.



<sup>36</sup> EDDC Conservation Area Appraisal (2007)



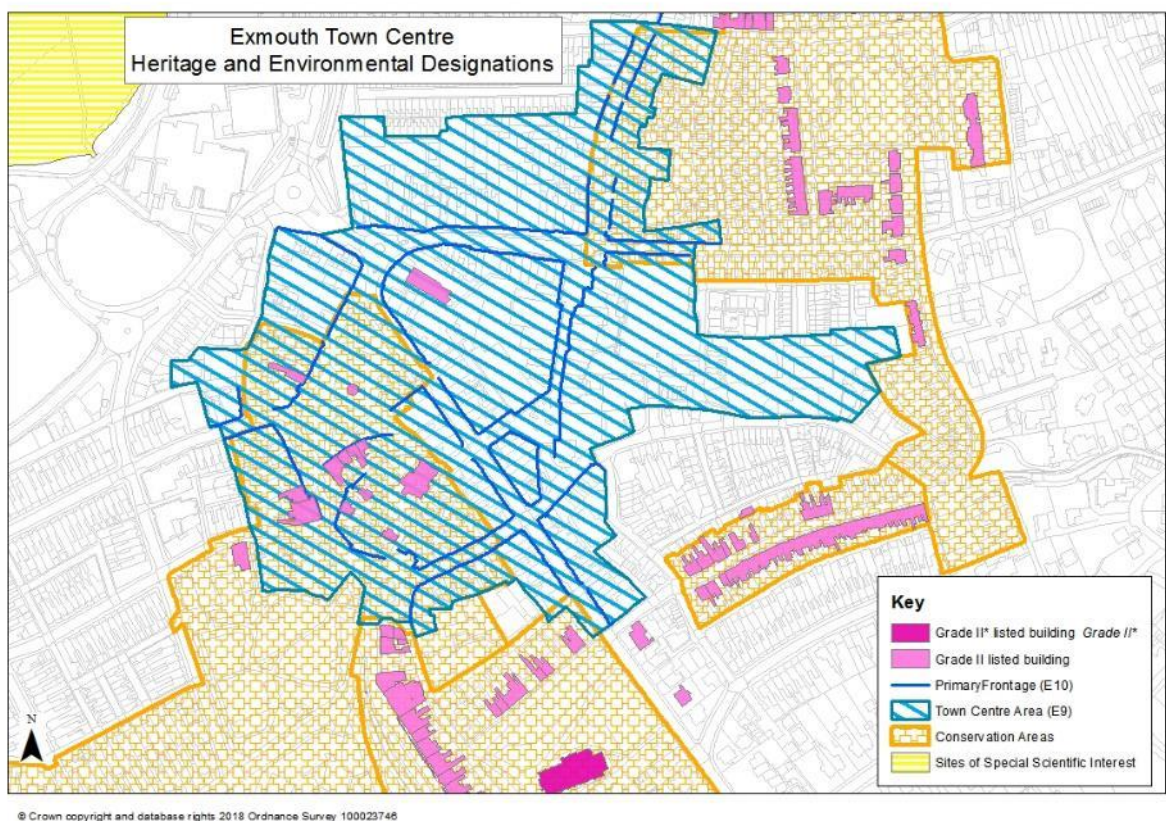
## Exmouth

Only a small proportion of Exmouth town centre shopping area (Policy E9) and its primary frontages (E10) are within a conservation area, mainly the eastern side of Exeter Road on the outer fringe of the town centre. However conservation areas adjacent to the south and east borders of the centre include many terraces of listed buildings, mainly residential.

There is a focus on town centre enhancement, this area is close to the sea and estuary which are the main tourist areas. This includes an uninterrupted terrace of fine properties from the late 18<sup>th</sup> and early 19<sup>th</sup> centuries with sea views. At the nearby seafront, terraces of stuccoed buildings from the late 19<sup>th</sup> also contribute to the character of Exmouth.

Nearby, the Exe Estuary is a 'Ramsar' site while the World Heritage Site coastline begins further east beyond the promenade.

An Extensive Urban Survey project has been completed for Exmouth, recording the history, archaeological potential and historic character of the modern town. This is available online via the Devon County Council Historic Environment webpages.

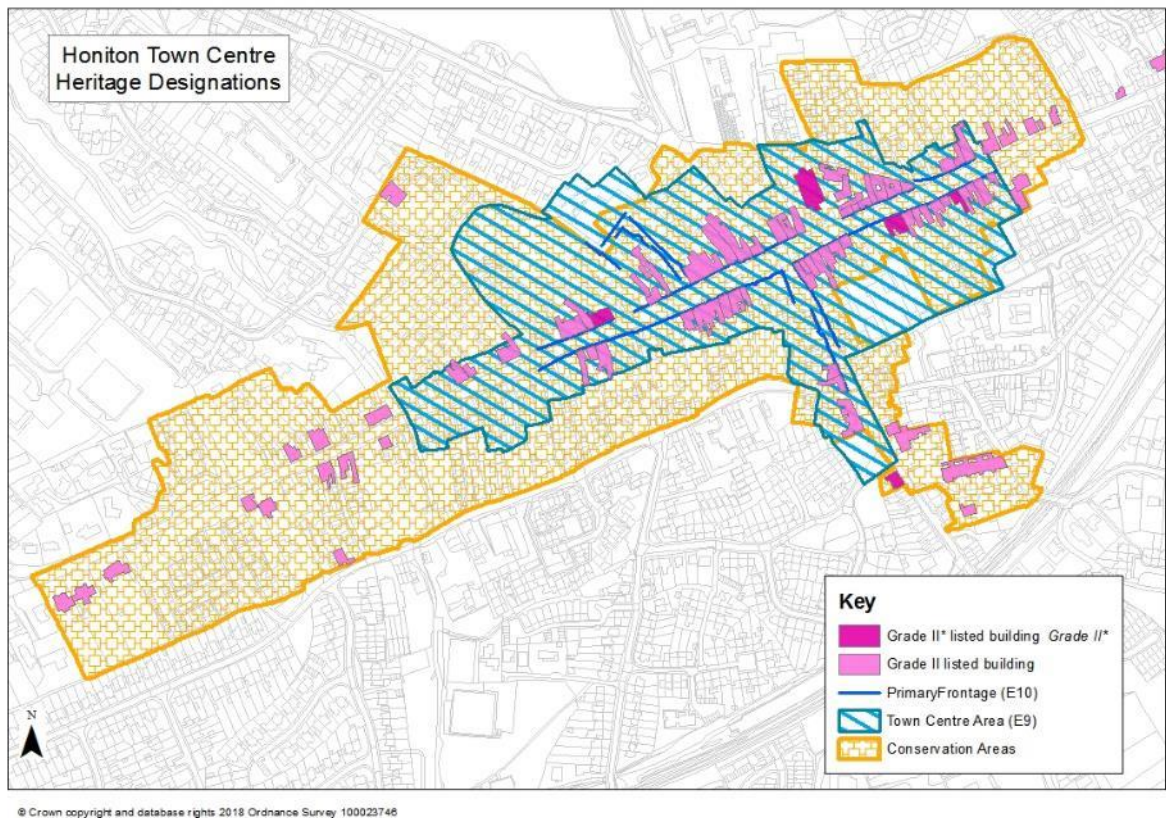


## Honiton

The town centre of Honiton, mainly along one route, lies completely within a conservation area. This High Street is the former Exeter to Dorchester Road, and is flanked by listed buildings, mainly grade II but including some grade II\*, and includes a concentration of heritage assets in the medieval planned town. A fire in the centre of the High Street led to many of the medieval cottages being replaced by Georgian houses although the much of the burgage plot layout still survives. One of the town's main functions was as a coaching stop, and many large inns remain, although some no longer function as such.

Honiton is noted for its antique shops that attract visitors to the town, access is excellent with a direct link to the adjacent A30 and a railway station serving the Exeter to Waterloo line.

The local plan aims to enhance the environmental quality of the town centre as a major asset for visitors and resource for residents (Strategy 23).



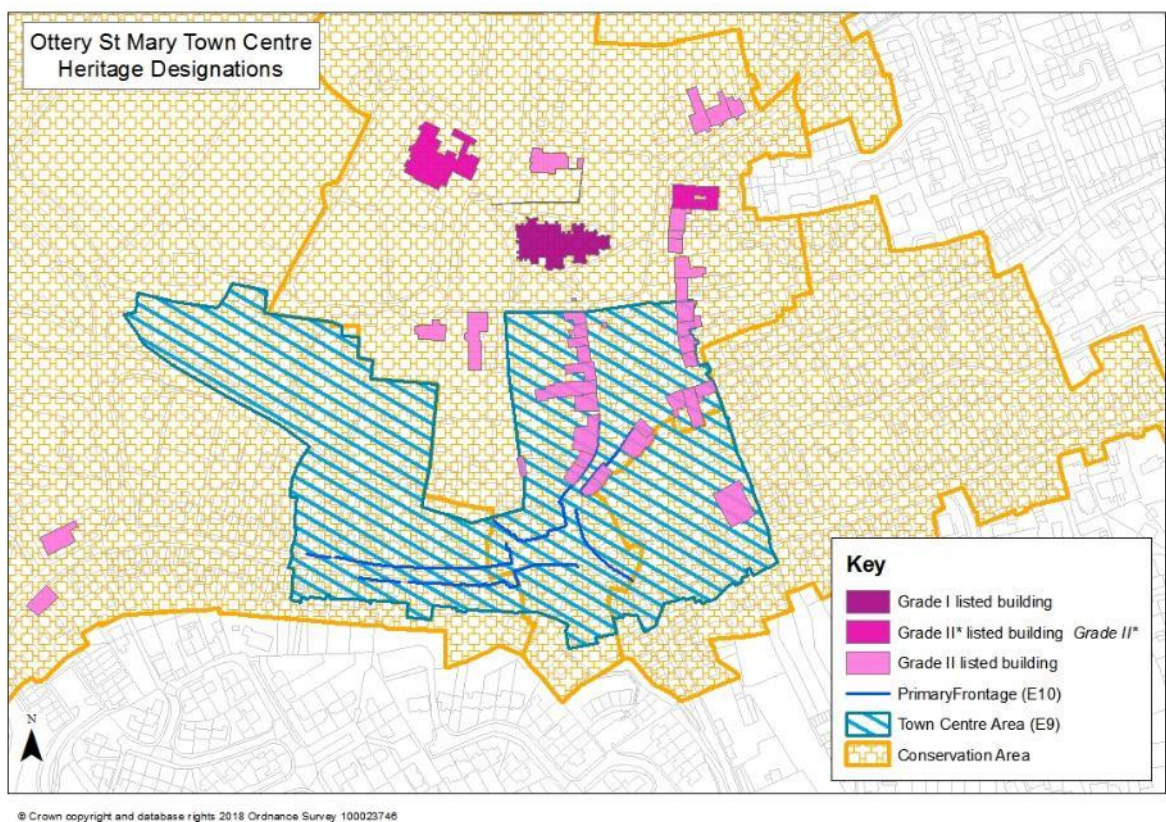


## Ottery St Mary

The town is well known for its 'Tar Barrels' cultural event every November, which is believed to have originated in the 17<sup>th</sup> Century. It has a range of heritage assets where evidence from its early Saxon development, medieval town mill, parish church and collegiate, 18<sup>th</sup> century industrial development and 19<sup>th</sup> century literary greats can all be seen. It has a large conservation area, with an historic core of great architectural value within which lies the whole of the town centre including three rows of fine Georgian terraces and the Grade I St Mary's Parish Church.

The local plan has identified Ottery St Mary as a place for new homes and gives priority to the enhancement of the environment and the promotion of business opportunities in the town centre shopping area. Development is focussed on making the town a more vibrant area and the town centre more attractive for residents, businesses and visitors.

Close to the town centre a major regeneration project is centred on redevelopment of the listed 18<sup>th</sup> century flour mill and wool manufacturing unit. This will improve the setting of the main route into the town. Increased homes within the building and at nearby new developments will in turn help to enhance the viability of the town centre. Conserving the historic qualities of the town and especially the town centre, and promoting these as assets for residents and visitors to the town is a priority (Strategy 24 Local plan).



## Seaton

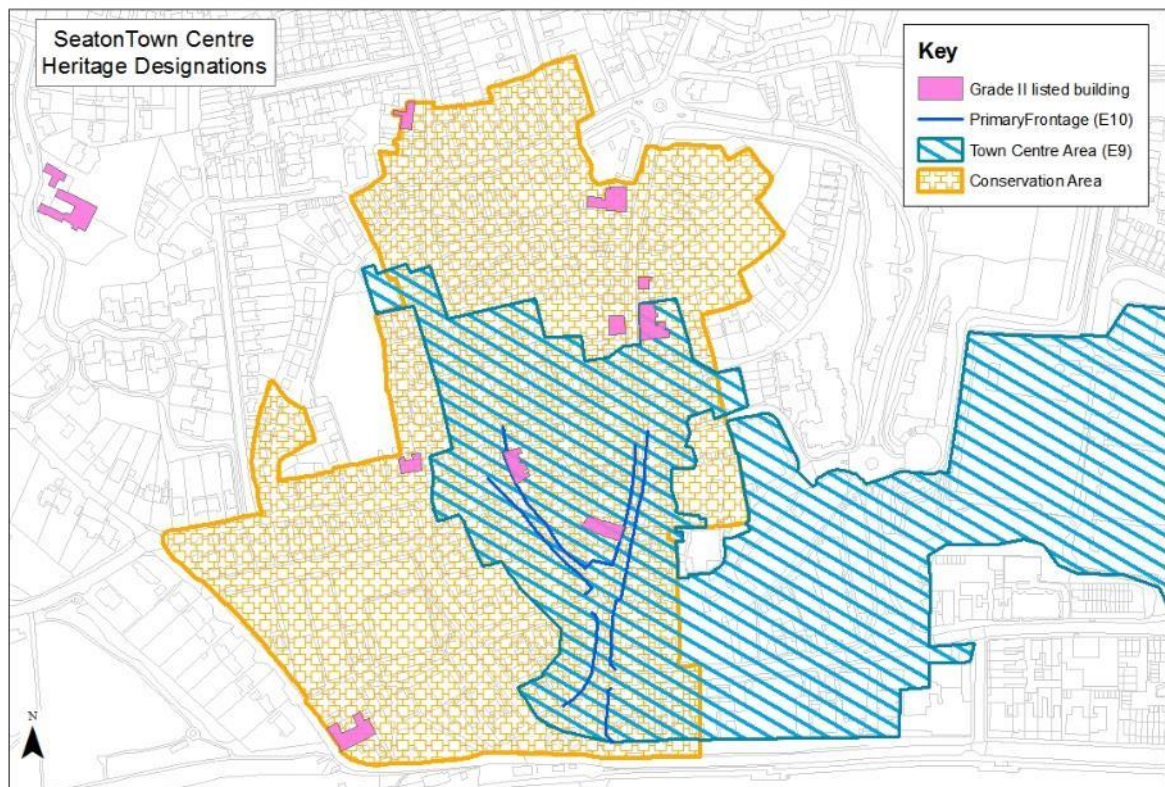
The local plan recognises the importance of the Jurassic Coast world heritage site and exceptional surrounding coastline as assets integral to the future success of the town. The town is surrounded by an AONB and a number of county wildlife sites.

The town centre contains distinct areas, the recent eastern half being dominated by a large supermarket, a central area which is a focus for regeneration and the western part of the site which lies almost entirely within a large conservation area. The southern part of this conservation area is adjacent to the beach and is a tourist site with distinctive street furniture celebrating the Jurassic Coast.

The local plan emphasises the importance of conserving the natural environment and surrounding ancient heritage assets as well as traditional seaside heritage, including the esplanade and harbour to make the most of 'leisure, cultural and commercial opportunities'.

Strategy 25 proposes that the Council work with partners to promote the town as a tourist destination and secure completion of the regeneration area. This includes the enhancement of existing fabric, design improvements, the expansion of commercial opportunities and promotion of businesses in the town centre to improve attraction of the town.

An Extensive Urban Survey project has been completed for Seaton, recording the history, archaeological potential and historic character of the modern town. This is available on-line via the DCC Historic Environment webpages.



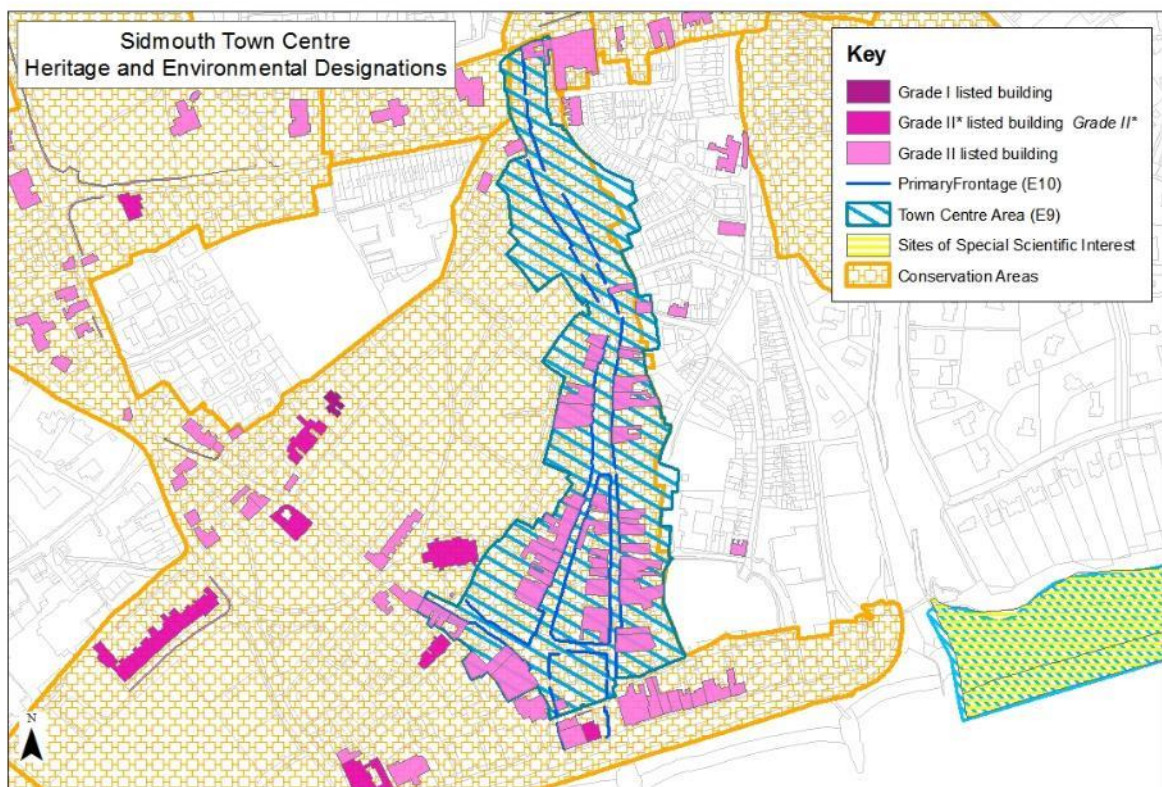


## Sidmouth

The town centre is almost entirely within a conservation area. Many listed buildings line the primary retail frontage, especially to the south towards the sea and hotel area, making an attractive shopping area and tourist destination.

Sidmouth is nationally renowned as a fine Regency seaside town of ‘exceptional charm, character and architectural value’<sup>37</sup>. Like Seaton, the town is flanked by the Jurassic Coast World Heritage Site to the east and west and surrounded by an AONB. There are also extensive National Trust areas in and around the town, adding to its interest for tourists and visitors.

Sidmouth is designated as a “Gateway Town” for the Jurassic Coast World Heritage Site. The town centre is vibrant commercially with many independent shops, bars and cafes and is an important focal point socially for both residents and visitors. Strategy 26 emphasises that commercial development will be focussed on complimenting the high quality of the town and its importance as a year-round tourism destination. The conservation, enhancement and sensitive management of Sidmouth’s heritage, and promotion of these assets, especially in the town centre and Seafront, should be continued.



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<sup>37</sup> From East Devon Local Plan (2013-31)

## Appendix 2: The Conservation Areas of East Devon

This appendix provides a very brief description of the Conservation Areas of the District but detailed information on Conservation Areas can be found in each appraisal on the East Devon District Council website.

### Villages / small towns:

**Beer** and extension: this covers most of the village centre and is adjacent to World Heritage Site and AONB. Comprising 20.09 hectares.

**Broadclyst:** the conservation covers the centre of a larger village. The village is surrounded by National Trust land, which is also designated for more than 50% of the conservation area. Includes 2 complete rows of listed buildings and grade I place of worship. Comprising 9.56 hectares.

**Broadhembury:** this takes up most of the small village and is totally within an AONB. There are a large proportion of listed buildings including a Grade I place of worship and 4 grade II\* buildings. Comprising 7.2 hectares.

**Bramford Speke:** On the western borders of East Devon to the north of Exeter, this small village is mainly within the conservation area. To the east and partly inside the conservation area is an SSSI, and to the south a county wildlife park. The conservation area has a good proportion of listed buildings including a Grade I and a Grade II\*. Comprising 14.93 hectares.

**Chardstock** has a Grade II\* listed place of worship and is totally within an AONB. Comprising 8.1 hectares.

**Colyford:** follows a linear pattern along the main route, the eastern end is flanked by an AONB and a county wildlife site to the southeast. Comprising 14.31 hectares.

**Colyton** and extension: occupying the northern section which is the centre of this small town. It has been extended especially to the north and contains part of an AONB. Some larger listed buildings within the original area include a Grade I Place of Worship. Comprising 20.23 hectares.

**Dunkeswell:** the conservation area is centred on a cluster of farm buildings, cottages and a church.

**East Budleigh:** the conservation area covers the north western centre of this larger village, with terraces of listed buildings, a Grade II\* and a Grade 1 place of worship. It is entirely within an AONB. Comprising 4.7 hectares.

**Gittisham:** is totally within an AONB, with a large proportion of listed buildings including a Grade I place of worship and a Grade II\* building including a wall. Part of a registered park. Most of this small village is within the conservation area, of 4.7 hectares.



**Kilmington:** is the smallest conservation area, a large part is within an AONB and includes a Grade II\* place of worship. Comprising 3.46 hectares.

**Lympstone:** the conservation area occupies the village centre and along the main route through the village to the river where the western boundary is adjacent to a special protection area, and just south of a National Trust site. There is a large proportion of listed buildings in this area including a Grade II\* place of worship. Comprising 10.35 hectares.

**Musbury:** is totally within an AONB with many listed buildings and a Grade I place of worship; comprising 5.65 hectares

**Otterton and extension:** this is a large conservation area covering at least half of this larger village, mainly along the linear route through the village. It is totally within an AONB and has a good proportion of listed buildings, a terrace of workers cottages and a Grade II\* place of worship. Comprising 13.98 hectares.

**Salcombe Regis:** is a very small village almost completely contained within the conservation area and completely within an AONB. There is a grade II\* building. The south and south east boundaries of the conservation area are adjacent to a National Trust and a county wildlife site. The north of the area is dominated by a caravan site and farm. Comprising 6.82 hectares.

**Sidbury and extension:** this area covers about half of this medium sized village, is completely within an AONB and has a large proportion of listed buildings. It is overlooked by the prominent hill site of the Iron Age Sidbury Fort. Comprising 11.37 hectares.

**Sowton:** This small village close to junction 29 is almost entirely within the conservation area with a large proportion of listed buildings including a Grade I place of worship. 10.68 hectares.

**Stockland:** lies totally within an AONB, the conservation area covers most of this small village and includes a Grade I listed place of worship and a grade II\* building (the reading room); comprising 8.12 hectares.

**Whimble:** One of the larger villages, the conservation area includes the village centre and main route, and a grade II\* place of worship. Comprising 4.38 hectares

**Woodbury:** this is a large conservation area covering nearly half of this large village with a number of listed community buildings including the 2 pubs and primary school, a Grade I place of worship and a smaller row of grade II\* buildings. Comprising 19.34 hectares.

### **Towns:**

**Axminster:** the conservation area covers the town centre with a Grade II\* church and many listed buildings along street frontage, comprising 10.58 hectares.

**Budleigh Salterton:** this is adjacent to the World Heritage Site, it contains all of the town centre, and is completely within an AONB, comprising 30.27 hectares.

**Exmouth areas 1 and 2:** a residential esplanade towards the seafront includes a continuous terrace of late 18<sup>th</sup> and early 19<sup>th</sup> century properties and a Grade II\* place of worship. Behind this a street of listed small terraced properties – the complete row on one side. Comprising 13.02 hectares.

**Exmouth area 3:** this is mainly a residential area, with Victorian terraces and villas but including part of the town centre and retail frontage. Comprising 6.75 hectares.

**Honiton:** includes most of town centre and all of the primary retail frontage, with a large number of listed buildings along the high street. This was a Roman road and includes 6 Grade II\* listed buildings. Comprising 21.09 hectares.

**Ottery St Mary** and extension: see town centres, theme C; comprises 52 hectares.

**Seaton:** This includes part of town centre, retail area and all of primary frontage, see Theme C. Comprises 11.48 hectares.

**Sidmouth: Bickwell Valley** and extension, in the western part of the town. This is a residential area partly designated as an AONB and partly a National Trust site. Contains 4 listed building and comprises 27.27 hectares.

**Sidmouth: Elysian Fields** ,including Grade II\* listed church, this comprises 8.53 hectares

**Sidmouth: Sidford:** The conservation area is to the northern part of Sidford, along two main routes and includes a complete terrace of listed buildings. It is just to the south of an AONB. Comprising 4.04 hectares.

**Sidmouth: Sid Vale** and extension: Comprises 20.59 hectares.

**Sidmouth: Town centre** see Theme C; includes all of the town centre and primary frontage and comprises 28.91 hectares.

**Combpyne Rousdon:** most of this conservation area, comprising 85.13 hectares, is also a Registered Park including Grade II\* buildings. It is adjacent to the World Heritage Site, a Site of Special Scientific Interest and a Special Area of Protection. It is totally within an AONB.

## **Appendix 3: Partners and list of local history organisations**

### **Partners**

East Devon AONB  
Blackdown Hills AONB  
Devon County Council  
Historic England  
Jurassic Coast World Heritage Site  
National Trust

### **Local History Organisations**

Axminster Historical Society  
Axe Vale and District Conservation Society  
Branscombe Project  
Broadclyst Local History Society  
Chardstock Historical Record Group  
Colyton Parish History Society  
Exmouth Historical and Archaeological Society  
Feniton History Group  
Hawkchurch History Society  
Honiton History Society  
Lympstone History Society  
Membury History Society  
Newton Poppleford Local History Group  
Otter Valley Association  
Ottery St. Mary Heritage Society  
Sidmouth Local History Group  
Sid Vale Association  
Whimble History Society  
Woodbury Local History Society