

Appendix 1: Extract of the East Devon Local Plan 2020 to 2042 – Second Regulation 19 Publication Draft showing Policy WS10

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Development north of Topsham and east of the M5 Motorway

- 4.44.** Taking advantage of proximity to Exeter and links with Topsham, land is allocated for an urban extension north of Topsham.

Strategic Policy WS10: Development next to the M5 and north of Topsham

Land shown on the Policies Map is allocated in East Devon for an urban extension to the north of Topsham to accommodate mixed use development including:

- A. Around 596 new homes;
- B. 2.4 hectares of employment land;
- C. 1.8 hectares of land safeguarded for education purposes to provide the option for primary education infrastructure on site. Additional education provision for early years, primary, and secondary and pupils with special educational needs and disabilities is required to support this development. and
- D. Supporting infrastructure, green spaces and links to the CVRP and supporting and delivery of onsite habitats that reflect and link into the adjacent Priority Habitat - Coastal and floodplain grazing marshes.

The development will need to be supported by a new developer provided SANGs, brought forward and implemented as part of the overall scheme on the allocated or on nearby land.

This allocation will need to come forward on the basis of an agreed masterplan for the whole site that clearly demonstrates how comprehensive development will be undertaken and implemented, including with appropriate mechanisms for apportionment of development costs and contributions across separately owned land parcels. Full agreement will be required before any specific parcels of land can come forward for development.

This Masterplan will also need to be developed in conjunction with joint work between Exeter City Council and EDDC on a formal **Development and Infrastructure Delivery Framework** which is required to ensure development and infrastructure needs on the edge of Topsham, in the Exeter City Council area, and the adjacent allocation North of Topsham, in East Devon, progress in a coordinated cross-boundary manner.

The delivery framework will include:

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- A. The timely delivery and funding of a range of infrastructure and facilities including primary healthcare, indoor space for community use, sport and recreation and GI to meet the needs from development in Exeter and East Devon;
- B. A comprehensive transport strategy to prioritise active travel and public transport; and
- C. The need to respect Exeter's landscape setting area and the CVRP.

The Delivery Framework will be produced jointly by EDDC and the City Council working with partners including landowners, developers, Devon County Council, National Highways, the Environment Agency, Natural England, the NHS, community groups and Clyst St George Parish Council.

Through a transport assessment the traffic impacts of development of the site will need to be assessed in conjunction with the cumulative impacts that will also arise from development of Marcombe, and other new developments. Mitigation measures will need to be designed and agreed, to come forward in parallel with or prior to development to address adverse impacts, specifically including in respect of the M5 J30 (Sandygate Roundabout) and Clyst St Mary Roundabout.

Planning permission will not be granted for any individual parcel of land in the allocation in the absence of a comprehensive development scheme with clear mechanisms outlined for full policy requirements to be met and delivered.

This policy does not apply in the Cranbrook Plan area

- 4.45.** Land near Exeter, south of Junction 30 and to the east of the M5, offers an opportunity for new mixed-use development, accommodating around 596 new homes. Development in East Devon should be planned in the context of East Devon standards as well as city development, with a masterplan addressing development in East Devon and joint work on an IDP across the city boundary.

- 4.45b.** The Clyst Road and Newcourt Road Transportation Access Strategy identifies a range of transport measures required to deliver sustainable growth across the local area, at land in the administrative areas of East Devon District Council and Exeter City Council. Projects in East Devon include a new pedestrian/cycle crossing of the M5 east of Newcourt Station; continuous walking and cycling provision and a new bus service on Clyst Road; and improving active links on Old Rydon Lane between Clyst Road and E9 Cycle Route.