

# Heritage Strategy 2024 – 2042



East Devon – an outstanding place

## **Contact details**

Planning Policy Section  
East Devon District Council  
Blackdown House  
Border Road  
Heathpark Industrial Estate  
Honiton  
EX14 1EJ

Phone: 01395 516551 / 517483

Email: [PlanningPolicy@eastdevon.gov.uk](mailto:PlanningPolicy@eastdevon.gov.uk)

[eastdevon.gov.uk](http://eastdevon.gov.uk)  
[@eastdevon](https://www.instagram.com/eastdevon)

***Cover image: Broadhembury from the bridge.***

To request this information in an alternative format or language please phone 01395 516551 or email [csc@eastdevon.gov.uk](mailto:csc@eastdevon.gov.uk)

## Executive Summary

The second heritage strategy for East Devon presents a summary of our heritage, its significance and its benefits whilst developing objectives for the future, with an action plan for the delivery of our recommendations. The strategy runs for 18 years from 2024 – 2042 to co-ordinate with the local plan timescale. It provides a very light touch review of the original strategy, building on the success of that document and delivering any outstanding actions.

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, such as the National Landscapes (formerly known as Areas of Outstanding Natural Beauty), which have a positive influence on the enhancement and management of the district's heritage.

Section 1 introduces and sets out the aims 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, including our statutory duties.
- 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 actions raised in Section 2 are presented together in Section 3 with details of their implementation. This section also provides more information on resources, benefits and monitoring.

A brief description of our historic town centres and Conservation Areas are outlined in Appendices 1 and 2, with details of partners, local history organisations and local museums in Appendix 3.

The Heritage Strategy document is intended to meet a range of needs and interests and does not need to be read in its entirety. For this purpose, summaries of the three themes are provided at the end of each theme. The action plan also provides a useful summary of the strategy for the next 16 years. Themes and actions are colour coded to help navigation of the document.

# Table of Contents

Executive Summary .....	
<b>Section 1: Introduction and Background .....</b>	<b>1</b>
Introduction .....	2
What is heritage?.....	2
The heritage of East Devon .....	2
Why have a heritage strategy for East Devon? .....	3
What does the strategy cover? .....	4
How has the strategy been prepared? .....	6
What has been achieved since the last Strategy?.....	7
Resource Limitations .....	10
Aims of the strategy .....	11
The role of East Devon District Council and other organisations .....	12
Key organisations and sources of information .....	12
Background Legislation and Policy .....	16
Government Policy and Guidance .....	16
Legislative Framework.....	17
East Devon District Council Policy .....	17
<b>Section 2: Heritage Themes.....</b>	<b>18</b>
Theme A: Understanding and appreciating our historic environment .....	19
Heritage assets and their significance .....	23
Nationally designated assets in East Devon .....	23
The Conservation Areas of East Devon.....	24
The Listed Buildings of East Devon .....	27
How Heritage Assets are chosen for listing.....	29
The Parks and Gardens of East Devon .....	30
Archaeological heritage .....	32
The Scheduled Monuments of East Devon.....	32
World Heritage Site .....	34
Living and Literary Heritage .....	35
Undesignated heritage assets in East Devon .....	35
Landscape and natural environment designations .....	36
Further information on heritage assets .....	38
Promoting the heritage of East Devon .....	38
Theme A Summary.....	40
Theme B: Positively managing our historic environment.....	42

Working with communities .....	42
Designated heritage assets: development management.....	43
Local List of undesignated assets .....	46
Heritage assets at risk .....	47
Managing and protecting our Conservation Areas .....	49
Local distinctiveness promoting high quality new development.....	52
Theme B Summary .....	54
Theme B Summary .....	54
Theme B Summary .....	55
Theme C: Enhancing and benefiting from our heritage .....	56
Social, economic and environmental benefits .....	57
Working with local communities .....	64
Working in partnership.....	67
Town centres and high streets.....	70
Sources of Funding.....	72
<b>Section 3: Implementation .....</b>	<b>76</b>
Introduction.....	77
Resources .....	77
Benefits .....	77
Monitoring.....	78
Action Plan 2024 – 2042.....	79
<b>Section 4: Appendices .....</b>	<b>85</b>
Appendix 1: The historic town centres of East Devon .....	86
Appendix 2: The Conservation Areas of East Devon .....	94
Appendix 3: Partners, local history organisations & museums .....	97
Appendix 4: Glossary of Terms.....	99

# Section 1: Introduction and Background



***World Heritage Site coastline at Orcombe Point, Exmouth***

## Introduction

- 1.1. Welcome to the second 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. This is an opportunity to celebrate together the outstanding heritage East Devon has to offer.

## What is heritage?

- 1.2. The government's NPPF defines the 'historic environment' for planning purposes. The term heritage embraces history in all its forms, from buildings, spaces, art, artefacts and archaeological sites to the historic landscape such as the natural landscape, farm steads and hedgerows, 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. A glossary of key terms can be found in appendix 3 at the end of this document.

## The heritage of East Devon

- 1.3. The character of East Devon has evolved as a unique combination of 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 National Landscapes 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 World Heritage Site 'Jurassic Coast' in the south, the Blackdown Hills to the north and the Dorset and Somerset borders in the east.

- 1.5. The National Landscapes are also valued for their cultural landscape value (ie. Historic Landscape, built heritage, archaeology) and the East Devon NL and the Blackdown Hills NL contain some of East Devon's most important and distinctive historic landscapes and heritage assets. Overlapping the Jurassic Coast WHS and the East Devon NL, the East Devon Heritage Coast is a non-statutory designation that EDDC is responsible for. It is recognised for its natural beauty, wildlife, and heritage and designated to improve accessibility to the visitors.
- 1.6. 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.
- 1.7. 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?

- 1.8. 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 through 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.
- 1.9. 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 to their historic past, which conservation and sensitive regeneration can help to maintain.
- 1.10. An understanding and appreciation of our heritage can encourage a feeling of identity, pride and belonging for 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.
- 1.11. 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.

---

<sup>1</sup> MHCLG (2024) National Planning Policy Framework, para 203

## What does the strategy cover?

- 1.12. 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.
- 1.13. 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 by central government<sup>2</sup> as:

### *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).”*

- 1.14. Strategy: 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 three themes:
- A: Understanding and appreciating our historic environment
  - B: Positively managing our historic environment and
  - C: Enhancing and benefitting from our heritage

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.

- 1.15. Summaries: for ease of reading, each theme is followed by a summary of its objectives and recommended actions. The strategy does not need to be read in its entirety, and these provide an overview of the information provided, objectives raised and actions proposed. An action plan is presented in Section 3, with all of the objectives and actions drawn from the themes, into one place.

---

<sup>2</sup> MHCLG (2024) National Planning Policy Framework, Annexe 2: Glossary

- 1.16. Priorities: changes to public sector funding in recent years have meant limited resources within East Devon District Council both to manage our assets and to develop opportunities to benefit from our heritage. Our priority therefore continues to be ensuring that resources are managed accord to our statutory duties and agreed policies. Opportunities for cost effective solutions are also sought, including collaboration with existing and new partners and the potential for securing new sources of funding.
- 1.17. Local communities: 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 local heritage, with 27 'made' Neighbourhood Plans and another 15 in production (at the time of writing).
- 1.18. East Devon also has the advantage of many local historic interest groups and individuals in the district with extensive knowledge of our heritage assets. Support for the first Heritage Strategy demonstrated the high level of commitment from communities, Parish Councils and neighbourhood planning groups and the Council is keen to continue working with them to understand, enhance and positively manage our heritage. In this strategy we encourage and welcome the active participation and further involvement of our local communities.
- 1.19. Broader designations that inform the strategy are also considered, especially the National Landscapes, important parts of the landscape which are 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 can help to maintain.
- 1.20. The strategy is not intended to provide an exhaustive description or analysis of our heritage but to provide examples of a range of our assets, whilst of other sources of information are detailed for further reference.
- 1.21. This strategy acknowledges that Heritage work programmes exist within other relevant Council Strategies; for example, the East Devon Cultural Strategy<sup>3</sup> and East Devon Tourism Strategy<sup>4</sup> and aims to work towards these shared goals. The Arts & Culture Network<sup>5</sup> and Tourism Network<sup>6</sup> are key district-wide groups with relevant work (such as the Cultural Tourism Map with heritage partner profiles<sup>7</sup>) and synergies with the priorities of the Heritage Strategy, and the potential for collaboration with these groups will be explored.

---

<sup>3</sup> [culture-strategy-2022-2031.pdf](#)

<sup>4</sup> [tourism-strategy-for-east-devon-final.pdf](#)

<sup>5</sup> [Arts and Culture East Devon | Enriched through creativity](#)

<sup>6</sup> [East Devon Tourism Network - East Devon](#)

<sup>7</sup> [Culture - East Devon](#)

## How has the strategy been prepared?

- 1.22. The first strategy was developed within the Council, engaging with specialist organisations, in particular Historic England, the East Devon National Landscape and Devon County Council Historic Environment Team and our Lead Councillor for Building Design and Heritage. It was then informed by public consultation responses from Parish and Town Councils, neighbourhood planning groups, local history and amenity organisations, interested individuals and statutory consultees.
- 1.23. As a light touch review of the original strategy, this updated version closely follows the same format but will deliver outstanding actions from the previous strategy as well as identifying new ones.



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

## What has been achieved since the last Strategy?

- 1.24. Since the adoption of the original strategy in 2019, considerable progress has been made, particularly in achieving the short term aims. Delays associated with Covid and reduced resources have had an impact but, despite this, the Council has improved online access to guidance and undertaken extensive fieldwork.
- 1.25. Theme A objectives were to:
- Enhance understanding of heritage assets and their significance**
  - Widen knowledge of the heritage of East Devon and its assets**
  - Celebrate and promote the heritage of East Devon**
- 1.26. Action: Provide information and guidance in the Heritage Strategy  
Completed: The Heritage Strategy provides comprehensive information and guidance. Historic England, Devon County Council Historic Environment Team and East Devon AONB amongst other organisations acknowledged and commended the strategy on its comprehensive coverage of the issues.
- 1.27. Action: Provide links to further guidance through the Council's website  
Completed: the new heritage webpage provides links to Historic England advice, national listings and reports, and the Devon County Council Historic Environment Record.
- 1.28. Action: Develop improved web pages for the provision of information on heritage issues relevant to East Devon, including the Heritage Strategy  
Completed: the heritage webpage has been improved to include information on the heritage strategy, the list of local heritage assets, an on-line form for nominations for local heritage assets, links to further guidance and information on the latest news and projects.
- 1.29. Action: Promote strategy and web pages; develop a publicity plan to include press and social media  
Completed: A publicity plan was considered by the Heritage Working Group and implemented with a series of press releases. Articles appeared on Facebook and Twitter and through the press, including the Exmouth Journal, promoting the heritage strategy and its initiatives. Heritage assets have been promoted through the new Cultural Tourism Map<sup>8</sup>, launched in 2024.
- 1.30. Action: Support events such as the annual Heritage Open Days and the East Devon AONB Heritage Conference. Promote heritage strategy and website at heritage events. Arts and Culture East Devon and East Devon Tourism Network promoted heritage events.  
A Planning Policy Officer (heritage) and Conservation Officer supported events including:
- The East Devon AONB annual conference in April 2019 (short talk / discussion)
  - EDDC Neighbourhood Planning forum in October (presentations and discussion)
  - EDDC member training (presentation, quiz and discussion)
- 1.31. Theme B objectives were to:
- Positively manage the heritage assets of East Devon (Conservation Areas, Heritage at Risk and Local List)**

---

<sup>8</sup>Cultural Tourism Map - [Culture - East Devon](#)

□ **Encourage development which enhances distinctiveness**

- 1.32. Action: Prepare internal procedural guidance for conservation area review and management plans.  
This has been completed, to include:
- A new template for conservation area appraisal and review, including a process.
  - for updating the original (typewritten) text and transferring the hand drawn maps onto GIS.
  - A new template for management plans, including updated legislation and policy.
  - A flowchart of the procedures to complete a conservation area review and management plan, including surveys, consultation, adoption, and publication.
- 1.33. Action: Develop a process for communities to help deliver reviews, including training and monitoring. Propose a suitable pilot scheme.  
Completed: A process was established and criteria were developed for the selection of a suitable pilot scheme. East Budleigh was chosen as a pilot scheme and endorsed by Strategic Planning Committee. The process included
- Developing a programme of options working with a community group
  - Working with partners to meet joint objectives.
  - Enabling grant funding
  - Sourcing a suitable consultant to deliver the main part of the training
  - Developing a programme of training to be delivered by a consultant and EDDC staff
  - Producing training material including presentations, plans and survey sheets, with feedback forms for participants to complete.
- 1.34. Action: Deliver a pilot scheme Conservation Area review involving community group/s to include local listed items. Monitor input, output, outcomes and estimate impact to inform future programme.  
Delivery to date includes:
- Securing partners and funding including the East Devon AONB (Sustainable Development Fund Grant) and the Norman Family Trust.
  - Establishing a training programme and material for the volunteers which can be reused in future projects.
  - Three days of training and workshops delivered by Locus Consulting, a specialist in heritage training and supported by a Planning Policy Officer (heritage) and a Conservation Officer for 14 members of the community.
  - Training included the assessment of character and how to record it, understanding historic buildings and recording them in conservation areas and managing change in conservation areas, all of which included on site exercises, with notation of maps and completion of survey sheets to inform the East Budleigh Conservation Area Appraisal, Review and Management Plan.
  - Producing a new Conservation Area Appraisal, Review and Management Plan for East Budleigh which meets all of the latest legislation, policy and guidance.
  - Assessing, ratifying and publishing new items for the List of Local Heritage Assets
  - Building skills and knowledge amongst the community to help protect and enhance the heritage assets of their area. All participants reported an improvement in their knowledge and understanding of conservation areas and commented that they found the training enjoyable, informative and inspirational.
  - Publicity, including a series of press releases which were published on the EDDC Website, in the Exmouth Journal and on Facebook.
- 1.35. Action: Develop a programme to prioritise reviews over 12 years.

- 1.36. A programme has been considered, giving priorities to reviews based on criteria such as risk from development within Built up Area Boundaries, the condition of assets, the date of last review and the presence of active community groups with an interest in heritage. Research in June 2019 included an analysis of conservation areas within the historic town centres of East Devon with a view to bidding for Heritage Action Zone Funding. Information was gathered and assessed in particular for Axminster, Honiton, Ottery St Mary and Seaton conservation areas including heritage assets, empty buildings, traffic flow, active community groups and potential improvements that could be made. The resources needed to complete a review have also been considered. For example, some reviews may need to only be 'light touch' where not much change has been seen and there may be an active community group that could become involved in helping to update and review an appraisal, following on from the East Budleigh Pilot Scheme. New templates for Conservation Area Appraisal, Review and Management Plans have been produced to help with future reviews. Work to prioritise reviews is ongoing.
- 1.37. Action: Provide information and a link to the Historic England register of heritage assets at risk on the Council webpage:  
A link has been added to the heritage webpage to the Historic England webpage which provides general information on heritage at risk and details of what is at risk locally.
- 1.38. Action: Produce a document advising communities on procedures for a Local List, with guidance on selection criteria. Public consultation and adoption.  
Completed: A guide has been adopted and is published on the East Devon Heritage and Local heritage Assets webpage.
- 1.39. Action: Following adoption of a guide, receive submissions from communities and historic groups.  
Submissions have been received from the Otter Valley Association and the East Budleigh Heritage Project and are being assessed. Some have been ratified and published.
- 1.40. Action: Set up procedures within the Council for assessing, recording and publishing a list of non-designated heritage assets.  
Detailed procedures have been established.
- 1.41. Action: Develop and deliver a programme based on items submitted, starting with a pilot scheme. Roll out to other areas subject to available resources.  
All pilot scheme nominations for the list have been ratified and published. A programme has been established to assess a proposed list of nominations produced by the Otter Valley Association.
- 1.42. Action: Build in heritage and local distinctiveness themes in the emerging Design Guide  
Supplementary Planning Document, with a link to the Heritage Strategy. These themes have been included in the emerging Design Guide as important.  
Characteristics however this has not progressed to adoption.
- 1.43. Theme C objectives were to:  
 **Work with partners and corporately to identify joint projects and maximise funding**  
 **Work with communities**
- 1.44. Action: Increase attendance at meetings or events with partner organisations to work towards common goals

The Conservation Officer attended partner meetings including those organised by the East Devon AONB, Devon County Council and Historic England. The Cultural Producer attended partner meetings including those organised by Museum Development South West and invited the National Lottery Heritage Fund to speak at an Arts and Culture East Devon Network meeting.

- 1.45. Action: Create Council working group to work towards joint objectives and co-ordinate projects and programmes. Provide website links to regeneration, economy and tourism sectors.  
This working group was established and was very successful however meetings ceased during Covid restrictions and the meetings have yet to be reestablished.
- 1.46. Action: Work with others to identify projects and sources of funding  
Members of the Heritage Working Group have been productive in identifying new projects and funding including:
- Heritage Action Zone and town centres funding: exchange of information
  - Energy efficiency grants and loans, working with the Empty Homes Officer
  - Energy efficiency in older buildings training
  - Through the UK Shared Prosperity Fund the Creative East Devon Fund, the Culture, Leisure and Tourism Fund, the Carbon Action Fund were also set up benefitting multiple local museums.
- 1.47. Action: Facilitate, or advise on, a range of training opportunities especially for neighbourhood planning / community groups with an interest in heritage.
- Information on training opportunities from various sources have been gathered which communities can use. Links are provided on the East Devon Heritage and Local Assets webpage.
  - Arts and Culture East Devon have delivered a curated programme of free training attended by East Devon Museums. Topics have included: Fundraising, Marketing, Volunteer Recruitment and Retention, Carbon Literacy, Collections Care and Management, Governance, Accreditation, Care of Photography, Digital Accessibility and Natural History Collections Display.
  - Presentations from the East Budleigh Pilot Scheme are available for future training, for example on heritage significance.
  - Training material is available for the development of conservation area review and management plans, including notation and survey sheets.
  - Training material has been compiled for a Grade II listed building condition survey, based on that developed by Historic England.
- 1.48. Action: Produce a template to guide neighbourhood planning groups in site assessments to ensure that heritage matters are appropriately considered  
A template has been produced.

## Resource Limitations

- 1.49. Undertaking the actions identified in the first strategy have required a very significant resource commitment, particularly in establishing new processes, templates and sharing information. This has ensured that almost all of the short-term priorities have been met but it is not possible to dedicate the same degree of Council resources to strategy implementation going forward. This review commits to ensuring that the new processes continue to be successfully implemented and that information is kept up to date, but there is a greater emphasis on training and supporting local communities to

ensure that they are able to take on some of the assessment work and evidence gathering at the local level.

## Aims of the strategy

1.50. The overall aim of this document is to deliver a positive strategy for the conservation and enjoyment of the historic environment, in accordance with local and national policy<sup>9</sup>. In more detail, it aims to:

- *Widen the knowledge and understanding of East Devon heritage by bringing together information and making it publicly 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, informing 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.*

---

<sup>9</sup> Aim 4: Neighbourhood Plans comply with the Local Plan, which in turn complies with national policy.

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

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

### Key organisations and sources of information

#### East Devon District Council

- 1.52. The Council has a conservation team, which carries 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.
- 1.53. The Council also has a responsibility under the National Planning Policy Framework (NPPF), revised in 2024, to maintain or have access to Historic Environment Records containing up-to-date evidence about the historic environment. It does so 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.
- 1.54. Under the Levelling-Up and Regeneration Act (LURA) 2023, the council must have 'special regard' to the desirability of preserving or enhancing heritage assets and their setting. This includes preserving or enhancing any feature, quality or characteristic of the asset or its setting that contributes to its significance. 'Relevant assets' as described by the LURA include Ancient Monuments, Historic Parks and Gardens, Protected Wreck Sites and World Heritage Sites.
- 1.55. 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.'

#### Historic England<sup>10</sup>

- 1.56. Historic England is the public body that helps people care for, enjoy and celebrate England's spectacular environment.<sup>11</sup>
- 1.57. The role of Historic England includes advising government on the designation of Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Battlefields and Protected Wreck Sites identified by them or put forward by individual request, and managing the list of designated assets, as well as advising the government on matters of World Heritage. They primarily provide advice on Grade I and Grade II\* heritage assets and deal with Scheduled Monument consents. Information is available on designated assets in East Devon including those categorized as 'at risk'.

---

<sup>10</sup> <https://historicengland.org.uk/>

<sup>11</sup> <https://historicengland.org.uk/about/what-we-do/>

- 1.58. Historic England has a formal role in the planning process, including being a consultee on Local Plans and on certain applications for planning permission and listed building consent.
- 1.59. The organisation also carries out extensive research and monitoring of heritage assets and their value, and provides information on funding, with 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.

### **English Heritage**

- 1.60. 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.
- 1.61. 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>12</sup>**

- 1.62. The County Council maintains the Devon Historic Environment Record (HER) as a public record and on behalf of Devon's local planning authorities. The HER contains information about designated, locally listed and other undesignated heritage assets, including archaeological sites, historic buildings, landscapes and findspots, from the Palaeolithic (Old Stone Age) to the mid-20th Century.
- 1.63. The HER holds source material such as historic tithe and Ordnance Survey maps, RAF aerial photos from the 1940's, other archaeological aerial and ground photographs, published and unpublished material, available to view in person or online<sup>13</sup>.
- 1.64. The HER contains links to reports and studies, such as Historic Landscape Character Mapping, revealing the evolution of East Devon's field patterns through the ages. Also, the Devon Historic Market & Coastal Towns Survey, which includes Exmouth, Honiton and Seaton.
- 1.65. The HER contains the results of systematic archaeological analysis and interpretation of aerial surveys, including conventional aerial photography from the 1930s to the present day, and recent remote sensed data (LiDAR – Light Detection and Range) revealing a wealth of evidence on the history of East Devon. These Aerial Investigation & Mapping Projects, funded by Historic England, have covered the South Devon Coast (including East Devon), the Blackdown Hills, and East and Mid Devon River Catchments.
- 1.66. Information held in the HER underpins the County Historic Environment Teams role in advising East Devon District Council on spatial planning and development management casework, and the County Council as the minerals and waste planning authority and highway authority. Also advising statutory undertakers for pipeline and cabling operations (such as water, gas and electricity companies), and conservation bodies, farmers and land managers for national and local environmental stewardship schemes, tree-planting, and biodiversity habitat enhancement initiatives.

---

<sup>12</sup> <https://new.devon.gov.uk/historicenvironment/>

<sup>13</sup> <https://www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/>

### **Devon County Council**

- 1.67. As the Highways Authority, Devon County Council is responsible for maintaining heritage assets such as historic bridges, milestones, traditional waymarkers, and its role in managing the public realm in East Devon's historic towns/villages.

### **National Archives**

- 1.68. 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**

- 1.69. 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**

- 1.70. 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 National Landscape <sup>14</sup> and Blackdown Hills National Landscape <sup>15</sup>**

- 1.71. The National Landscapes 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. East Devon National Landscape holds an annual Heritage Conference, and both organisations have delivered heritage projects within East Devon.

### **The Jurassic Coast World Heritage Site**

- 1.72. The Jurassic Coast Trust closed in January 2025. Responsibility for the World Heritage Site now sits with Dorset Council and Devon County Council with East Devon District Council staff participating in site governance.

---

<sup>14</sup> <http://www.eastdevonNationalLandscape.org.uk/>

<sup>15</sup> <https://blackdownhillsNationalLandscape.org.uk/>

## Local History Organisations, Heritage Centres and Museums

- 1.73. There are many local historic societies and associations, heritage centres and museums providing more detailed information on the historic environment in their area, which are listed in Appendix 3. Information may also be available in libraries and online, with publications and guides by societies such as the Proceedings of the Devon Archaeological Society.

## Museum Development South West

- 1.74. MDSW exists to support museums and heritage organisations to develop and improve across all areas of their operation. They provide trusted, local and relevant development services to support museum and heritage organisations to improve, innovate, collaborate and celebrate. The Museum Development Officer for Devon works closely with the Arts and Culture East Devon Network, creating opportunities which build confidence and skills, encourage innovation, and celebrate our heritage and Culture.



***Sidmouth Museum, Church Street (above)  
Honiton Museum, High Street (below)***



# Background Legislation and Policy

## Government Policy and Guidance

- 1.75. 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.
- 1.76. The NPPF 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>16</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.

As it is periodically updated, it is important to note that when drawing up proposals, reference should be made to the most recent version of the NPPF.

- 1.77. National Planning Policy Guidance<sup>17</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”.

---

<sup>16</sup> MHCLG (2024), National Planning Policy Framework, paragraph 203

<sup>17</sup> MHCLG (2014), National Planning Practice Guidance, Paragraph: 003 Reference ID: 18a-003-20190723, Revision date: 23 07 2019

## Legislative Framework

- 1.78. 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.
- 1.79. 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.
- 1.80. The Levelling Up and Regeneration Act (LURA) 2023 proposed several changes and new provisions relating to the historic environment and the council's duties with regards to heritage, some of which have not yet been fully implemented. Following the implementation of the act, the council must now have 'special regard' to the desirability of preserving or enhancing relevant assets and their settings, such as Scheduled Monuments, Registered Parks and Gardens, Protected Wreck Sites and World Heritage Sites, alongside the statutory duty already in place for listed buildings and conservation areas. Other provisions introduced by LURA include the removal of compensation rights and mandatory consultation with Historic England for Building Preservation Notices (BPNs) used to assess buildings for listing, empowering the council to issue temporary stop notices for works being undertaken on a listed building without an LBC or without complying with the conditions of an LBC, and the potential for urgent works to be undertaken to all parts of a listed building if necessary. Finally, the act has raised the statutory status of Historic Environment Records (HERs) with relevant authorities' duty to maintain these lists, as Devon County Council does on behalf of the Devon Districts including East Devon.

## East Devon District Council Policy

- 1.81. The new East Devon Local Plan is in the final stages of production. The new Plan will run until 2042 and will replace the current, adopted Plan.
- 1.82. The emerging Plan will contain a suite of policies of particular relevance to the historic environment. These will be strategic policies and will include an overarching policy and then specific policies relating to listed buildings, conservation areas, Archaeology and Scheduled Monuments and historic landscapes, parks and gardens. The full Local Plan is available to view on the Council's website.

## Section 2: Heritage Themes



*Salcombe Regis*

## Theme A: Understanding and appreciating our historic environment

- 2.1. Our landscape has a sometimes complex pattern of fields, hedges, woodlands, farms and other buildings, road network, 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 positively conserved and enhanced for future generations to enjoy. The historic environment is defined by central government as:<sup>18</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 (and, indeed, these could be considered the main objectives of the strategy overall) 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 Heritage Strategy*

- 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 significant finds of Stone Age hand axes, particularly at Broom Quarry, and concentrations of Bronze Age Barrows at Farway and Brampford Speke, prominent Iron Age hill forts on the Greensand Ridges, spurs and outliers of the Blackdowns and coastal and inland promontory forts such as Berry Camp, 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. The post-industrial landscape of the district includes deliberate planting of trees within former mineral extraction pits

---

<sup>18</sup> MHCLG (2024) National Planning Policy Framework, Annexe 2: Glossary

(marl, clay, sand/gravel) across the Blackdown and East Devon National Landscapes, which has created a now highly characteristic pattern of dispersed woodland.

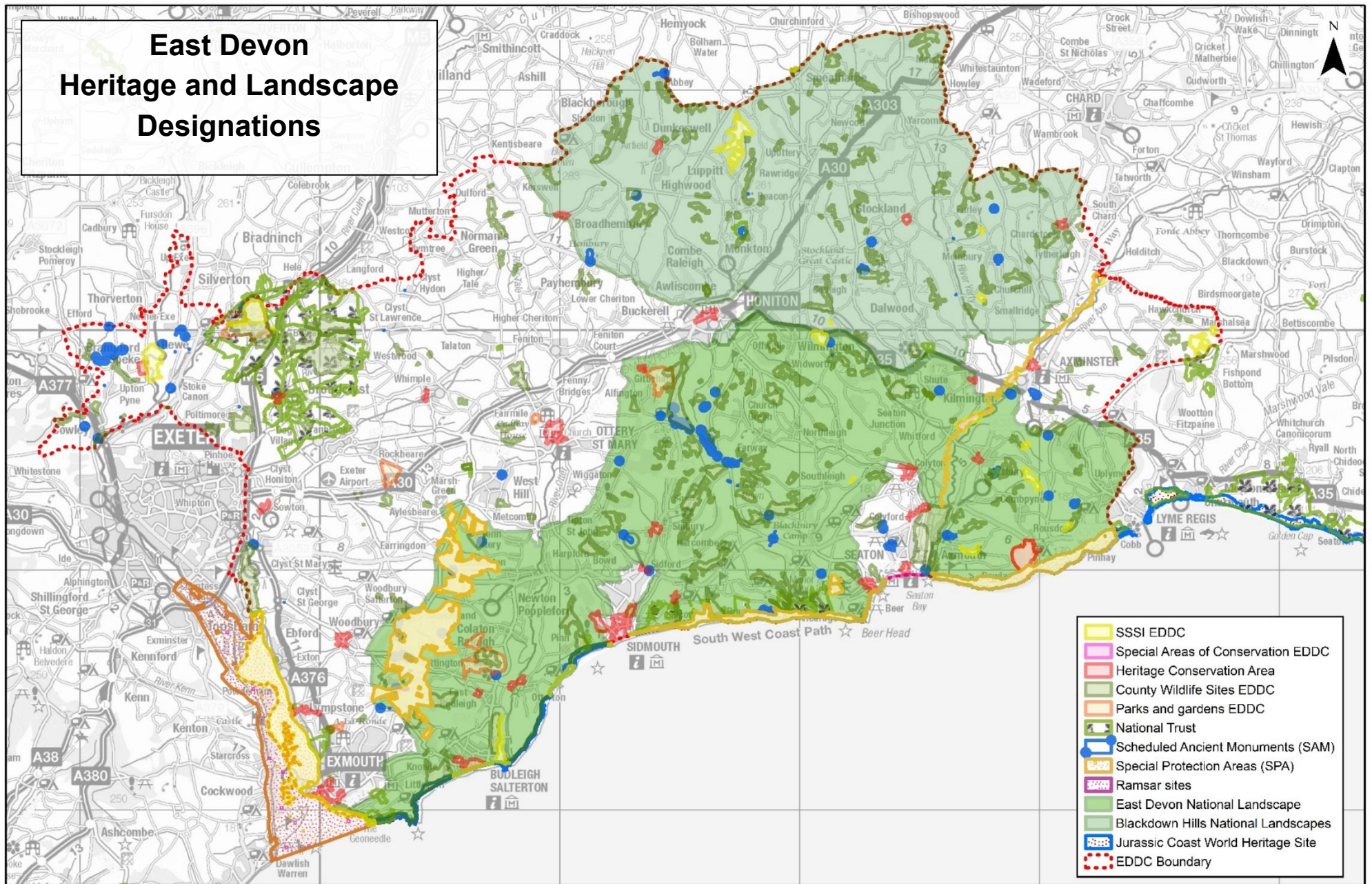
- 2.5. The district contains much evidence of the Roman conquest in its army camps and forts, and later some villas or highly Romanised farmsteads and enclosed settlements. Parts of the Imperial Road system still survive, including what was the Dorchester to Exeter Road and 'Fosse Way.' Alongside this, evidence of extensive opencast iron mining and iron smelting can be found around the Blackdown hills, with a probable iron industry link to the Seaton Down Hoard, one of the largest Roman coin hoards ever found in the UK.
- 2.6. East Devon has a rich heritage of urban centres, varying greatly in nature and character. Ottery St Mary's Saxon origins can be seen in the characteristic 'star' shaped pattern of its central routes, whilst this and the 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 fort and small roadside town, with a Saxon royal and ecclesiastical centre at the heart of the modern town. Many of these urban centres, with the valuable historic built and archaeological assets they may contain, are protected by the 34 conservation areas across the district.
- 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, and the Rolle Estate in the Otter Valley, 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 predate the 10<sup>th</sup> and 11<sup>th</sup> centuries, often centred around a parish church. As Christianity has been the main religion for more than 1500 years, churches form some of the most visible parts of our heritage, and the remains of an Abbey have survived at both Dunkeswell and at Axminster (Newenham Abbey). Historic non-conformist architecture can also be found across East Devon, including Methodist and Baptist chapels (e.g the Grade II\* Loughwood Chapel) Reading Rooms, Sunday Schools and Quaker meetings houses.
- 2.10. East Devon is also rich in toll houses and coaching inns, roadside features such as water pumps and troughs, Milestones, traditional finger posts/way markers, and in assets linked to water power, such as mills, factories and hydraulic rams.
- 2.11. 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.
- 2.12. 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 telling the story of key events linked to the

area, such as the Battle of Britain (RAF Exeter), Battle of the Atlantic (Dunkeswell) and D-Day (RAF Upottery, Dunkeswell and training structures in the Pebblebed Heaths).



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

# East Devon Heritage and Landscape Designations



This map can be enlarged on screen, or printed in a larger format.

Kilometers

More localised maps can be provided on request

0 3.25 6.5 13 19.5 26

© Crown copyright and database rights 2024 Ordnance Survey AC0000809498



## Heritage assets and their significance

- 2.13. 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>19</sup> These are our heritage assets that future generations are likely to value too, for the same or similar reasons.
- 2.14. The term significance is used to describe (in heritage policy) “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>20</sup>
- 2.15. Significance is a collective term for the sum of all the heritage values of a place, which may be assessed through evidential, historic, aesthetic and communal categories.<sup>21</sup>
- 2.16. 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, although not designated in its own right, is also afforded protection when it makes a contribution to the significance of the asset, although not designated, may also be offered a degree of protection.
- 2.17. Designated heritage assets may be Listed Buildings, Scheduled Monuments, World Heritage Sites, Conservation Areas, Registered Parks and Gardens, Battlefields or Protected Wreck Sites.

## Nationally designated assets in East Devon

- 2.18. The most important heritage assets are formally recognised at a national or international level for their importance. In 2024, East Devon had 3,088 Listed Buildings, 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. This includes two additions to the list since the last strategy, one Grade II\* building and one Grade II building.

		Grade1	Grade II*	Grade II
<b>Listed Buildings</b>	3088	54	186	2,848
<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, March 2024**

- 2.19. The number of listed buildings changes over time and up to date information can be viewed through the Historic England website.<sup>22</sup> The District also has a World Heritage Site

---

<sup>19</sup> Historic England webpage (2024) Heritage Conservation Defined

<sup>20</sup> NPPF glossary 2024

<sup>21</sup> For a full explanation see Historic England (2008) Conservation, Principles Policy and Guidance

<sup>22</sup> <https://historicengland.org.uk/listing/the-list/data-downloads/>

inscribed by UNESCO<sup>23</sup> under criterion viii (Natural)<sup>24</sup>, and 34 Conservation Areas that have been designated by East Devon District Council.

## The Conservation Areas of East Devon

2.20. 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>25</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.

2.21. 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 historic importance in our conservation areas.

2.22. 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

2.23. 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, Axminster, Seaton and Honiton, as well as the historic cores of smaller settlements such as Ottery St Mary and Budleigh Salterton.

2.24. Twenty Conservation Areas are within villages, mainly in rural areas, and nine of these are totally within a National Landscape. Four Conservation Areas are adjacent to the World Heritage Site (“Jurassic Coast”) at Seaton, Beer, Budleigh Salterton and Compyne Rousdon.

---

<sup>23</sup> United Nations Educational, Scientific and Cultural Organisation

<sup>24</sup> Criterion viii (Natural) - ‘to be outstanding examples representing major stages of earth's history, including the record of life, significant on-going geological processes in the development of landforms, or significant geomorphic or physiographic features’.

<sup>25</sup> Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.25. 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.
- 2.26. East Devon's Conservation Areas are diverse, from Victorian and Edwardian terraces and villas of our seaside towns in Exmouth, Budleigh Salterton, Sidmouth and Seaton, to those centred around medieval farmsteads of the Blackdown Hills, or around workers cottages such as 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.
- 2.27. Conservation Areas vary in size from 3.46 hectares in Kilmington to 85 hectares at Combpyne Rousdon (which is also a registered park). Ottery St Mary and Combpyne Rousdon have large areas of landscape or garden. The Conservation Area with the largest built-up area is in Budleigh Salterton comprising 30.27 ha, whilst Sidmouth Town Centre Conservation Area occupies a similar area of 28.91 ha. Conservation Areas in East Devon combine to make a total of approximately 518 ha.
- 2.28. It is important to note that Conservation Areas may also contain high archaeological potential, as the historic cores of many settlements could have origins stretching back to at least the medieval period.

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

- 2.29. **Of the smaller villages:** eleven Conservation Areas are a part of the villages of Bramford Speke, Broadhembury, Chardstock, Colyford, Gittisham, Kilmington, Musbury, Salcombe Regis, Sowton and Stockland, often covering a large part or most of the village. Six of these are entirely within a National Landscape whilst two are partly in or adjacent to one (see Appendix 2).
- 2.30. **Of the larger villages:** there are eight Conservation Areas within the villages of Beer, Broadclyst, East Budleigh, Lypstone, Otterton, Sidbury, Whimble and Woodbury and are often located around the centre of the village. Three are entirely within a National Landscape (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

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 also is one Conservation Area in each of the towns of Axminster, Budleigh Salterton, Colyton, Honiton, Seaton and Ottery St Mary.

- 2.31. Six of the Conservation Areas, in Axminster, Budleigh Salterton, Colyton, 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 distinctive shutters and Exmouth: continuous terrace of late 18<sup>th</sup> and early 19<sup>th</sup> century properties***

## The Listed Buildings of East Devon

- 2.32. Listed Buildings are considered to be the best examples of buildings of heritage importance. Older buildings that retain much or all their original built fabric and features are more likely to be listed. If a building is deemed<sup>26</sup> to be of special architectural or historic interest, it is considered to be of national importance and worth protecting and is included on the list of buildings administered by Historic England.

---

<sup>26</sup> by the Secretary of State (for Culture, Media and Sport)

There are 3 grades of listed building:

Grade I	Grade II*	Grade II
<p>These are buildings of exceptional interest, sometimes considered to be internationally important. Only around 2.5% of listed buildings are rated Grade I.</p>	<p>These are particularly important buildings of more than special interest. Only around 6% of listed buildings are rated Grade II*.</p>	<p>These are buildings of special interest, which warrant every effort being made to preserve them. Accounting for 91.5% of all listed buildings, most domestic listed buildings fall into this category.</p>



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

## How Heritage Assets are chosen for listing

Since 2015, Historic England has been responsible for recommending buildings for inclusion on the statutory lists compiled by the Secretary of State. They consider buildings in 3 main ways:

**Spot listing** – looking at individual buildings brought to their attention by local authorities, amenity and historical societies and members of the public.

**Area lists** – every part of England has been visited by expert fieldworkers and the best buildings selected against the listing criteria.

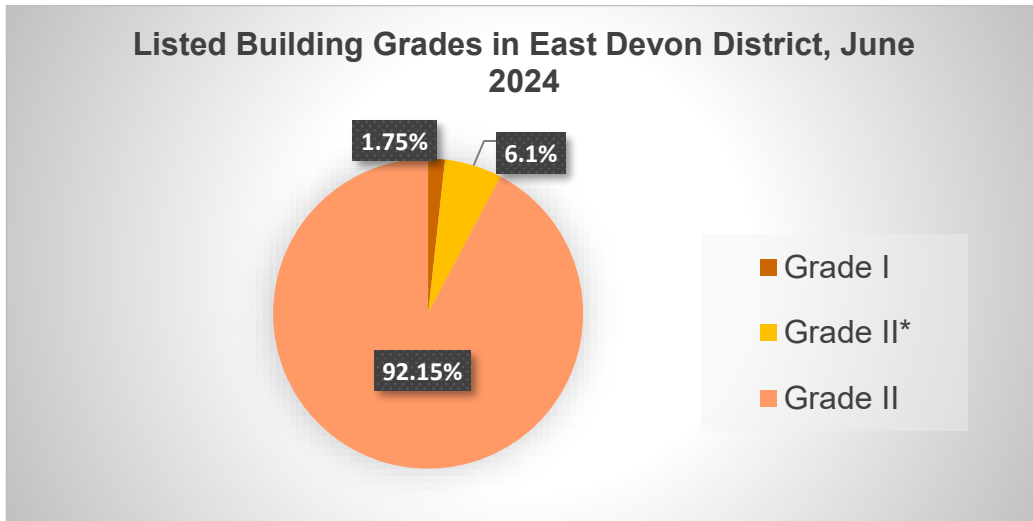
**Thematic listing** – focusing on particular building types such as Industrial Heritage.

Older buildings are more likely to be listed:

- All buildings built before 1700, which survive in anything like their original condition, are listed.
- Most buildings constructed between 1700 and 1840 are listed, though selection is necessary.
- Between 1840 and 1945, only buildings of definite quality and character are listed, including those by renowned architects.
- Post 1945, buildings have to be exceptionally important to be listed.
- Buildings less than 30 years old are normally only listed if they are of outstanding quality and under threat.

In choosing buildings, particular attention is paid to:

- Special value within certain types, either for architectural or planning reasons or as illustrating social and economic history (for instance, industrial buildings, railway stations, schools, hospitals, theatres, town halls, markets, exchanges, almshouses, prisons, lock-ups, mills)
- Technological innovation or craftsmanship (e.g. cast iron, prefabrication, the early use of concrete)
- Association with well-known characters or events
- Group value, especially as examples of town planning (e.g. squares, terraces or garden cities).



**Table 2: Grades of Listed Building entries<sup>27</sup> in East Devon**

2.33. The proportions of Grades I, II\* and II are broadly representative of those in 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)**

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: (See 2.49 for information on undesignated parks and gardens of local interest).

---

<sup>27</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/>

Bicton:	Grade I
Killerton House:	Grade II*
Rockbears 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

2.36. The Devon Gardens Trust hold research and information on all of Devon's Parks and Gardens and maintain a local list. Through the National Historic Gardens Trust, they are a statutory consultee on planning proposals affecting all registered Parks and Gardens.

**Example: Connaught Gardens**

2.37. 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 National Landscape 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

- 2.38. Archaeological heritage can take many forms, including earthworks, ruined buildings and structures, artefact scatters, individual findspots, below ground archaeological features and deposits (sometimes manifesting as archaeological cropmarks), as well as ancient field patterns and ancient environmental evidence preserved in waterlogged conditions. This heritage ranges from the Palaeolithic (Old Stone Age) to the Cold War of the 20th Century including the early prehistoric feature, significant Romano-British, medieval and post-medieval heritage, as well as modern industrial and military archaeology. This heritage is found across East Devon's towns and villages, as well as in the countryside and on the coast.
- 2.39. Human activity in the district became frequent from 250,000 BCE and has left its mark with, for example, hand axes and other tools from the Lower Palaeolithic (Old Stone Age) found in the Axminster area.
- 2.40. From the 4<sup>th</sup> Millenium BCE (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.
- 2.41. 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

- 2.42. The most important archaeological remains are formally designated as Scheduled Monuments.<sup>28</sup> Historic England carries out a programme of scheduling these nationally important archaeological sites, but anyone can make a nomination to Historic England.
- 2.43. In 2024, East Devon had 112 Scheduled Monuments, notably its prehistoric Bronze Age bowl barrows and Iron Age hill forts. It has a diverse range including many Hillforts or prehistoric enclosures (many with 'castle' or 'fort' in their names) 1 Motte and Bailey castle, 1 Roman fort, at least 2 Roman Villas, 2 abbeys, 6 bridges, 8 crosses, a holy well, a prehistoric field system, a manorial settlement, and an 'Ice House'.
- 2.44. 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 during the late Neolithic period to middle Bronze Age (roughly 2500-1500 BCE) 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.

---

<sup>28</sup> *Monuments are protected by the Ancient Monuments and Archaeological Areas Act (1979)*



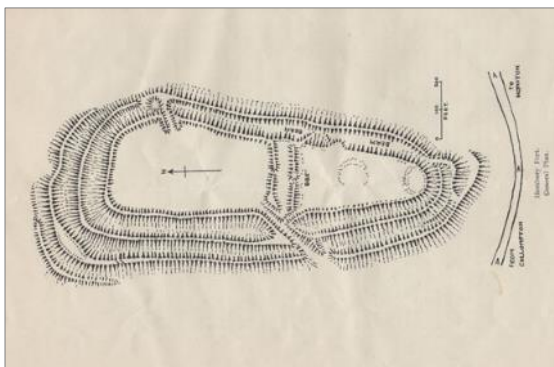
**Farway: Bronze Age barrow**



**Blackbury Camp Iron Age hill fort**

**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.

- 2.45. **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.
- 2.46. **Roman villas:** Evidence of Romanised buildings or ‘villas’ at Membury and Holcombe, a possible Roman post station or ‘Mansio’ at Seaton, and the Roman Fort at Axminster with a Romano-British roadside settlement indicate that people eventually accommodated to Roman rule in this area. There has also been evidence of Roman military inside the Scheduled hillfort at Hembury.
- 2.47. **Castles:** Many structures across the district called ‘castles’ are actually prehistoric Hillforts. Locally there is one genuine medieval motte and bailey castle at Castle Hill in Kilmington, and a moated (ditched defences) manor site at Cowley.
- 2.48. Concentrations of Scheduled Monuments can be found in many locations (see map 1) near Brampford Speke, Farway Common, Woodbury Common, and monuments from multiple periods at Killerton Park (from the Iron Age to the 18<sup>th</sup> Century).



**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 (above)**



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

### World Heritage Site

- 2.49. A World Heritage Site is “a natural or man-made site, area or structure recognised as being of outstanding international importance and therefore as deserving special protection.”<sup>29</sup> Sites are nominated to and inscribed by the World Heritage Convention (part of UNESCO). The basis of World Heritage Site significance is the concept of Outstanding Universal Value. Natural England oversees the protection of the Sites of Special Scientific Interest that underpin the protection of the Jurassic Coast.
- 2.50. 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 Studland Bay in Dorset. Most of the East Devon part also falls within the East Devon National Landscape. The coast’s exposed sedimentary rocks give a unique insight into 185 million years from the Triassic, Jurassic and Cretaceous periods. The town of Seaton has the unique position of being the only place on the Jurassic Coast where you can view rocks from all three geological periods in their natural environment, with fossil rich rocks to the east, vibrant red Triassic cliffs near the harbour, and white cretaceous chalk at Beer. 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, with Beer stone first being exploited in the Roman period for works such as the decorative stonework at Holcombe Roman villa.

---

<sup>29</sup> Collins English Dictionary (2024)



***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.***

### Living and Literary Heritage

- 2.51. Although not directly relevant to East Devon’s physical heritage, two additional UNESCO designations are important to note, these include the UNESCO City of Literature and the 2003 UNESCO Convention of Intangible Cultural Heritage.
- 2.52. The City of Exeter was designated a City of Literature in 2019, recognising the significance of the literary heritage in the city and across the county. East Devon has associations with many celebrated literary figures, such as Dame Hillary Mantel and Coleridge, as can be seen in Literary Map of Devon.<sup>30</sup>
- 2.53. Living Heritage (also known as Intangible Cultural Heritage (ICH)) is practised and living traditions, knowledge and skills, which can range from boatbuilding to singing, carnivals, dancing and dry-stone walling. As part of the UK’s commitment to the 2003 UNESCO Convention for the Safeguarding of Intangible Cultural Heritage, an inventory of living heritage from across the UK is being set up, with submissions being accepted online<sup>31</sup> by organisation and individuals. East Devon has a rich history of cultural heritage, from the Ottery Tar Barrels and Sidmouth Folk Festival to crafts such as Oak Bark Tanning in Colyton, to Lace making and the Hot Pennies ceremony in Honiton. Future community engagement could investigate gaining recognition and inclusion on the list for the living heritage of East Devon.

### Undesignated heritage assets in East Devon

- 2.54. 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 (2024) records 21,643 heritage assets (designated and non-designated) that fall within the early prehistoric to modern periods.
- 2.55. 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

---

<sup>30</sup> Literary Map of Devon (Exeter UNESCO City of Literature): [2025+literary+map+web.pdf](#)

<sup>31</sup> [Welcome | Inventories of Living Heritage in the UK](#)

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.

2.56. In addition to the eight parks and gardens included in the Historic England Register, thirty-one sites are included in the Devon Gardens Trust Local List of Parks and Gardens as important designed landscapes in the local context of Devon. Records are maintained by Devon County Council's Historic Environment Team. East Devon does not currently have any Registered Historic Battlefields, although the sites of the Western Rising (or Prayerbook Rebellion) of 1549 at Fenny Meadow, Woodbury and Clyst St Mary relate to events of national importance and so arguably merit consideration.

2.57. In Theme B the strategy sets out proposals, working with local communities, for the means of establishing and managing a local list of undesignated assets.

### Landscape and natural environment designations

2.58. 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***

#### **National Landscape**

2.60. A National Landscape (known as Areas of Outstanding Natural Beauty prior to 2024) is an important landscape with such outstanding distinctive character and natural beauty that it is protected in the national interest and has been designated by Natural England. East Devon has a landscape of exceptional quality, reflected in the designation of two National Landscapes that cover about two thirds of the district, and that also includes a small part of the Dorset National Landscape. National Landscape 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 National Landscape***

### **East Devon National Landscape**

2.61. This area lies totally within East Devon and mainly in the southern third of the district (see map 1). It was designated in 1963, originating from the East Devon Heritage Coast (non-statutory designation) that can still be found in the south, 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. The EDNL has a rich prehistoric archaeological heritage, with the heathland containing numerous funerary and ceremonial monuments.

### **Blackdown Hills National Landscape**

2.62. 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 National Landscape 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. Prominent Iron Age hillforts can be found across the National Landscape, including Hembury and Dumpdon. 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. The areas mining and quarrying heritage (iron, whetstones, clay and agricultural marl) has also left a significant legacy, with deliberate planting and natural regeneration of woodland over former extraction sites visible today.

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

2.63. 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. Heritage assets can often form a key part of Green Infrastructure provision,

such as green lanes, disused railway lines, field patterns/systems, parks and gardens, churchyards and cemeteries, orchards, and former quarries.

### **National and International Biodiversity and Geodiversity Designations**

- 2.64. Special areas of conservation: These are highly protected sites designated under the EU Habitats Directive to conserve important natural habitats and species other than birds.
- 2.65. Special protection areas: These are designated under the EU and are strictly protected sites for rare and vulnerable birds.
- 2.66. Sites of Special Scientific Interest: These are designated by Natural England to conserve their wildlife or geology.
- 2.67. 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**

- 2.68. In addition to providing information within this document, the Council has met the action in the original strategy to provide improved web pages for heritage advice, guidance and information, including links to other organisations specialising in heritage. This will continue to be updated throughout the life of this strategy. It has the potential to host a forum for the exchange of information on heritage issues however this would require resources that are not currently available.

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

- *Continue to develop and improve 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 website.*

### **Promoting the heritage of East Devon**

- 2.69. Apart from an improved website, the Council has further promoted the heritage of East Devon through publicity, hosting an occasional event which could include workshops and attendance at other events in accordance with the original strategy. This work will be ongoing throughout the life of this strategy.

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

- *Maximise opportunities to promote the Heritage Strategy and improved web pages, including use of social media.*
- *Host an occasional heritage themed event / workshop for Members and community representatives (this may be undertaken as part of wider Neighbourhood Planning events)*
- *Support local heritage events, such as the as the annual Heritage Open Days and the East Devon National Landscape Heritage Conference, promote the Heritage Strategy and website at heritage events.*
- *Encourage local groups and museums to engage with local schools.*

## Theme A Summary

- *Our historic environment includes the built environment, archaeology and green landscapes which make our place 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 and Conservation Areas. East Devon also contains part of a World Heritage Site Coastline*
- *The District has 34 Conservation Areas varying widely in character.*
- *Listed Buildings and Parks and Gardens may be Grade I, II\* or II*
- *The District has landscape designations including National Landscape and many biodiversity and geodiversity designations.*
- *East Devon has an abundance of undesignated heritage assets, some of which are of the same importance locally as designated ones.*

### **Objectives and Actions:**

- 1 To enhance understanding of our heritage assets and their significance. Actions:**
  - *Provide information and guidance in the heritage strategy.*
  - *Provide links to further guidance through the Council's website.*
- 2 To widen knowledge of the historic environment of East Devon and its assets. Actions:**
  - *Continue to develop improved web pages on the Council's website for the provision of information on heritage issues relevant to East Devon*
  - *Encourage local groups / museums to engage with local schools*
- 3 To celebrate and promote the heritage of East Devon. Actions:**
  - *Promote the strategy and improved web pages.*
  - *Support and develop a calendar of local heritage events and anniversaries across the district, promote the strategy and website at events.*
  - *Host an occasional heritage themed event / workshop.*

**4 To integrate environmental and heritage enhancement. Actions:**

- *Promote the inclusion of biodiversity considerations, nature recovery and ecological enhancement in heritage management.*
- *Conserve, enhance and integrate biodiversity and ecological networks within heritage assets and their settings where appropriate, through informed management and guidance.*

## Theme B: Positively managing our historic environment

- 2.70. 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.
- 2.71. 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**

- 2.72. 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. The council conducts this work, in partnership with Devon County Council regarding access to the Historic Environment Record, and for the provision of archaeological planning advice.
- 2.73. 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**

- 2.74. The Localism Act (2011) encourages and gives additional powers for local communities to contribute to decision making in their areas. Since then, communities across the country have very successfully helped to assess what makes their location distinctive, appraised and reviewed Conservation Areas and management plans, monitored buildings at risk and identified assets for local listing.
- 2.75. The original strategy introduced a role for our local communities in some tasks, with Council support, and this has so far proved successful. There is a wealth of enthusiasm and expertise in our communities that could be further engaged, and some actions have been updated to reflect the greater role that they can now play, especially where this will utilise guidance and templates produced in response to the original strategy. Our proposals are set out in more detail in relation to specific tasks in this section, and more generally with respect to training and building capacity within the community, in Theme C.

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

- *Facilitate and advise on training for local communities to assist in identifying and managing heritage assets, especially neighbourhood planning and other community groups with an interest in heritage (this Action is a part of Theme C)*

## Designated heritage assets: development management

- 2.76. 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.
- 2.77. 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.
- 2.78. 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.
- 2.79. The main means by which East Devon District Council manages designated assets is through the statutory powers it exercises as the Local Planning Authority.
- 2.80. 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>32</sup>

### East Devon Local Plan Policy

- 2.81. In accordance with national guidance, 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.
- 2.82. In most cases sympathetic development schemes can be brought 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 the Heritage Chapter policies of the local plan.
- 2.83. In addition to this, the Local Plan allocates development sites. Site assessments are undertaken as part of the allocation process to ensure that, in principle, development will not harm important interests including by negatively impacting upon heritage assets or their setting. In some cases, development may actually enable better revealing of an asset or better understanding or access to it, particularly if archaeological assessment is required prior to development taking place. Where sites are allocated, development will still need to accord with the policies of the Local Plan and will still require planning permission. In line with national policy<sup>33</sup>, further archaeological and/or historic building recording, in mitigation for the development's impact, may be required through planning conditions applied to any

---

<sup>32</sup> MHCLG (Dec 2024) National Planning Policy Framework Paragraphs 207 - 221

<sup>33</sup> MHCLG (Dec 2024) National Planning Policy Framework Paragraph 218

consent granted. These conditions can lead to additional public and conservation benefits, with evidence and any archives being made publicly accessible, potentially through web-based educational outputs, information panels and excavation open days.

### **Planning applications**

2.84. Where development is proposed, there is usually a need to obtain planning permission and / or building regulations approval.<sup>34</sup> In considering planning applications the Council will apply the relevant local and/or neighbourhood plan policies and take into account heritage considerations and, specifically, potential adverse impacts on any heritage asset or the setting of a heritage asset that might arise and seek to secure the best outcomes whilst minimising adverse impacts.

### **Listed building consent**

2.85. Under section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990<sup>35</sup>, Listed Building Consent is required for works to demolish, alter or extend a listed building in a way that would affect its character or appearance as a building of special architectural or historic interest. 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.

2.86. Listed building consent, which is separate from any requirement for planning permission, is required if the works have an impact on the significance of the heritage asset. Where a listed heritage asset 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 proceed. It can also be the case that development is acceptable under one consent but not the other, in which case it should not proceed.

2.87. 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 in itself, it is vital to an asset's significance. When considering development proposals, the significance of any heritage assets and their settings should be established. Detailed guidance is available in publications on 'Setting' and 'Curtilage' through Historic England.<sup>36</sup>

2.88. As with all planning applications, applicants for Listed Building Consent will need to submit sufficient information for a decision to be made. This may include an assessment of the history and historic fabric of the Listed building or structure and details of the proposed works. Conditions may be applied regarding the recording of any archaeological and historic building interest. Historic England, and other potential organisations such as amenity societies (e.g. Victorian Society, Georgian Group, Twentieth Century Society etc.) as statutory consultees may provide comments depending on the nature of the heritage asset.

### **Listing enhancement**

2.89. 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

---

<sup>34</sup> "development" is legally defined and some minor building works do not constitute development.

<sup>35</sup> [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

<sup>36</sup> Historic England (2017) The Setting of Heritage Assets; (2018) Listed Buildings and Curtilage Advice note 10.

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**

- 2.90. 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 deteriorating, the Council may take action to require the owner to undertake essential works through a Section 215 Notice<sup>37</sup>, s.48 Repairs Notice or a s.54<sup>38</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.
- 2.91. Unauthorised works to a listed building is an offence under Section 9 of the Planning (Listed Building and Conservation Areas) Act 1990. A person who is guilty of such an offence will be:
- Liable on conviction to imprisonment for up to 3 months or a fine not exceeding the statutory maximum or both; or
  - Liable on conviction to imprisonment for a term not exceeding 12 months or a fine or both. In deciding the amount of fine to be imposed on any person convicted, the court will consider any financial benefit which has been gained as a result of the offence.
- 2.92. The Council has a range of possible courses of action available to deal with cases of unauthorised works to listed buildings. These include the following:
- seek a prosecution;
  - administer a formal caution. This is a formal process whereby the perpetrator signs a statement admitting the offence and submitting to the caution. It may be referred to at the sentencing stage if the same person is ever found guilty of a subsequent offence. It may also be taken into consideration when deciding whether or not to prosecute at a later stage for another similar offence;
  - serve a breach of condition notice –note it is an offence to fail to comply with a condition on a listed building application;
  - serve a temporary stop notice or stop notice;
  - negotiate the reversal of works/works to address the unauthorised works;
  - serve an enforcement notice to remedy the works –note that there are no time limits for issuing listed building enforcement notices;
  - take no formal action. This may be accompanied by informal action, such as advising the alleged offender to ensure that the incident is not repeated.
- 2.93. In the case of empty properties, an improvement notice<sup>39</sup> may be served on owners initially, but if this is not effective works can be completed by the Council whilst charging the owner for these essential repairs. Council tax may be charged at 100% for properties that have been empty for over 2 years, whilst management orders and compulsory purchase may be actioned where other methods have not been effective.

---

<sup>37</sup> Town and Country Planning Act (1990)

<sup>38</sup> Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>39</sup> Section 11&12 Housing Act (2004)

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

2.94. Archaeological heritage is often vulnerable and easily damaged. Development won't be permitted if it would harm nationally designated sites, and that which would harm locally important sites or their settings will only be permitted if the need for development outweighs the damage to the archaeological interest of the site and its setting. Preservation in situ is considered to be the most appropriate means to ensure protection.

### **Protecting Scheduled Monuments**

2.95. Any work to a designated monument requires Scheduled Monument Consent, for which applications are made to the Secretary of State for Culture, Media and Sport, with the consulting process administered by Historic England. Preservation in situ is considered to be the most appropriate means to ensure protection.

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

2.96. 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. The setting of a Registered Park and Garden is also a key consideration, with designed landscape views of particular importance. The Gardens Trust is the statutory consultee for works affecting all Registered parks and gardens, whilst Historic England will be consulted for all that are Grade I and II\* listed.

## **Local List of undesignated assets**

2.97. Many buildings, structures, landscapes 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.

2.98. A feature of local interest can take the form of a building 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. This also applies to parks and gardens of high local importance, and to significant archaeological sites, such as flint scatters, historic field systems and settlement sites that may be visible above ground, or may only survive below ground, such as sites recorded as archaeological cropmarks.

2.99. Assets that meet the criteria can be placed on a Local List of undesignated assets 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.

2.100. The previous Strategy committed to producing guidance on the process and selection criteria for submitting potential heritage assets to the Council for consideration and then establishing and maintaining a list of undesignated heritage assets. The Council has met these commitments and will continue to support local communities putting forward buildings and structures that are important to them. The list, and guidance, are available on the council's website [East Devon Heritage and Local Heritage Assets - East Devon](#)

2.101. It is important to note that the local list is not an exhaustive list of all undesignated heritage assets. Many more assets, such as those found on the Historic Environment

Record (HER), are also protected by national planning policy and Local Plan policies. The Local List is a dynamic subset that have been identified as being of particular importance to the community and will likely grow as awareness of the list grows and individuals, groups and organisations submit additional assets.

2.102. The HER was created by the Devon Archaeological Society (DAS) in 1975 to identify sites of all levels of importance, to guide planning, land management and research. It was passed to the County in 1979. Sites on the HER may be of lesser, equal, or greater significance than sites that are on the Local List.

#### **Proposed Action:**

*Maintain and publish the local list of undesignated assets:*

- *Continue to publicise the Local List Guide for East Devon, which advises on procedures and guidance on selection criteria.*
- *Continue to receive and consider submissions from community and historic interest groups.*
- *Work with the Devon Gardens Trust to adopt assets from their Local List of Parks and Gardens of Historic Interest into the East Devon Local List of Undesignated Assets.*

### **Heritage assets at risk**

2.103. Designated heritage assets may be classified as 'at risk' due to negative changes through neglect, inappropriate development, agricultural and forestry activity, crime or damage and can reflect or impact on an area's social and economic decline.

2.104. 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 as of January 2026, in comparison with 6% across England in 2017.

2.105. From the Historic England Heritage at Risk register 2025, which includes Grade I, Grade II\*, Grade II Places of Worship and Scheduled Monuments there are 25 listed items defined as being at risk, an improvement on the 46 recorded in 2018 and considerably better than the national picture:

**4 are Grade I:            2 Listed Buildings, 1 listed Places of Worship and 1 Registered Park**

**2 are Grade II\*:**        **1 Listed Building and 1 listed Place of Worship**

**1 is Grade II: 1 Place of Worship**

**18 are Scheduled Monuments**

**Table 3: East Devon Heritage Assets at Risk Grading, 2025** (Historic England Website<sup>40</sup>, January 2026)

<b>2 are category A:</b>	<b>Immediate risk of further rapid deterioration or loss of fabric; no solution agreed:</b> <b>Church of St Lawrence (Grade I) and Poltimore House (Grade II*); the former is owned by a religious organisation, the latter is not in use and is owned by a heritage charity.</b>
<b>4 are category C:</b>	<b>Slow decay; no solution agreed:</b> <b>2 are the Tithe barn and stable at Bishop's Court, Clyst St Mary (Grade I) and privately owned, the other 2 are Grade II* and Grade II churches.</b>
<b>1 is category D:</b>	<b>Slow decay; solution agreed but not yet implemented:</b> <b>This is a Grade II* church.</b>
<b>The remaining 18 assets at risk do not have a priority grading.</b>	

**Table 4: East Devon Categories of Buildings at Risk 2025 (as per table 3)**

Of the 25 assets at risk, 2 are noted as improving in condition, with 4 recorded as stable. Overall, the situation has improved but a number of scheduled ancient monuments remain at risk of deterioration due to factors outside the planning system, such as coastal erosion and farming practices, with barrows being at particular risk from agricultural intensification and plant growth. Historic England does not monitor Grade II listed buildings at risk unless they are ecclesiastical buildings.

#### **Scheduled Monuments at risk**

2.106. 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.

2.107. 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**

2.108. 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 Tables 3 and 4. The condition

---

<sup>40</sup> [Heritage at Risk Register | Historic England](#)

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.

2.109. Historic England does not monitor Grade II listed buildings, unless they are places of worship., however, 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.

2.110. Providing a link through the Council's webpages to the Historic England list of buildings at risk and a means of reporting information would help partners, organisations and communities to identify new items for the list and potentially help to monitor the condition of those on the list.

2.111. The National Landscape Partnerships have been actively involved in managing Scheduled Monuments at risk. East Devon National Landscape has been working on improving the condition of six at-risk assets with the help of volunteers.

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

- *Continue to provide up to date information and a link to Historic England heritage assets at risk through the Council's webpages.*
- *Liaise with partners and organisations to implement the process for recording and reporting on assets at risk.*

### **Managing and protecting our Conservation Areas**

2.112. 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.

2.113. Under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the council has a statutory duty when managing conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in exercising planning functions.

2.114. 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.

2.115. 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.

2.116. Further, the local plan 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.

2.117. 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 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)***

2.118. A 'Conservation Areas at Risk' programme monitored by Historic England collects information from local authority surveys. In 2024, no conservation areas were recorded as being at risk in East Devon, an improvement from 2014, when 3 were considered to be at risk.

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

2.119. 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.

2.120. 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.

2.121. It is proposed that we establish and undertake a programme of review for our Conservation Areas, including management plans where needed. Local communities may become involved in reviewing their Conservation Areas, starting with a supervised pilot scheme.

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

2.122. 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.

2.123. 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.

2.124. 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:***

- *Deliver programme of Conservation Area reviews, including management plans:*
  - *Identify priorities for review e.g.*
    - Where a Neighbourhood Plan is proposed*
    - Where regeneration/other investment is required or proposed*
    - Where significant change is anticipated*
- *Implement the process for communities to help deliver reviews, including training and monitoring.*
- *Determine if any parts of the district merit designation as a Conservation Area by conducting a regular review.*

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

2.125. 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. 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.

2.126. 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.

2.127. 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.

2.128. Proposals in the previous strategy for a new Design Guide for East Devon have not been carried forward into this updated version as new, national guidance is to be introduced. There is an opportunity for Neighbourhood Plans to incorporate the important themes of heritage and local distinctiveness, and where they do so, this will be a material consideration in planning decisions.

#### **The conversion of existing buildings**

2.129. 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**

2.130. 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.

2.131. 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 (including the Strategic Stone Study<sup>41</sup> and Historic England's Buildings Stones of England: Devon<sup>42</sup>).

2.132. The Devon RIGS group may also be able to help with identifying stone quarries in the area. It should be noted that some old stone quarries are geological SSSIs but this does not bar future extraction of stone for building conservation use, as it can be of benefit to the SSSI.

**Examples of local materials: *Beer paving - local Beer stone and Beer workers cottages - local flint***



**Development in rural areas**

2.133. 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. It is likely that renovations and works on farmstead will encounter archaeology within or adjacent to it, as although some farmsteads may not be outwardly ancient, they may have originated from the medieval or post-medieval period, with historic fabric possibly contained within un-listed buildings.

---

<sup>41</sup> [Strategic Stone Study: A Building Stone Atlas of Devon](#)

<sup>42</sup> [Devon. Building Stones of England](#)

## 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 Actions:**

#### **Encourage development which enhances distinctiveness:**

- *Provide links to further guidance which address the most common issues*
- *Provide information on the website to include sourcing of local materials, in particular a stone quarry guide.*
- *Update and publish shopfront guides and any other relevant guides relating to heritage:*
  - Audit existing local heritage guidance*
  - Identify areas/topics where new or updated guidance is required and which is most urgent*
  - Undertake updates based on priority*

## Theme B Summary

- *Heritage assets are an irreplaceable resource which may deteriorate without positive management.*
- *The Council has a range of legal and regulatory powers to manage heritage assets however there are limited resources to do so.*
- *Listed buildings consent may be required for works to Listed Buildings and enforcement action may be taken where such a building has been allowed to deteriorate*
- *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*
- *Encouraging good design and the use of local materials helps distinctiveness*

### Objectives and Actions

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

##### *Conservation Areas:*

- *Implement the programme of Conservation Area review and encourage communities to help deliver reviews*
- *Determine if any parts of the district merit designation as a Conservation Area by conducting a regular review*

##### *Heritage at Risk:*

- *Provide information and a link to Historic England heritage assets at risk*
- *Liaise with partners and organisations to report on assets at risk*
- *Work with Historic England to review potential assets at risk and discuss strategies for dealing with them*

##### *Local list:*

- *Publicise the Local List Guide for East Devon,*
- *Receive and consider local list submissions*
- *Work with the Devon Gardens Trust to adopt assets from their Local List of Parks and Gardens of Historic Interest into the East Devon Local List of Undesignated Assets.*

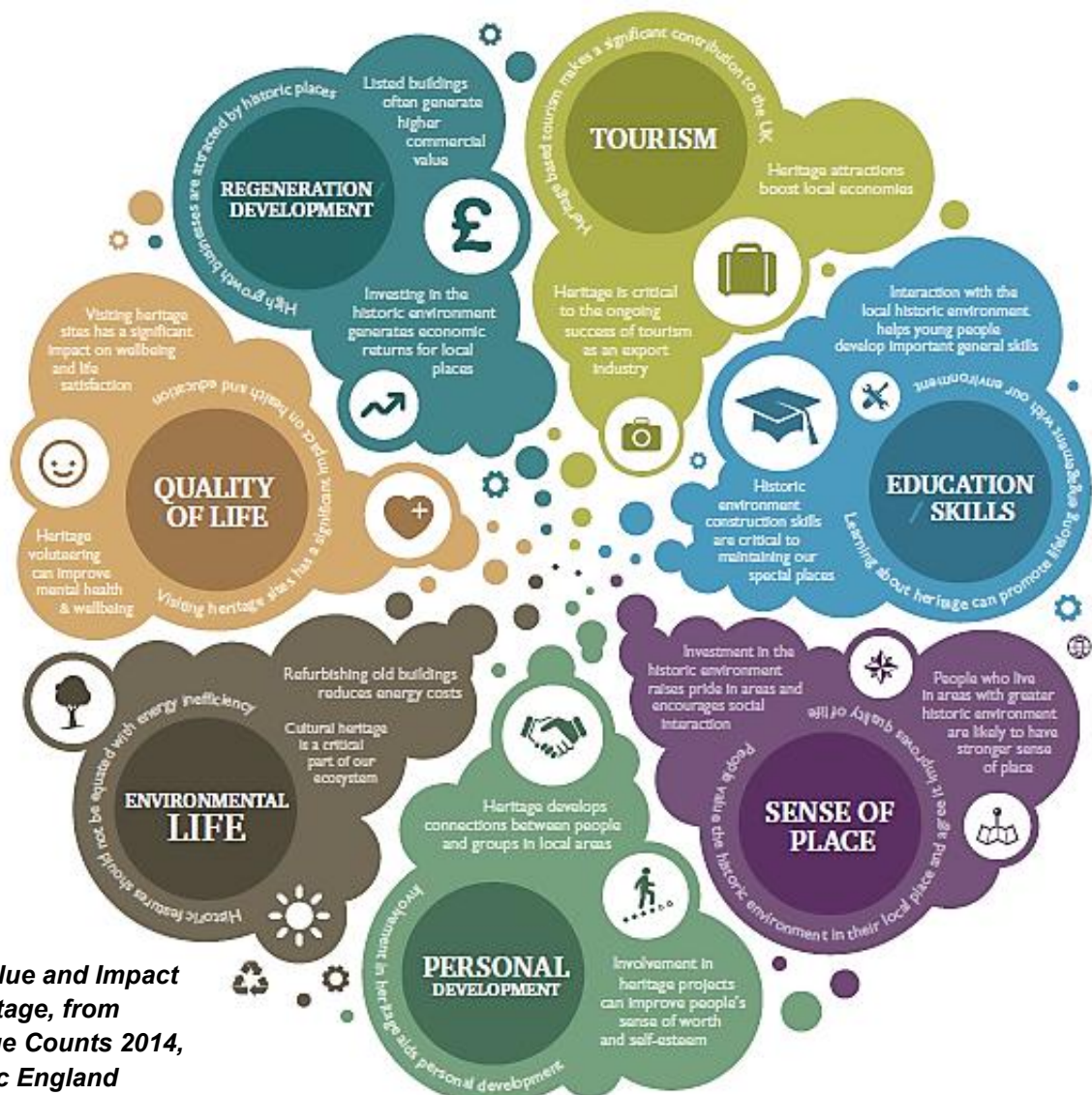
#### **2. Encourage development which enhances distinctiveness. Actions:**

- *Provide links to further guidance which address the most common issues, on website*
- *Provide information on the website to include sourcing of local materials*
- *Update and publish shopfront and any other relevant guides*

## Theme C: Enhancing and benefiting from our heritage

### The value and impact of heritage

- 2.134. 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.
- 2.135. 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.
- 2.136. 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.



*The Value and Impact of Heritage, from Heritage Counts 2014, Historic England*

## Social, economic and environmental benefits

### Social benefits

- 2.137. 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.
- 2.138. Further, the involvement of a community in heritage issues has been shown to improve well-being and quality of life. Heritage counts 2024<sup>43</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

- 2.139. 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 (2024) describes the relationship between our national economy and heritage and how this market is experiencing strong growth, which is expected to continue.
- 2.140. Using the latest available national statistics (2022), England's heritage sector is estimated to have contributed £44.9 billion in Gross Value Added (GVA) to the UK economy in 2022 and supported the employment of over 523,000 workers ([CEBR, 2024](#)).
- 2.141. Findings from Heritage Counts 2024 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.
- 2.142. ‘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.

---

<sup>43</sup> Heritage Counts is produced by Historic England on behalf of the Historic Environment Forum (HEF) [Heritage Counts: Heritage Sector Trends, Insights and Data | Historic England](#)



## Heritage and tourism in East Devon

2.143. 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, historic landscapes, and accessible archaeological monuments of East Devon form a vital part the tourist appeal.

2.144. 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.

2.145. It is estimated that in 2022 the total value of tourism to East Devon local economy was £311.784 million, nearly 64 million more than the previous year<sup>44</sup>, indicating a positive trend. Whilst more recent East Devon figures are not available, national trends would suggest that this positive trend has continued, with 7 out of 10 of the most popular paid visitor attractions in England being heritage attractions, 35% of UK citizens holiday destinations being influenced by the presence of cultural heritage and spending per trip on day trips now almost doubling pre-pandemic levels<sup>45</sup>.

2.146. Research into the economic impact of the Jurassic Coast World Heritage Site Designation in 2022 found that World Heritage Status of this coastline influences around £100m of economic activity each year<sup>46</sup>.

### Environmental benefits and the 'Climate Emergency'

2.147. 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.

2.148. The UK Government have committed to a target to reduce greenhouse gasses be 'Net Zero' by 2050. Following this, East Devon District Council declared a climate emergency, aiming to be carbon neutral by 2040.

2.149. In 2024 the Office of National Statistics reported that, despite reductions, buildings remain the UK's second highest greenhouse gas emitting sector whilst in occupation, largely from the use of natural gas and other fuels. If targets are to be met then not only do we need to *adapt* our buildings to be resilient to events such as flooding and higher temperatures, but to *mitigate* the effects, by reducing carbon emissions during the lifetime of a building. It is also important to note that the statistics do not account for the 'embodied carbon' that is released during a building's lifetime, particularly by the materials, transport

---

<sup>44</sup> [Business support and advice - East Devon](#)

<sup>45</sup> [The Contribution of the Heritage Sector to the Visitor Economy | Heritage Counts | Historic England](#)

<sup>46</sup> See Jurassic coast website 'economic benefits' for further details.

and processes needed for construction and demolition. Indeed, the Royal Institute of Chartered Surveyors estimates that more than half of the 'lifecycle carbon' from a typical residential dwelling is emitted before it is occupied.

- 2.150. Finding ways of retaining our existing housing stock and other premises, including those of historic importance, is therefore vital to reduce the substantial amount of carbon needed to produce new buildings. Historic England<sup>47</sup> considers that “most traditional buildings... have an innate ability to offer greater resilience to our changing climate than their modern counterparts” where they are well maintained and adequately heated and ventilated.
- 2.151. Traditional materials used such as clay and lime are breathable, absorbing moisture during wet weather and releasing it when the sun and wind dry a building. Energy efficiency measures that are not breathable can affect this balance, so care is needed. Adapting an historic building for climate change needs an even more sensitive approach to ensure protection of the heritage 'significance' that makes the building important.
- 2.152. Despite these challenges, the organisation believes it is possible to improve the energy efficiency of all buildings without unacceptable harm to their significance, and has recently published Advice Note (HEAN 18): [Adapting Historic Buildings for Energy and Carbon Efficiency](#). The guide sets out approaches, clarifies policy and details the permissions that may be needed. It also offers typical ways of adapting historic buildings for climate change that may be acceptable, whilst prioritising interventions and minimising harm. It recognises that there is generally a balance to be found between protecting heritage assets and adapting them for the future, with adaptations not causing unacceptable harm. Each case is different, for example, there may be works to a listed building that are so harmful to their significance that they should not be allowed.
- 2.153. In addition to the built fabric of historic buildings, working with the historic landscape should be an important part of Local Nature Recovery (see: [Natural England Guidance - Nature recovery and the historic environment](#)) and will be one of the wider benefits of the forthcoming Devon Local Nature Recovery Strategy. Tree planting – for climate and biodiversity, can work with heritage, to restore historic landscapes (e.g. historic parks and gardens), restore traditional orchards, enhance the setting of Listed Buildings, while avoiding un-necessary harm to archaeological sites.

### **The Whole Building Approach**

- 2.154. As each building performs differently, the 'whole building' approach is described in the guide. It is an holistic method which explores a building in its context to find a range of 'balanced and effective solutions' that in summary:
- save energy and carbon based on an understanding of the building and how it performs,
  - sustain the asset's heritage significance whilst avoiding or minimising harm,
  - provide a safe, healthy and comfortable indoor environment for occupiers.

---

<sup>47</sup> Historic England (2017), Energy Efficiency and Historic Buildings on the Historic England website

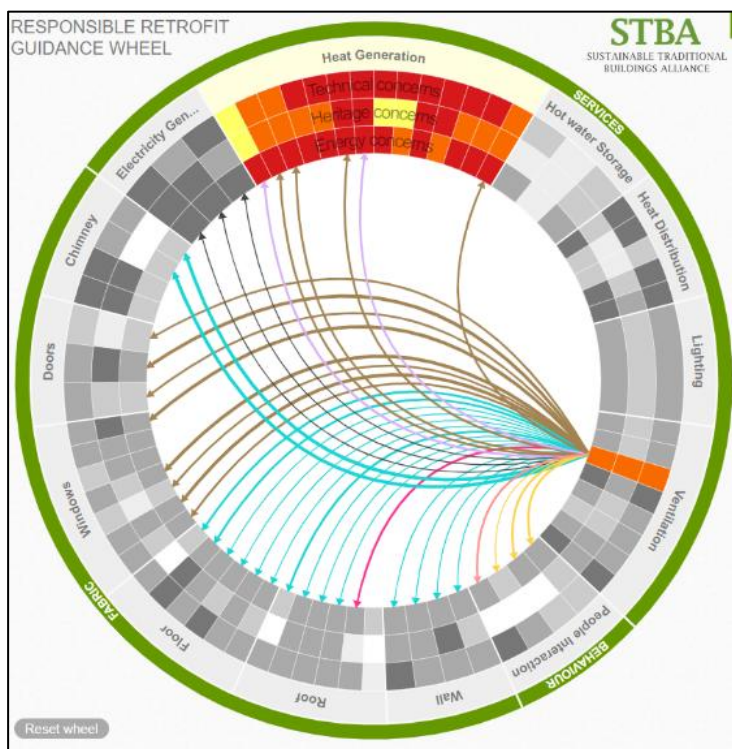
**Some useful principles on adaptations** to note from the guide, are:

- **Low risk (often low cost) work should be started first** - before more potentially harmful work. Low impact interventions on significance, such as adding thermostat controls or insulating an unused chimney flue, reduce energy loss at little cost.
- **Start small scale** - and continue in stages and make changes that are reversible where possible.
- **Tried and tested** repairs and improvements are preferable.
- **Energy efficiency improvements can be aligned with other works** - such as draft proofing whilst carrying out repairs to windows and doors.
- **Lifespan should be considered** - for example, well maintained historic windows may survive for over 100 years, in comparison with PVCu windows for less than 25 years.
- **Maintenance and repair is essential, reducing damp** - there are many small jobs that can be done every year to keep properties in good condition, including:
  - cleaning gutters and other rainwater goods
  - removing weeds from masonry
  - retouching paintwork on doors and windows

These can help to prevent damage, maintain value and save costs in the long term. Some tasks could be organised as a community project, for example within a conservation area.

- **Checks can be outlined** - using the whole house approach to ensure adequate ventilation to prevent damp. However, a careful balance must be struck as excessive draughts can waste heat.

2.155. There are some common retrofit mistakes to be aware of:



2.156. **The Responsible Retrofit Guidance wheel (left)** by the Sustainable Traditional Buildings Alliance is an excellent free interactive tool.

2.157. It depicts more than 50 measures that can be used for the retrofitting or refurbishing of traditional buildings and highlights the possible risks associated with those measures.

2.158. Each measure has a number of advantages and concerns, categorised into technical, heritage and energy. For example, installing photovoltaics indicates 3 heritage concerns, including 'loss of original external detail' – a 'high' concern and

'planning consent within a conservation area - a 'major' concern.

### Common interventions outlined in the HEAN 18 guide

2.159. Although each building must be assessed on a case-by-case basis, the document provides useful guidance on works that are generally acceptable, and for which works listed building consent may be required.

2.160. Details are given for works relating to windows, doors, insulation, mechanical ventilation and heat recovery systems, heating systems and heat pumps, photovoltaic and solar thermal panels, solar slates, wind power and the addition of electric vehicle charging points.

2.161. For each measure the guide indicates what is likely to be acceptable, for example:

#### 2.162. **Windows:**

- Draft-proofing: almost always acceptable and unlikely to need listed building consent (LBC)
- The installation of secondary glazing or slim profile double glazing within historic frames: both are generally acceptable, with the latter likely to need LBC.
- The sensitive replacement of windows which do not contribute to a building's special interest: this may be acceptable but is likely to need LBC.

#### 2.163. **Insulation:**

Insulation between or under floors and in lofts is also generally acceptable, with internal or within external wall insulation described as acceptable in some cases. Whilst external wall insulation is unlikely to be acceptable, the reinstatement of an historic render finish is almost always desirable.

2.164. **Low carbon heating alternatives:**

Such as heat pumps may be acceptable with careful siting, design and screening, as may solar panels if hidden from view, or incongruous. This includes careful consideration of their potential impact on significant views of the building, and where harm is avoided to the building's special interest.

2.165. **Other external works:**

May be suitable, to help buildings adapt to changing weather patterns, subject to permissions. Acceptable examples given in the guide are external awnings, shutters or blinds to reduce overheating, and careful improvements to rainwater goods to take increased rainfall.

**Useful links:**

**HEAN 18** - <https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18>

**HE's 'Energy Efficiency and Retrofit' webpages**, which include a series of more detailed advice notes - <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings>

**HE's 'Your Home' webpages** provide more general advice for homeowners - <https://historicengland.org.uk/advice/your-home>

**The Responsible Retrofit Guidance wheel** - <https://www.responsible-retrofit.org/greenwheel>

## Enhancing our heritage assets

### The impact and influence of linked policy

2.166. 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 and) emerging Local Plan(s) have set out policies for the economy, tourism, town centres, villages and neighbourhood planning which may compliment and impact on the Heritage Strategy.

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

- Promoting East Devon 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 and village centres

2.168. Local Plan policies identify Town Centre Areas and Primary Shopping Areas which seek to ensure vitality and economic viability for town centres (including Colyton and the village of Beer) and encourage the active use of upper floors.

2.169. The Local Plan also includes several policies to encourage provision of new facilities and services and resist the loss of existing ones, especially where they are the last remaining facility or service of a type in a town or village centre. There are differences in the role and scale of centres, for example many towns include a large rural hinterland, many village

centres support local every day, basic needs whilst some, like Beer, are also a visitor and tourist centre with specialist holiday accommodation.

### **Design and the built heritage**

2.170. 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. The previous Strategy identified the production of an East Devon Design Guide (Local Plan Supplementary Planning Document) as an action, however this is unlikely to be prioritised now as guidance is to be produced nationally. Instead, there is an opportunity to reinstate a ‘Member Champion for Building Design and Heritage’ whose role would be to promote all aspects of the historic environment in East Devon. The role described by Historic England<sup>48</sup> includes:

- 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.

### **Tourism**

2.171. 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.

2.172. The economic policies of the Local Plan commit to supporting and facilitating 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.

2.173. The ambitions of the Heritage Strategy and Local Plan run in parallel to and in collaboration with the councils Tourism Strategy to build on the cultural tourism opportunities across the district.

*Local Plan Policy 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”*

---

<sup>48</sup> Historic England (2018) ‘What is a Heritage Champion’ webpage extract, summarised.

## Working with local communities



2.174. 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.

2.175. 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.

2.176. During recent years of economic constraints within local authorities, different approaches towards conservation management have been emerging, with local 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.

2.177. 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.

2.178. 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.

2.179. 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: Discovering Dunkeswell Abbey (2018-19)<sup>49</sup>**

2.180. The Scheduled Monument of Dunkeswell Abbey is an historic ruin that was previously on the Heritage at Risk Register but has since been removed from this list. A series of activities has been completed, with stabilisation works in 2016, along with earthwork and river surveys, excavations, community engagement and tours run as part of the 'Discovering Dunkeswell Abbey' Project by Heritage Arts People CIC in partnership with the

---

<sup>49</sup> [Discovering Dunkeswell Abbey - Blackdown Hills National Landscape](#)

Blackdown Hills AONB from 2019-2020. This project was funded through the National Lottery Heritage Fund, with additional funding from Devon County Council and the Blackdown Hills AONB, with support from Historic England and the Dunkeswell Abbey Preservation Trust.



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

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

2.181. 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 Pebble Bed Heaths of Woodbury Common. A project has been progressed in partnership with Clinton Devon Estates, the East Devon National Landscape, Devon County Council, the Devon Archaeology Society, the Pebble Bed 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.

2.182. 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**

2.183. 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.

- 2.184. At the time of writing, 42 neighbourhood areas are designated in East Devon, which represent a large number of plans for a non - unitary Local Authority nationally. Twenty-seven of these have been ‘made’ (legally approved).
- 2.185. Within neighbourhood plans, policies can be developed relating to heritage. Made neighbourhood plans for Lympstone 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.
- 2.186. Neighbourhood Plans can also include policies which identify and/or give additional protection to non-designated heritage assets. Recognising the importance of local community knowledge, several of the actions in this Strategy commit to producing and helping to implement guidance at a local level- Parish Councils and Neighbourhood Plan groups are ideally placed to identify local heritage assets and ensure that their importance is recognised.
- 2.187. Some Neighbourhood Plans will also allocate sites for development and it is essential that local heritage assets, and their setting, are properly taken into account in this process. Early conversations with the Council’s Neighbourhood Planning Officer and Historic England can help to raise the awareness of sensitivities regarding heritage assets and guidance will be produced to assist in identifying, and taking account of, the significance of heritage assets when allocating sites for housing development. Devon County Councils Historic Environment Team are also actively supporting Neighbourhood Plan groups, providing Historic Environment Record information, guidance and commenting on draft plans.

***Proposed Action:***

- *Explore reintroducing a Member Champion for Building Design and Heritage*
- *Continue to offer support to neighbourhood planning groups in identifying heritage assets, assessing significance and writing policies*
- *Produce a template to guide neighbourhood planning groups in site assessments to ensure that heritage matters are appropriately considered*

**Training and capacity building**

- 2.188. There are many sources of information available and training for groups and individuals to participate in managing their local heritage. Publications such as ‘The Building in Context Toolkit’, ‘Placecheck’ and ‘Understanding Historic Places’ 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.

2.189. A resource is also available through the Devon Rural Archive (Significance of Place)<sup>50</sup> website for communities engaged in Neighbourhood Plans, Conservation Area Appraisals and Management plans, providing guidance and workshops on heritage related matters.

2.190. Capacity building, where residents' knowledge and skills in heritage issues are developed through workshops, which may include their training of other residents, can be developed within communities 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*

### **Working in partnership**

2.191. 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.

2.192. In the environmental sector partnerships such as those with the two National Landscapes help us to understand, protect and enhance our outstanding landscapes. For example, the East Devon National Landscape has produced an action plan based on Historic Landscape Characterisation carried out across East Devon.

2.193. 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.

2.194. 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.

---

<sup>50</sup> <http://www.devonruralarchive.com/Significance-of-Place.html>

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

- *Increase attendance at meetings or events with partner organisations 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 sources of funding*

### **Regeneration**

2.195. 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.

### **Economic Development department**

2.196. 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. The Economic Development Strategy<sup>51</sup> looks at the wider benefits to local communities and businesses where Heritage projects can play a part.

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

2.197. 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).

2.198. 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.

2.199. Private sector house renovation schemes can be a vital part of a wider programme of regeneration, especially in our town centres. 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. Not only can such schemes improve the appearance of an area, encouraging owners and businesses to invest, but can 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, health may be improved as walking is

---

<sup>51</sup> [economic-development-strategy-2024-29-cabinet-final.pdf](#)

encouraged to local shops, bringing social benefits, whilst retailers may have increased local trade bringing benefits to the local economy.

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

2.200. A group of flats above commercial buildings within the conservation area were recently upgraded with the Council working with the fire service to improve safety issues, which will help to keep the buildings occupied and encourage the benefits explored above.

### **Area Regeneration**

2.201. The historic environment can be a powerful tool for delivering regeneration and providing spaces for local businesses, community facilities and other activities. Co-ordinated programmes for improvement can influence a much wider area as existing property owners tend to spend more on maintenance, whilst new investors move in.



***Example: Otter Mill, Switchgear factory (left) and site (right), Ottery St Mary in 2013 and 2022***

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

### **Example: Seaton seafront**

2.203. 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 have been used to determine planning applications in the Conservation Area.

2.204. 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 location previously unattractive and subject to uncertainty.



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

### **Town centres and high streets**

2.205. 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>52</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.

2.206. 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.

2.207. 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.

2.208. 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.

---

<sup>52</sup>Historic England (2013) The Changing Face of the High Street: Decline and Revival

2.209. Although no East Devon towns were included in the project, Historic England's 'High Streets Heritage Action Zones'<sup>53</sup> (running from 2020-2024) is a recent example of the power of community engagement, cultural events and smart reuse of derelict and heritage assets to boost the economy and vitality of our high streets.

2.210. Cost effective ways of improving town centres include marketing and branding exercises, 'wayfinding' 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**

2.211. 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>54</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'.

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

2.212. 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.

2.213. The towns of Exmouth, Honiton and Seaton have had Historic England/Devon County Council historic character surveys carried out between 2012 and 2016 as part of the Devon Historic Market & Coastal Towns survey.<sup>55</sup>

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

---

<sup>53</sup> [Regenerating Historic High Streets through Heritage Action Zones | Historic England](#)

<sup>54</sup> Historic England (2017), Heritage Counts 2024

<sup>55</sup> [Extensive Urban Survey - Devon: Introduction](#)



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

## Sources of Funding

2.214. 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

2.215. 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, landscape and archaeological features.

2.216. 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.

2.217. 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**

2.218. 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**

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

### **Central Government**

2.220. 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>56</sup>**

2.221. The Blackdown Hills and East Devon National Landscapes 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.

2.222. Other potential sources of funding through DEFRA include the environmental stewardship schemes, natures recovery schemes and woodland grants, as these can all contain heritage components.

### **Arts Council England**

2.223. Arts Council England are the national development agency for museums in England. Arts Council England champion, develop and invest public money from the government and the National Lottery to help develop museums for as many people as possible across the country.

---

<sup>56</sup> Department for Environment, Food and Rural Affairs

## Theme C Summary

- *The interlinked benefits of heritage can be social, economic and environmental*
- *Climate change mitigation measures require particular care and sensitivity*
- *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 beneficial ways*
- *Partnerships can help effective regeneration*
- *Distinctive historic town centres attract visitors and business*
- *There are many sources of funding, detailed in the Heritage Funding Directory, for heritage related projects*

### **Objectives and actions**

#### **1 Work with partners and corporately to identify joint projects and maximise funding. Actions:**

- *Explore reintroducing a Member Champion role for Building Design and Heritage*
- *Increase attendance at meetings or events with partner organisations*
- *Create a working group within the Council to work towards joint objectives and co-ordinate projects and programmes*
- *Work with partners and other departments to identify joint projects and sources of funding*

## **2 Work with communities. Actions:**

- *Facilitate, or advise on, training opportunities, especially for community and neighbourhood planning groups with an interest in heritage*
- *Continue to support neighbourhood planning groups in identifying heritage assets, assessing significance and writing policies*
- *Produce a template to guide neighbourhood planning groups in site assessments to ensure that heritage matters are appropriately considered.*

## Section 3: Implementation



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

## Introduction

- 3.1. The strategy is proposed to cover an 18 year period (2024 – 2042) to run alongside the East Devon Local Plan 2020 – 2042. An action plan is provided for implementation of the strategy.
- 3.2. Through the three themes of the strategy, objectives have been identified and proposed actions to meet those objectives are highlighted in red. The themes, objectives and actions form the basis of the action plan, and each theme is colour coded in yellow, blue or green. For each action an estimate is made of the resources needed, its timing and its priority (whether it is a statutory duty).
- 3.3. As the second heritage strategy for East Devon, many of the actions relate to delivering the systems and programmes already established under the original strategy. A review of the strategy is proposed after the first five years. Resources and benefits are also outlined below.

## Resources

- 3.4. The actions recommended have been carefully considered and our statutory duties are the main priority. Other actions are expected to produce significant beneficial outcomes in the future, whilst minimising resources in the long term. Projects and programmes will be suitably progressed according to available resources.
- 3.5. In order to minimise the demand on resources, the Council has identified some specific tasks that staff within the planning policy section may perform to help manage our heritage assets, with a 'light touch' sign-off by conservation officers.
- 3.6. The participation of the community in helping to deliver parts of the strategy will also provide a valuable resource, contributing to its progress. The impetus of local volunteers in Neighbourhood Planning and specialist historic interest groups may be captured and taken forward for this strategy.
- 3.7. 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 aiming to secure grant funding to support further work.
- 3.8. 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.
- 3.9. 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

- 3.10. The benefits that can be sustained or enhanced through delivery of the strategy are wide ranging, and are explored through the three themes.

- 3.11. 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.
- 3.12. 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.
- 3.13. Historic England reports on growing evidence of a positive relationship between heritage participation, wellbeing and quality of life<sup>57</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.
- 3.14. For organisations, programmes involving the community encourage innovative ways of working, demonstrate public accountability and strengthen links with the community.
- 3.15. 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.
- 3.16. 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.
- 3.17. Environmentally, the positive conservation of our heritage assets helps to reinforce local distinctiveness and encourage high quality design.

## Monitoring

- 3.18. The monitoring of actions will be developed further where measurable targets are possible. Some indicators are already included in the local plan and others are collected by Historic England. In the long term the impact of projects delivered through the strategy can be assessed to inform the future planning of programmes.
- 3.19. 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.

---

<sup>57</sup> Historic England (2024), Heritage counts 2024.

Objectives Theme A	Actions and tasks	Stat. duty	Indicative resources	Delivery: Staff and Partners	Timescale			Notes	Indicative monitoring
					S	M	L		
Enhance understanding of heritage assets and their significance	Provide information and Guidance through an updated Heritage Strategy		Moderate staff resources	Policy team	X				
	Provide links to further guidance through the Council's website		Minimal staff resources	Policy and conservation staff	X	X		Ongoing	
	Continue to develop and improve web pages on the Council's website for the provision and exchange of information on heritage issues relevant to East Devon		Moderate staff resources with ongoing updates	Regular updates from policy and conservation staff. Links to, and input from partners	X	X		Ongoing with regular updates	Survey on use of website and other programmes
Widen knowledge of the heritage of East Devon and its assets	Encourage local groups / museums to engage with local schools		Moderate staff resources	Policy staff to circulate information, Help from partner organisations such as DCC HE Team		X			
	Promote strategy and web pages including use of social media.		Moderate staff resources	East Devon staff, press office and Members, Help from partner organisations such as DCC HE Team	X	X		Ongoing	No. of local groups / partners engaged
Celebrate and promote the heritage of East Devon (raise the profile)	Support and develop a calendar of local heritage events and anniversaries such as the annual Heritage Open Days and the East Devon National Landscape Heritage Conference. Promote heritage strategy and website at heritage events.		Moderate staff resources	Staff and Lead Councillor for Heritage presence at heritage events, Help from partner organisations such as DCC HE Team	X	X	X	Ongoing	Number of events attended; outcomes. recorded

	Host an occasional heritage themed event / workshop for members and community representatives- this may be provided as part of wider Neighbourhood Planning events		Use of Council chamber and catering	East Devon staff, Members and Community Officer. Help from partner organisations	X	X			Event feedback survey
<b>To Integrate environmental and heritage enhancement</b>	Promote the inclusion of biodiversity considerations, nature recovery and ecological enhancement in heritage management.		Moderate staff resources	Policy, DM, Conservation and Ecology teams within the council, work with partners to deliver across the district.	X	X			
	Conserve, enhance and integrate biodiversity and ecological networks within heritage assets and their settings where appropriate, through informed management and guidance		Moderate staff resources	Policy, DM, Conservation and Ecology teams within the council, work with partners to deliver across the district.		X	X		

<b>Objectives Theme B</b>	<b>Actions and tasks</b>	<b>Stat. duty</b>	<b>Indicative resources</b>	<b>Delivery: Staff and Partners</b>	<b>Timescale</b>			<b>Notes</b>	<b>Indicative monitoring</b>
					<b>S</b>	<b>M</b>	<b>L</b>		
<b>Positively manage the heritage assets of East Devon:</b>	<b>Undertake a programme of Conservation Area review:</b>	<b>Yes</b>							
	Deliver programme of Conservation Area review and management plans.		Staff resources, policy team.	Conservation team	X			Ongoing	Completion of guidance
	Implement the process for communities to help deliver reviews, including training and monitoring.		Staff resources, policy team	Policy/NP officer, in consultation with conservation team and local amenity group.	X	X			Process developed
<b>Conservation</b>									

<b>Areas</b>	Implement programme to prioritise reviews over 18 years. Consider priorities in Conservation Areas within towns and other Settlement Boundaries most subject to change and those with active Neighbourhood Planning and Historic Interest Groups. Undertake the programme of reviews, to include full and interim reviews and other methods where appropriate, some involving neighbourhood planning and local history / amenity groups. Prepare appraisals and management plans.		Staff resources, policy and conservation team. Much input from community and staff initially	Programme managed by policy staff working with communities with input and sign-off by conservation team. Assistance from partners, especially if able to secure funding for training.	X	X		Long term protection of assets and benefits for the community.	Numbers of reviews and management plans. Other Indicators developed for pilot scheme
<b>Objectives Theme B</b>	<b>Actions and tasks</b>	<b>Stat. duty</b>	<b>Indicative resources</b>	<b>Delivery: Staff and Partners</b>	<b>Timescale</b> S M L			<b>Notes</b>	<b>Indicative monitoring</b>
<b>Conservation Areas</b>	<b>Determine if any parts of the district merit designation as a Conservation Area and if so, designate new areas:</b>	<b>Yes</b>							
	Conduct regular review of areas that may merit designation		Staff resources	Annual review by staff	X	X	X		
<b>Heritage at Risk</b>	Provide information and a link to the Historic England register of heritage assets at risk on the Council webpage	<b>Yes</b>	Minimal staff input complete and update	Information supplied by Historic England	X	X		Minimal input with annual updates	
	Liaise with partners and organisations including Building Control, Estate Agents and communities to enable reporting on assets at risk where possible and start a list.		Staff resources, to provide information on website.	Policy staff to facilitate in consultation with conservation team.		X		Awareness of assets at risk can help to inform programmes and focus action.	Numbers of heritage assets at risk, numbers reported, surveyed or monitored
<b>Local List</b>	<b>Establish a local list of non-designated assets:</b>	<b>No</b>							

	Continue to publicise the Local List Guide for East Devon, which advises on procedures and guidance on selection criteria.		Policy officer		X			Ongoing	
	Continue to receive submissions from communities and historic interest groups.		Policy team	Submissions from town or parish councils, ward members, neighbourhood planning groups and local amenity groups. Partners such as DCC HE Team	X			Ongoing subject to available resources	Number of groups submitting items consideration
	Work with the Devon Gardens Trust to adopt assets from their Local List of Parks and Gardens of Historic Interest into the East Devon Local List of Undesignated Assets.		Conservation and Policy Team	Submissions from the Devon Gardens Trust	X			Ongoing – awaiting submissions to assess	Number of assets added to the Local List from the Devon Gardens Trust List
<b>Objectives Theme B</b>	<b>Actions and tasks</b>	<b>Stat. duty</b>	<b>Indicative resources</b>	<b>Delivery: Staff and Partners</b>	<b>Timescale</b> S M L			<b>Notes</b>	<b>Indicative monitoring</b>
<b>Local List</b>	Continue to assess, record and publish a list of non-designated heritage assets		Policy staff resources	Policy officer in consultation with conservation team	X				
<b>Encourage development which enhances distinctiveness</b>	Provide links to further guidance which address the most common issues, on website, much from Historic England.		Minimal staff resources to provide links on webpages	Policy officer in consultation with conservation team		X			Feedback survey on information provided
	Provide information on the website on sourcing of local materials, in particular a stone quarry guide		Moderate staff resources	Conservation and policy team, available through new webpages		X			Completion of guides, number of guides requested; feedback

	Update and publish shopfront and any other relevant guides relating to heritage		Moderate staff resources	Conservation and policy team, available through new webpages		X			Completion of guides, no. requested; feedback
--	---	--	--------------------------	--	--	---	--	--	---

Objectives Theme C	Actions and tasks	Stat. duty	Indicative resources	Delivery: Staff and Partners	Timescale			Notes	Indicative monitoring
					S	M	L		
Work with partners and corporately to identify joint projects and maximise funding	Increase attendance at meetings or events with partner organisations to work towards common goals		Staff resources, potential to pool resources with partners for maximum benefit	Policy and/or conservation officer working with external partners such as the East Devon and Blackdown Hills National Landscapes	X	X	X	Ongoing	Meetings attended, outcomes recorded
	Create Council working group to work towards joint objectives and co-ordinate projects and programmes. Provide website links to regeneration, economy and tourism sectors.		Moderate staff resources	Policy and conservation team staff working with other sections such as private sector housing, building control and regeneration.		X		Set up regular meetings and continue according to outcomes	Meetings attended, outcomes recorded
	Work with others to identify projects and sources of funding		Potential to attract grant funding for heritage projects or programmes, especially those involving the community	Policy staff working with external partners and EDDC departments	X	X	X		Projects and funds identified
Work with communities	Facilitate, or advise on, a range of training opportunities especially for neighbourhood planning / community groups with an interest in heritage.		Moderate staff resources to develop training opportunities for pilot scheme. Capacity building within community can provide a valuable long-term	Policy staff working with external partners and local community groups.	X	X			Criteria to be developed, along with pilot scheme

			resource of trained residents.						
	Produce a template to guide neighbourhood planning groups in site assessments in relation to heritage		Minimal staff resources	Policy staff	X				

## Section 4: Appendices



*Whimple conservation area*

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

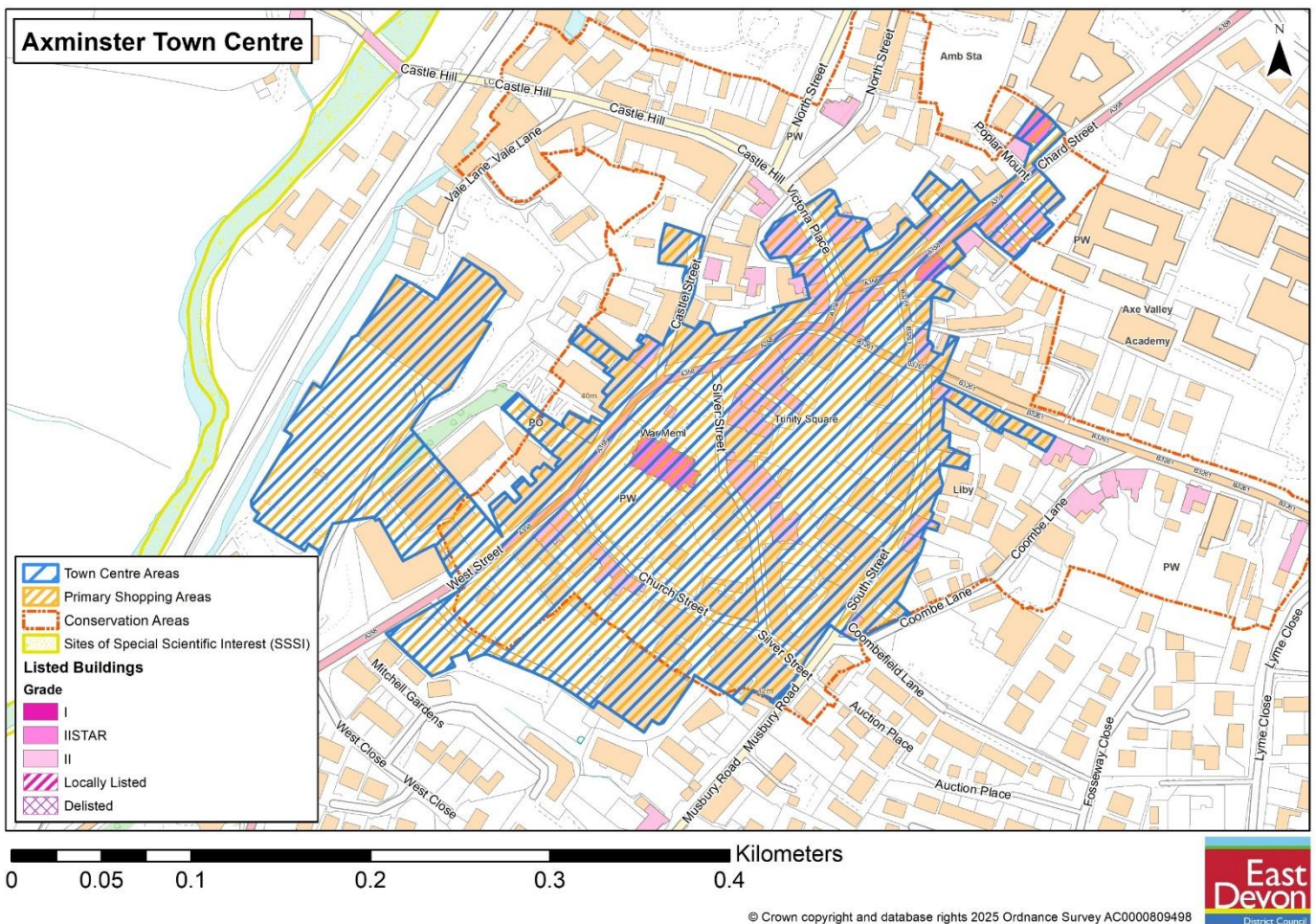
### Axminster

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 is 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.

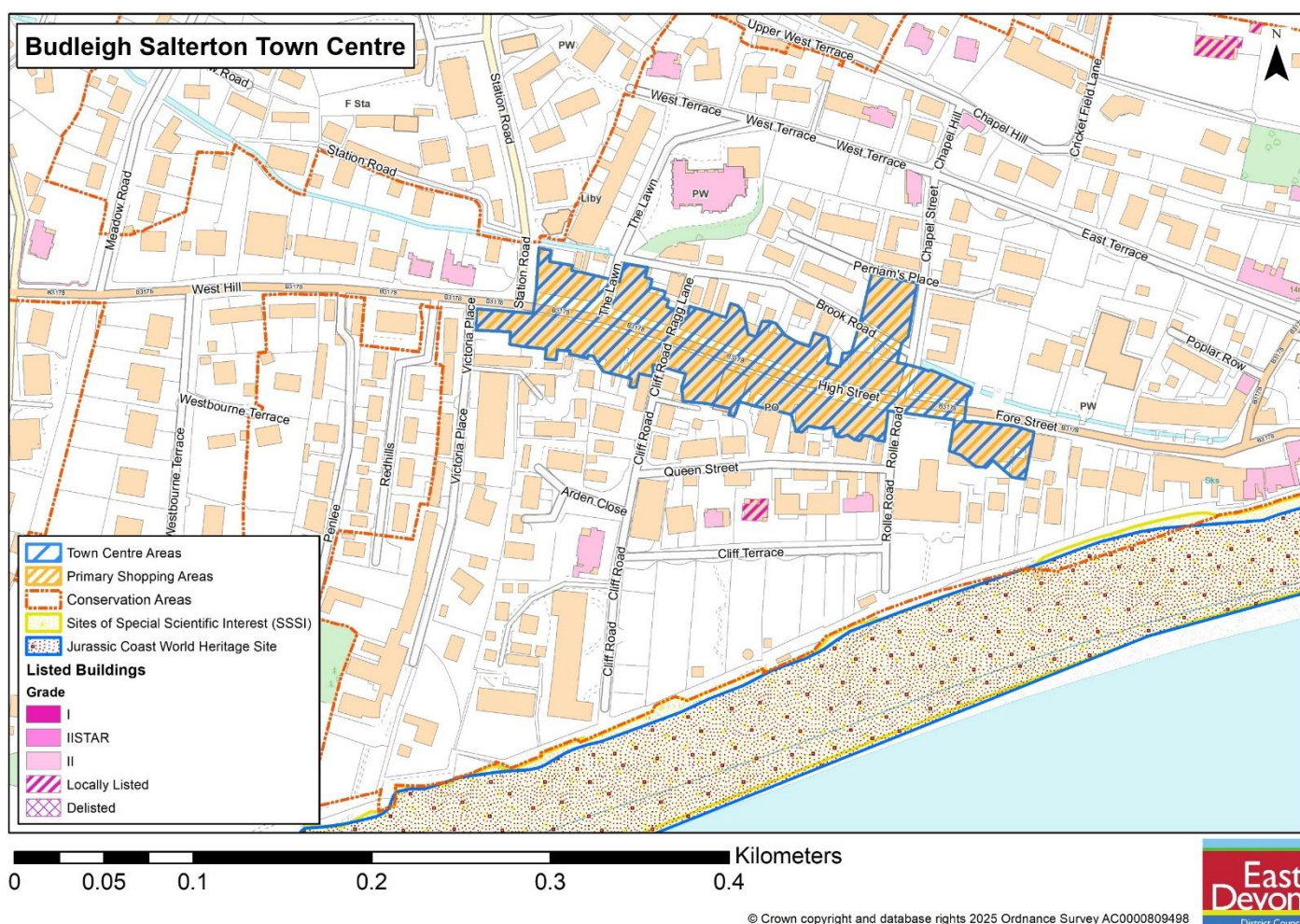
The local plan expects that developments within the town centre, will enhance the townscape quality, reinforce its independent market town character and so contribute to a sense of place.



## Budleigh Salterton

The town has a large conservation area which encompasses all of the town centre as well as a long stretch of the promenade at the seafront. It is the only town in East Devon which is completely within a National Landscape. 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>58</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.



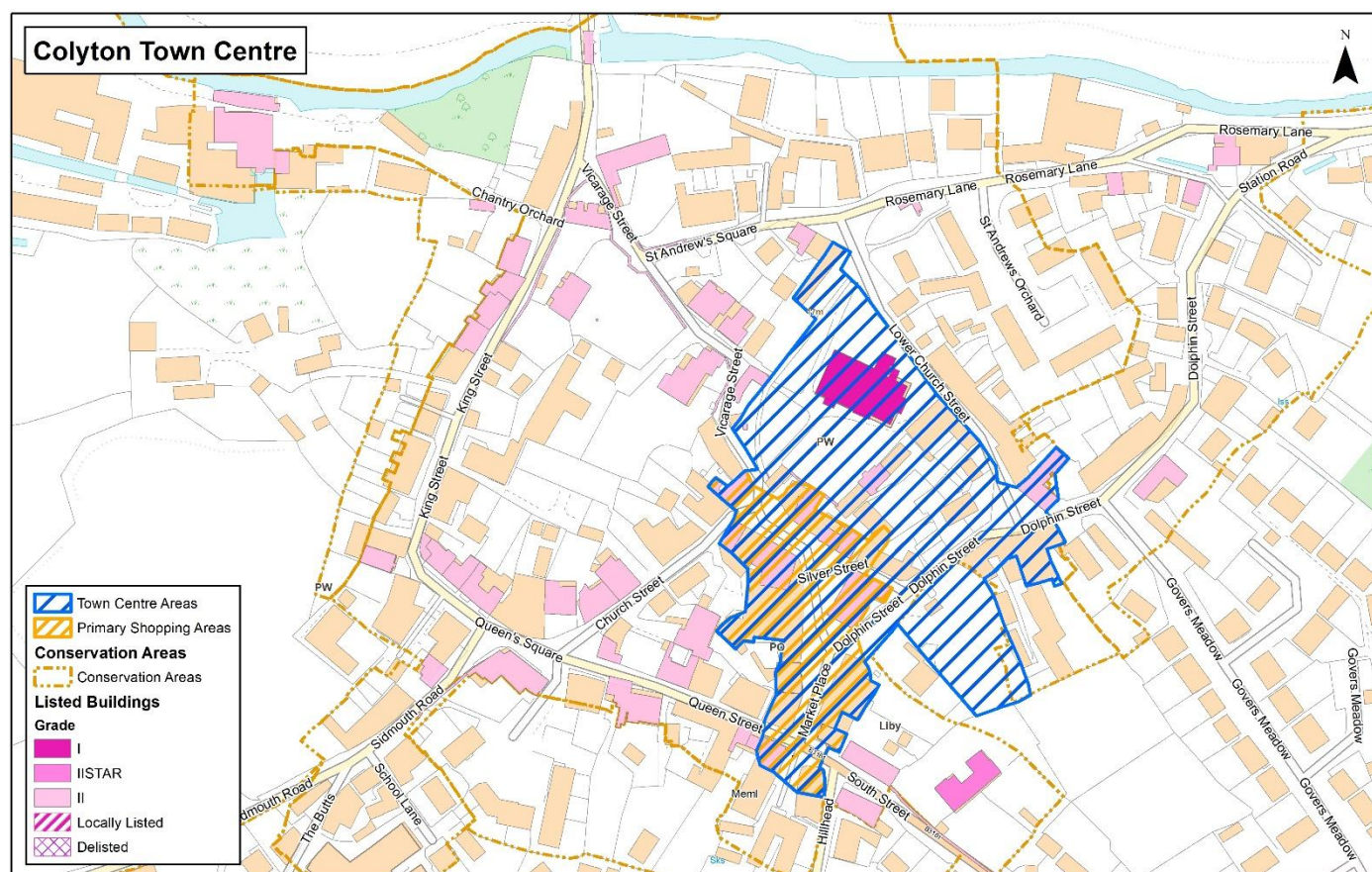
<sup>58</sup> EDDC Conservation Area Appraisal (2007)

## Colyton

Also known as “the most rebellious town in Devon” due to its links with the Monmouth Rebellions of 1685, Colyton is a small market town with Saxon origins and a history dating back to the 8<sup>th</sup> Century. Being a local centre, the town features a range of facilities including pubs, shops, cafes and a library, many within the town centre area that is located completely within the conservation area.

The town has a range of richly detailed historic buildings, including the medieval church with lantern tower and a number of good 16<sup>th</sup> and 17<sup>th</sup> century houses, and a tightly knit built form with local and vernacular materials that has been largely undisturbed by 20<sup>th</sup> century developments<sup>59</sup>.

The local plan has is supportive of some development at Colyton that meets the neds of the immediate surroundings, whilst conserving and enhancing the quality of the historic built form. The nearby Beer Quarry Cave SAC will be protected, along with bat pinch points and semi-natural landscape between Colyford and Colyton.



© Crown copyright and database rights 2026 Ordnance Survey AC0000809498  
 East Devon District Council

<sup>59</sup> [EDDC Colyton Interim Conservation Area Review](#)

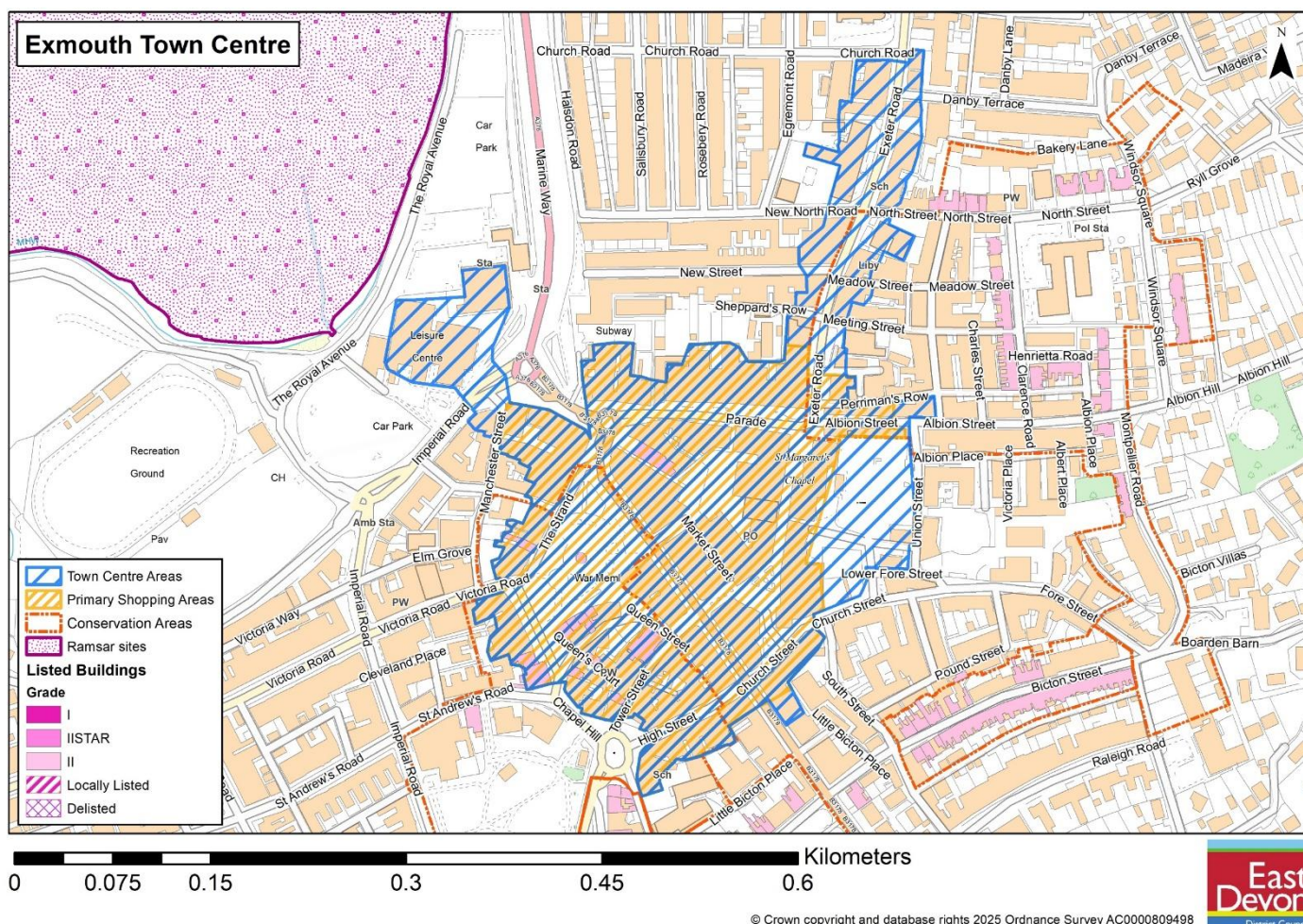
## Exmouth

Only a small proportion of Exmouth town centre is 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.

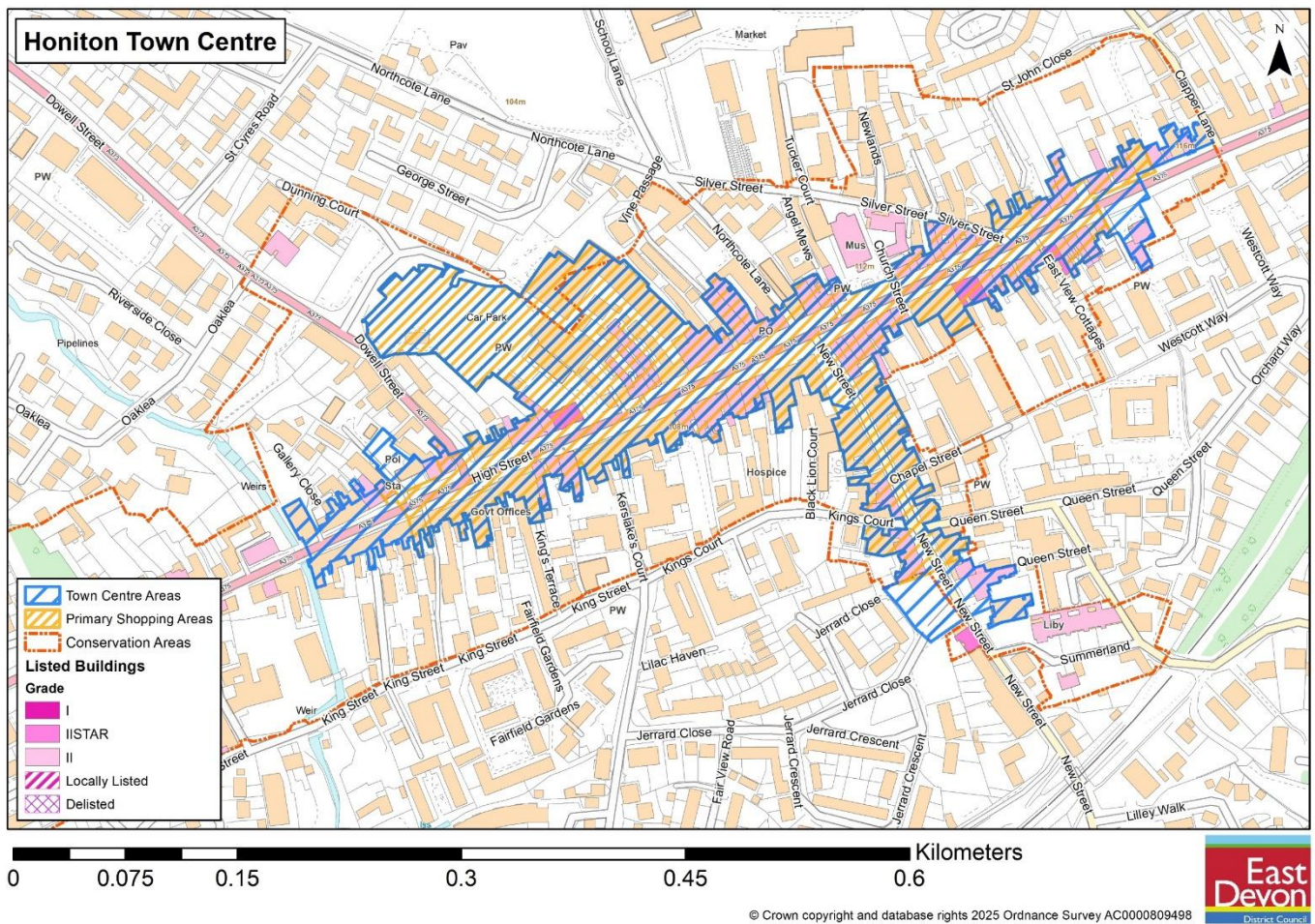


## Honiton

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 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.

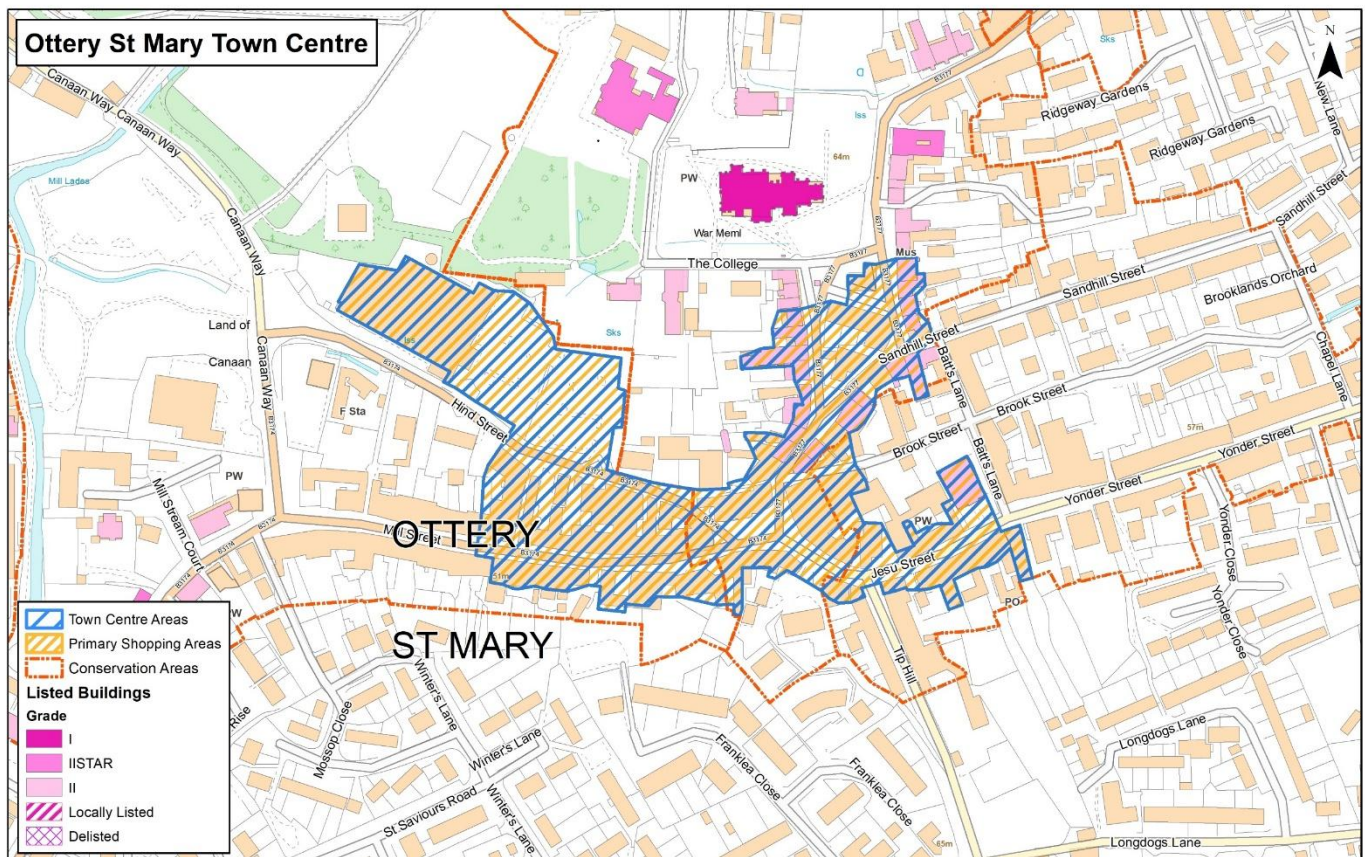


## Ottery St Mary

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 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 has centred on redevelopment of the listed 18<sup>th</sup> century flour mill and wool manufacturing unit. This has improved 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.



© Crown copyright and database rights 2025 Ordnance Survey AC0000809498



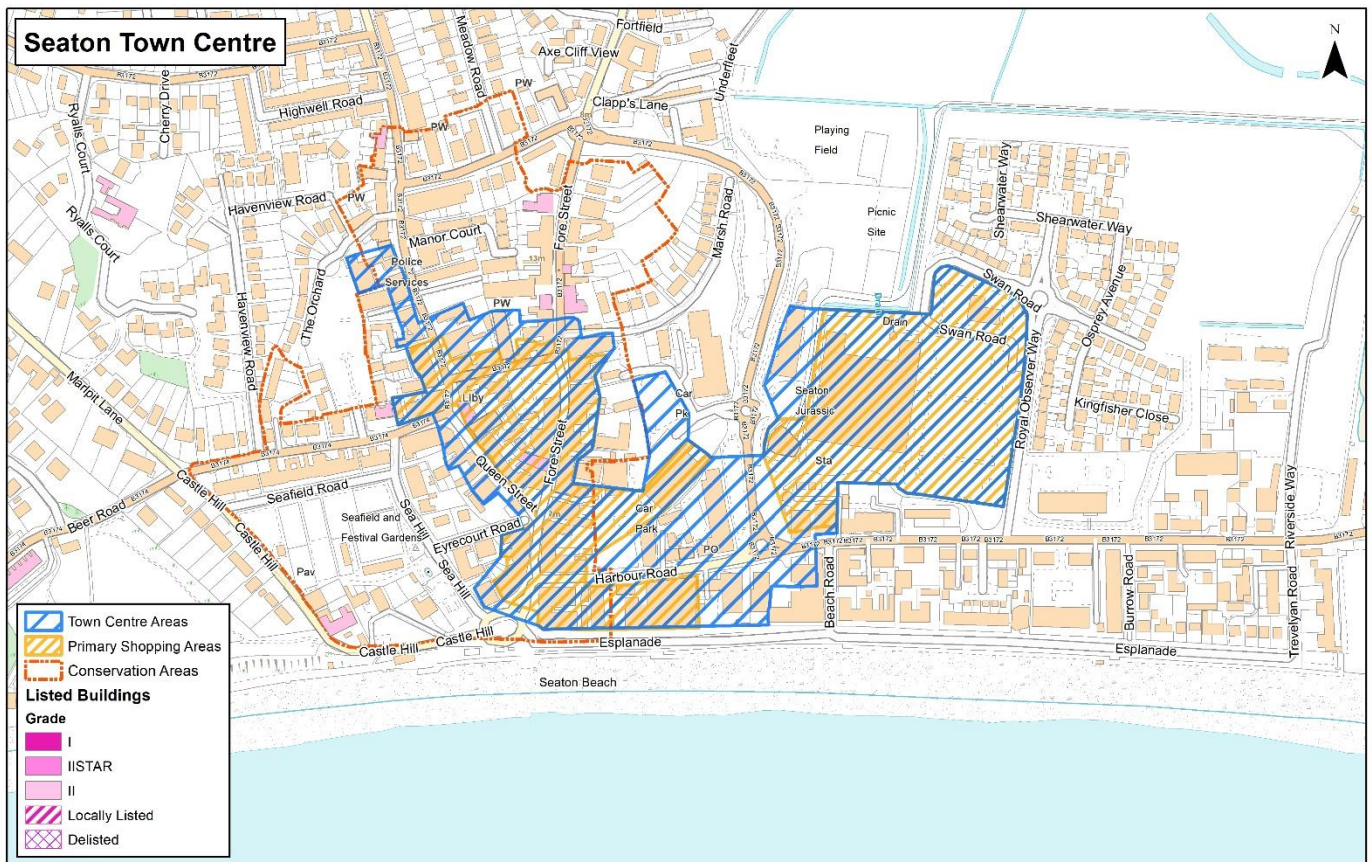
## Seaton

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 a National Landscape 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. To the west of the Conservation Area items of historic interest include a fine terrace of 19th Century three storey stucco villas.

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'.

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.

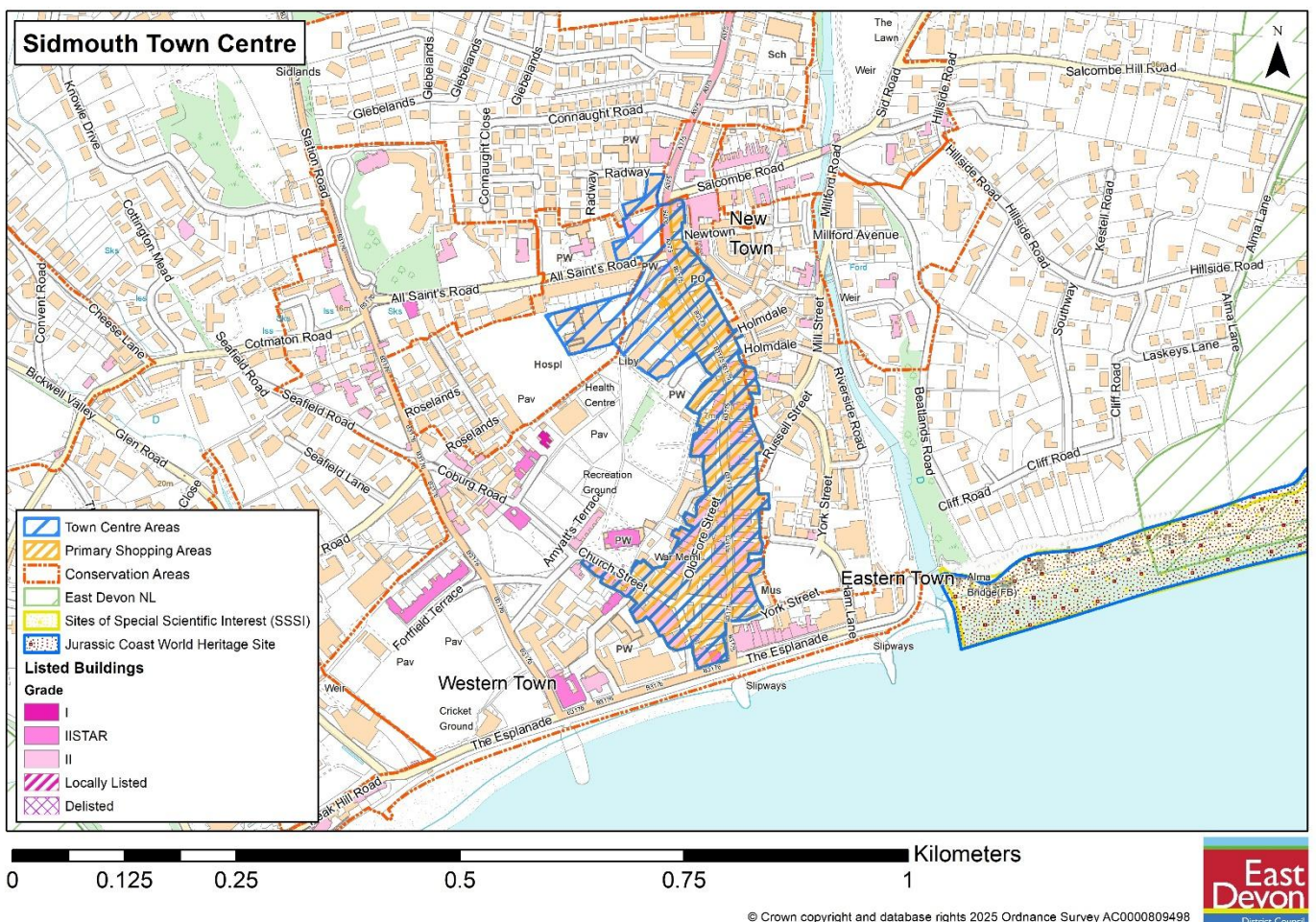


## Sidmouth

The town centre is almost entirely within a conservation area. Many listed buildings line the primary retail frontage, 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. Like Seaton, the town is flanked by the Jurassic Coast World Heritage Site to the east and west and surrounded by a National Landscape. 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. The conservation, enhancement and sensitive management of Sidmouth’s heritage, and promotion of these assets, especially in the town centre and Seafont, should be continued.



## 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 National Landscape. 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 a National Landscape. 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 a National Landscape. Comprising 8.1 hectares.

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

**Combyne 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 a National Landscape.

**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 a National Landscape. Comprising 4.7 hectares.

**Gittisham:** is totally within a National Landscape, 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 a National Landscape 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 a National Landscape 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 a National Landscape 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 a National Landscape. 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 a National Landscape 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 a National Landscape, 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 a National Landscape, comprising 30.27 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 a National Landscape. Some larger listed buildings within the original area include a Grade I Place of Worship. Comprising 20.23 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 a National Landscape 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 a National Landscape. 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.

## Appendix 3: Partners, local history organisations & museums

### Partners

Blackdown Hills National Landscape  
Devon and Cornwall Police  
Devon County Council  
Devon Tourism Destination Marketing Organisations (DMOs)  
Diocese of Exeter – The Church of England in Devon  
East Devon National Landscape  
East Devon Neighbourhood Planning Groups & Parish Councils  
Historic England  
Jurassic Coast WHS – Dorset Council and Devon County Council  
Museum Development South West (MDSW)  
National Churches Trust  
National Trust  
Pebblebed Heaths Trust (Clinton Devon Estates)

### Local History Organisations

Axminster Historical Society  
Axe Vale and District Conservation Society  
Axe Valley Heritage Association  
Branscombe Project  
Broadclyst Local History Society  
Chardstock Historical Record Group  
Colyton Parish History Society  
Devon Archaeological Society  
Devonshire Association  
Devon Gardens Trust and Devon Gazeteer  
Devon Historic Buildings Trust  
Devon Historic Churches Trust  
Exmouth Civic 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  
Poltimore House Trust  
Sidmouth Local History Group  
Sid Vale Association  
The Devonshire Association  
Whimble History Society  
Woodbury Local History Society

### East Devon Museums and Heritage Centres include:

Allhallows Museum, Honiton

Axminster Heritage Centre  
Axe Valley Heritage Museum, Seaton  
Colyton Heritage Centre  
Dunkeswell Airfield Heritage Centre  
Exmouth Museum  
Fairlynch Museum, Budleigh Salterton  
Sidmouth Museum  
Upottery Airfield Heritage Centre  
Whimble Heritage Centre

## Appendix 4 Glossary of Terms

This glossary is intended to assist readers by explaining how specific terms have been applied in the context of this Heritage Strategy. The glossary does not provide a definitive legal definition of terms, and readers should refer to legislation and national planning guidance for a full picture.

### **Archaeology**

The NPPF (dec 2024) notes that a heritage asset is of archaeological interest “*if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point*”. Historic England applies the term to built, buried, waterlogged and dispersed assets, whether designed or not, informed by the NPPF definition<sup>60</sup>.

### **Built Historic Environment**

As distinguished from natural landscape features, the built historic environment refers to man-made aspects of our surroundings. This can refer to a range of features including, but not limited to, buildings and structures, pathways, monuments and ruins, industrial and post-industrial landscapes etc.

### **Cultural Landscape**

As defined by UNESCO, Cultural Landscapes represent a combination of both natural and built features, being illustrative of the evolution of human society and settlement over time under the influence of the physical constraints and/or opportunities presented by their natural environment and social, economic and cultural forces. Three types have been identified; landscapes designed or created by man, organically evolved landscapes, and finally associative cultural landscapes.<sup>61</sup>

### **Heritage**

A heritage asset is defined as 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.

### **Historic Environment**

The historic environment results 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. The Historic Environment Record is a collection of information that provides the public with comprehensive and dynamic resources relating to the historic environment of East Devon.

---

<sup>60</sup> Definition within paragraph 2 (p.1) of: [HEAN 17 Planning and Archaeology](#)

<sup>61</sup> [World Heritage Centre - Cultural Landscapes](#)