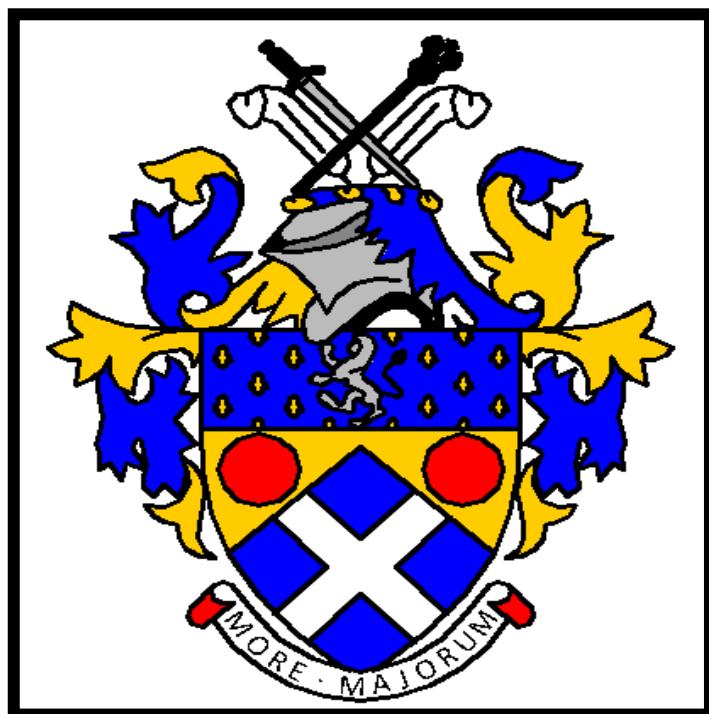


Colyton Parish Neighbourhood Plan

Local Evidence Report



August 2017

Introduction

Neighbourhood planning policy and proposals need to be based on a proper understanding of the place they relate to, if it they are to be relevant, realistic and to address local issues effectively. It is important that our Neighbourhood Plan is based on robust information and analysis of the local area; this is called the evidence base. Unless policy is based on firm evidence and proper community engagement, then it is more likely to reflect the assumptions and prejudices of those writing it than to reflect the needs of the wider area and community.

This report endeavours to bring together recent information and informed opinion about the Parish that may have some relevance in preparing a Colyton Neighbourhood Plan. Together with its companion document, which sets out the strategic framework in which we must prepare the Neighbourhood Plan, it provides us with a shared base of knowledge and understanding about Colyton parish on which we can build.

Topics:

- Natural Environment
- Built Environment and Heritage
- Housing
- Community Services and Facilities
- Transport and Travel
- Local Economy
- Leisure and Recreation

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Natural Environment

Introduction

Colyton Parish comprises some 10 square miles (6,400 acres) in area and is situated in East Devon- 2 miles inland. It rises to 600ft in the N.W of the Parish.

The underlying Geology determines the landscape quality and comprises the valleys of the rivers Coly and Umborne with their tributary streams - draining to the South and East. The Coly being a tributary river of the river Axe. These rivers and streams penetrate the cretaceous green sand ridges (Outliers of the Blackdown Hills) forming fertile valleys worn into the Triassic Mercia mudstones, which give rise to a medium red loam soil over valley gravels full of eroded chert stone which forms the main vernacular building stone of the Parish. With cob walled houses and farm buildings, many thatched with local wheat reed. The cob is derived from the marl/clay in the area. Many clay pits are scattered throughout the steep sides of the Coly and Umborne valleys, which have natural deciduous tree cover (Holyford Woods being a typical example.) The middle and lower reaches of the valley floor are typically broad with pasture being the main crop. The Parish being well known for its milk, butter and cheese production. The meadows and pasture giving excellent grazing for dairy and beef cattle and sheep. Each farm was surrounded by cider orchards as evidenced by the Tithe Map of 1840.

The Parish comprising the settlements of Colyton and Colyford were largely a self-sufficient agricultural community until the 1920s. Up until that time, a weekly market was held in Colyton, with a Pannier Market where farmers wives sold butter, cheese, eggs and chicken.

The arrival of the branch railway line in 1868 the gradual improvement of the road surfaces in the early 20th century and the arrival of motor transport in the 1920s began to erode the peaceful rural agricultural character of the Parish.

Farming remained a principle occupation with over 20 family dairy farms in the Parish. Employment was given by the animal feedstuffs mill at Hamlyns and the Oak Tannery at the same site. A Wheelwright business and a blacksmith shop were still operating in the 1960s. The foundry which was part of the towns rural self-sufficient hub was closed in the 1930s.

Following the introduction of milk quotas (1984) and the end of Milk Marketing Board (1994), the stability of dairy farming for farms with small/medium herds was taken away. Many herds were sold. The food mill at Hamlyns shut down and farms began to diversify. Some buildings were converted for self-catering and farmers' wives opened bed and breakfast businesses. The quality of the landscape in the Parish and the proximity to coastal resorts ensured that the Parish was popular as a holiday destination.

Landscape

The environment of the Parish has been underpinned with the geology of the Triassic Mercia mudstones (The red Marl parent material of the fertile heavy to medium Loams) The rich alluvial flood plains overlying valley gravel. The hills with their steep upper slopes derived from the Cretaceous green sand overtapped by clay with Chert soils. The influence of man is evident throughout the Parish. A landscape of small farms with small fields divided by Devon hedgerows, mostly cast up banks with species rich shrubs, trees and plants forming windbreaks and animal proof fields.

The landscape typically consists of small woods and copses and patchwork of fields with a network of winding lanes leading to farmsteads and surrounding villages and hamlets. Pottlelake and Purlbridge being two within the Parish.

W.G. Hoskins the Historian described the valley as being singularly beautiful with winding lanes, fields bounded by hedgerows amid rolling green hills with the valley dotted with ancient farmsteads.

The meandering course of the river Axe forms the historic Parish boundary to the east bordering the parishes of Axmouth and Musbury. The underlying geology being mudstone, siltstone and gravel alluvial deposits within the flood plain- the Axe being tidal up to Axebridge on the A3052. The valley floods spectacularly after long periods of heavy rain and when combined with high tides the road across the valley becomes impassable.

Rich summer grazing and mowing meadows historically were shared by the farms of Shute Estate. Hay harvesting was a communal affair with labour being pooled. The tithe map shows a complicated division of this rich summer pasture, the area known as Colyford Common being divided by deep draining ditches kept dredged by constant manual labour until the 1990s when, as a Saltmarsh it was designated a Local nature reserve (LNR) and a county wildlife site (CWS). Seven acres of this area is still in the ownership of the Ancient Borough of Colyford.

The middle and lower reaches of the Axe valley are typically broad and open having a high degree of tranquillity and remoteness with glimpses of Stedcombe House. Axmouth and Colyton Church towers forming focal points of distant views.

The river Axe is a site of special scientific interest (SSSI) and a special area of conservation (SAC), second world war Pillboxes within the flood plain form a distinctive landscape feature.

The area is important for recreation including fishing walking and horse riding. The East Devon Way long distance footpath runs through the Valley. Historically the valley was used by the Axe Vale Harriers to hunt the common hare - now confined to the upland fields of Bindon Manor above Axmouth.

Wildfowl shooting took place on the lower Axe marshes and the ancient sport of eel-clatting was practised by the poor inhabitants of the valley.

This is a broad distinctive lowland river valley landscape which falls under the planning designation of Great landscape interest part of which, (but not all) is within the East Devon area of outstanding natural beauty. The valley sides have a strong hedgerow pattern with hedgerow trees coupled with small broadleaved woods and occasional farm orchards which give rise to a generally wooded character overall. (Until the early 1970s, almost 75% of the hedgerow trees were Elm.)

The open valley floor of the lower Axe and its tributary the Coly and their loosely defined valley sides make the character of the valley rare in the Devon context.

Land use is mainly pastoral set within small fields in the tributary valleys of Coly and Umborne with larger fields and some arable on the upland slopes and table land of the greensand ridges. Some reclaimed from Heath and Common land in the 2nd World War (Stafford Common).

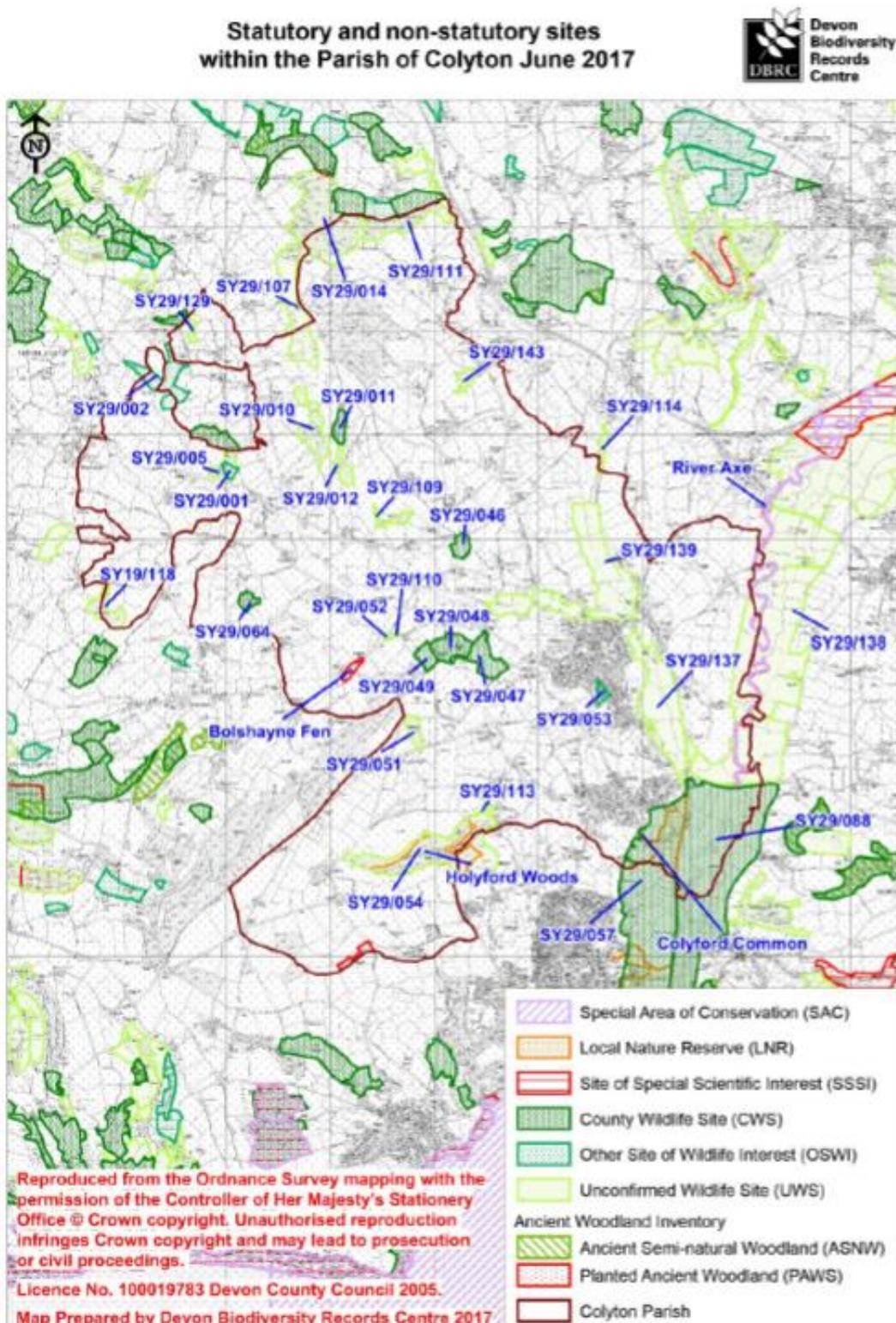
Forage maize growing started in the 1970s has grown in popularity among dairy farms in the parish. Numbers of herds have declined since the 1990s but the size of the herds have increased, 200- 300 cows being quite common, with robotic milking units introduced- with maize growing the harvest being in October there is increased risk of flood run off from fields causing siltation of streams and rivers. The silts choking the spawning gravels used by salmon and trout and leading to poor hatching percentages of fry. Another contributing factor is the increasing size of the tractors, machinery and delivery lorries using the narrow lanes of the district leading to crushing of roadside hedges leading to more silt run off into the ditches and streams. (A scheme to alert farmers has started).

The valleys of the Coly, Umborne and their tributaries, the Stafford Brook, the Offwell and Southleigh Brooks are closely flanked by steep wooded greenscarp slopes where there is a gradual transition from river valley to greensand ridge. The streams run over a very steep gradient and have worn goyles (steep sided ravines into the greensand.) These higher valley slopes have traditionally provided local building materials such as building sand, e.g. the historic quarry at Colyton Hill (now farmland) the numerous chert stone quarry pits such as those in Holyford Woods. In addition, limestone outcrops

near the surface in the Gatcombe valley and in Holyford Woods were open mined lime kilns being established at Gatcombe for burning lime. Ancient woodland sites are evident through the Parish especially Holyford Woods, many are county wildlife sites (CWS). The Devon biodiversity record also shows several unrecorded wildlife sites (UWS) yet to be surveyed.

Biodiversity

The map below, provided by the Devon Biodiversity Records Centre shows statutory and non-statutory designated wildlife sites in the Parish.



Statutory Sites within Colyton Parish

There are four statutory designated wildlife sites in the Parish:

Site Name River Axe

River with a diverse aquatic and marginal flora, a wide variety of habitats for invertebrates, species of fish important in a European context, valuable habitats for breeding birds. Otters are present in small numbers.

Grid Reference ST325023 to SY259927 Area 25.1 ha.

Status: Special Areas of Conservation & Site of Special Scientific Interest

Site Name Bolshayne Fen

Fen vegetation - Bolshayne Fen SSSI situated to the west of Colyton town, adjacent to, and south of, the Southleigh Road. The SSSI covers 1.6 ha, which for an intact valley fen, is unusually large. The type of fen-marsh vegetation here is nationally scarce and the area is one of only three present in Devon.

Grid Reference SY222937 Area 1.6 ha.

Status: Site of Special Scientific Interest

Site Name: Holyford Woods

Grid Reference SY229920 Area 22.4 ha.

Status Local Nature Reserve

Site Name: Colyford Common

Grid Reference SY252921 Area 14.1 ha.

Status Local Nature Reserve

Non-Statutory Sites within Colyton Parish

County Wildlife Sites

Carswell Moor	3ha.	Unimproved neutral & marshy grassland
Cottshayne Hill	3.2ha.	Unimproved neutral grassland
Seaton Marshes	76.7ha.	Improved garland with species-rich wet ditched & a pond
Hooperhayne	3.1ha.	Unimproved neutral & marshy grassland
Ox Hill	8.4ha.	Unimproved neutral & marshy grassland
Knowle Hill	2.3ha.	Secondary woodland
Axe Estuary & Marshes	148ha.	Saltmarsh & improved grassland with species - rich ditches
Hetahhayne Hill	7ha.	Wet secondary broadleaved woodland

Other Sites of Wildlife Interest

Ball Hill	1.4ha.	Unimproved marshy grassland
Baker's Gate	11.9ha.	Acidic grassland with bracken-covered slopes
Moorfield	1.5ha.	Unimproved neutral grassland

Unconfirmed Wildlife Sites

The recent report (June 2017)¹ from the Devon Biodiversity Records Centre identifies some additional 19 sites in the Parish that it regarded as “unconfirmed wildlife sites”. These are sites identified as having possible interest but not fully surveyed. “Some of these sites will be areas of significant wildlife interest”. The UWS dataset may also contain proposed County Wildlife Sites (pCWS): these are usually sites that have been surveyed but are awaiting consideration from the CWS Designation Panel, or sites

¹ Wildlife Site Resource Map and Species Information for Neighbourhood Planning – Colyton Parish, Devon Biodiversity Records Centre, Jun 2017

that have been surveyed at an unfavourable time of year and are awaiting a re-survey. A list of the sites and their special characteristics can be found in Appendix A to this report.

Species Information

The Devon Biodiversity Records Centre has also provided us with a ‘species report’ based on its records at June 2017.

The protected species groups that are particularly relevant to development in Devon are:

Bats - are present across the county and have international protection. They feed on insects so are more likely to be found where there is semi-natural habitat. Bats also use linear features such as hedges and streams as navigation routes to travel to and from feeding areas and summer and winter roost sites. A whole range of buildings and structures can be used for breeding roosts and hibernation roosts. Bats are affected indirectly by lighting associated with new developments and some will desert roosts and foraging areas when there is light pollution. There is a **Greater Horseshoe Bat Sustenance Zone** within Colyton parish. These are key feeding and foraging zones. They consist of a 4km radius circle centred on bat roosts. Existing urban non-vegetated areas should not be considered as key foraging areas.

Dormice - are found within areas of Devon, they are particularly associated with woodland, scrub and hedge habitats, especially old or ancient boundaries.

Otters - are present across the whole county, are associated with rivers and streams and have international protection. Otters will cross roads where their passage is blocked by culverts or flooding under bridges. Within a home range an otter may use many resting sites. These include above-ground shelters, such as stands of scrub or areas of rank grass, and underground ‘holts’ – for example, cavities under tree roots and dry drainage pipes.

Badgers - have national protection. They are found across the county in many habitats, they are often affected by developments. A licence is required if badgers are likely to be disturbed as part of a development.

Birds - have differing levels of protection depending on the species. They must not be disturbed during the nesting season from early spring through the summer. New developments can include enhancements for birds such as nesting sites and appropriate planting schemes. In winter birds can congregate in large numbers on agricultural grassland that has no designation and little semi-natural habitat.

There are **Barn Owl** records within the Parish.

The Parish is within a **Great Crested Newt Consultation Zone**. These are two kilometre buffers around existing and historical (post 1970) great crested newt records². A great crested newt survey may need to be carried out if a development site is within one of these zones.

Notable is the absence from the report are the water-dwelling creatures, both fish and invertebrates, such as stickleback, minnows, bullhead, brown trout, sea trout, salmon, common mullet, the common eel and the Atlantic eel. They are all thought to be present in our streams, ponds, tidal estuary and rivers.

² Wildlife Site Resource Map and Species Information for Neighbourhood Planning – Colyton Parish, Devon Biodiversity Records Centre, Jun 2017

Habitats

Within the Parish of Colyton there is a wide range of habitats:

1. The salt marsh grazing meadows or 'Goosebite' as they were previously known
2. The tidal drainage ditches of Colyford Common
3. The flood plain water meadows beside the Axe and Coly
4. The lower valley hedgerows with their adjoining wet ditches (flooded during the winter months)
5. The green lanes of the parish- Some (U.C.R.S) unmade county roads - forming wildlife corridors with their boundary hedges
6. The unimproved valley pasture used for grazing, hay and silage making- used by fox, badger rabbit and roe deer for hunting, grazing and breeding
7. The improved pasture and arable fields and their field margins- hedgerows and hedgerow trees
8. Upland streams fed by springs and drainage ditches- bordered by mature willow and alder and used as wildlife corridors- for mammals including bats and birds
9. Coppices and clumps of trees and shrubs including overgrown marl pits
10. Broadleaved woodland on steep greensand scarps (e.g. Holyford Woods) and within these woods a range of habitats
11. Dry steep slopes with dogs' mercury, bluebell, orchid, moschatel, wild garlic and wood sorrel (all ancient wood indicators)
12. Springline mires with sedges, alder and a range of fungi growing on decaying wood (e.g. common elf cap)
13. Old wood banks with their collection of mosses, ferns and nesting sites for small mammals.
14. Areas of planted conifers
15. Open grassy glades supporting butterflies, insects and invertebrates
16. Woodland ponds and streams. Within the Parish there are ponds - some historic and some created for fishing and for wildlife (Holyford farm)
17. Open upland semi improved pastures
18. Common scrubland with gorse/heather and peat soils
19. Traditional hay meadows
20. Country gardens (refuges for hedgehogs, toads, slow worms etc)

Holyford Woods - formally in the ownership of the Pole estate, was sold in the 1930s to the Seaton Urban District Council as a water catchment area to build a reservoir in the centre of the woodland with a pile driven concrete cased, earth-revetted structure designed to capture spring water issuing from the valley sides to supply water to Seaton. Its source being the underground aquifer running North/South along the Seaton Hole fault. A geological unconformity fault running inland from Seaton Hole to Ridgeway- north-west of Colyton town where the Triassic mudstone is thrust against the porous Cretaceous sandstones, chert and limestones.

Along its length the aquifer comes to the surface as strong springs in

1. The Couchill Valley
2. The Holyford Valley
3. At Whitwell north-west of Colyford, where the springs fed the Borough Leat for over 400 years. A piped supply was introduced in the 1920s
4. The springs at Ridgeway fed a Leat supplying water to the town of Colyton later becoming a piped supply, administered by the Feoffees until 1964, when the water undertaking was sold to East Devon Water Board

All these water sources would have been used by the hunter gatherers of the area and later the bronze age and the Iron age. All these springs fed upland streams used to water meadows in the

Spring and Autumn: a network of watering channels can still be seen in upland water meadows as in Great Holyford Mead- off Holyford Lane.

Holyford Woods Nature Reserve is now a nature reserve within the Parish. It was bought in 2002 by the Holyford Woodland Trust with assistance from East Devon District Council. The woodland at Holyford Woods was coppiced annually and the hazel products used for hurdles, pea and bean sticks. The standard trees felled in rotation and processed into building timber in 'saw pit close' - now occupied by Holyford Close. A resident born in 1899 - remembers Gipsies camping in Holyford woods in early Spring. Felling Coppiced Alders stripping the bark and preparing the wood in 4 baulks ready for selling to clogmakers.

The use of open cast quarries used to dig loads of chert from the outcrop of stone near the top slopes of the wood for building stone throughout the Parish.

All these activities produced specialist habitats which wildlife has adapted to. In addition, there were more activities.

1. The pollarding of Oak for its bark in April and May ensured a supply of bark for the local tanneries
2. The cutting and harvesting of bracken on Pratts Hill for bedding
3. Cutting of gorse and brambles known locally as 'Vreth' for making into Faggots for firing bread ovens

The Bat House: The Cemetery off Sidmouth Road, established in the 1860s, comprises another habitat with its mature trees and being close to the River Coly and cattle grazing pastures, it is home to several species of bats. The Council considered demolishing the disused Chapel of Rest in the parish cemetery. Instead, the chapel was converted into a bat house in collaboration with the East Devon Area of Outstanding Natural Beauty Partnerships project 'Looking Out for Bats'. A new mezzanine floor provides a warm loft, gaps were opened to provide better access, and a large insulated 'warm box' allows bats to huddle together in the winter. The cemetery is a haven for six bat species, lesser horseshoe bats quickly moved into the new roost.

Colyford Common Nature Reserve: In 2002, East Devon District Council opened a brand new Local Nature Reserve at Colyford Common. East Devon District Council purchased 27 acres of tidal marsh and together with 6 acres of similar land owned by the Burgesses of Colyford (leased to EDDC) now forms this 33-acre nature reserve. The site is managed by East Devon District Council Countryside Service.

Community Woodland: This small steep woodland below the Picnic Site was established in 1994. To commemorate the Millennium, The Colyton and District Garden Society planted six apple trees of varieties connected with Devon (e.g. 'Sops in Wine' and 'Tom Putt'). The Society also planted other trees, especially whitebeam. Recent work by BTVC³ recovered some parts which had become overgrown. Some original trees have grown into fine specimens and areas are now reserved to encourage butterflies.

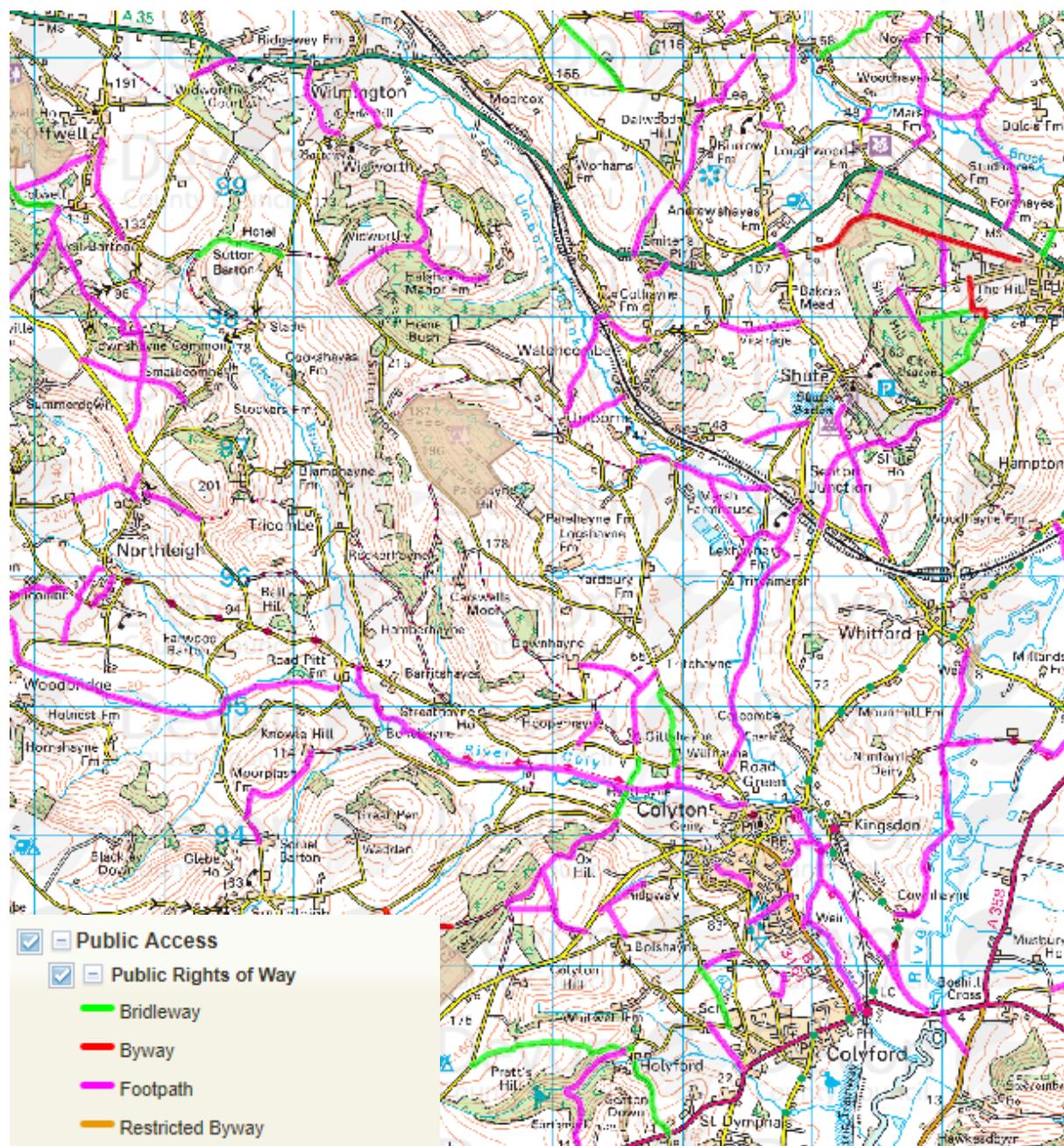
Allotments: The parish has a large allotment area on Mount Hill. There is usually a waiting list for plots. Most allotment holders are members of the Allotments Association.

³ BTCV = British Trust for Conservation Volunteers

Footpaths, Bridleways and Rights of Way

Colyton is a popular walking area and our countryside and its footpaths attract visitors to the Parish. Many people take advantage of the tram to visit the area and use the established footpath network. The Parish is crossed by the East Devon Way (Exmouth to Lyme). This 38 mile, long-distance path runs from Exmouth to Lyme Regis with links to the South West Coast Path, the Jurassic Coast World Heritage Site and the Exe Estuary Colyton is the destination of stage 5 of the Way, which starts at Farway; and the start of stage 6, which takes the walker to Lyme Regis. Sections of this long-distance Path around Colyton have been subject to applications by local landowners to restrict access and divert the route along public roads.

There are a significant number, over 40, Public Rights of Way [PROW's] and Bridleways in and around Colyford and Colyton. In addition, and importantly, the East Devon Way passes through the Colyton. The network of rights of way and bridleways in the area is shown on the map below.

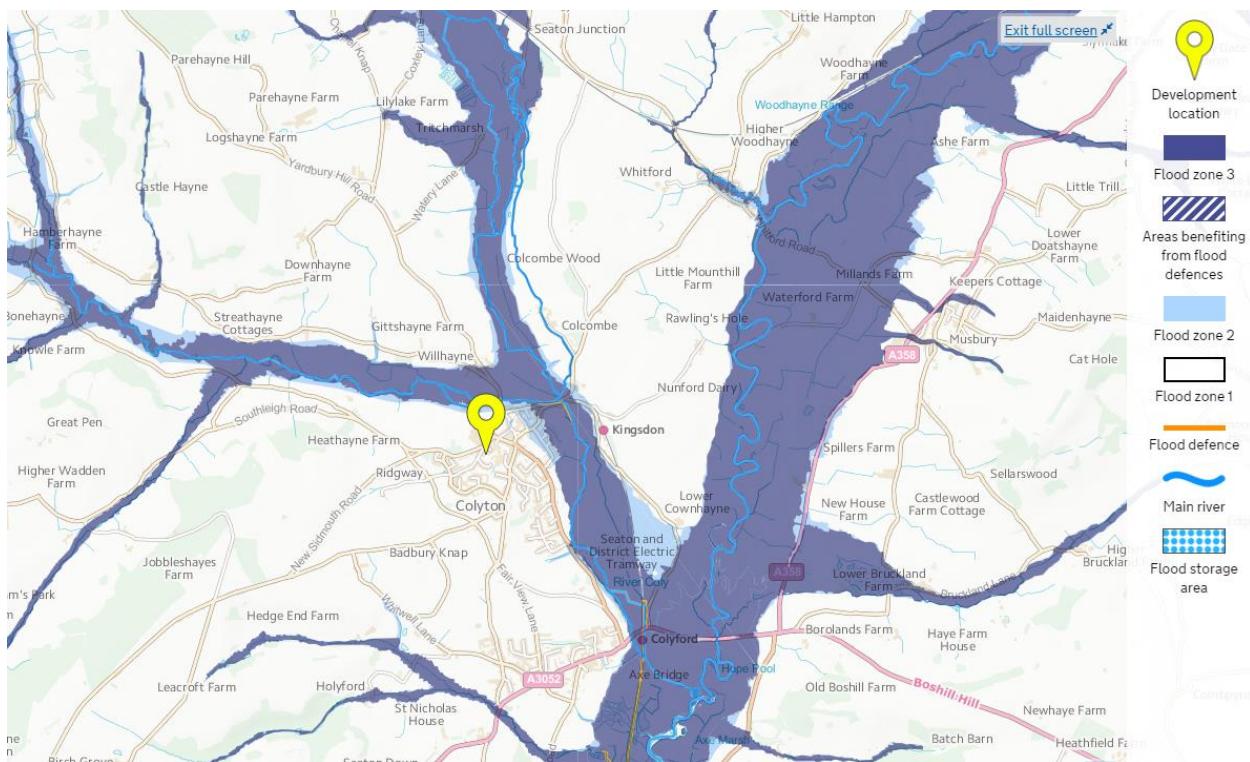


Flooding

The River Coly is prone to flooding. As recent as November 2016, the River Coly broke its banks near Colyton Business Park and Cownhayne Lane in Colyford was particularly bad with several cars and a lorry stranded. Colyton Playing Fields were flooded too.

Riverside locations and roads between Colyton and Colyford, including Chantry Bridge, Road Green, Cole's Mill, Colyvale Caravan Park, White Hart Inn, Bridge Cottages and the A3052 at Colyford are all covered by the new flood information service⁴.

A substantial part of the Parish falls within flood zone 3 as can be seen on the map below.



Renewable Energy

Colyton Parish has not been subject to major renewable energy proposals recently. The few planning applications received over the past five years have been for small scale solar installations. There have been no applications for wind turbines. Much of the rural parts of the Parish are in the East Devon AONB. The latest AONB Management Plan recognises that "*advances in crop modification, renewable energy technology and bio-energy are likely to impact on landscape character and the historic environment of the AONB*"⁵. The Management Plan reports that there is increasing interest in small scale renewable energy and biofuel provision within the AONB. Subsidy driven large scale renewable energy schemes, in particular solar arrays, are impacting on landscape character and agricultural land use.

The AOMB Management Plan has a policy EQCB which supports and encourages "*environmental and renewable energy initiatives aimed at maintaining and improving the natural resources of the AONB and reducing greenhouse gas emissions, that are in keeping with the sustainable management of the landscape, maintain landscape character and conserve and where possible enhance, natural beauty*".

⁴ <https://flood-warning-information.service.gov.uk/>

⁵ East Devon Area of Outstanding Natural Beauty Management Strategy 2014 - 2019

The Community Consultation carried out over the past 12 months, included questions about the environment. The response we receive is shown in the table below.

Colyton Consultation 2016	Colyford Consultation 2017
<ul style="list-style-type: none">• More flowers, better kept places• Annual review of rivers and flood defences• Visual environment, street furniture, signs, lighting• Better recycling, cardboard collection• Keep trees at Ceramtec site	<ul style="list-style-type: none">• Great proximity to Wetlands x5• Access to Jurassic Coast x5• More dog fouling bins and litter bins

Natural Environment Key Messages and Questions:

- There is a great deal (habitats, species and character) that is worthy of protection
- A substantial area is prone to flooding
- We need to improve our resilience to climate change
- The footpath network is an important asset
- We should encourage and support recycling initiatives
- How can we encourage renewable energy use?
- We should support farmers and farming

Built Environment and Heritage

A Brief History⁶

The Parish of Colyton

Colyton Parish is situated in the south-east corner of the district [of East Devon] close to the border with neighbouring Dorset. The council authority was formed in 1894 and is one of the largest in the East Devon District. Population has changed little over the years having been 2,451 in 1841 and 3,165 at the last census in 2011. White's Devonshire Directory of 1850 described the parish as comprising about 8,000 acres of fertile land, including the hamlets of Purlbridge and Colyford, and many scattered houses.

One ancient farmhouse known as Yardbury was for some generations a seat of the Drakes. Much of the parish is designated as an Area of Outstanding Natural Beauty or an Area of Great Landscape Value. The River Coly has its source above Farway being joined by the Umborne Brook at Colyton from where it flows to join the Axe at Colyford at the south end of the parish. The centres of population are Colyton, and Colyford, are quite distinct both in terms of size and history⁷.

The Town of Colyton

Colyton is a town rather than a village, but on a small-scale. The settlement of Colyton goes back at least to Saxon times. In 827 the Saxon parliament was held in Colyton. There are several fine Georgian houses and a Grade 1 listed church that was largely re-built on its Saxon site in the 15th century.

THE Norman Conquest brought social and land ownership changes which would have a lasting effect and began the connection with nobles from France establishing themselves here. The Domesday Book of 1086 included Colyton as part of the West Saxon Royal Demesne. Colyton's church was remodelled and extended by the Normans during the period 1090 to 1200. The construction of the fine and rare octagonal lantern on top of the church tower indicates the wealth of Colyton during this period, far exceeding what would be expected of such a small community.

In the Middle Ages, the wool trade made Colyton a great Devon town. During the 14th century, Colyton was listed as the 4th richest town in Devon according to taxes paid by its merchants.

IN 1538 there was a most significant and dramatic event which would lead to a settled and progressive life in Colyton. For many years, the Colyton lands had been in the possession of the Courtenay family. The then Lord of the Manor, Henry Courtenay, Marquis of Exeter, fell foul of his cousin Henry VIII. He was executed and all his lands confiscated to the crown. A while later, shrewdly judging the moment when the King was in need of money for his wars and shipbuilding, a group of farmers and merchants got together the sum of 1000 marks. With this they travelled to London and managed to negotiate the purchase of much of the seized estates from the King. This resulted in a deed of "feoffment" being signed on 6th January 1546.

Colyton Chamber of Feoffees became the body charged with using the proceeds for "good, godly and commendable purposes". Included was the management of local fairs and markets at which a Court of Pie Powder could be held – a system for administering on-the-spot justice. In 1547, the Chamber appointed a Bailiff to administer its affairs and keep meticulous records of meetings and accounts. These continuous records remain in existence providing a record of over 450 years' history in the parish for which translation is awaited. Subsequently it is the Feoffees who have been responsible for many public initiatives and the forerunner of what we know as local government.

The first development of note was the founding of Colyton Grammar School in 1546. An early water supply was introduced in 1641 when they arranged for "spring water to be channelled into a leat

⁶ largely, courtesy of the Colyton Parish History Society

⁷ <http://www.colytonhistory.co.uk/colyton-history-brief.php>

(ditch), cut through meadows and collected in a large underground tank" which is still in existence. They were also instrumental in creating a local fire brigade in 1641.

During the **Civil War** the town appears not to have taken sides but nonetheless found itself on a route between opposing forces. There were many skirmishes in the streets and disruption to its population as burial records demonstrate. Colcombe Castle, garrisoned for the King was much destroyed in a reprisal raid by Parliamentary troops. A little later Colyton gained a dramatic entry in historical records as being "**the most rebellious town in Devon**". In 1685, non-conformists and dissidents supported the Duke of Monmouth in his ill-fated campaign to take the English crown from his uncle James II. Over 100 Colyton men joined the Duke's army when he landed at Lyme Regis but in the after-math many were hanged and others transported into slavery in the West Indies.

Over the centuries tradesmen had improved and maintained a wide range of skills ensuring the town was fully independent. For example, the records of 1838 show a remarkable list in the town: market traders, farmers, millers, butchers, bakers, shoemakers, coopers, curriers, druggist, a fishing rod maker, glove maker, tanner, gunsmith, linen drapers, foundry, maltsters, brewers, innkeepers, milliners, saddlers and harness makers, rope and twine maker, stone masons, surgeons, barbers, tin plate worker, watchmaker and wheelwright. Whites Devonshire Directory of 1850 showed markets being held on Thursday and Saturday but, by then, said to be 'of trivial consequence'. Cattle fairs took place in May and October.

By the end of the 16th century wool was only a small part of the economy. From the early 16th to the early 19th centuries Colyton was essentially a self-contained agricultural parish with its own mills, iron foundry, wheelwrights, etc. Lace making was carried out in many homes. In 1645/6 once again it was visited by the plague when the Parish Register records a total of 458 deaths - a substantial proportion of the population.

Street lighting was introduced in 1858, again at the Feoffees' instigation. Drinking water supply became available in 1880 and maintained until 1964 when it was taken over by East Devon Water Board. A new Town Hall was built in 1927. Formerly, grants were made to the needy of the Parish for the purchase of food, fuel and blankets. In modern times support of academic and sporting pursuits by young people has been encouraged and they work closely with the Parish Council.

Today there remains a narrow and fascinating street pattern together with a wealth of old and listed buildings. The last remaining oak bark tannery in the country thrives, despite modern competition, to produce some of the finest finished leather hides. The town takes pride in its traditional wheelwright who has gained a Royal Warrant and works "By Appointment to Her Majesty the Queen".

Colyford

Colyford is a linear settlement situated along a spur of slightly higher ground projecting into the flood plain of the river Axe. It has its origins as a convenient fording point until a bridge was built. The village of Colyford was originally planned as a 'new town' as early as the 13th century. It even achieved borough status during the reign of Edward 1.

Today many people only know Colyford as the place where the Seaton Electric Tramway (established in 1970) crosses the main A3052 coast road alongside the old White Hart Inn. The earliest occupation after Iron Age man is thought to be by the Phoenicians who first used the estuary establishing a trading post somewhere between Seaton and Colyford. Later, the Romans occupied the area early during their conquest of Britain and established a port at Seaton (supposed to be the roman town of Moridunum). The estuary was an important harbour in ancient times becoming known as Culliton Haven. After the Romans and Saxons, it was used by the Danes.

The **Saxon Period** places Colyford within the Hundred of Colyton and was part of a royal estate. The Manor of Colyford was granted to a succession of Barons after the Norman Conquest. In 1199, it came into the possession of Thomas Bassett by Richard I. Subsequently a Royal Charter was obtained which constituted Colyford as a Borough. King John granted rights of a Michaelmas Fayre to Thomas Bassett in 1207.

It flourished for a hundred years or so as a medieval town, mainly associated with the sea because the estuary was deep enough for ships and boats to reach the dock at Colyford. In about 1500 a decline set in, due to a large shingle bank being thrown up at Seaton which caused the estuary to silt up. As with so many communities it was decimated by the plague, after which it became a tithing of the parish of Colyton.

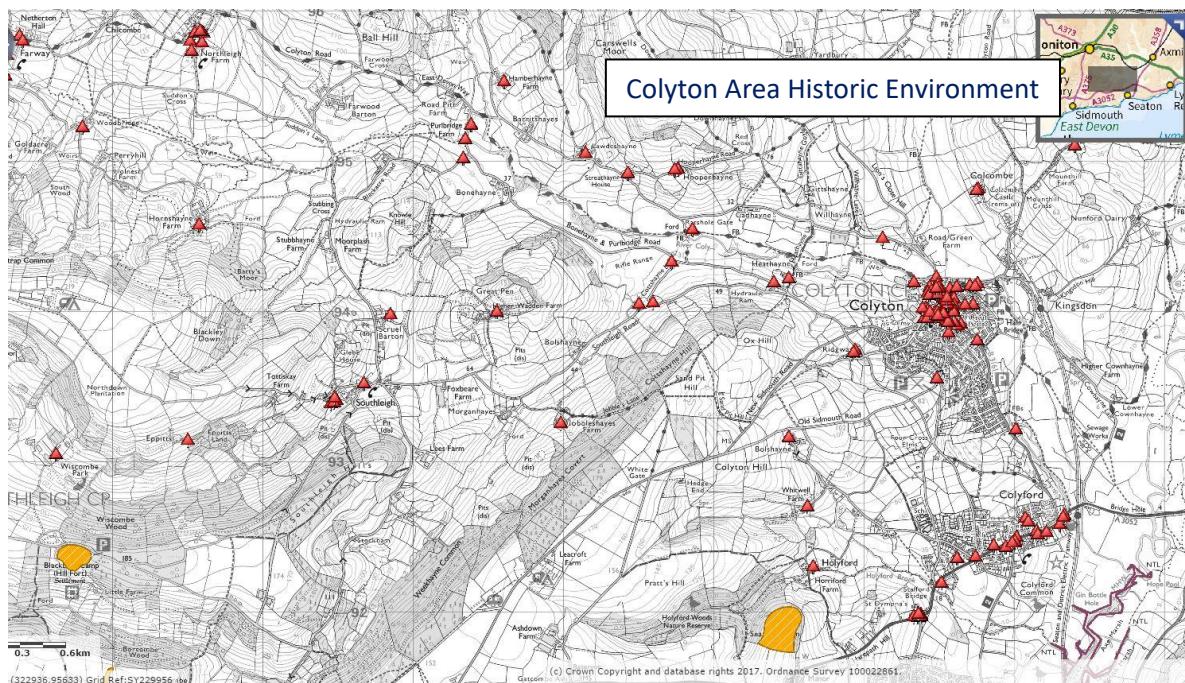
Moving on, Colyford in later years was a Rotten Borough and therefore had a right to be represented in Parliament. These were boroughs in which parliamentary elections were determined by bribery and corruption, in which nomination of candidates lay in the hands of one or few individuals. The 1832 Reform Act defranchised 'rotten' boroughs restoring the meaning of borough to its previous significance.

The Ancient Borough still exists, although no part of local government structure, and at its annual meeting elects a mayor, clerk and constable. Famous for its Goose Fair which retains all the flavour of medieval fayres and always takes place as dictated by tradition on Michaelmas Day, the last Saturday in September.

Today Colyford is now mainly residential with a population around seven hundred and home to Colyton Grammar School taking great pride in its academic achievements.

Listed Buildings

With such a rich history, it is not surprising to record that the Parish has a substantial number of listed buildings. 114 are recorded as listed by Heritage England. The 2017 list can be found in an appendix to this topic section. The map below shows the distribution of listed buildings and other historic monuments in and around the Colyton Parish.



Conservation Areas

The Parish has two Conservation Areas. These have not been subject to any recent appraisal although the local planning authority are required to carry out regular reviews and encouraged to produce Conservation Area Appraisals and Management Plan for each of their Conservation Areas. Arguably the Appraisal documents quoted from below require up-dating.

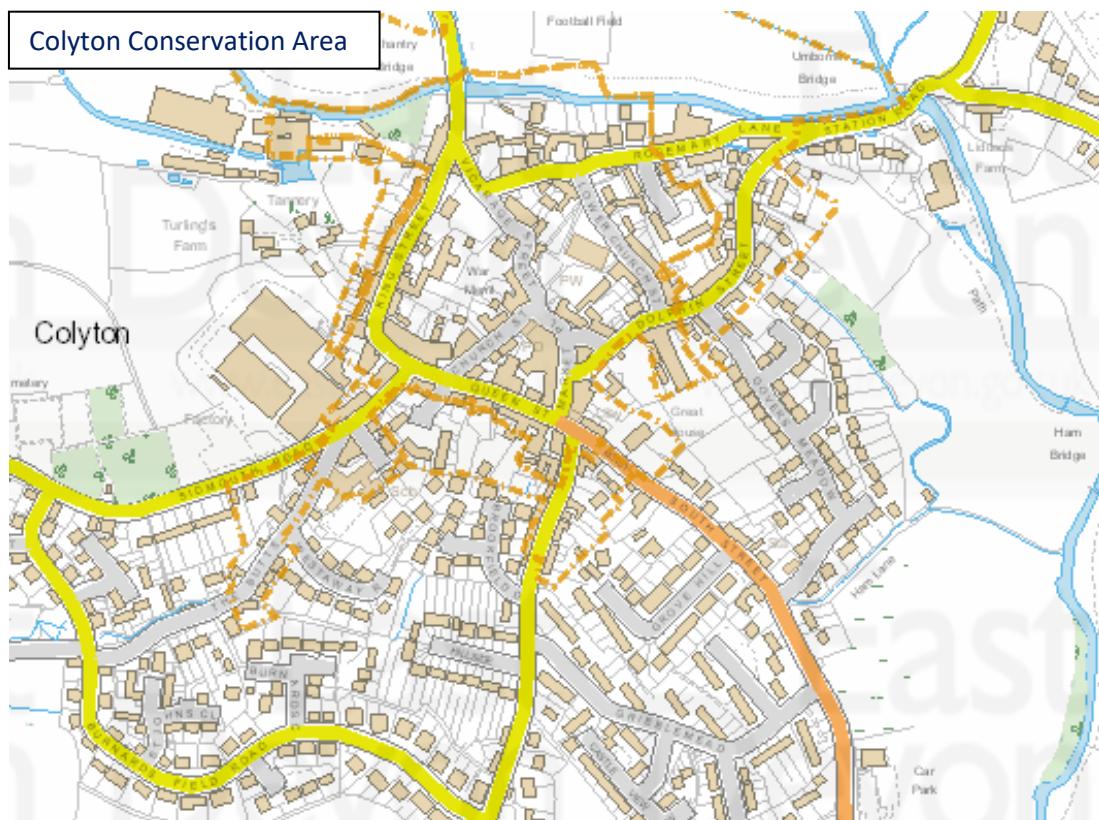
Colyton Conservation Area

Much of the centre of Colyton was designated as a Conservation Area in 1969. The present boundary of the Conservation Area, see map below, was designated in January 1979. The most recent Conservation Area Appraisal⁸ describes the key aspects of the Colyton Conservation Area as follows:

Colyton undoubtedly has a remarkably cohesive character, as a miniature market town with park, river, mills, church, market place, houses and surrounding hills. Because of this cohesive nature, it is correspondingly difficult to separate into separate geographical units with distinctive characteristics. Colyton has a pleasing mix of traditional building materials throughout, with no particular areas of concentration of different types. Colyton has a number of important buildings that are part of the town's history and development. Much of the charm of the Conservation Area depends on the mixture of cottages and more formal buildings from different periods and on the informal street pattern. The main character elements which may be considered as most worthy of retention are:

- *The mixture of thatched and rendered cottages with more formal stone or classical featured houses*
 - *The mixture of uses and ages of property which makes up the historic fabric of the town*
 - *The close and continuous or semi-continuous, street frontages of cottages and houses*
 - *The visually important high stone boundary walls*
 - *Many of the fine or pleasing vernacular details on cottages and house*
 - *Traditional shop fronts, well preserved ironwork, carved wood porches, eaves and gable details*
 - *The pleasant vistas both in to and out of the town*
 - *The areas of green space*
 - *The sharply defined contrast between the town and surrounding countryside*

In general, it must be said that the survival of most features from the 19th century and earlier periods, and the wealth of vernacular ornament and detail adds immeasurably to the period charm and character of the town.



⁸ Colyton Interim Conservation Area Review, East Devon District Council, 1999
<http://eastdevon.gov.uk/media/563116/colytoncaa.pdf>

The last review of the Colyton Conservation Area identified the following key recent changes:

- New houses being built
- Loss of commercial and manufacturing buildings to housing
- UPVC windows have been installed in some key buildings
- Historic porches being neglected
- Some stonework is in poor repair
- Street surfaces are generally poor
- Increasing number of parked cars in the Market Square
- Poor maintenance of the Library
- Removal of stucco exposing random rubble on historic buildings
- Loss of stone walls to car parking
- Traffic calming measures using inappropriate modern paving surfaces
- Large areas of tarmac and loss of traditional road and pavement surfacing

Colyford Conservation Area

The special character of the village of Colyford led to the designation of a Conservation Area in 1990. The most recent Conservation Area Appraisal⁹ describes the key aspects of the Colyford Conservation Area as follows:

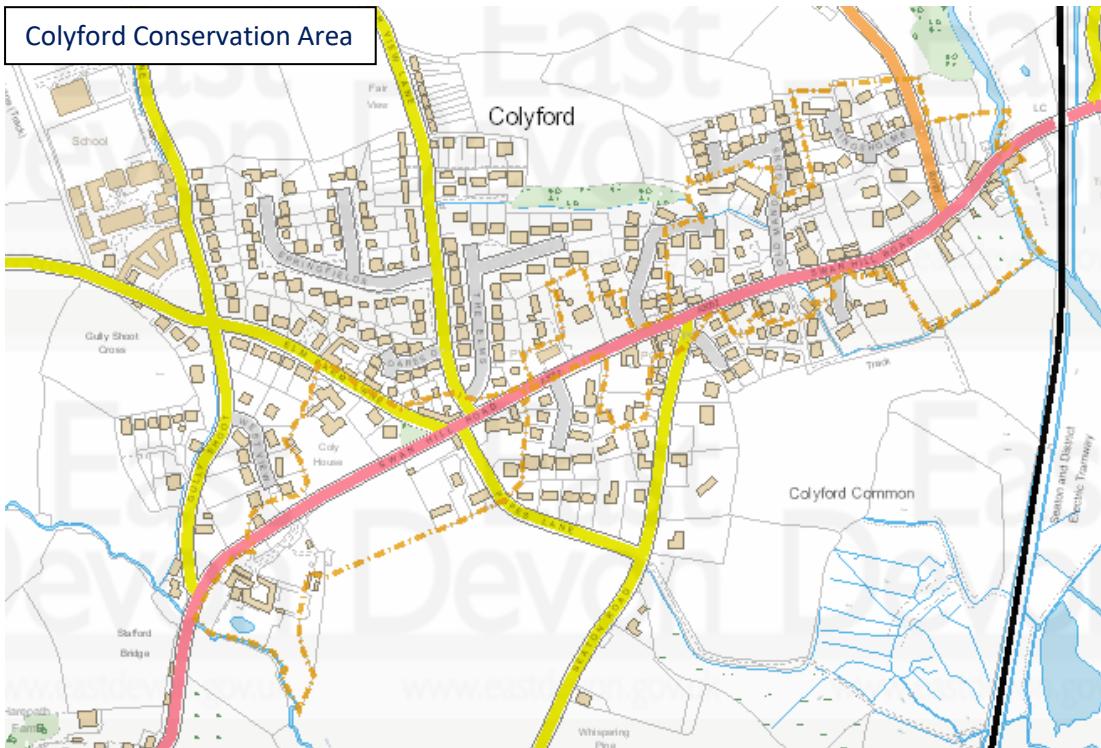
Colyford lacks a coherent street pattern or continuous building frontages, yet there are several good small groups of cottages, often lightly angled to the carriageway, and able to be viewed against a backdrop of trees. The main road effectively separates the Conservation Area into two parts visually. A considerable amount of 20th century development has occurred within or immediately adjoining the Conservation Area. Otherwise the conservation area boundary defines a settlement pattern that has changed little since the 19th century and earlier with a remarkable and largely undisturbed survival of field patterns and apparently relatively ancient boundaries. Chert stone, usually in exposed random rubble form is the dominant traditional building material. There are several examples of brick and tile, normally found in late 19th and early 20th century houses. Elsewhere roofing is almost exclusively thatch or slate. Ornament is mainly confined to 18th/19th century classical detail in porches, gate piers and iron gates. The main features of Colyford Conservation Area which can be considered as most worthy of retention are:

- *A general feeling of spaciousness*
- *The extensive use of chert in boundary walls*
- *A, sometimes sharp, contrast between built frontages and open countryside*
- *Important frontage gaps giving good views across the Axe Valley*
- *Gate piers and iron gates forming the entrance to the Manor house*
- *Fine specimen trees and other important tree groups*
- *A scattering of cottages with modest vernacular features*
- *Discreet signage and restrained commercial features on the village shop and petrol filling station*

The last review of the Colyford Conservation Area identified the following key recent changes:

- Provision for car parking and traffic movement are very evident
- UPVC windows have been installed in some key buildings
- Crude pipe railings to the Chapel's disabled access
- Speed of traffic and traffic noise is blighting the village
- Significant mature trees are being lost
- New building is using inappropriate materials

⁹ Colyford Interim Conservation Area Review, East Devon District Council, 1999
<http://eastdevon.gov.uk/media/556261/colyfordcaa.pdf>



Quality of the Built Environment

The special quality of the built environment in the Parish is recognised by the community at large. The Questionnaire carried out in conjunction with the preparation of the Parish Plan in 2008, showed that local people were generally satisfied with the scale and quality of the built environment. “*Only a small number of respondents described the appearance of the Parish as ‘Poor’ but the majority felt it was in good shape. However, there were a number of negative comments about some particular areas e.g. the approach to Colyton from Whitford and Queens Square, around the Town Hall. Some suggested that hanging baskets could be considered to brighten up the town centre. Some respondents expressed the view that overhead cables should be re-sited below ground.*”¹⁰

In 2011 pupils of Colyton Grammar School took part in a national study to assess the importance and value of historic buildings to young people. whilst the final report does not separately identify the Colyton response it is art of a conclusion that “*Buildings, monuments and spaces that are important to young people in their local area include historic buildings. The majority of young people (58%) cited at least one listed building among the local buildings, monuments and places which they said were important to them.*

Historic buildings and monuments form an important part of those buildings, monuments and spaces in the local area which:

- teenagers think are distinctive or special
- make teenagers proud of where they live
- make teenagers feel attached to where they live.

*Most of the buildings, monuments and spaces that are important to young people are relatively close to where they live. The average distance to important buildings was just over two miles (3.4km).*¹¹

¹⁰ Colyton Parish Plan, Colyton Parish Council, 2008 <http://eastdevon.gov.uk/media/253754/colyton-parish-plan.pdf>

¹¹ 5395 Assessing the importance and value of historic buildings to young people, Final Report to English Heritage, CURDs, Newcastle University, Jan 2011

Recent Planning History

An examination of the planning applications made to East Devon District Council over the past five years reveals that relatively few major applications for development have been made. the most significant of the 233 applications the local planning authority has had to deal with since the beginning of 2013 are probably those that relate to residential development. The following may be the most significant:

Conversion of church hall to 3 no. dwellings, creation of dormer windows, bin storage area and removal of steps to hall entrance

St Andrews Church Hall Lower Church Street Colyton

Ref. No: 17/0352/FUL | Validated: Fri 17 Feb 2017 | Status: Approved

Proposed residential development to include 2no 3 bedroom houses, 1no 2 bedroom bungalow with garages and parking

Sunnymead South Street Colyton EX24 6ER

Ref. No: 16/1499/FUL | Validated: Thu 07 Jul 2016 | Status: Approved

Outline application for 4 no. dwellings and associated access

Land South of Yaffles Coly Road Colyton

Ref. No: 15/1965/OUT | Validated: Thu 20 Aug 2015 | Status: **Refusal**

Outline application for the erection of 5 no. detached dwellings (all matters reserved)

Peace Memorial Playing Fields Coly Road Colyton

Ref. No: 15/1777/OUT | Validated: Mon 07 Sep 2015 | Status: **Refusal**

Outline application for residential development involving the erection of up to 31 no. dwellings (including 6 no. affordable) and associated works (all matters reserved except for access)

Land North of Chartridge Old Sidmouth Road Colyton

Ref. No: 15/1758/MOUT | Validated: Wed 14 Oct 2015 | Status: **Refusal**

Residential development of up to 16 no. units, including 6 no. affordable units, access road and amenity land (outline application, all matters reserved)

Land Adjacent Peace Memorial Playing Fields (South of Ham Lane) Colyton

Ref. No: 15/0131/MOUT | Validated: Tue 20 Jan 2015 | Status: **Refusal**

Outline planning permission for residential development of site (up to 2 no. dwellings) with all matters reserved

Land North of Cat Aclew Station Road Colyton

Ref. No: 14/1381/OUT | Validated: Fri 06 Jun 2014 | Status: **Refusal**

Residential development of up to 20 units, 40% affordable, access road and amenity land (outline application, all matters reserved)

Peace Memorial Playing Fields Coly Road Colyton

Ref. No: 14/0429/MOUT | Validated: Tue 11 Mar 2014 | Status: **Refusal**

Residential development of 12 affordable dwellings, with associated roadworks, parking and a play area.

Land Off Mount View Colyton

Ref. No: 13/1430/MFUL | Validated: Thu 04 Jul 2013 | Status: **Approval with conditions**

Construction of 16 no. dwellings, formation of access, service road and parking (outline application with all matters reserved)

Land North of Yaffles Coly Road Colyton

Ref. No: 13/1401/MOUT | Validated: Fri 28 Jun 2013 | Status: **Approval with conditions**

Noticeably many of these applications were refused. This is largely because the site of the proposed development was outside of the built-up area and was therefore considered contrary to prevailing

planning policy. Reasons stated for refusing the applications include the detrimental impact on the undeveloped/rural character and appearance of the area and the erosion of the transition from countryside to town. This policy position has been tested recently on appeal. For example, the refusal to grant planning permission for residential development on land adjacent to the Peace Memorial Playing Fields went to appeal in 2016. The developer submitted a unilateral undertaking that 50% of the dwellings would be affordable homes. Even so, the Inspector felt that strategy 7 of the newly adopted Local Plan which protected countryside from development should prevail and dismissed the appeal stating that the adverse impacts would outweigh the benefits. The Inspector did recognise that a Villages Development Plan Document was in preparation and to allow the appeal would pre-empt the plan-making process.

The Parish Council's position on major developments in the countryside is reflected in this resolution from its Planning Committee in January 2016. *"The proposed development is on a greenfield site outside the BUAB of Colyton which would have a harmful impact on the character of the area and wider landscape. The proposed changes of the plan to the layout does nothing to mitigate the loss of a valuable 'greenfield' site within the Axe Valley. It is above the 200ft contour line, a natural feature which CPC considers to be the extent of any development in the Parish as anything above this is highly visible from across the Axe Valley and would be an intrusion on the skyline in an area of great landscape value and would erode the rural setting of Colyton. The NPPF document Section 11 para 109 states that planning authorities should protect and enhance valued landscapes. The Parish Council reiterate its stance that any future development should be by way of infill or brownfield sites and not on greenfield sites. East Devon District Council can demonstrate that they have a 5yr land supply and this development would be in excess of what the District has identified or what Colyton as a rural community needs.¹²"*

Vacant Property

The Parish is currently facing issues with long-standing businesses vacating significant premises. The closure of **Lloyds Bank** in October 2016 was a particular blow for the community and, as the only bank in the town, a threat to the local economy. A strong campaign failed to persuade the Bank not to vacate this prominent building in the Market Place in Colyton. The future use of the building is presently (May 2017) uncertain. Its future use could be critical as it is in the heart of the town centre where *"the majority of the business premises are located around the Market Place although there are a small number elsewhere in the town centre. The main risk to the vitality of the area is the loss of business premises to residential uses and any erosion of shops and services would undermine the viability of the town centre and its functional importance as a meeting place and draw for tourism"*¹³. The draft East Devon Villages Plan includes a policy that may ensure it continues to contribute to the vitality and viability of Colyton town centre.

Ceramtec was one of the area's largest employers. It had been operating in Colyton for over 50 years, producing 'advanced ceramic components'. When the proposed closure of the local factory was announced in 2014 it employed 80 people. It closed in July 2015. The 3.06 hectares (7.56 acres) site has attracted attention from housing developers, although this is not something that has found favour with the Parish Council. In 2014, the Council agreed the site *"agreed that the priority must be employment and the suggestion of a school was to be investigated if this was not possible"*¹⁴.

¹² Minutes of Planning Committee, Colyton Parish Council, 22 February 2016

<http://www.colytonparishcouncil.co.uk/archives/Planning-minutes-22-Feb-2016.pdf>

¹³ East Devon Villages Plan, Proposed Submission Plan Published for Consultation, East Devon District Council, Mar 2017

<http://eastdevon.gov.uk/media/2049500/villages-plan-publication-version.pdf>

¹⁴ Minutes of Colyton Parish Council, 14th July 2014

The Parish Council has recently (April 2017) discussed the Ceramtec site in the context of the draft East Devon Villages Plan. It has expressed disappointment that East Devon District Council proposes that the site be included within a redefined built-up area boundary and has raised objection in writing to this, and the way it has been done, without consultation. “*In the Parish Council’s submission, we wanted to retain the existing built-up area, which included only a small part of the site. The proposed change [of boundary] was forwarded without reference or consultation with elected representatives of Colyton and is totally against Colyton’s policy of preserving and providing employment for its residents. The Ceramtec factory was Colyton’s biggest employer with a workforce of over 80. The town needs to replace these jobs to maintain the balance and sustainability of the community. Colyton Parish has already found sites for 32 houses required of us by EDDC and EDDC now has a proven land supply for more than 6 years. Therefore, there is no need for a housing development on this site. Furthermore, it would be unsustainable in that houses would be, either for retired people or those that have to commute to work, as there would be no employment opportunities in Colyton. Strategy 32 [of the Local Plan] is not strong enough. The site needs the full protection of the BUAB. This is supported by Strategy 27 [of the Local Plan] which states that large developments will not be allowed unless they will promote the objectives of sustainable development. Colyton is in the process of doing a neighbourhood plan and the site will be considered as part of this process. For this reason, we hope you will reject the proposed change to the BUAB and retain the existing one*”.

The Agent’s particulars for freehold site state: “*The site has an established B2 (General Industrial) planning consent with ancillary uses as detailed in the accommodation summary. JLL Planning has prepared a Planning Brief to inform prospective purchasers which will be made available on application to the selling agent.*

The property lies within the jurisdiction of East Devon District Council whose planning policies are contained within the East Devon Local Plan – 2013 to 2031. The Local Plan strongly supports development of brownfield sites for a range of uses and the property provides an opportunity for reoccupation or an alternative use scheme subject to the necessary planning consents.

*The property is not Listed, and is not located within a Conservation Area, however it is adjacent to the boundary of the Colyton Conservation Area*¹⁵.

The brochure does suggest that the site is in a “*sought after residential location... and suitable for reoccupation and a variety of alternative uses including residential subject to planning*”.

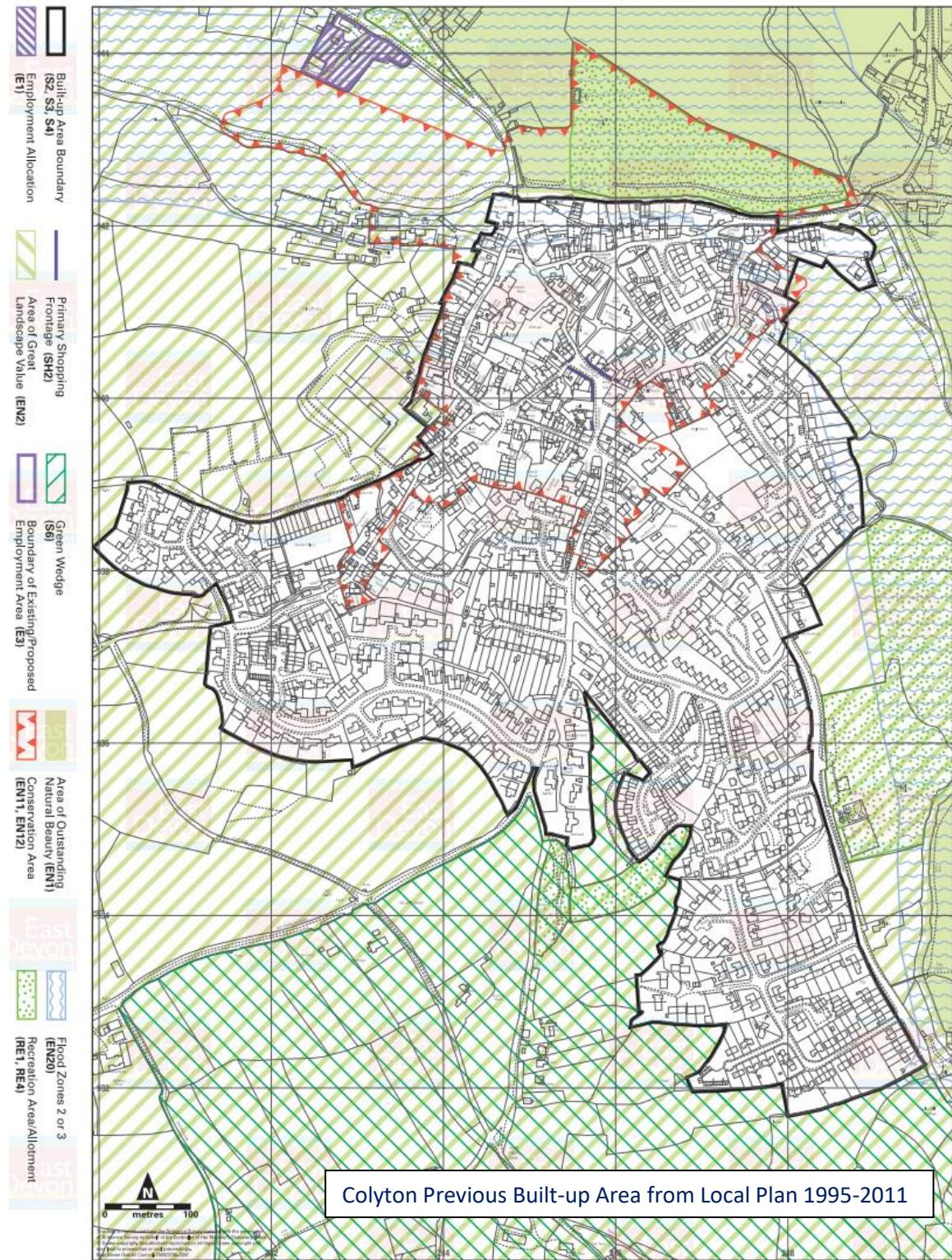
In the draft East Devon Villages Plan, the Ceramtec site is included within the proposed built-up area boundary, which “*encompasses a variety of uses, including valued employment sites such as the former Ceramtec buildings. The Local Plan includes policies that are relevant to the redevelopment of such areas, particularly Strategy 32 – Resisting Loss of Employment, Retail and Community Sites and Buildings*¹⁶”.

The public consultation exercise undertaken by the Parish Council in December 2016/January 2017 indicated there was little enthusiasm amongst the local population for a major housing development to take place on the Ceramtec site.

One significant side-effect of the closure of the Ceramtec site is the loss of parking spaces on the site which were made available for the staff of Colyton Primary School.

¹⁵ Sidmouth Road site on behalf of CeramTec GmbH, Particulars, JLL Property, 2017
<http://property.jll.co.uk/img/7221-23912-SidmouthRoadColytonBrochure.pdf>

¹⁶ “..... we will resist the loss of employment, retail and community uses. This will include facilities such as buildings and spaces used by or for job generating uses and community and social gathering purposes, such as pubs, shops and Post Offices. Permission will not be granted for the change of use of current or allocated employment land and premises or social or community facilities, where it would harm social or community gathering and/or business and employment opportunities in the area, unless....”



Land Availability and Developability

The availability of development land throughout the district is assessed on a regular basis by the local planning authority. East Devon District Council's most recent published assessment was carried out in 2012 (the data-base and assessment is currently being up-dated). At that time, there were only two sites identified and appraised by the objective technical assessment process that was the SHLAA¹⁷.

Include in the 'Schedule of New SHLAA Sites' was:

Ref. No.	Address	Area (ha.)	Yield	Comment
E301	Merlin, Coly Road, Colyford	0.11	3-6 dwellings	Under threshold



Listed amongst sites 'Previously Undevelopable but Resubmitted with New Information' was Land off Coly Road, Colyton (Ref.E056). The SHLAA Report stated that a "previous SHLAA Panel noted that flooding and highway constraints take site below SHLAA threshold. The site is divided into a northern portion, which is separated from the southern part by a house (Yaffles). Previous highway comments were that satisfactory access could be provided to the north of the site, but that it would appear difficult to provide satisfactory site lines for an access to the south". However, "CSJ Planning has produced a report stating that the main access would be in a similar position to the existing and that there are no highway grounds that would prevent development. A sketch has been produced to show the 'correct' extent of the floodplain along surveyed levels and it is stated that the land on the other side of the river is at a lower level and the land has never flooded and is not at risk of flooding".

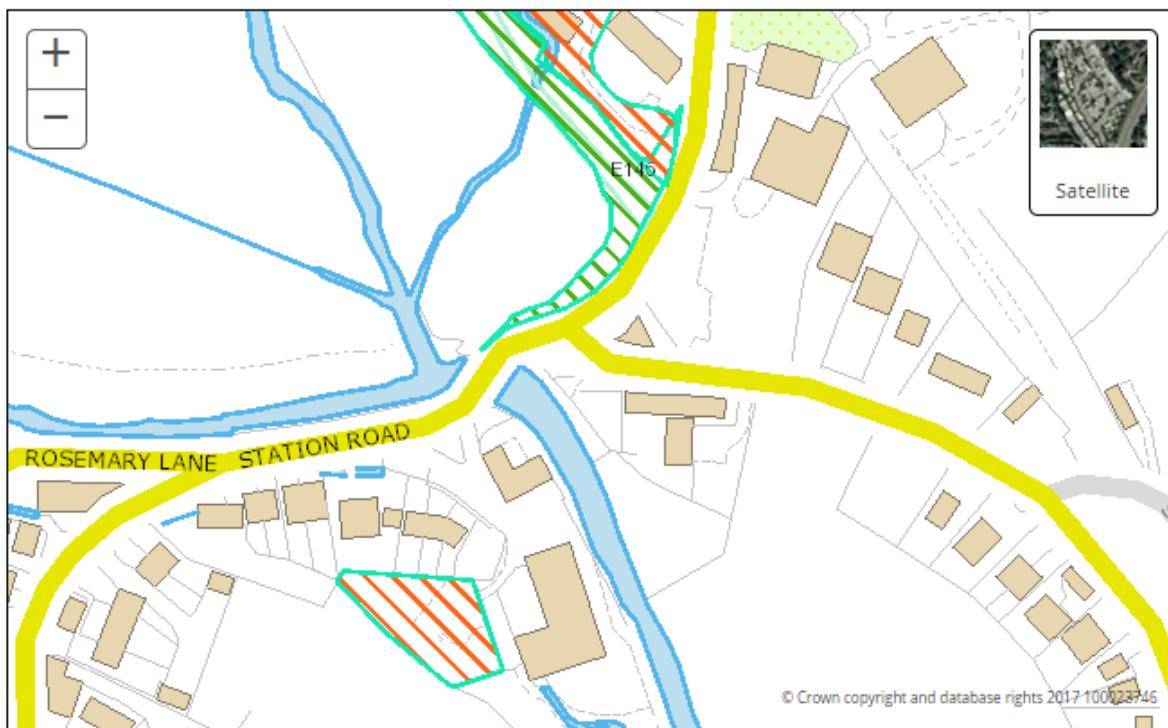
The SHLA 2012 assessment concluded "Response as before. It would appear to be difficult to provide a suitable access to the southern part of the site that complies with contemporary design criteria - no details have been provided to revise that position"¹⁸.



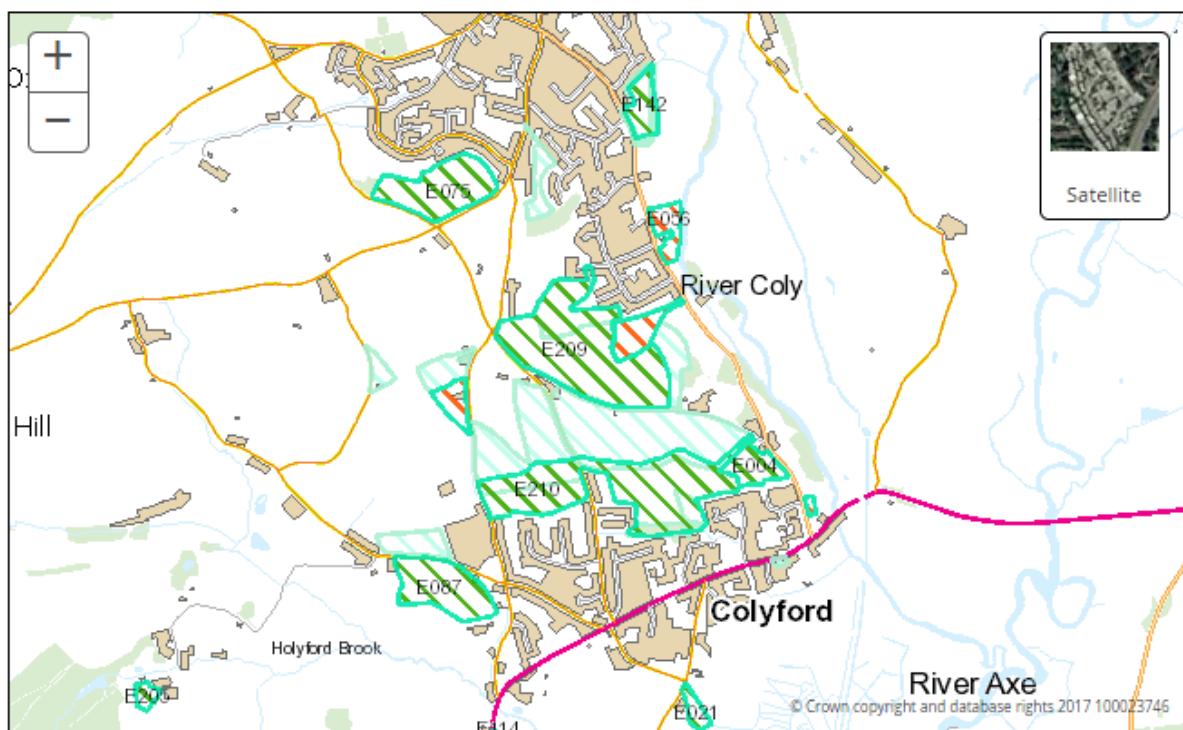
¹⁷ SHLAA = Strategic Housing Land Availability Assessment,

¹⁸ Strategic Housing Land Availability Assessment, East Devon District Council, 2012
<http://eastdevon.gov.uk/media/270501/2012-shlaa-report.pdf>

The East Devon website includes an interactive map of SHLAA sites¹⁹. Other sites have come forward since 2012 and these can be seen on the map below.



The map below, also from the website, shows the current status (May 2017) of several other sites that have been subject to assessment and considered for development.



The information and assessment below regarding the Colyton/Colyford sites, including those shown on the map above, is taken from the 2011 SHLAA database.

¹⁹ <http://eastdevon.gov.uk/planning/planning-policy/housing-issues/strategic-housing-land-availability-assessment/>

E004 Field alongside Coly Road B3161, Colyton/Colyford, between Kingsholme housing estate and Shells Lane. Developable. *There would appear to be scope for accessing the site from Coly Road, subject to detailed design. Any proposed access from Shells Lane would be resisted because its junction with Coly Road is inadequate.*

E021 Franklin Acre, Seaton Road, Colyford. Developable. *Surface water disposal - single side development because of shape of land. This site is somewhat remote from the centre of Colyton and highway links to the south are narrow; however, in principle there would be little objection to the development of the site providing an adequate access junction can be designed.*

E075 Land at Hillhead, Colyton. Developable. *This site is somewhat remote from the centre of Colyton, although it is recognised that several of the SHLAA sites in the area are similar. The connecting roads to this site location are narrow with horizontal and vertical alignment deviations and poor junctions in terms of visibility and geometry. For this reason, possible links to the site ought to be sought via Burnards Field Road to the north.*

E142 Land adjacent to Peace Memorial Playing Fields, Colyton. Not developable. *No evidence site available and flooding constraints take below SHLAA threshold 20 years ago resolution to grant planning permission for 30 houses, but called in and land owners company went into receivership so appeal not held. Layout of 30 still appropriate form now states that acting on behalf of landowners. Although the site is sustainably located, Ham Lane is very narrow and access from Coly Road would be difficult.*

E145 Land adjacent to Colcombe, Colyton. Not developable. *Access in floodplain. Housing would be above flooding level. Within PPS25 guidelines and small risk to access road from flooding should not preclude development. The site is somewhat remote from the village of Colyton but it would be possible to design a suitable access to serve the site from the surrounding highway infrastructure.*

E205 Holyford Land, Colyford, Colyton. *Completely new site This site is remotely located down extremely narrow lanes and there is no frontage to a highway. Unacceptable from a highway perspective.*

E209 Land off Courtenay Drive and Colyvale, Colyton. Previous sites E126 and E143 together. *E126 not developable – doubts over highways and ownership - come back next year if can clarify E143 not developable - site not submitted on behalf of landowner so not shown to be available. In 1989, a plan was produced for E143 to provide 41 dwellings with separate garage court that provided parking for the existing houses in Courtenay Drive. Access was shown to be through EDDC land at Courtenay Drive but another possible access is from Colyvale. There had been talks with highway engineer (DCC) when it was thought that improvements to existing roads could solve highway issues, these improvements together with the parking for existing houses would do much to improve the environment of the area. The site is in multiple ownership, but all owners agree the site is available. Site now put forward as one by agent on behalf of landowners. The highway infrastructure is not sufficiently adequate to serve the whole site, but there is a possibility of small areas of the site being suitable for a few dwellings.*

East Devon District Council's sustainability assessment of smaller settlements in 2014²⁰ concluded that: "Any potential development in Colyton is restricted by the flood-zone to the north and east of the settlement, Green Wedge to the south and AONB to the north and east. Colyton is mainly Grade 3 agricultural land although there are areas to the east of Grade 4 and south west of Grade 2".

²⁰ Small Towns and Villages Development Suitability Assessment 2014, East Devon District Council, Sep 2014

Growth Potential

East Devon District Council undertook an assessment in 2014 to consider the suitability of settlements identified in Strategy 27 of the new Local Plan to ascertain whether they are appropriate for future site allocations and retention of their Built-up Area Boundaries²¹. Both the main settlements in the Parish were assessed.

Colyford - extract

Colyford is not suitable for site allocations as it does not have a primary school, or a doctor's surgery. Colyford is a village with approximately 378, A to H Council tax banded, properties within its existing Built Up Area Boundary and 400m catchment area, with an estimated population of 832. Although the settlement has good public transport links it doesn't have a primary school which is important if proposed development for open market or affordable homes is for families. Devon County Council note that housing development in areas that do not have a local primary school will place additional pressure on primary home to school transport and therefore housing development is not supported in the context of school provision. The criteria... have not been met by this settlement and therefore it should not be allocated any development through Strategy 27.

Colyton - extract

Colyton is a settlement with approximately 1,061, A to H council tax banded, properties within its existing Built Up Area Boundary and 400m catchment area, with an estimated population of 2,334. Colyton has a number of social facilities which includes a pub, community hall, place of worship and library. This complements the core services and facilities which include a primary school, post office, general convenience store and a doctor's surgery. Devon County Council notes that the primary school is likely to remain at capacity. Colyton also benefits from two bus services, one of which is approximately hourly or greater (885). Colyton has a large number of NDR²² units that are concentrated in the North of the settlement particularly around Market Place.....

The two main environmental constraints that impact on the suitability of Colyton to have site allocations are the East Devon AONB and Green Wedge. In response to consultation on the Villages DPD, Natural England noted that even though promoted sites were not in an AONB their proximity to it meant that they should be sensitively located and designed and 'Further landscape and visual impact assessment would be beneficial should the Council wish to consider this allocation further.'

Regarding settlement growth, the projected housing delivery in Colyton from 2014 onwards is 33 dwellings, which does not include a windfall allowance. This would increase the settlement by 3.45%. If potential windfalls are included the settlement would increase by 4.18%. The projected housing delivery identifies that 18 affordable dwellings will be delivered and therefore satisfies the latest need requirement. Any potential development in Colyton is restricted by the flood zone to the north and east of the settlement, Green Wedge to the south and AONB to the north and east.

Built Environment and Heritage Key Messages and Questions:

- We have a rich heritage that must influence planning policy
- The conservation areas need review and an up-to-date management plan
- There is more than sufficient development land if it is required
- Flood prevention is a major concern
- Development at Colyton is a more sustainable option than at Colyford
- Sufficient infrastructure needs to be in place before major development takes place

²¹ Small Towns and Villages Development Suitability Assessment 2014, East Devon District Council, 2014
http://www.broadclyst.org/phocadownload/Neighbourhood_Plan/small-town-and-village-assessment-2014.pdf

²² NDR = Non-domestic rated

Housing

Demography

The most recent Census, in 2011, confirmed the age profile of the Parish to be significantly older than the national profile. The table below shows that we had significantly smaller proportion young children and people in their twenties and thirties. Conversely, the proportion of persons in the over-60 age groups was significantly higher. In 2011 34% of the population was over 65. According to East Devon District Council's website (June 2017), "*the 65+ age range looks set to grow more than any other over the next ten years, growing from 29.9% of the [district's] population in 2014 to 33.1% of the population in 2024. An aging population will have an impact on the provision of health care, housing requirements, the labour market and economic growth.*"²³

Colyton Parish - Age Structure 2011	No.	%	Eng
Age 0 to 4	104	3.3	6.3
Age 5 to 7	70	2.2	3.4
Age 8 to 9	64	2.0	2.2
Age 10 to 14	176	5.6	5.8
Age 15	41	1.3	1.2
Age 16 to 17	73	2.3	2.5
Age 18 to 19	58	1.8	2.6
Age 20 to 24	93	2.9	6.8
Age 25 to 29	91	2.9	6.9
Age 30 to 44	378	11.9	20.6
Age 45 to 59	640	20.2	19.4
Age 60 to 64	292	9.2	6.0
Age 65 to 74	519	16.4	8.6
Age 75 to 84	375	11.8	5.5
Age 85 to 89	128	4.0	1.5
Age 90 & over	63	2.0	0.8
Total Population	3,165	100	100

The Parish had 1,441 households in 2011. A third of them were single person households. Around 20% of households had dependent children. Only 4% of households were single categorised as single-person households.

Colyton Parish - Household Type 2011	No.	%
One Person Household	440	30.5
Couple Household; With Dependent Children	236	16.4
Couple Household; No Dependent Children	641	44.5
Lone Parent Household; With Dependent Children	62	4.3
Lone Parent Household; No Dependent Children	44	3.1
Multi-Person Household; All Full-Time Students	0	0.0
Multi-Person Household; Other	18	1.2
All Households	1,441	100.0

²³ <http://eastdevon.gov.uk/council-and-democracy/council-business/equality-and-diversity/knowing-east-devon/knowing-east-devon-summary/people/>

Colyton Parish - Families with Dependent Children 2011	No.	%
No Dependent Children in Family	689	69.8
One Dependent Child in Family; Aged 0 to 4	28	2.8
One Dependent Child in Family; Aged 5 to 11	26	2.6
One Dependent Child in Family; Aged 12 to 18	74	7.5
Two Dependent Children in Family; Youngest Aged 0 to 4	36	3.6
Two Dependent Children in Family; Youngest Aged 5 to 11	46	4.7
Two Dependent Children in Family; Youngest Aged 12 to 18	35	3.5
Three or more Dependent Children in Family; Youngest Aged 0 to 4	14	1.4
Three or more Dependent Children in Family; Youngest Aged 5 to 11	31	3.1
Three or more Dependent Children in Family; Youngest Aged 12 to 18	8	0.8
All Families in Households	987	100.0
Total Dependent Children	538	

The Parish is expected to grow in population size over the next 20 years. There are more deaths than births in East Devon. The County Council's latest projections are based on past trends and do not take account of District planning policy. They show a 'natural' increase in population across the district of around 8% between 2018 and 2033. If the trend of smaller households continues this suggests that more homes, and more jobs, may well be required to meet the needs of the local population.

Four out of five households lived in owner-occupied dwellings. Just over 160 households (11%) rented their home from East Devon District Council or another social landlord. 116 (8%) rented from a private landlord.

Colyton Parish - Tenure 2011	No.	%
Owned; Owned Outright	814	56.5
Owned; Owned with a Mortgage or Loan	330	22.9
Shared Ownership (Part Owned and Part Rented)	3	0.2
Social Rented; Rented from Council (Local Authority)	112	7.8
Social Rented; Other	50	3.5
Private Rented; Private Landlord or Letting Agency	104	7.2
Private Rented; Other	12	0.8
Living Rent Free	16	1.1
Total Households	1,441	100

Local Housing Need

The last survey of local housing need took place in 2012. This is now an out-of-date statement of need. At that time, The Survey identified the need for 16 affordable homes for local people. Of these, nine homes were needed for single people or couples, and three 2 bedroom homes, three 3 bedroom homes, and one 4 bedroom home for families were also required. As regards affordability, the 2012 Survey found 18 respondents in housing need who could not afford to buy or rent in the open market. The Survey also found four older person households needing alternative accommodation who had sufficient resources to meet their need in the open market.

Colyton is due a housing needs survey in 2017. It is expected that 'Devon Communities will undertake their standard form of survey in the Autumn/Winter this will provide very useful and up-to-date evidence of housing need for the Neighbourhood plan to take into account.

The need for affordable homes was addressed to a large extent by Sovereign Housing. In 2014, it built new affordable homes at the Cuthouse Meadows development, Mount View, Colyton. In February 2015, Sovereign Housing had to re-advertise the properties for rent, in order to find tenants. The Parish Council appealed via the local press to for local households to come forward. “*Five homes are still available to rent. This is housing for local people – if you know of anyone who is in need of affordable housing please pass on these details.*”²⁴ The five homes, in question, consisted of a one bed first floor marionette; a one bed ground floor flat and three three-bedroom houses.

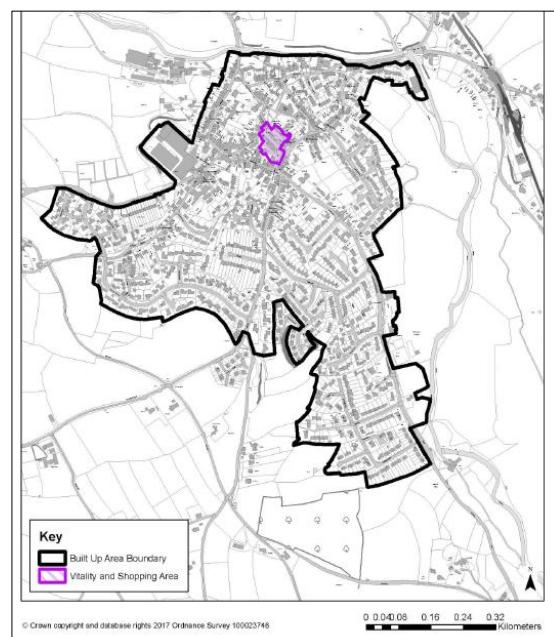
Colyton House Sales	2016/17		2012/17	
Dwelling Type:	No.	Av. Price	No.	Av. Price
Detached	36	422,524	180	363,334
Semi-detached	12	248,778	66	233,734
Terraced	15	209,197	80	216,006
Flats	2	163,750	6	206,375

According to the Right Move website, Colyton, with an overall average price of £294,533 is more expensive than nearby Seaton (£249,392), but is cheaper than Beer (£377,146) and Branscombe (£475,000). Overall sale prices in Colyton over the 2016 were similar to the previous year and approximately 3% up on the 2007 level of £286,750. The national average house price in April 2017 was £220,094.²⁵

Future Housing Need and Demand

In the Villages Plan 2013 Colyton was allocated 35 dwellings, this number has already been exceeded. Permission for 21 has been granted but not yet developed. In the Small Towns and Large Villages update in 2015 no land was specifically allocated for development. The Local Plan does however say that “*if communities wish to promote development other than that which is supported through this strategy and other strategies in the Plan (at the settlements listed above or any other settlement) they will need to produce a Neighbourhood Plan or promote community led development (for example Community Land Trusts) justifying how and why, in a local context, the development will promote the objectives of sustainable development.*”²⁶

In the latest version of the East Devon Villages Plan 2017, and in accordance with local Plan Strategy 27, Colyton will have a Built-up Area boundary designated (see map) but will not have land specifically allocated for development, “*although additional development may be promoted through a Neighbourhood Plan or community led development*”²⁷. Strategy 6 of the Local Plan effectively says that development will be allowed within defined ‘Built-up Area Boundaries’ (BUAB’s), subject to certain criteria. The Villages Plan does recognise that the BUAB could be amended by a Neighbourhood Plan. The local planning authority is not proposing to set a built-up area boundary for Colyford.



²⁴ Midweek Herald, 17th February 2015

²⁵ <http://www.rightmove.co.uk/>

²⁶ Strategy 27, East Devon Local Plan, East Devon District Council, 2016

²⁷ East Devon Villages plan, Consultation Version, East Devon District Council, May 2017

Current Housing Commitments

Colyton's 'performance', as one of the Local Plan's "Strategy 27 Villages", is monitored²⁸. There was one dwelling completed in the Parish in the first six months of 2016/17, of the 9 that were completed in the Strategy 27 Villages.

The following sites are recorded in Appendix 1 of the Monitoring Report as sites not yet completed but with planning permission. Sites with acknowledged development potential, resolutions to grant permission subject to S106 or which are still just allocations are not included.

Large Sites with Planning Permission:

Land North of Yaffles, Coly Road, Colyton - Yield 16

Large site on edge of Colyton. No reserved matters approval as yet. Application to vary S106 requirement relating to affordable units refused September 2016. Assume completion will be in 2018/19 and 2019/20 in line with HELAA methodology.

Small sites with Planning Permission not yet started:

29 Colyvalle, Colyton EX24 6PZ - Yield 1

Not yet implemented. Assume completion will be in 2017/18

Land Adjacent to The Firs Ridgeway Lane Colyton - Yield 1

Not yet implemented. Assume completion will be in 2017/18

Land Adjacent Pear Tree Cottage, Coly Road Colyton - Yield 1

Site at advanced stage. Assume completion will be in 2016/17.

Knowle Farm, Colyton, EX24 6SG - Yield 1

Not yet implemented. Assume completion will be in 2017/18

2 Queens Square, Colyton, EX24 6JX - Yield 1

Not yet implemented. Assume completion will be in 2017/18

Land South of Yaffles, Coly Road, Colyton - Yield 5

Site allowed on appeal. No reserved matters as yet. Assume completion will be in 2018/19.

Holywood Farm, Whitwell Lane, Colyford - Yield 1

Not yet implemented. Assume completion will be in 2017/18

Sunnymead, South Street, Colyton, EX24 6ER - Yield 3

Not yet implemented. Assume completion will be in 2017/18

Whispering Pine, Seaton Road, Colyford, EX24 6QP - Yield 1

Not yet implemented. Assume completion will be in 2017/18

Land at Whitwell Farm, Whitwell, Lane, Colyford - Yield 1

Site appears to be stalled. Assume completion will be outside the five-year period.

No longer Expected to Go-ahead

3 South Street (land Rear of), Colyton, EX24 6ES - Yield 1

Reserved Matters not yet applied for. Assume will expire and therefore not go ahead.

²⁸ Housing Monitoring Update to 30 September 2016, East Devon District Council, Mar 2017

Land Availability

East Devon District Council has undertaken a formal assessment of housing land availability in the Parish. The Strategic Housing Land Availability Assessment (SHLAA) is an exercise carried out as part of the Local Plan preparation and monitoring to ensure sufficient developable land is earmarked to meet the district's housing land requirements. The current SHLAA has identified and assessed the following sites in Colyton Parish:

SHLAA Ref:	Address	Area (ha)	Yield	Comments and Map
E075	Land at Hillhead, Colyton	3.3	99	<p>Developable (2010) <i>This site is somewhat remote from the centre of Colyton. The connecting roads to this site location are narrow and poor junctions in terms of visibility and geometry. For this reason, possible links to the site ought to sought via Burnards Field Road to the north.</i></p> 
E210	Land at Colyford between B3161 and Stafford Lane	8.3		<p><i>Site forms combination of sites or parts of sites which were not developable due to combinations of highway issues and not shown to be available.</i> <i>The highway infrastructure is not adequate to serve the whole site, but there is a possibility of small areas of the site being suitable for a few dwellings.</i></p> 
E004	Field alongside Coly Road, Between Kingsholme housing estate and Shells Lane	1.11	44	<p>Developable (2010) <i>There would appear to be scope for accessing the site from Coly Road, subject to detailed design. Any proposed access from Shells Lane would be resisted because its junction with Coly Road is inadequate.</i></p> 
E087	Whitwell Lane, Colyford	2.9	67	<p>Developable (2010) <i>Any development from Whitwell Lane would require significant improvements to the Gully Shute Cross junction which is severely lacking in visibility from all approaches.</i></p> 
E301	Merlin	0.11	6	<p><i>The proposed development is within a Conservation Area. The settings of listed buildings and its surrounding environs may be impacted upon by development. Consent should be conditional upon a programme of archaeological work to be undertaken.</i> <i>Site appears to be landlocked from the public highway but OK in principle.</i></p> 

E021	Franklin Acre, Seaton Road, Colyford	0.4	8	<p><i>Developable (2010). Surface water disposal - single side development because of shape of land. Reduce yield to 7/8.</i></p> <p><i>This site is somewhat remote from the centre of Colyton and highway links to the south are narrow; however, in principle there would be little objection to the development of the site providing an adequate access junction can be designed.</i></p>
E205	Holyford Land, Colyford, Colyton	0.3		<p><i>This site is remotely located down extremely narrow lanes and there is no frontage to a highway. Unacceptable from a highway perspective.</i></p>
E056	Land off Coly Road, Colyton			<p><i>Flooding and highway constraints take below SHLAA threshold</i></p> <p><i>Response as before. It would appear to be difficult to provide a suitable access to the southern part of the site that complies with contemporary design criteria - no details have been provided to revise that position.</i></p>
E142	Land adjacent to Memorial Playing Fields, Colyton	1.1		<p><i>Not developable</i> (2010)</p> <p><i>No evidence site available and flooding constraints take below SHLAA threshold</i></p> <p><i>Although the site is sustainably located, Ham Lane is very narrow and access from Coly Road would be difficult. There may also be flooding issues associated with the development of this site.</i></p>
E145	Land adjacent to Colcombe, Colyton	3.1		<p><i>Not developable</i> (2010) - access in floodplain</p> <p><i>The site is somewhat remote from the village of Colyton but it would be possible to design a suitable access to serve the site from the surrounding highway infrastructure.</i></p>
E209	Land off Courtenay Drive and Colyvale, Colyton	0.45		<p><i>Not developable</i> (2010)</p> <p><i>The highway infrastructure is not sufficiently adequate to serve the whole site, but there is a possibility of small areas of the site being suitable for a few dwellings.</i></p>

The Homes and Communities Agency (HCA) has recently purchased the 3.06ha. former factory site in Colyton from Ceramtec (see map below). The HCA says that it intends to work with the local community and their partners to facilitate the sites redevelopment for employment and residential uses.



The Community Consultation carried out over the past 12 months, included questions about housing. The response we received is shown in the table below.

Colyton Consultation 2016	Colyford Consultation 2017
<ul style="list-style-type: none"> Not to use green field sites, use brown field sites x 9 Affordable housing for locals x 5 Culverts, drainage, sewerage problems should be sorted before any more housing x 3 Housing should be appropriate style, density, x 2 Keep housing below 200ft contour Any new housing must be part on an overall plan with educational, medical, recreational, transport and environment needs taken into account No new housing near flood plain Any housing to include bungalows for elderly 	<ul style="list-style-type: none"> Restrict dev. on green field sites, use brownfield sites x 6 Limit further housing

Housing Key Messages and Questions:

- The population is 'ageing'
- We need to respond to local housing need
- Demand for more suitable/specialist housing is likely to increase
- We need to influence the direction and scale of growth
- How can we facilitate the proper redevelopment of the Ceramtec site?

Community Facilities and Services

Colyton has a good range of services and facilities that serve the day to day needs of the town and a wide rural area. According to the East Devon Small Towns and Villages Sustainability Assessment 2013 (see quote below) it is a sustainable community.

The main facilities include a ‘Post Office Local’, shops, pubs, library, community halls and spaces, places of worship, doctor’s surgery, primary school and public transport. There is a good level of community activity with a wide range of active clubs and organisations, committees and groups. Colyton has a Parish Council with 13 parish councillors, serving the whole Parish including Colyford. Colyton town centre is Market Place.

“Colyton has a good range of services and facilities that serve a wide rural area. It benefits from employment opportunities both in the town centre and the wider town. It is an historic settlement with a large conservation area and numerous listed buildings (around 60 Listed Buildings in the Conservation Area).

Colyton has a small but diverse town centre which meets many of the day to day needs of local residents and the wider rural population. Such provision within the town is an incentive for local residents to support their local economy, build a thriving community and reduces the need to travel to other shopping centres by car. A healthy and vibrant local shopping centre helps to contribute towards the objectives of sustainable development.

The majority of the business premises are located around the Market Place although there are a small number elsewhere in the town centre. The main risk to the vitality of the area is the loss of business premises to residential uses and any erosion of shops and services would undermine the viability of the town centre and its functional importance as a meeting place and draw for tourism. Policy Colyton 01 – Town Centre Vitality will help to protect the diversity and vitality of the village centre”.²⁹

Local Community Facilities

The list of community facilities in Colyton is extensive:

- St Andrew's Church
- Sunday School, Hall
- Fire Station
- The Health Centre
- Colyton Pharmacy
- Colyton Library
- Colyton Social Club
- Colyton Primary School
- Feoffees Town Hall
- Peace Memorial Hall
- St John's Ambulance Hall
- Methodist Church and Hall
- Reece Strawbridge Centre Youth Club/ Children's Centre, Pre-School/ Nursery Sports Pavilion
- Colyton Guide Association HQ - Hall
- Marjorie Baker House, Colyton – Abbeyfield Sheltered Housing Scheme with Residents' Communal Facilities

Colyford is less well-provided but, for a small village, it is fortunate to have village hall, church and grammar school as well as a shop, two pubs and two hotel/restaurants. Colyford has a very small village centre at the junction of Seaton Road and the A3052. Community facilities in Colyford are

²⁹ East Devon Villages Plan 2016-2031 Proposed Submission Draft, East Devon DC May 2017

spread out along the A3052, with the Grammar School located just off the main road at the west end of the village. The list of community facilities in Colyford is as follows:

- Colyford Memorial Hall
- The Chapel of St Michael
- Colyton Grammar School (selective secondary)

The provision of community facilities is important for community cohesion and social interaction as well as sustaining a local economy. The ‘State of the Countryside’ Countryside Agency report in 2000 identified the continued presence of a post office, shop, public house, school, community hall, a place of worship and a good public transport service as being key to the well-being of rural residents and a sustainable rural community.

Colyton has an active Social Club, societies and social network ranging from informal coffee groups to sports clubs and groups. The Colyton ‘Link Lines’³⁰ publication illustrates the range of community events and activities. They make good use of the several community spaces we have.

The main community building in Colyton is the **Feoffees’ Hall** on Market Place. It is also referred to as the Town Hall. It is owned by the Feoffees. In 1920 the Feoffees sold all their land to make money for charity and to build a ‘Feoffees Town Hall’. It includes a large Main Hall, a Meeting Room, a Kitchen and a Stage. It continues to play a vital part in the life of the Parish. As well as being the home of the Parish Council, it provides for a range of community functions and social activities. These include: University of the 3rd Age, Coffee Mornings, Garden Society, indoor bowls, weddings, Civil War Re-enactment, Carnival activities and the Panto.

Colyton Memorial Social Club was donated to the people of Colyton in memory of those of the town who fought in the First World War. The object of the Club is to provide members of the local community; their families, friends and guests with a facility for social intercourse and a venue for the pursuance of a variety of recreational activities. It has two championship snooker tables, top class pool table, dartboard, skittle alley, digital jukebox, wide screen TV, free Wi-Fi and a bar.

The **Sports Pavilion** at the Peace Memorial Playing Fields was built at the time of the Millennium with local support and a National Lottery grant. The main room is available for bookings. It is the regular home of the Bridge Club and the Devonshire Association.

The **Reece Strawbridge Centre**, also at the Playing Fields is a substantial modern community resource, built on land leased from the Parish Council. The upper floor has large rooms for the Caterpillar Pre-school, a kitchen-cafe and an office-consulting room. This floor also contains the Scout Hall, a meeting room and storage space. The youth centre located on the ground floor also has a music room, a computer room, an open plan kitchen and a large activities hall.

St Andrews Church, Colyton is in the centre of the town. The church plays an important part in the life of the community. It is an important historic building that requires a lot of maintenance. The Friends of St Andrew’s, a voluntary group, was formed many years ago, with the aim of raising funds to help support the very considerable costs involved in the upkeep of the church. It is independent of Colyton Parochial Church Council, and has its own committee to decide the allocation of its funds. Some Friends attend church and some don’t, but all share a common passion and enthusiasm for the preservation of this fine monument.

The **Sunday School** building next to St Andrews’ Church, was built in 1835 by the National Society for the Protection of Education of the Poor. It was used for a time by Colyton Grammar School before becoming the Sunday School. It continues to serve a range of community purposes most notably,

³⁰ Link Lines, Colyton Link, May 2017

recently, it is the home of weekly Colyton Café, which is run by local volunteers who support a project each year from the proceeds.

The **Methodist Church** an at the top of King Street, Colyton was built in 1814 as a Congregational Chapel. It was enlarged in 1831. It is also a listed building.

The Colyton baker, Mr Reece-Strawbridge, donated a building for the youth of Colyton. The money raised from the sale of that building contributed to the relatively new (2010) **Reece-Strawbridge Centre** located in the Memorial Playing Fields. It is built on land leased from the Parish Council. The upper floor has large rooms for the Caterpillar Pre-school, a kitchen-cafe and an office-consulting room. This floor also contains the Scout Hall, a meeting room and storage space. The youth centre located on the ground floor also has a music room, a computer room, an open plan kitchen and a large activities hall. It is the venue of the Colyton Cinema Club.

St. John's Hall on King Street is owned by the Feoffees. It is the venue of the Colyton Memory Café, a social drop-in group for carers or sufferers of dementia and memory loss, which takes place every Wednesday. It is a flexible venue that is also home to bingo, Leisure Painters, a Coffee Morning, the WI, Yoga and a whist drive.

Colyton Library is small but well used by the community. Renovation and improvement work, costing around £35,000, was carried out in 2012. The Library remains open largely thanks to the efforts of the Friends of Colyton Library (FoCL), which was created in 2007 following a successful campaign to prevent the closure of Colyton Library by Devon County Council. The Friends group has been active in supporting the library, encouraging more usage and running events. In 2015 Devon County Council decided to set up the Devon Library Service as a mutual organisation, named 'Libraries Unlimited' therefore substantially reduce its back-office costs. After 40% cuts, the Library is now open on a part-time basis (3 days a week).

In co-operation with Devon CC, the Friends have been focusing on:

- transforming the library into a community library that can be used as a venue by small groups and activities
- reducing the running costs of the Library
- fund raising ideas
- identifying how the community of Colyton and Colyford, can maintain and run the library in a manner that is sustainable and within budget and meets the community's needs.

The Colyton Parish Council and Chamber of Feoffees have supported these aims in the interest of keeping a thriving library within the centre of Colyton. It was agreed to transfer the ownership of the library building to Colyton Parish Council in order to ensure that it belongs to the community of Colyton and Colyford.

St Michael's 'Chapel of Ease' at Colyford is a small church built in the Arts and Crafts style by R M Fulford in 1889. It was originally intended as a private chapel. As well as regular worship, it provides for a limited number of community activities including a regular coffee morning.

Colyford Memorial Hall (hall and committee/meeting room). The Hall was opened in November 1956. Much improvement has taken place over the years. In the last 8 years a new kitchen, new toilets (including disabled) and a tea bar have been installed. The Hall is situated on the main A3052 directly opposite the Church (St Michael's Chapel of Ease) in the centre of the village. During August 2012, the roof was replaced and upgraded.

Health Facilities and Services

There is a Health Centre/ NHS doctors' surgery and a pharmacy in Colyton. A greater range of health services is available at Seaton and Axminster community hospitals, run by new Devon CCG³¹. Major NHS medical facilities are provided in Exeter at the main area hospital the Royal Devon & Exeter.

Bus services are available, but public transport is infrequent and often not convenient for medical visits. Most residents rely on own transport, friends or family or community transport provided by the 'Colyton Link Car Service', hospital car service, or 'Ring & Ride'. This issue was explored during the preparation of the Parish Plan in 2008. Parishioners were asked if they had difficulty in accessing medical and other services. Respondents were generally very happy with the provision and access to healthcare in the Colyton Parish at that time. However, across the whole Parish, over 23% of responses indicate dissatisfaction at the lack of NHS dentists in the area, the distance that has to be travelled to find an NHS dentist and the necessity to pay for dental care where it is not possible to join an NHS dentist.

In the same 2008 survey, 16% of respondents, representing mainly in the over 45 year olds in Colyton, were concerned about access to the area's hospitals, e.g. Exeter and Taunton. Link and Trip can provide transport for medical reasons for a small charge. There is a clear need to further advertise and promote this service, especially for those who are not independently mobile. The only other areas where accessibility and availability were of some concern were family planning, counselling and chiropody.

Colyton Parish - General Health 2011	No.	%
All Usual Residents	3,165	
Very Good Health	1,282	40.5
Good Health	1,245	39.3
Fair Health	504	15.9
Bad Health	109	3.4
Very Bad Health	25	0.8

Colyton Parish - Long-Term Health 2011	No.	%
All Usual Residents	3,165	
Day-to-Day Activities Limited a Lot	265	8.4
Day-to-Day Activities Limited a Little	445	14.1
Day-to-Day Activities Not Limited	2,445	77.3

Education Facilities and Services

Primary school pupils, resident in Colyton and Colyford, have the choice of attending one of the 'Axe Beacon Federation Schools' at Colyton, Seaton, Kilmington or Shute.

Colyton Primary School is a small school for children age 5-11, with six classes and 153 pupils (2017). It was rated Good in the latest Ofsted report 2014³². Car parking is a problem at school arrival/departure times.

The Ofsted report found:

³¹ CCG = Clinical Commissioning Group

³² <https://reports.ofsted.gov.uk/inspection-reports/find-inspection-report/provider/ELS/113067>

- This is a smaller than average sized primary school serving its local community.
- It is one of four schools that comprise the Axe Beacon Federation.
- Nearly all pupils are of White British heritage.
- Pupils are taught in mostly mixed-age classes, except the Reception year and Year 6 which are taught discretely.
- The proportion of pupils eligible for the pupil premium is below the national average. (This is additional government funding provided to give extra support to those pupils known to be eligible for free school meals and to children who are looked after.)
- The proportion of pupils supported at school action is above the national average. The proportion of pupils supported by school action plus or with a statement of special educational needs is also above the national average.
- In 2013, the school did not meet the government's current floor standards, which set out the minimum expectations for pupils' attainment and progress.

Many pupils start at Caterpillars Pre-School, which was Ofsted rated as Outstanding in 2014/15.

Pupils of secondary school age from Colyton and Colyford most normally attend Axe Valley Community College. Some go to Woodrolfe, Lyme Regis and Colyton Grammar School.

According to Devon County Council, the percentage of pupils in schools rated as good or outstanding by Ofsted was 96.8% for Colyton town and Colyford and Northleigh which is 8% better than East Devon and 10% better than Devon. Those pupils with 5 or more grade A-C GCSE's was 78.6% compared with East Devon 62.7% and Devon 58.2%. Children requiring special educational needs was higher than both East Devon and Devon in total.

The Community Consultation carried out over the past 12 months, included community wellbeing-related questions about the environment. The response we receive is shown in the table below.

Colyton Consultation 2016	Colyford Consultation 2017
<ul style="list-style-type: none"> • Cash Machine • Town Hall cinema • Farmers Market on Sundays • Work with tram to promote Colyton • Keep bank, Post Office, Surgery • Advertise other local tourist attractions • More Police presence • Make Post Office a Main Office • Co-ordinator to help elderly clear snow/ice • New school on Ceramtec Site with additional parking 	<ul style="list-style-type: none"> • Keep strong community spirit x9 • More volunteers to run events x 6 • Value Post Office, butchers and village shop x4 • Good choice of public houses x2 • Creation of workshops for arts and crafts • Involve younger people in the community • Good range of clubs and activities in the village • Improved phone signals • Concerns over grammar school expansion

Community Facilities and Services Key Messages and Questions:

- Our community facilities are important to us
- How can we improve existing community facilities and services or provide additional, if required?
- We should ensure medical facilities and services continue to meet needs
- We should help the Primary School remain fit for purpose

Transport and Travel

Back in 2008, when the Colyton Parish Plan was prepared, community survey showed transport and traffic to be a key issue for parishioners. “*Transport and traffic are two of the principal areas of concern and discontent within the whole parish. Too much traffic, travelling too fast and parking without consideration probably summarises the overall views.*”³³The issues are reflected in the several aims that were set by the Parish Plan:

- To improve safety and the management of traffic along Coly Road
- To improve safety and the management of traffic in the centre of Colyton
- To improve safety and the management of traffic through Colyford
- Bus stop signage
- Safe road and pavement surfaces
- To provide more safe footpaths and pavements linking the settlements
- To provide more safe pavements in Colyton and Colyford
- To provide additional routes for walkers and cyclists

The overall intention was to manage the impact of motor vehicles largely in the interests of safety. The community accepted that the car was a necessity for many living in our rural area. All but 13% of households in the Parish had regular access to a car in 2011. 40% of households had 2 or more cars.

Colyton Parish - Car or Van Availability 2011	No.	%
All Households	1,441	
No Cars or Vans in Household	191	13.3
1 Car or Van in Household	658	45.7
2 Cars or Vans in Household	433	30.0
3 Cars or Vans in Household	112	7.8
or More Cars or Vans in Household	47	3.3
All Cars or Vans in the Area (Vehicles)	2,079	

An example of the dependency on the car is the fact that two-thirds of the working population of the Parish travelled to work by car in 2011. Only 3.7% regularly used public transport to get to work.

Colyton Parish - Method of Transport to Work 2011	No.	%
Work Mainly at or from Home	175	13.3
Underground, Metro, Light Rail, Tram	2	0.2
Train	14	1.1
Bus, Minibus or Coach	32	2.4
Taxi	2	0.2
Motorcycle, Scooter or Moped	17	1.3
Driving a Car or Van	797	60.7
Passenger in a Car or Van	65	4.9
Bicycle	27	2.1
On Foot	169	12.9
Other Method of Travel to Work	14	1.1
		100.0

³³ Colyton Parish Plan, Colyton Parish Council, 2008

Highways

Colyton

Colyton is an old settlement with a road network that was not designed for modern motor transport. The town is regularly blighted by large vehicles. Many, such as business delivery vehicles, have no choice but to use the narrow winding streets. A lack of off-road parking within the town causes additional restrictions on traffic circulation and adds to the road safety issues. The main problem areas are The Gerrard, Colyton Cottage/ bottom of Sidmouth Rd, The Chapel corner, King Street, Hillhead junction. The Primary School has been a source of traffic/parking problems for many years.

Colyford

Colyford has operated a Community Speed Watch since March 2015 along the A3052 at the bus stops adjacent to The Elms and along Seaton Road adjacent to the entrance to the Wetlands Cycle and Pedestrian path since March 2016. A few sessions near Gully Shoot have also been carried out. Analysis of the data collected by the SCW team indicates that an average of 26% vehicles monitored in an hourly session were travelling over 30mph.

The A3052 is a main road which is seasonal in nature, being the main road linking several seaside resorts in East Devon. The traffic flow data provided by Devon County Council supports this as shown below:

Location:	Traffic flow average 7am -7pm weekday	Date
Swan Hill Road A3052 by Wheelwrights Inn	8,673	Aug 2010
A3052 by Memorial Hall	5,185	Feb 2010
A3052 by Popes Lane	7,199	Aug 2010
Seaton Road by Popes Lane	1,825	June 2011

Looking at the data collected in August 2010 compared to Feb 2010 it is clear that traffic flows are reduced out of season. However, as these counts were carried out either side of Seaton Road, one must take turning traffic into account when analysing this data. The flows are so high that crossing the road is very difficult without a central area to shelter or a formal crossing. Seaton Road carries 1825 vehicles on an average weekday 7am-7pm in June, the majority of which uses Swan Hill Road in either direction.

Coly Road data has been provided as follows:

Location:	Traffic flow average 7am -7pm weekday	Date
Coly Road	2,813	May 2010

The traffic flows along Coly Road are fairly constant throughout the day 8am -6pm. A slight peak northbound is seen during the afternoon 3-6pm and southbound there is small peak at 8-9am and again at 3 -6pm.

The risk of injury using the roads is an issue that has been raised by residents. The **collision data** has been provided by Devon County Council between 01/01/2012 and 31/12/2016 and can be viewed on an interactive map on their website³⁴. During this period, two slight injury accidents have been recorded along the A3052 within the parish of Colyton. One occurred at the tram crossing and one at the junction of Seaton Road. More recently there has been a further slight injury accident at the

³⁴ <http://www.devoncctraffweb.co.uk/public/collisionmap.html>

Seaton Road junction. There have been several other slight injury accidents within the neighbourhood plan area.

Junction improvement and speed reduction

Residents have consistently raised the issue of the lack of visibility when turning out of Popes Lane into Seaton Road and the need for **junction improvements and speed reduction**. This is compounded by the high traffic speeds from Seaton direction at this point and the entrance to the Wetlands cycle and pedestrian route. Residents would like to see a Village Gateway to slow vehicle speeds and improve visibility at this point. The response from the community to questions in 2016 about local transport continue to reflect the feelings expressed 8 years earlier.

The recent consultation in Colyton received the following ‘complaints/suggestions:

Colyton Consultation 2016	Colyford Consultation 2017
<ul style="list-style-type: none">• More parking for School x 14• Road repairs, clearing ditches etc x 6• More traffic calming x 4• 20 mph limit x 3• More car parking facilities x 3• No all-day parking in Market Place x2• Limited parking in Market Place x2• Repair minor roads• Weight /vehicle restrictions• Slow signs• More salting/gritting• 1 way system• Safe foot route from tramway via field footpaths	<ul style="list-style-type: none">• Speed reduction through and around Colyford village x11• Safety improvements along Seaton Road by Popes Lane x11• Safe controlled crossing points along A3052 x 10• Designated parking area for shops x 5• Lack of footways along A3052 and Seaton Road x5• Hardstanding and shelter for school bus stop in Coly Road x5• Zebra between CMH and Chapel x3• Improve school bus waiting area at the end of The Elms x2• Flooding on A3052 adjacent The White Hart• Hedge trimming alongside roads and footways• Safety improvements at village gateway from Harepath Hill

Parking

Colyton

Parking is poor in Colyton including residential areas due to many properties having no parking provision within the boundaries of the property. Parking in The Square in the centre of Colyton and surrounding narrow roads has been raised as an issue by the community and requires investigation. Despite a town-centre car park, there is a regular problem with on street parking in the centre of Colyton, with no enforcement of double yellow line prohibited parking areas. Some traders do not help, by parking their own vehicles outside the shops for extended periods. Often vehicles are parked on the bus stop causing hold ups when buses arrive. There is cheap parking available in the public Car Park in the centre of the town, but the car park is not large enough, especially when there are big events. Suggestions for time limited on-street parking, or dedicated loading bays, or a one-way system have not been well received.

Colyford

There have been complaints about parking outside the butcher’s shop on the A3052 which reduces visibility to the west from Seaton Road. Parking in Seaton Road outside the busy Post Office stores can cause congestion at times. Both these issues can be resolved by a re-design of the junction of Seaton Road and A3052 with a mini roundabout which would push the stop line further into the A3052

providing better visibility to the left and allowing a parking space outside the butcher's shop. Parking bays in Seaton Road could also be provided as part of this re-design.

Public Transport

Seaton Tramway

Seaton Tramway are famous for its fleet of 14 narrow gauge heritage trams which travel between Seaton, Colyford and Colyton in the glorious Axe Valley and is one of Devon's major tourist attractions carrying over 100,000 passengers a year.



The 3-mile-long track runs alongside the River Axe estuary through the Seaton Marsh and **Colyford** Common Local Nature Reserves, to Colyford and the historic town of **Colyton**.

There is a 'midpoint' terminus at Colyford next to the White Hart Inn after which the trams travel on to Colyton, through the countryside. The Tramway terminus at Colyton is the former British Rail Station and includes the Tram Stop Restaurant serving breakfasts, coffee, lunches, evening meals and cream teas. The trams can be caught either from Seaton, **Colyford or Colyton**.

During good weather, the open top trams are very popular and the seats on top are quickly taken up. In poor weather, the Tramway operates enclosed single-deck saloons.

Throughout the year Seaton Tramways organise various special events and themed trips including a series of bird watching trips where an expert ornithologist is on board to give a commentary and to answer questions.

Seaton Tramways run a full service between April and the end of October with the first tram departing from Seaton Terminus at 10.00am. The last tram from Colyton leaves between 4.00pm to 5.00pm. Frequency is every 20 minutes in Spring and Summer and every 30 minutes in Autumn and Winter. Refer to the Seaton Tramway website for timetable (see link below³⁵).

The Tram track crossing point on the A3052 at Colyford is a traffic concern and whilst warning signs, road markings and flashing lights indicate when a tram is crossing, the site is regarded as a potential accident hazard. Recently installed CCTV offers potential for the police to take action against motorists crossing when the warning lights are flashing.

Brief History

The history of the Seaton Tramway is an amalgamation of the Seaton and Beer Railway and the Lancaster Electrical Company in Barnet, North London, which built battery electric vehicles such as milk floats.

- 1868 - *The Seaton and Beer Railway opened. It ran along the Axe Valley from Seaton Junction (formerly Colyton for Seaton and then Colyton Junction) near Shute on the London and South-Western Railway (LSWR) to Seaton with intermediate stations at Colyton and Colyford.*
- 1885 - *Seaton and Beer Railway taken over by the LSWR*
- 1923 - *Grouping; LSWR became part of the Southern Railway.*
- 1963 - *Dr Beeching's report, The Reshaping of British Railways was published, Seaton Junction and the Seaton branch were earmarked for closure.*
- 1966 - *Seaton Junction and the Seaton branch closed. Claude Lane entered into negotiations with British Railways to purchase the three-mile section from Seaton to Colyton. The sale was dependent upon the granting of a Transfer Order and a Light Railway Order. A Public Enquiry*

³⁵ Link to Tramway website

was set up and heard concerns about noise and spoiling the natural beauty of the Axe Valley but it was contended that the tramway would be an asset.

- *1969 - Final permission granted to proceed with the Seaton Tramway. The Eastbourne Tramway closed at the end of the season and the entire system had to be dismantled, moved to Seaton and partially reconstructed to 2' 9" gauge before the end of the 1970 season.*
- *1970 - Just two people, Claude Lane and his assistant Allan Gardner, each driving a lorry made some 36 journeys transporting equipment to its new home. Track was laid northwards from the newly built riverside depot ready to run the first battery powered trams to Bobsworth Bridge (named after the one shilling fare that year) in August.*
- *1971 - By the beginning of the season, track was laid to Colyford and the remaining trams were re-gauged.*
- *1973 - Electrification completed using equipment from the Bradford trolleybus system.*
- *1975 - Seaton town centre extension opened. Colyford level crossing converted from standard gauge with grooved tram rail from the defunct Sheffield tram system.*
- *1978 - Track laid to Colyton but damaged by flooding north of Colyford. The building of flood defences delayed opening of the line to Colyton.*
- *1980 - Colyton extension opened.*
- *1992 - New Georgian style terminus at Seaton opened.*
- *2000 onwards - Colyton station beautifully refurbished including new canopies and railings and the track area has been paved to give it more of a tramway appearance*

Bus Services serving Colyton Parish

The parishes of Colyford and Colyton are served by several regular bus services during the weekdays and on Saturdays. Some of these provide direct links with the neighbouring towns of Axminster and Seaton and also villages such as Whitford and Musbury. There are currently [2017] four bus services that serve Colyton Parish operated by three companies. The services vary in frequency with summer and winter timetables operating. Even then inter-connection can be difficult to negotiate for passengers.

Bus Number 121 'The Devon Donkey' - Operated by Mendip Mule based on Frome, Somerset

Route Details:

Colyton - Colyford - Seaton - Axmouth - Sidmouth - Beer (Pecorama) - Beer – Colyton

This is currently [2017] a' Summer Only' Service. The period covered by 'Summer' can vary widely. Sometimes it can mean Easter to October, reducing down to just the school summer holiday.

Bus Number 122 - Operated by Mendip Mule based on Frome, Somerset

Route Details:

Colyton - Seaton - Lyme Regis - Bridport - West Bay - Burton Bradstock - Abbotsbury – **Colyton**

Bus Number 885 - Operated by Axe Valley Mini Travel, Seaton

Route Details:

Axminster - Axminster (Coop) - Axminster (Rail Station) - Axminster - Abbey Gate - Maidenhayne - Musbury - Whitford - **Colyton** - **Colyford** - Seaton

Service details:

Monday to Friday	Forward- 10 journeys, Reverse- 3 journeys
Saturday	Forward- 5 journeys, Reverse- 2 journeys
Sunday	No service

Route 885 is important as it connects Colyford and Colyton to Axminster where the nearest National Rail Service has a main line station. This West Coast Line links Axminster to London. There is an hourly service to Exeter St David's station, with a journey time of 40minutes. Currently the 885 bus service

offers up to 10 daily journeys weekdays, five on Saturdays and no service on Sundays. This service is complicated by the differential frequency of service offered in each direction. Travel between Colyton and London is thus restricted to a limited number of time slots, varying between weekdays and weekends, in order to ensure satisfactory connections.

Jurassic Coast Bus Service

There are 5 buses servicing this route. The X52 in particular, services Colyford. The Jurassic Coaster services are operated by First Bus. The majority of the buses used on these routes are double deckers with low access for wheelchair users and buggies, however some services may be single decker.

From the publicity, it is clear that this service is marketed to tourists. "*The Jurassic Coaster is ideal for walkers who want to walk a section of the South West Coast Path as it gives the option of traveling either out or back by bus.*" This service offers Colyford residents to directly use public transport to visit these coastal towns but Colyton residents need to catch another bus to carry them to Colyford. As the service is not frequent it is a challenge to co-ordinate timings and a return trip from Colyton to Exeter is a significant and day long exercise. The frequency of this service is likely to be reduced from September 2017 due to a decline in the number of passengers using it.



The 20 Service offers residents of Colyford and Colyton with three return services between Seaton and Taunton from Monday to Saturday, passing through the towns of Honiton and Wellington as well as villages such as Shute, Wilmington and Dunkerswell.

The 9A service links Lyme Regis and Seaton with Sidmouth and Exeter. On the route between Seaton and Exeter there are up to fourteen return services a day (twelve of which extend to Lyme Regis) from Monday to Saturday and seven on Sundays. However, this bus service does not pass through either Colyford or Colyton, so bus users wanting to use it must catch a connecting bus to Seaton operated by a different bus operator.

For those living in Colyton there are regular transport links with neighbouring towns and villages for six days of the week, although at present there is no direct bus service to Exeter. For those who need to travel into Exeter this requires them to catch a connecting bus to towns such as Seaton, or to Axminster where there is a choice of the 4A bus service or a train journey. All bus services serving both Colyford and Colyton finish in the early evening and do not operate on Sundays, so this may restrict opportunities to travel to and from these parishes using public transport.

Colyton Link is a registered charity (No. 286673) that provides transport to medical appointments only to residents of Colyton and Colyford. It is essentially a 'good neighbour' self-funding scheme which communicates to approximately 1400 households via 60 volunteer 'street links' and delivers a 30-page local information booklet to these homes. With the aid of 50 volunteer drivers it provides a car service to take parishioners to health-related destinations. It also provides money for local projects and free functions. This is a low cost, valuable and essential service to a significant group of residents who otherwise would find it difficult if not impossible to access medical support and treatment. There are a very limited number of local, private hire taxi services, these being based mainly in Seaton and Axminster. The service offered by them is significantly restricted out of 'high season' and often unavailable at any time after 23.00.

Cycle Routes

National Route numbers 33 and 2 through Colyford and Colyton. Route 33 forms part of the Stop Line Way. The route has been developed by SUSTRANS in consultation with Devon County Council. The route through Colyford was researched and it was intended to run through the Seaton Wetlands, across fields, crossing the tramline from west to east and continuing to the A3052 where it crosses over the main road into Cownhayne Lane. The route then continues along quiet lanes towards Axminster.

However, although permissions were in place, the funding for this section of the route was withdrawn by the Government and redirected to the Somerset Levels to address severe flooding. As a result, the cycle route now runs off road through the Wetlands joining Seaton opposite Popes Lane, where it continues to the junction of A3052 at the Post Office junction. Here the route continues along the main Swan Hill Road, across the tram crossing and into Cownhayne Lane to Colyton and Whitford and Axminster.

The tarmac section from Popes Lane to Marsh Lane has now been open for just over 18 months. The section from Black Hole Marsh to Colyford Road passing the Seaton Wetlands car park is not officially recognised or allocated as part of the cycle way. East Devon District Council tell us that "*the new section has been well received by a variety of users including cyclists, those with limited mobility and young families with pushchair and scooters etc. It has also contributed to a large increase in visitor numbers which is now near to 40,000 visits per year. We have had to manage the real and perceived conflicts between user groups but in this time, we have only had a handful of complaints about cyclists going too fast or children scooting into hides etc. The cycle way is unique in that it transects a wonderful nature reserve and this will always be the primary focus of decision-making. We expect and have seen this cycleway being used in a more sympathetic way to others such as the Exe Trail. The multiple use of the site, that includes 60 school visits, 30+ public events, young families, bird watchers and cyclists, means we have to work closely with visitors to mitigate any issues and reduce the speed of cyclists in busy areas. We do see regular cycle groups pass through the site but have no specific figures for this as yet. The route has not been officially signed from either end as the route is not complete. Devon CC are negotiating the section from Marsh lane to Seaton and we are hoping for news of this soon. We predict another increase in visitors when this section links all our reserves and the main car park at Underfleet. Once finished the road signage would be installed.*

Please note that we intend to still prevent dogs from the main section that goes through Seaton Wetlands. Dogs are allowed on the section from the Underfleet to where the old St John ambulance building used to be on Colyford Road. From my understanding Colyford Parish council were looking at a proposed continuation of the route skirting the eastern edge of Colyford Common toward the Tram stop. The funding for this section has not been identified and I am not sure at what stage the council has progressed on this. As a Countryside Team, we fully support the continuation of the route making an important traffic free route between Seaton and Colyford. Ultimately an eastern route along the Axemouth side would be a great addition to make a circular cycle route for residents and tourists. This is not currently planned or been identified by DCC. In summary, the Stop Line Way has been an important and positive addition to Seaton Wetlands and we have seen many compliments and very few complaints since its opening. In terms of wildlife there has been no increased disturbance as a result of the stop line way, the design of the site means that most sensitive areas are either fenced or screened by reed bed or hedges.”³⁶

The current state of the Stop Line Way, however has receive a less favourable appraisal from the cycling fraternity. We have been told by a spokesperson from Axe Valley Pedallers for instance, “*I drive and cycle into Seaton quite often and I have noticed this year an increase of cyclists entering and leaving at the Colyford end..... The section Seaton Sewage works to the Colyford Road is presently badly restricted by brambles and nettles. The footbridge on this section has recently been rebuilt but the hand rails leave barely enough width for handlebars. The right turn from the Colyford Road to the cemetery is on a blind bend. The vehicle approach to SEATON Sewage Works is used by LGV's but has no warning to drivers that the road crosses the cycle path. The route crosses the cemetery car park the surface of which is not cycle friendly. Regularly use route with friends if cycling to or from Colyton. Rarely see other cyclists and some birders seem surprised to see us. Have to push through the 'improved' car park for safety. The cemetery car park has a cycling unfriendly surface with large stones which means a dismount. Some "shared use" signage on the path would be handy. And extension to join up with the Axminster-Kilmington cycle way would be helpful.*”³⁷

The main issues raised connected with this cycle route are related to road safety for cyclists using the route as follows:

- Cyclists enter Seaton Road at a point which is unsigned for motorists
- The junction of Seaton Road and A3052 has very poor visibility for motorists and cyclist turning right into Swan Hill Road.
- The A3052 narrows over the river bridge adjacent to The White Hart PH and the tram crossing, meaning that cyclists have no road space.
- The turning out of Cownhayne Lane right on to the A3052 is hazardous

Walking and Footpaths

Colyton

Pavements in the centre of Colyton are either narrow or non-existent. Residents are quite used to sharing the road with motor and other vehicles. This is not such a problem as long as those in charge of the vehicles recognise and respect this.

Colyford

An issue raised in Colyford is the **lack of continuous footways** alongside the busy A3052 and where there are footways, many stretches are less than one metre wide. This means that residents and

³⁶ Email from Countryside Team Leader (People), East Devon District Council, 23rd June 2017

³⁷ Email from Axe Valley Pedallers, 24th June 2017

visitors feel vulnerable when walking to the local shops, chapel, village hall and pubs. It has a detrimental effect upon community life, causing a feeling of severance through the village. This problem, coupled with the difficulty crossing the road due to the lack of pedestrian crossing points, is of great concern to many local residents.

The lack of a footway along Coly Road B3161, between Shells Lane and Courtenay Drive divides the two communities of Colyford and Colyton as residents cannot walk to services in each centre. This is really important as Colyton has a library and doctor's surgery, playing fields and tennis courts, which can only be reached safely and easily by car by Colyford residents.

Colyford is a ribbon development of 2km length between gateways along the A3052. There are few **pedestrian crossing points**. There are two central islands to help pedestrians cross the road. One is located to the west of the junction with Gully Shoot which is used by residents walking to and from Seaton and by a significant number of school children attending Colyton Grammar School. The other is located to the east of the junction with Seaton Road. This helps pedestrians crossing to the Post Office stores and butchers. There are no other crossing points through the village and this presents difficulties for the elderly in particular as the traffic flows are constant throughout the day. A need has been identified by local residents for a safe crossing point to enable them to use the bus stops and access the Chapel of Ease and the Memorial Hall which has a busy schedule of events and a meeting point for local groups of all ages. There is a playgroup and children's dance classes and it is used by the WI, Flower Club and many more societies. The location suggested for a zebra crossing lies between the Chapel and the Memorial Hall to the east of Elmwood Gardens.

Further east adjacent along the A3052, adjacent to the Wheelwright Inn, locals have requested a central island to help cross at this point. An alternative would be a central hatched area that would help slow traffic and help residents cross the road.

The latest community consultation identified a degree of dissatisfaction with the public transport services in the Parish.

Colyton Consultation 2016	Colyford Consultation 2017
<ul style="list-style-type: none">Improved public transport required x 10	<ul style="list-style-type: none">School bus congestion on A3052 x 4Return of 9.30am X53 bus service x 3Improved bus service x2

Transport and Travel Key Messages and Questions:

- We need more and better pavements
- Traffic causes significant nuisances
- We need to address the issue of road safety
- Traffic calming measures would be welcomed
- School parking is a major problem that needs to be solved
- Town centre parking arrangements are inadequate
- The Tram is an important asset
- We should encourage greater use of public transport services
- Can we do more to encourage walking and cycling?
- We should continue to improve cycleways and safe cycling opportunities
- More off-road cycle routes are needed
- We need more and better footpaths

Employment and Business

Introduction

It should be noted that there is little quantifiable data relating to Colyton in respect of either employment or business. Such data as does exist relates in the main to East Devon or the whole of Devon. What data that is available is also somewhat outdated with the Census 2011 still being frequently referred to as well as other data relating to past years. Moreover, there is no consistent definition of areas covered by official data and therefore there is considerable difficulty in identifying absolute numbers or trends.

The Working Population

Around 40% of the Parish's population aged between 16 and 74 was working full-time in 2011. A good proportion of them were self-employed. Up to 20% of this age group was working on a part-time basis. A quarter of was retired.

Colyton Parish - Economic Activity 2011	No.	%
All Usual Residents Aged 16 to 74	2,144	
Economically Active; Employee; Part-Time	327	15.3
Economically Active; Employee; Full-Time	573	26.7
Economically Active; Self-Employed	373	17.4
Economically Active; Unemployed	46	2.1
Economically Active; Full-Time Student	46	2.1
Economically Inactive; Retired	557	26.0
Economically Inactive; Student (Including Full-Time Students)	62	2.9
Economically Inactive; Looking After Home or Family	90	4.2
Economically Inactive; Long-Term Sick or Disabled	40	1.9
Economically Inactive; Other	30	1.4
Unemployed; Age 16 to 24	14	
Unemployed; Age 50 to 74	14	
Unemployed; Never Worked	3	
Long-Term Unemployed	17	

According to Devon County Council, Within the Coly Valley, 77.7% of the population aged between 16 -64 is economically active a similar proportion to the 79.4% in East Devon and 76.8% in England. Self-employment is far higher in the Coly Valley at 22.1% compared with East Devon 15.8% and England 10.4%.

In 2011 just over 4% of the working population were engaged in agriculture. A small proportion for a rural parish like Colyton but still a significantly higher proportion than across the South West or nationally. The 2011 Census 'trades' data shows more of Colyton's working population engaged in manual trades. This situation may well have changed in recent times with the closure of the Ceramtec site.

The 2011 Census also indicated that the percentage of Colyton's population employed in 'professional, technical and administrative jobs was lower than Devon, the South West and England. The percentage of the population working for small employers was significantly higher at 14.5% compared with England 's 9.4% but in line with Devon's 14.2%.

Colyton Parish - Industry 2011		No.	%	SW	Eng
Agriculture, forestry, fishing	56	4.3	1.6	0.8	
Mining, quarrying	3	0.2	0.2	0.2	
Manufacturing	157	11.9	9.1	8.8	
Electricity, Gas, Steam and Air Conditioning Supply (Pollutant)	5	0.4	0.6	0.6	
Water Supply; Sewerage, Waste Management and Remediation Activities	3	0.2	0.8	0.7	
Construction	124	9.4	8.0	7.7	
Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	234	17.8	16.2	15.9	
Transport and Storage	37	2.8	4.0	5.0	
Accommodation and Food Service Activities	91	6.9	6.3	5.6	
Information and Communication	23	1.8	3.3	4.1	
Financial and Insurance Activities	25	1.9	3.7	4.4	
Professional, Scientific and Technical Activities	17	1.3	1.4	1.5	
Public Administration and Defence; Compulsory Social Security	83	6.3	5.9	6.7	
Administrative and Support Service Activities	60	4.6	4.4	4.9	
Public Administration and Defence; Compulsory Social Security	56	4.3	7.1	5.9	
Education	118	9.0	9.7	9.9	
Human Health and Social Work Activities	164	12.5	12.9	12.4	
Other	58	4.4			
	1,314	100.0			

Colyton Parish - Occupation 2011		No.	%	SW	Eng
1. Managers, Directors and Senior Officials	164	12.5	11.1	10.9	
2. Professional Occupations	193	14.7	16.5	17.5	
3. Associate Professional and Technical Occupations	140	10.7	12.1	12.8	
4. Administrative and Secretarial Occupations	125	9.5	11.0	11.5	
5. Skilled Trades Occupations	258	19.6	13.4	11.4	
6. Caring, Leisure and Other Service Occupations	125	9.5	9.8	9.3	
7. Sales and Customer Service Occupations	91	6.9	8.4	8.4	
8. Process, Plant and Machine Operatives	67	5.1	6.7	7.2	
9. Elementary Occupations	151	11.5	11.0	11.1	
		100			

The percentage of Colyton's population who had never worked, 1.5%, was significantly lower than Devon's 2.9% and England's 5.6%. Unemployment appears low compared with both East Devon and is less than half the national average. A higher percentage of males are in work compared with both East Devon and England, contrasting with a lower percentage of females.

Travel to work modes for Colyton (2011 Census) show that it has a slightly higher percentage of people travelling by car than the East Devon and South West average and a lower percentage that travel by foot/ cycle. The percentage of those who travel to work by public transport is 3.6% which is below the district level of 5.3%, regional level of 6.3% and national level of 16.4%. Colyton does however have a far higher percentage of people that home work than the district, regional and national levels.

Being in close proximity to Axminster rail station (15 minutes maximum) and Exeter Airport (30 minutes) makes Colyton a good base for those residents who need to travel outside of the area/county. Indeed, access to the M5 motorway at Taunton is also only circa 35 minutes away.

Colyton Parish - Hours Worked 2011	No.	%
All Usual Residents Aged 16 to 74 in Employment	1,314	
Part-Time; 15 Hours or Less Worked	176	13.4
Part-Time; 16 to 30 Hours Worked	287	21.8
Full-Time; 31 to 48 Hours Worked	620	47.2
Full-Time; 49 or More Hours Worked	231	17.6
Males; Total	694	
Males; Part-Time; 15 Hours or Less Worked	40	5.8
Males; Part-Time; 16 to 30 Hours Worked	77	11.1
Males; Full-Time; 31 to 48 Hours Worked	404	58.2
Males; Full-Time; 49 or More Hours Worked	173	24.9
Females; Total	620	
Females; Part-Time; 15 Hours or Less Worked	136	21.9
Females; Part-Time; 16 to 30 Hours Worked	210	33.9
Females; Full-Time; 31 to 48 Hours Worked	216	34.8
Females; Full-Time; 49 or More Hours Worked	58	9.4

Under-Employment and Deprivation

With a relatively high proportion of the working age population working part-time or in self-employment and/or from home, it is possible that there is a significant degree of under-employment. The extent of this and its impact on life-style and quality of life is difficult to gauge from available information.

The Parish's population as a whole is not regarded as deprived, according to official measurements and ranking. In 2015, Colyton town excluding Colyford and Northleigh was ranked 20,381 out of 32,844 neighbourhoods in terms of multiple deprivation, where 1 is the most deprived. Colyford and Northleigh were ranked 27,159. Colyton's position had worsened since the previous ranking in 2010, whereas Colyford and Northleigh's ranking had improved. Colyton's overall deprivation was ranked 62.75% and Colyford and Northleigh 83.61%, where 100% is least deprived and 1% worse deprived.

Colyton town's income deprivation was in line with Devon's percentage at 10.8%, Colyford and Northleigh was 6.2%. Colyton town's employment deprivation was high at 10.2%, Colyford and Northleigh 6.2%, compared with Devon's overall 9.5%.

Benefits claimants/claims within Colyton population was higher than Devon's percentage, although Colyford and Northleigh's were lower. The percentage of Colyton's population claiming 'working age benefits' was 11.8% (Colyford and Northleigh was at 7%) compared with Devon's 9.9%.

- Benefit Claimants 16-24 8.5% (Colyford and Northleigh 4.7%) compared with 7.2% for Devon
- ESA/Incapacity Benefit 6.9% (Colyford and Northleigh 4.1%) compared with 5.3% for Devon
- JSA 1.4% (Colyford and Northleigh 0.6%) compared with 0.8% for Devon

Local Business

The Government Interdepartmental Business Register (GIBR)³⁸ figures for 2015 (pre Ceramtec closure) show the number and type of businesses in postcode EX24 as follows -

- > 153 businesses
- > 923 persons are in employment at these businesses
- > 31.2% of employees are part time and 68.8% full time employees
- > the biggest employer was/is Colyton Grammar School

From GIBR's 2015 data, the most significant clusters of employment in EX24 were:

- Agriculture and rearing of animals
- Construction
- Plumbing
- Professional, Scientific and Technical Services
- Business Support and Administration

Surprisingly, tourism was not identified as a significant employment cluster. This runs contrary to informal guidance/comments given by EDDC.

According to the East Devon Settlements Assessment in 2014, Colyton has a large number of non-domestic-rated (NDR) units that are concentrated in the north of the settlement, particularly around Market Place. It recorded 71 NDR units at the time of which six were empty. Of these units 23% were shops and premises, 16% were store and premises, 15% were workshops and premises and 5% were offices and premises. *"The settlement has a higher percentage of employment units than those for social facilities and demonstrates a more economically vibrant settlement. This is in part due to Colyton Business Park located to the north of the settlement."*³⁹

The average business size in the Coly Valley Ward in which Colyton resides is 4.8 which is below the East Devon (6.2), South West (9.9) and British (10.4) average. The Businesses per 000 population for Colyton is also below the East Devon average but above the average for the South West and Great Britain.

Colyton Business Park

Colyton Business Park is a recent (2015) development of eleven business units for use as either workshops or offices. *"Surrounded in level grounds of mature trees and attractive open landscape these versatile work units are a great location base for any business."*

Colyton Business Park is located on the outskirts of Colyton at Road Green, with good location links to the A358, A30 and A35. *"It provides an ideal environment for new and expanding businesses, offering versatile office and work space over two floors. The site is level and landscaped to a high standard to incorporate the natural surroundings of the area. There is ample parking for both tenants and visitors adjacent to each unit. The benefits of Colyton Business Park:*

- *Flexible 3, 5 or 6-year lease terms with an option to terminate early*
- *Good competitive rates*
- *Welcoming and friendly atmosphere on site*
- *Lively business community*
- *Beautiful natural surroundings and outlook*
- *Level site surrounded by mature trees and well landscaped*
- *Ample parking for both tenants and visitors adjacent to each unit*
- *Good security*

³⁸ GIBR data is based on VAT registered businesses

³⁹ Small Towns and Villages Development Suitability Assessment 2014, East Devon District Council, 2014

- *Excellent broadband available*⁴⁰

Current business on the Business Park include a potter, a micro/craft brewery, caterers and construction companies.

Ceramtec

The closure of the Ceramtec site was a blow to the local economy. Ceramtec was one of the Axe Valley's biggest employers. Some 80 people were employed at the plant. It had operated in the town for nearly 50 years. The site has recently been purchased by the Homes & Communities Agency. It is looking to redevelop the site for mixed employment and residential uses.

Reaction in 2014/15 to the closure announcement provides evidence of local opinion that the need to compensate for the loss of jobs at the site was as important as providing more housing. Whilst it has been acknowledged that the site in Colyton was unlikely to attract a single large-scale employer, given its distance from the M5 and alternative site opportunities at East Devon's Growth Point, local preference seems to be for a mixed development that includes employment opportunities relevant to the needs of the local community.

Colyton Town Centre

The recently published draft East Devon Villages Plan (February 2017) which appears to only cover Colyton town excluding Colyford and other areas, includes the following description of the local economy, focussing on the "*vitality of the town centre*":

"Colyton has a good range of services and facilities that serve a wide rural area. It benefits from employment opportunities both in the town centre and the wider area.

Colyton has a small but diverse town centre which meets many of the day to day needs of local residents and the wider rural population. Such provision within the town is an incentive for local residents to support their local economy, build a thriving community and reduces the need to travel to other shopping centres by car. A healthy and vibrant local shopping centre helps to contribute towards the objective of sustainable development.

The majority of local business premises are located around the Market Place although there are a small number elsewhere in the town centre. The main risk to the vitality of the area is the loss of business premises to residential uses and any erosion of shops and services would undermine the viability of the town centre and its functional importance as a meeting place and draw for tourism."

The Colyton 'Link Lines'⁴¹ publication includes a directory of local businesses.

Bed and Breakfast	7
Self-catering	6
Public Houses	5
Tea Shops	4
Arts, Crafts, Antiques	4
Groceries	3
Garages	3
Veterinary Practices	2
Tourist Attractions	2
Post Offices	2
Gift Shops	2
Estate Agents	2
Care Homes	2

⁴⁰ <http://colytonbusinesspark.co.uk/>

⁴¹ Link Lines, Colyton Link, May 2017

Butchers	2
Bakers, Cakes etc	2
Watch Repairs	1
Toning Saloon	1
Takeaway Food	1
Stationers and Newsagents	1
Second Hand Books, Bookbinding	1
Pharmacy	1
Kitchen Shop	1
Hotel	1
Hairdresser	1
Garden Centre	1
Cycle Sales and Repairs	1
Architect	1
Accountants	1

Omitted from the list is one of our major employers, **the Tannery**. J. & F.J. Baker & Co Ltd. is the only oak bark tannery in the Britain. Employing 22 persons, it produces luxury leather of the highest quality and supplies the most exclusive shoemakers, saddlers, interiors and leather workers in the world. The Baker family bought the tannery over 150 years ago in 1862 and J.& F.J. Baker & Co. Ltd. remains a family business to this day. The site, on the banks of the river Coly, has been a tannery since the Roman times. The site has grown and developed and expanded over centuries and with it the oak bark production techniques, perfecting the art of tanning and contributing to the character and uniqueness of Colyton.

Retail Sector

Colyton is reasonably well served with a mix of shops ranging from essential to special interest shops. There are two food stores, one with a PO Local, butcher, chemist and newspaper shop providing essentials. Other shops include a chip shop/take away, cafes, gift shops, art gallery/picture framer, book binder, kitchen shop, cycle shop and garden shop/café.

The level of viability is a constant concern. Lloyds Bank has recently closed its branch in the town centre. Previous village survey results published in the Parish Plan 2008 have indicated strong opposition to the loss of shops or commercial locations in the town centre to housing.

Colyford is less well served having a general store with Post Office Local and a butcher, pubs and hotel restaurants.

The presence of shops and services is attractive to tourists and gives the appearance of thriving and sustainable communities. The majority of residents use at least one of the shops on a regular basis for convenience. The loss of these services would be harmful to the community. Residents also use the major shopping facilities in nearby towns such as Seaton.

There does not appear to be a formalised forum for business or employers to regularly communicate with either East Devon District Council or Colyton Parish Council. Anecdotally, within Colyton, there appears concern at the retail vitality with Lloyds Bank closing, a several empty premises and some businesses for sale. Especially bearing in mind the ageing population, car parking and easy access to shops etc appears key.

Current Development Plans

Over recent years relatively few employment-related proposals have come forward. A search of the planning register shows only a few planning applications being made, mostly for minor changes or extensions to existing businesses (mostly agriculture or tourist-related). The Ceramtec initiative by the Homes and Communities Agency is an important piece of breaking news.

The new Local Plan does not specifically identify the Parish of the village of Colyton as the location for employment-related development. It does "*makes provision for development of non-allocated sites for employment purposes, in recognition of the need for appropriate development in both towns and villages. In providing for employment potential full account has been made of the importance of safeguarding the existing character and amenities of East Devon, whilst at the same time sustaining and improving the local economy*".

Within the Local Plan, there appears little reference to home working, or residential and commercial uses being contained within the same unit. 'Live-work units' are becoming more common, with the increase in self-employment together with the absolute requirement for fast broadband speeds.

Impact of Nearby Growth Areas

East Devon District Council's Local Plan, adopted in January 2016, identified, three nearby towns, within easy travelling distance of Colyton, for economic growth and development, namely Axminster, Honiton and Seaton.

Axminster is "*to be promoted as a self-contained and increasingly important East Devon town*". It requires a substantial number of new homes to increase economic activity with additional land being made available for employment use. For Seaton, there is an emphasis on 'Green' tourism, an educative experience, including wet sports, the Jurassic Coast as well as the Axe Wetlands, with the South Coast Path also to be exploited. Seaton is intending to become an all year-round holiday destination. Honiton is identified within the Plan as a focus for economic development. Honiton is seen as being central to the district with excellent rail and road links. A new employment site is to be identified and the intention is to create a niche market town which is easily accessible for both the surrounding area and visitors.

These settlements will continue to provide work opportunities for our parishioners and there should be some beneficial economic spin-offs. However, the need to maintain a healthy local economy is an important facet of sustainability. To be more sustainable as a community, we do need local employment opportunities, we do need a healthy retail sector and we do need to reduce travel to work times and distances.

Employment and Business Key Messages and Questions:

- We should support local employment initiatives
- The Parish is a good place to run a business
- The Ceramtec site is an important business/employment opportunity
- We should protect the local retail sector
- A vibrant town centre is important
- We need to maintain a dialogue with local businesses
- How can we help local business?
- How do we take advantage of our proximity to major tourist assets?

Leisure and Recreation

Introduction

The area has an active community and social life, this is reflected in the range of clubs, societies and community groups that are active in the Parish. A wide variety of sport and exercise clubs are active in Colyton and Colyford. The array of places and spaces available for community activity is a contributory factor. There are many halls available which are well used by the local community for a range of leisure activities and Colyton Library hosts several local groups and clubs for regular meetings.

Excellent sports facilities are provided for both adults and children by 'Leisure East Devon' at Colyton Sports Centre. The Centre has a variety of spaces, pitches and courts available for hire. It offers a range of classes. There is also a football and cricket pitch at Colyton Playing Fields. There are three children's play parks, two in Colyton and one in Colyford. There is also a skate park at Colyton. There are three pubs in Colyton which play host to skittles, boules and darts clubs which meet on a regular basis.

There is also a Social Club which shows live sports regularly. There are also allotments in Colyton that provide an opportunity for some gardening exercise!

Community Halls

The following halls regularly used for leisure and recreation activities. The following list of groups and activities and meeting venues is taken largely from Colyton Link Booklet. Together they cater for a wide range of activities and all age groups, although some venues have declined bookings for allow teenage-only events.

Venue:	Space/Facilities	Regular Uses:
Colyford Memorial Hall	Main Hall, small bar, stage Committee/meeting room Kitchen Disabled toilet	Dance classes Line Dancing East Devon Dance Academy Sequence Dancing Irish Set Dancing Keep Fit Pilates Stitches Upholstery WI Colyford Noah's Ark Playgroup
Colyton Peace Memorial Pavilion	Hall, kitchen and bar and changing rooms	Bridge Devonshire Association Colyton & District Garden Soc. Flower Club French Colyton Parish History Soc.
Colyton Town Hall	Main Hall, stage and kitchen, back room Meeting rooms upstairs	Short Mat Bowls Colyton & District Garden Soc. Colyton Parish History Soc. Colyton Theatre Group
Methodist Church	Hall, small kitchen	Singing for Fun
Reece Strawbridge Centre	Two halls - one upstairs with sprung floor. Hall downstairs with kitchen	Dance classes Pilates Yoga Table Tennis Tai Chi Cinema Club Mother and Baby Group

		Caterpillars Pre-school Youth Club Messy Church Rugbytots Music Seeds Theatre Group
St Johns Hall, Colyton		Yoga Carnival Bingo Leisure Painters Memory Café Thursday Club Whist Drive WI Colyton
Colyton Library		Book Group Knit and Natter Coffee Mornings Play Reading Shakespeare Group Reading Scheme Book Track

Sports

The **Colyton Leisure Centre** is based within the grounds of Colyton Grammar School. The centre boasts a dance studio, sports hall and all-weather outdoor facilities including a floodlit synthetic turf pitch.

The **Peace Memorial Playing Fields** has facilities of a high standard and continues to be enhanced. Apart from football, there is archery practise, two tennis courts, a boules piste and a children's playground, maintained by the Parish Council. A Multi Use Games Area Surface (MUGA) was laid by East Devon District Council in 2009. The Playing Fields is the regular venue for Colyton Football Club and Grandisson Archery. The East Devon Play Pitches Review of 2015 found that "*the site floods badly, especially the main adult pitch*" It also noted that "*the artificial cricket wicket is no longer used but the base still in place. There is no demand for this facility at present, but it should be retained in case of future demand.*"⁴²

Colyton Grammar School currently allows community use of the football pitches, however cannot allow use of the rugby or cricket pitches due to a covenant on the land which specifically outlaws use by anyone other than the school.

Open Space Provision

The most recent review and assessment of the availability of space was carried out by East Devon District Council in 2014. It found that the community of Colyton Parish was significantly under-provided for. It identified and assessed the following:

NEW1	Road Green	Amenity Open Space	0.24
CT005	St Andrew's Garden	Parks and Recreation Grounds	0.02
CT014_C1	Peace Memorial	Cricket Outdoor Sport - Pitches	1.48
CT014_C2	Peace Memorial Tennis Courts	Outdoor Sport - Fixed	0.12
CT014_C3	Peace Memorial Play Area	Play Space - Children	0.05
CT014_C4	Colyton Skate Park	Play Space - Youth	0.04
CT014_P	Peace Memorial	Football Outdoor Sport - Pitches	2.50

⁴²

CT016	Chantry Bridge	Football Outdoor Sport - Pitches	0.65
CT023	Mount View	Play Area Play Space - Children	0.06 u/c
CT024	Road Green Playground	Play Space - Children	0.03
CT025	Allotments	Allotments	1.13
CT026	Sidmouth Road Cemetery	Cemeteries and Churchyards	1.34
CT027	St Andrew's Churchyard	Cemeteries and Churchyards	0.29
CT028	St Michael's Churchyard	Cemeteries and Churchyards	0.10

Category:	
Allotments	+0.15
Amenity Open Space	-0.74
Outdoor Sport - Pitches	+2.20
Outdoor Sport – Pitches (LA)	-2.44
Outdoor Sport Pitches (Combined)	-0.23
Parks and Recreation Grounds	-1.28
Play Space - Children	-0.03
Play Space - Youth	-0.13

Young People

A new **Play Park**, on Whitwell Lane, Colyford was opened in May 2017. The land was donated to East Devon District Council by Parish Councillor Colin Pady. To create the play park, more than £20,000 was raised through a combination of Section 106 money (funds received through developers' contributions) and money donated from the Colyton Goose Fayre Committee.

Local children were involved all the way through the development process. They informed the Council what activities they wanted in their play area. They helped choose the final design from a selection of different designs from play companies that featured what they had asked for. The play area has a wobbly bridge, a wooden train with a slide, a large piece of climbing equipment, a selection of different swings, a hammock and a toddler rocker.

There is a Skate Park at the Peace Memorial Playing Fields which was funded by S106⁴³ money, Devon County Council 'Locality Budget' funds and also the 'East Devon District Council Parishes Together' fund.

The **Reece Strawbridge Centre** was completed in 2010. Its main purpose is to provide community space for the young people of the area. It has housed Colyton Caterpillars, Scouts, Cubs and Beaver groups. A successful Youth Club is now up and running and the centre now attracts users such as Colyton Theatre Group, Table Tennis and many other local organisations that provide activities for young people.

Leisure and Recreation Key Messages and Questions:

- We should protect and enhance our existing recreation spaces
- We probably need more recreation space and a wider range of sport and play opportunities
- How can we provide more for young people?

⁴³ Section 106

Appendix A

Colyton Parish – Unconfirmed Wildlife Sites

SY19/118	Batty's Moor	SY199943	6.9	Secondary woodland & bracken	UWS
SY29/114	Tritchmarsh	SY246959	2.4	Rush-pasture/Floodplain grazing marsh.	UWS
SY29/129	Smallicombe Copse	SY207970	1.2	Wet semi-natural broadleaved woodland	UWS
SY29/137	Colyton - Lower Cownhayne Marsh	SY255929	73.8	Possible floodplain grazing marsh	UWS
SY29/005	Farwood Cross	SY210958 & SY208957	2.9	Secondary woodland.	UWS
SY29/010	Hamberhayne Copse	SY218960	10.8	Secondary woodland	UWS
SY29/012	Carswell Wood	SY221957	3.7	Secondary woodland	UWS
SY29/014	Home Bush	SY219980	38.2	Secondary woodland	UWS
SY29/051	Colyton Hill Plantation	SY228932	3.5	Secondary woodland	UWS
SY29/052	Lower Cottshayne	SY225941	0.3	Semi-improved neutral grassland	UWS
SY29/054	Seaton Down	SY231920	42.7	Secondary woodland	UWS
SY29/107	Sutton Thorne	SY217972	22.4	Unimproved grassland and scrub	UWS
SY29/109	Sharphayne Coppice	SY224952	2.6	Broadleaved woodland	UWS
SY29/110	Cottshayne Cottage	SY226941	0.3	Unimproved grassland with wild daffodil	UWS
SY29/138	Stoney Bridges - Lower Cownhayne Marsh	SY276966	370.2	Possible floodplain grazing marsh	UWS
SY29/139	Heathhayne - Huntsman's Pool Marsh	SY248945	49.1	Possible floodplain grazing marsh	UWS
SY29/143	Brookside Meadows	SY233965	2.1	Unimproved and semi-improved grassland and rush-pasture (MG5, MG6 and M23)	UWS
SY29/111	Watchcombe Copse	SY227981	11.8	Broadleaved woodland	UWS
SY29/113	Holyford	SY235924	0.9	Unimproved grassland, bracken, scrub	UWS

Appendix B

Listed Buildings Colyton Parish

Grade: I

Church of St Andrew

List Entry Number: 1306053 Location: Church of St Andrew, Vicarage Street, Colyton

Grade: II*

Great House

List Entry Number: 1306053 Location: Great House, South Street, Colyton

Grade: II

Colyton House

List Entry Number: 1098508 Location: Colyton House, Vicarage Street, Colyton

Colyton Cottage

List Entry Number: 1170285 Location: Colyton Cottage, Queen's Square, Colyton

Colyton Post Office

List Entry Number: 1098531 Location: Colyton Post Office, Market Place, Colyton,

Colyton War Memorial

List Entry Number: 1425387 Location: Churchyard of St Andrew's Church, Colyton

Colyton Youth Club

List Entry Number: 1333532 Location: Colyton Youth Club, Higher Church Street, Colyton

Stables

List Entry Number: 1098509 Location: North of Colyton House, Vicarage Street, Colyton

Sundial

List Entry Number: 1333548 Location: Immediately South East of Colyton House, Vicarage Street, Colyton

Wall

List Entry Number: 1333522 Location: Wall Adjoining South West of Colyton Cottage Along Sidmouth Road, Queen's Square, Colyton

Garden Boundary Walls and Two Pairs of Gate Piers T Colyton House

List Entry Number: 1098510 Location: At Colyton House, Vicarage Street, Colyton,

Nos 1 And 2 Colyton Terrace, with Boundary Wall 8 Metres to South

List Entry Number: 1238434

Cole's House

List Entry Number: 1333560 Location: Cole's House, Queen Street, Colyton

Chantry Bridge

List Entry Number: 1098511 Location: Chantry Bridge, Vicarage Street, Colyton

Wall

List Entry Number: 1333549	Location: Adjoining South of The Chantry and Chantry Cottage, Vicarage Street, Colyton
Walls	
List Entry Number: 1333556	Location: North East and North West of Old Church House, Market Place
Sunday School	
List Entry Number: 1306055	Location: Sunday School, Vicarage Street, Colyton, Colyton
Fountain	
List Entry Number: 1306125	Location: Fountain, South Square, Colyton, Colyton
Garden Boundary Wall	
List Entry Number: 1098506	Location: To East of The Vicarage and Brerewood House, Vicarage Street, Colyton
Premises of R A Dyke, Chemist	
List Entry Number: 1098529	Location: Market Place, Colyton
Queen's Haye	
List Entry Number: 1098534	Location: Queen's Square, Colyton
Former Methodist Chapel	
List Entry Number: 1098537	Location: Rosemary Lane, Colyton
Garton House	
List Entry Number: 1098538	Location: Sidmouth Road, Colyton
Compass Cottage	
List Entry Number: 1098540	Location: South Street, Colyton
Wall and Gateway	
List Entry Number: 1098542	Location: South West of The Great House, South Street, Colyton
Rose Cottage	
List Entry Number: 1098559	Location: Dolphin Street, Colyton
Brick House	
List Entry Number: 1098566	Location: King Street, Colyton
Corner Cottage	
List Entry Number: 1098567	Location: King Street, Colyton
Tickens	
List Entry Number: 1306092	Location: South Street, Colyton
The Foundry	
List Entry Number: 1306116	Location: Rosemary Lane, Colyton
St Clements	
List Entry Number: 1333536	Location: King Street, Colyton
6, Vicarage Street	
List Entry Number: 1333546	Location: 6, Vicarage Street, Colyton
Churchyard Gates and Gate Piers	

List Entry Number: 1333550	Location: To South West of Church, Vicarage Street, Colyton
The Old Bakehouse List Entry Number: 1333555	Location: Lower Church Street, Colyton
London House List Entry Number: 1333558	Location: Market Place, Colyton
Outbuilding List Entry Number: 1170210	Location: Immediately North West of The Cottage, King Street, Colyton
Fiorshame Cottage List Entry Number: 1170294	Location: Road Green, Colyton
9, St Andrews Square List Entry Number: 1170311	Location: St Andrews Square, Colyton
Brinkley Bridge List Entry Number: 1098554	Location: Bonehayne and Purlebridge Road, Colyton
Sunnyside List Entry Number: 1170328	Location: 1, 2 and 3, South Street, Colyton
Lilac Place List Entry Number: 1098507	Location: 1 and 2, Vicarage Street, Colyton
Bolshayne Higher Bolshayne Farmhouse List Entry Number: 1098513	Location: Whitwell Lane, Colyton, Bolshayne
White Hart House List Entry Number: 1098556	Location: Church Street, Colyton
Hillhead Cottage List Entry Number: 1098562	Location: 2, Hill Head Street, Colyton
April Cottage Greenways List Entry Number: 1306178	Location: Greenways, Hill Head Street, Colyton
The White Cottage List Entry Number: 1333533	Location: Dolphin Street, Colyton
Berry House List Entry Number: 1333547	Location: Vicarage Street, Colyton
The Colcombe Castle Hotel List Entry Number: 1333557	Location: The Colcombe Castle Hotel, Market Place, Colyton
Lauriston List Entry Number: 1170084	Location: Church Street, Colyton
Premises of H Rendell And Son List Entry Number: 1170094	Location: Church Street, Colyton
Cole's Mill List Entry Number: 1170163	Location: Colyford Road, Colyton

Fermain House	
List Entry Number: 1170165	Location: Dolphin Street, Colyton
Althea	
List Entry Number: 1170220	Location: King Street, Colyton
Methodist Church	
List Entry Number: 1170225	Location: King Street, Colyton
Cottshayne Cottage	
List Entry Number: 1098558	Location: Cottshayne Lane, Colyton
Freakhayne	
List Entry Number: 1306245	Location: Bonehayne and Purlebridge Road, Colyton
Comb in Hedge	
List Entry Number: 1333530	Location: Blackacre Road, Colyton
Pottlelake Chapel	
List Entry Number: 1333531	Location: Chapel Knap, Colyton
Leigh Cottage	
List Entry Number: 1170083	Location: Chapel Knap, Colyton
Eglantine Market Place Gallery Valetta House	
List Entry Number: 1098528	Location: Market Place, Colyton
Geleen	
List Entry Number: 1098568	Location: King Street, Colyton
The Cottage	
List Entry Number: 1333535	Location: King Street, Colyton
35, Queen Street	
List Entry Number: 1333561	Location: Queen Street, Colyton
Kingdom Cottage	
List Entry Number: 1170195	Location: King Street, Colyton
Oroolong House Thame House	
List Entry Number: 1170275	Location: Queen Street, Colyton
Chantry Cottage, The Chantry	
List Entry Number: 1170448	Location: Vicarage Street, Colyton
Whiteways	
List Entry Number: 1170383	Location: Swan Hill Road, Colyton, Colyford
Old Courthouse Ye Old Courthouse	
List Entry Number: 1333534	Location: King Street, Colyton, Colyton
Mounthill Cottage	
List Entry Number: 1098532	Location: Mounthill, Colyton
Logshayne Lugshayne	
List Entry Number: 1098533	Location: Parehayne Lane, Colyton, Logshayne

Ridgeway Row List Entry Number: 1098535 Location: 2, Ridgeway Lane, Colyton

Straycroft Cottage
List Entry Number: 1098536 Location: Rockerhayne Cross, Colyton

Ship House
List Entry Number: 1098544 Location: Swan Hill Road, Colyton, Colyford

Wheelwright Inn
List Entry Number: 1098545 Location: Swan Hill Road, Colyton, Colyford

Myrtle Cottage Rose Cottage Swan Cottage
List Entry Number: 1098546 Location: Swan Hill Road, Colyton, Colyford

Heathayne Cottage
List Entry Number: 1098561 Location: Heathayne Cross, Colyton, Heathayne

Streathayne House
List Entry Number: 1098564 Location: Hooperhayne Road, Colyton

Pear Tree Cottage
List Entry Number: 1306106 Location: Swan Hill Road, Colyton, Colyford

Stables
List Entry Number: 1306185 Location: Approx. 45 Yards South West of Hooperhayne Farmhouse,
Hooperhayne Road, Colyton, Hooperhayne

Outbuilding
List Entry Number: 1333524 Location: Immediately South East of The Old Manor Hotel, Swan Hill Road,
Colyton

Hillside
List Entry Number: 1333525 Location: Swan Hill Road, Colyton, Colyford

K6 Telephone Kiosk, Swan Hill Road
List Entry Number: 1333603 Location: Swan Hill Road, Colyton, Colyford

Lawdeshayne Loutshayne
List Entry Number: 1170271 Location: Northleigh Road, Colyton

Combe Cottage Combe House
List Entry Number: 1306147 Location: Queen Street, Colyton

Hamlyn's Tannery
List Entry Number: 1306150 Location: King Street, Colyton

Ridgeway House
List Entry Number: 1170290 Location: Ridgeway Lane, Colyton

Colyford Post Office
List Entry Number: 1170398 Location: Swan Hill Road, Colyton, Colyford

Brerewood House, The Vicarage
List Entry Number: 1098505 Location: Vicarage Street, Colyton, Colyton

Old Church House	
List Entry Number: 1098527	Location: Market Place, Colyton
Gibble Booth and Taylor Law Chambers, Premises of DIY Shop	
List Entry Number: 1098530	Location: Market Place, Colyton
Summerway	
List Entry Number: 1098369	Location: Colyton
Hamberhayne Farmhouse	
List Entry Number: 1098560	Location: Hamberhayne Cross, Colyton, Hamberhayne
Holyford Farmhouse	
List Entry Number: 1098563	Location: Holyford Lane, Colyton, Holyford
Outbuilding	
List Entry Number: 1098565 Road, Colyton, Hooperhayne	Location: Adjoining North West of Hooperhayne Farmhouse, Hooperhayne
Dares Farmhouse	
List Entry Number: 1306075	Location: Swan Hill Road, Colyton, Colyford
Homebush Cottage	
List Entry Number: 1306181	Location: Colyton, Home Bush
Suddon's Farmhouse	
List Entry Number: 1333559	Location: Colyton, Northleigh
Downhayne Farmhouse	
List Entry Number: 1170167	Location: Downhayne Road, Colyton, Downhayne
Lower Cottshayne	
List Entry Number: 1170317	Location: Southleigh Road, Colyton
Woodman's Stoop Including Adjoining Barn to South West	
List Entry Number: 1170411	Location: Swan Hill Road, Colyton, Colyford
Whitwell Farmhouse	
List Entry Number: 1170549	Location: Whitwell Lane, Colyton
Brook Cottage	
List Entry Number: 1156302	Location: The Street, Cheriton
Lyme Cottage Riverside Cottage	
List Entry Number: 1098543	Location: Swan Hill Road, Colyton
Coly House	
List Entry Number: 1098504	Location: Swan Hill Road, Colyton, Colyford
Higher Watchcombe Farmhouse	
List Entry Number: 1098512	Location: Colyton, Watchcombe
Rockerhayne	
List Entry Number: 1333523	Location: Rockerhayne Cross, Colyton
Stafford Farmhouse	

List Entry Number: 1333545 Location: Swan Hill Road, Colyton, Colyford

Great House, Mill House and Adjoining Outbuildings to North and South

List Entry Number: 1098541 Location: Purlebridge Mill, Bonehayne and Purlebridge Road, Colyton

Outbuilding

List Entry Number: 1098557 Location: Immediately North East of Colcombe Castle House, Colyton, Colcombe

Purlebridge Mill, Mill House and Adjoining Outbuildings to North and South

List Entry Number: 1098555 Location: Bonehayne And Purlebridge Road, Colyton

Higher Wadden Farmhouse

List Entry Number: 1098539 Location: Southleigh Road, Colyton, Wadden

Church of St Michael

List Entry Number: 1098547 Location: Swan Hill Road, Colyton, Colyford

Hooperhayne Farmhouse

List Entry Number: 1306183 Location: Hooperhayne Road, Colyton, Hooperhayne

Colcombe Castle House

List Entry Number: 1170102 Location: Colyton, Colcombe

Heathayne Farmhouse

List Entry Number: 1170169 Location: Heathayne Cross, Colyton, Heathayne

The Old Manor Hotel Including Cottage Range Adjoining West

List Entry Number: 1170395 Location: Swan Hill Road, Colyton, Colyford

Colyford Filling Station

List Entry Number: 1405728 Location: Colyton, East Devon, Colyford