

# East Budleigh Conservation Area

## Appraisal, Review and Management Plan



April 2020

*East Devon – an outstanding place*

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***Photo on front cover:***

*High Street looking south, from the tower of the Grade I Listed All Saints Church*

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# Contents

<b>Part 1: Conservation Area Appraisal</b>	<b>1</b>
1 Statement of special interest	2
2 Introduction	3
3 Community involvement in the appraisal	3
4 General character, location and uses	4
5 Historic and topographic background	5
6 Setting of the conservation area and views	6
7 Built environment	11
8 Trees and green spaces	14
9 Hard landscaping	15
10 Building materials and ornament	15
11 Street furniture and special features	18
12 Synopsis of important buildings and features	18
13 Loss of character and intrusion	20
14 What has changed	21
15 Review of the conservation area boundary	22
<b>Part 2: Management Plan</b>	<b>23</b>
16 Introduction	23
17 Opportunities for Enhancement	24
Enhancement of the public realm	24
Removal of unsightly features on properties	24
Local List of Heritage Assets	25
18 Buildings at risk and repair of historic buildings	28
19 Management of trees and green spaces	28
20 Design of new development	29
21 Article 4 directions	30
22 East Budleigh Conservation Area Management Action Plan	31
<b>Part 3: Appendices</b>	<b>32</b>
23 Historic photographs and maps	32
24 Appraisal maps	35
25 Legislation, policy and guidance	41

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## **Part 1: Conservation Area Appraisal**



**Photo:** All Saints Church (Grade 1 Listed), High Street

## 1 Statement of special interest

- 1.1 East Budleigh is a village that has retained considerable character and special architectural and historic interest, especially within the conservation area, whilst absorbing much modern development.
- 1.2 There are many good examples of simple vernacular architecture, including terraced cob and thatch cottages, often in groups. Their palette of colours is muted, with a high proportion of traditional rendered and whitewashed front walls, presenting a distinctive streetscape.
- 1.3 This, and the consistent line of buildings, their frontages, rooflines and chimneys, gives a high integrity to the groups of cottages which have evolved over time, and which also illustrate the historic development of the village centre. A sense of unity is especially apparent along the High Street, where original fenestration of similar proportions and plain doors contribute to the coherent scene throughout, with few porches to break it up.
- 1.4 A wide variety of local materials used in buildings, surfaces and boundaries add identity and richness to the scene, including thatch and rendered cob, some fine brickwork, coursed stone walls with some ashlar detail, flint boundary walls, round cobbles and metal railings. Decorative features such as patterned cobbles along the High Street and dentilated brickwork of the Victorian cottages provide further interest, as do the attractive iron railings, and several small bridges over a brook, leading to the cottages' front gardens.
- 1.5 The quality of the streetscape is further strengthened by its unchanged nature, including unspoilt frontages, intact chimneys and retained cobbled verges, giving a feeling of stepping back in time. There is a lack of intrusion, in that there are no parked cars, modern adverts or shop signs. Overhead power lines and yellow road lines appear emphasised due to the general lack of modernity and unspoilt nature of the High Street and parts of Hayes Lane.
- 1.6 The landmark buildings of All Saints Church and Wynards House provide focus and prominence at either end of the finely proportioned, steeply rising High Street, and are also viewed from outside the conservation area. A statue of Sir Walter Raleigh is positioned centrally at the head of the High Street, whilst the characterful Sir Walter Raleigh public house adds interest and focus especially from Hayes Lane looking east.
- 1.7 Within the conservation area, especially High Street, the streetscape offers a sense of enclosure and tranquillity, reinforced by glimpsed views out of it towards features such as a brook and undulating open countryside. There are extensive boundary and retaining walls, such as those along Hayes Lane and around the church adding to enclosure and interest.
- 1.8 The countryside and rural landscape are in close proximity to the conservation area, all of which are within the East Devon Area of Outstanding Natural Beauty. The natural landscape provides a contrast to the built environment, with several instances of a sharp and distinctive break between the two. There are many green glimpses, including an under layer of vegetation and in-between houses, to the hedges and rolling hills beyond.
- 1.9 The churchyard is an important green open space and contains many of the fine specimen trees of the conservation area, with a further group in Vicarage Road. Hedgerow trees forming the southwestern boundary of the conservation area are also important. However a lack of green infrastructure along the High Street emphasises the consistent nature of the buildings, whilst one ancient holly tree remains as a distinctive feature.

## 2 Introduction

- 2.1 East Budleigh Conservation Area was designated on October 1<sup>st</sup> 1973 and it was appraised in 1995 (published in 1999). The appraisal was subject to an interim review by the District Council Conservation Officer in 2008 and attached as an addendum to the original appraisal.
- 2.2 Information from the original appraisal in 1999 has been retained and updated within this new template which meets the latest legislation and guidance. This Conservation Area Appraisal includes information from both reviews in 2008 and 2019.
- 2.3 Surveys for the 2019 review were carried out on 23 – 24 October and on 11 December 2019.

## 3 Community involvement in the appraisal

- 3.1 The East Budleigh Conservation Area Appraisal Review 2020 has been produced with the involvement of a local community group as part of the 'East Budleigh Heritage Project'. This is a pilot scheme identified by the East Devon Heritage Strategy 2019 to help capture and develop the local knowledge, skills and commitment present within our communities.
- 3.2 The East Budleigh Heritage Project community group included members of the Otter Valley Association, the East Budleigh Neighbourhood Planning Group, the Parish Council, and residents of the village and wider area, including members of the Sid Vale Association.
- 3.3 The group received training from Locus Consulting during October 2019. Information contributed by the group towards the review was completed with the guidance of East Devon District Council Conservation Officer and Policy Officer during December 2019 and January 2020.

## 4 General character, location and uses

- 4.1 East Budleigh is a large and attractive historic village, within a rural landscape of rolling hills, situated around two miles north of Budleigh Salterton. Directly north of the village within 800m is Bickton, a large Grade I Registered Park and Garden. To the west and east respectively are the pretty hamlet of Yettington and the historic village of Otterton.
- 4.2 The conservation area is relatively small in relation to the village as a whole, within the northwest part of the settlement. It is mainly residential, concentrated around the High Street and Hayes Lane, with many cob and thatched cottages climbing a steep hill towards All Saints Church. Further down the High Street, footbridges cross the Budleigh Brook to a terrace of Victorian houses. To the west along Hayes Lane, well maintained thatched cottages, a former vicarage and flint boundary walls also provide interest.
- 4.3 The conservation area includes the historic core of the village, with more modern development mainly to the eastern boundaries. It is largely unspoilt and in very good condition, which reflects the economic profile of the area. It retains a high quality roofline and streetscape and is popular with tourists due to its ancient church, historical connections, picturesque qualities and popular pub.
- 4.4 There is more modern housing built in the late 1980's and late 1990's within the boundary at Hayes Lane, and more recently during 2019 to the east of the High Street at Pynes Close. The Hayes Lane area has mixed use, including a church hall built in the late 1970's and a car park.



**Photo:** High Street looking north towards All Saints Church

## 5 Historic and topographic background

- 5.1 East Budleigh is thought to have been settled around 7 AD and was known as "Bodelie" in the Domesday Book, when it was a Royal Manor. It was a market town and port, mainly trading in wool until the River Otter ceased to be navigable. This appears to have begun by the reign of Henry VIII, due to the pebble bank that formed across the river mouth.
- 5.2 Leland records that it was still in use as a port early in the 15th century. This helps to account for the beautiful parish All Saints Church, which dates mostly from the 12<sup>th</sup> and 15th century, built of sandstone but with imposing Beer stone arcades. It is one of the few churches locally to have been carefully restored in the 19th century (1884-87) and thus kept a fine 15th century screen and a complete set of 16<sup>th</sup> century oak benches of high quality workmanship, with a unique series of carved bench ends.
- 5.3 The church and village are much visited because of their association with the Raleigh family and the family pew with coat of arms (dated 1537). Sir Walter Raleigh (1552-1618) was born at Hayes Barton, a fine Tudor building, one mile west of the village. Raleigh was a well-known adventurer, especially to the Americas, soldier and writer. He was a favourite of Elizabeth I but incurred the displeasure of James I and was eventually executed. The young Walter is said to have been tutored at Vicar's Mead in Hayes Lane.
- 5.4 Governor Roger Conant, founder of Salem, Massachusetts and the first governor of the Massachusetts Bay Colony, was born in East Budleigh in 1592. The millstone in front of the Church Hall reputedly comes from the now-demolished mill which was once worked by the Conant family.
- 5.5 East Budleigh is surrounded by farmland, and several houses in the High Street, including the Sir Walter Raleigh pub, were farmhouses at one time.



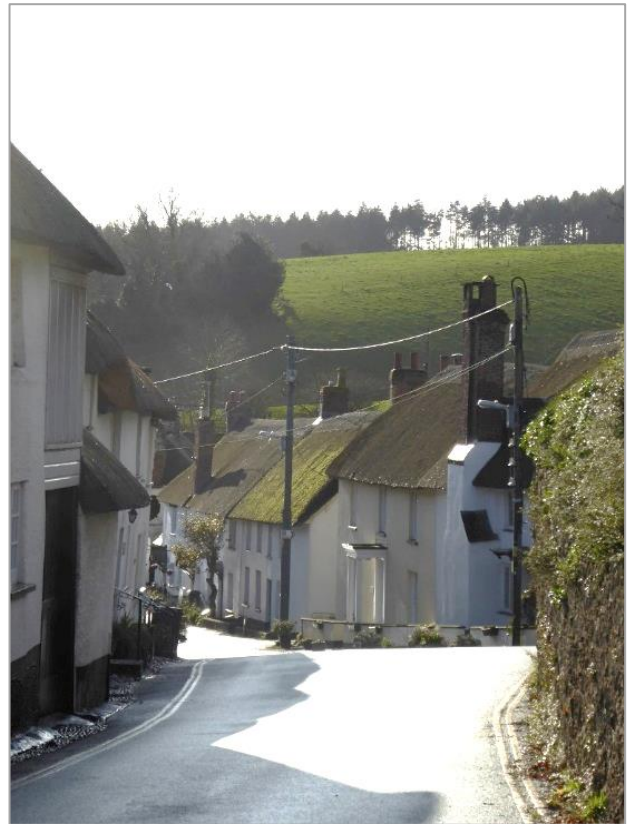
**Photos:** Carved benches at the All Saints Church (above) and the thatched, Grade II listed Sir Walter Raleigh public house (right), High Street



## 6 Setting of the conservation area and views

- 6.1 The conservation area lies within a village setting, surrounded by a rural landscape. There are many views from within, both glimpsed and open, looking towards the surrounding countryside. The western boundaries of the area, in particular, look out towards agricultural land, and there is a marked contrast between built and green landscapes. The undulating topography of the area helps to form a setting where groups of cottages appear to be 'nestling' within the lower areas of the conservation area.
- 6.2 On entering the conservation area from the south, the view is dominated by the tower of the landmark All Saints Church on higher ground and the succession of thatched cottages on both sides of High Street rising gently towards it, one with a lateral chimney stack. There are long views towards the church from many locations, including from Hayes Lane to the west and from Vicarage Road to the east of the church.

**Photo:** view from the north end of High Street. Note the massive brick stacks (probably early 17th century) and the backdrop of wooded hill



**Photos:** Vicarage Road (left) and High Street (centre and right), showing dominance of the parish church from many viewpoints within the village

- 6.3 Groups of cottages within the High Street have a high degree of integrity, providing iconic views, looking both northwards up the hill, from Wynards House, and back down the hill southwards from the church.

- 6.4 These cottage scenes are enhanced by an interesting roofline of thatched and slated roofs, many with tall chimneys. They also form part of a well preserved streetscape including unspoilt frontages and extensive cobbled paving. A lack of trees in the High Street and Hayes Lane also helps to emphasise the unspoilt and uniform nature of the cottage frontages.



**Photos (above):** *High Street roofs and unspoilt frontages, with cobbled paving*

- 6.5 There are particularly good open views from the churchyard over the roofs down towards the village, where the evolution of the village, from its historic core, can be observed (see also: front cover).
- 6.6 Of the early scenes shown (photos below), one pre-dates the arrival of overhead power lines and TV aerials; another shows the former toll house which collapsed in 1977 and was not rebuilt. There is a close juxtaposition of buildings to countryside in this part of the village. Here a considerable gap is partly due to removal of the toll house - which has opened up a glimpsed view to the countryside.



**Photos:** *The former Toll House and view beyond it after demolition*



**Photos (above):** views from the church graveyard from the past and in 2019, showing the unspoilt nature of the High Street

- 6.7 The churchyard forms an important open space in the north part of the Conservation Area and contains imposing large trees. From here the setting of the village in a slight hollow, enclosed within a wider undulating landscape can best be appreciated. The churchyard is extensive and largely bounded by a stone retaining wall, where there has been recent restorative work. There are good views south across the village. Seven tombs are listed.



**Photos (above):** Views from All Saints Church showing undulating landscape and woodland

- 6.8 From Hayes Lane there are open views towards the church to the north, and towards thatched cottages and agricultural land to the west, whilst an enclosed view between the high cob and flint walls eastwards provides a glimpse of the landmark Sir Walter Raleigh public house.



**Photos (above left):** Further cob and thatch cottages at the western border of Hayes Lane, with views towards the church and **(right):** narrow view towards the Sir Walter Raleigh pub from Hayes Lane

- 6.9 Within the High Street, the setting of the surrounding cottages gives the feeling of an enclosed, tranquil area. Glimpses out of this area towards other things, such as the brook, westwards from the bridge, the various buildings of Cranes Lane, and the surrounding rural 'borrowed' landscape make the area feel even more enclosed.



**Photos (above):** Glimpsed views from the High Street

- 6.10 The High Street is so unspoilt that distractions, such as the power lines and yellow road markings, are even more apparent within this enclosed area. However, the road markings also have a positive impact as there are no unsightly parked cars to mar the streetscape.
- 6.11 Within the eastern border of the conservation area at Pynes Close, the setting has changed radically, from burgage plots to the 21<sup>st</sup> century housing under construction at the time of survey.



***Photos (above):*** New development under construction at Pynes Close (2019)

- 6.12 To the southern boundary of the conservation area, in front of Wynards House, a linear view opens up to the south east along Middle Street between the brook and high stone wall towards the village hall and the green. This is very distinctive, due to lack of houses, giving an open, “extrovert” space.



***Photos (above):*** Long views south from Wynards House

## 7 Built environment

7.1 The conservation area has three separately identifiable areas:

1 High Street

A remarkably cohesive group of mainly cob and thatch buildings with the sandstone church tower providing a striking contrast when looking north. There is also a small separate entity of red brick cottages and house, just south of where the lower High Street crosses Budleigh Brook, and this provides an equally pleasant contrast in use of materials and sense of enclosure, especially when looking south.



**Photos (above):** bridges over Budleigh Brook, and High Street looking north, emphasising the contrast of materials and the line of Grade II listed railings



**Photos (left):** High Street looking south from the grounds of All Saints Church and **(right):** Budleigh Brook with cottages beyond

2 Hayes Lane and Church Lane

Further along Hayes Lane is Vicars Mead with its thatched boundary wall and nearby are the distinctive Hill Farm barns which straddle the western boundary of the conservation area and open out to the countryside.



**Photos (above):** *Vicars Mead and thatched wall (left), and cob and thatch cottages at the end of Hayes Lane (right)*



**Photos (above):** *Hill Farm Barns, Hayes Lane: curtilage listed buildings opening out onto the countryside*



However from evidence in early photographs, the eastern part of Hayes Lane has been much compromised. As well as a sizeable car park with walls of poor quality enclosing it, some new housing and the Church Hall built in the late 1970's create a somewhat jarring note and too prominently assert their presence in the foreground of the church tower. The cobbles of Church Lane, an attractive and unusual feature, had been gravelled over for some years prior to the 2019 survey.

**Photo (above):** *Hayes Lane, car park looking towards Church Lane*

The new housing on Hayes Lane (late 1980's) and in All Saints Close (late 1990's) is mostly terraced, with one larger detached house. Although walls are rendered, they do not follow the local style.

**Photo (right):** modern housing, car park and toilet block on Hayes Lane, looking south from the grounds of All Saints Church.



### 3 Vicarage Road

Two groups of cottages on the south side of Vicarage Road present a fairly consistent line of frontages and roofs, with All Saints Church tower dominating views to the west.

However there has been much loss of original detail and some replacement UPVC windows and doors, rainwater goods and the installation of wall mounted meter boxes, which contribute to the buildings' loss of character. These frontages are no longer considered to be largely unspoilt and Map 2 has been amended to reflect the 2019 survey.

To the north side of Vicarage Road however, the stone wall and important trees and tree groups remain. Looking eastwards views open up towards the countryside, giving a sense of openness.



**Photos (above left):** Vicarage Road looking east and **(right):** stone wall with GR (King George) post box

## 8 Trees and green spaces

- 8.1 Trees are an important complement to buildings within the conservation area. There are three main groups which should be afforded particular protection:

- *Within the churchyard and some of these have Tree Protection Orders.*
- *On the north side of Vicarage Road between the Vicarage and The Old Vicarage; some of these also have Tree Protection Orders.*
- *Hedgerow trees forming the southwest boundary of the conservation area between Vicar's Mead and Wynards House*

*The main species are sycamore, ash, lime, pine, yew and evergreen oak. Elms are also present as hedgerow trees.*

- 8.2 Elsewhere there are a scattering of specimen trees, together with typical garden shrubs, some in profusion; others bordering the stream. The large car park is not relieved by any significant green space or tree planting, apart from the grassed area and borders which bound the north side.
- 8.3 There has been some tree loss since the original appraisal, but the important holly tree in front of no.13 High Street remains. This is the place where, from Saxon times, prayers and supplication were made during the village perambulations, or beating of the bounds.
- "Mark trees" served the purpose of defining boundary lines. This tree most probably defined the boundaries between Budleigh Polsloe Manor (Higher Budleigh) and Lower Budleigh Manor. The last village perambulation took place in 1854.



**Photos (left):** the Holly 'Mark Tree' and **(right):** important tree groups within churchyard

- 8.4 Green space within the conservation area is illustrated on Map 2, comprising the churchyard which also contains many fine specimen trees. From here, there are open views both over the village to the south and east, to the undulating rural landscape beyond it, and to the open countryside to the west.

## 9 Hard landscaping

- 9.1 In the High Street there are some especially good areas of round cobbles, particularly on the west side, some forming decorative patterns. It is likely that these date from the time that classical detail was added (early 19th century). There is a similar extent on the east side, but this is narrower, less well maintained and some are covered over with tarmac in places. Nevertheless, overall this is a remarkable survival which needs to be carefully conserved.
- 9.2 Elsewhere in the village are several forecourt areas and accesses which have not been spoiled with resurfacing materials.



**Photos (above):** Examples of hard surfaces, showing how original cobbles and granite setts have maintained a better condition than the replacement concrete surface

## 10 Building materials and ornament

- 10.1 In the High Street there is a very good range of cob and thatch, especially on the west side. As well as plain vernacular the frontage continues through to classical detailing but is done so in a manner that is perfectly in scale and proportion to the overall profile. There has been much use of cream or white painted render, especially roughcast. Apart from thatch, slate predominates with a fair proportion of the paler Cornish varieties to be seen. There are also a few examples of Bridgwater red tiles.



**Photos (above):** High Street cottage groups with well proportioned, unspoiled frontages

- 10.2 There has been a good survival rate of mainly 18th and 19th century double-hung sash windows, many with glazing bars, and a significant number of panelled doors, a few with lion knockers. The brick terrace at the south end of the conservation area has managed to retain all its attractive white painted casement windows.
- 10.3 Within the village are many stone and cob walls, some capped in brick, tiles or thatch. These undoubtedly add much to the character especially where topped by ivy, valerian etc. Whilst no particular benefit accrues from over-maintenance, which means the natural patina of age and vegetation growth is easily lost, there are some signs of deterioration which need arresting.
- 10.4 The palette of colours is muted and fairly uniform, adding to the integrity of the groups of cottages.



**Photo (above):** Muted palette of colours, cottages from the top of High Street



**Photos (above):** use of traditional materials, High Street



**Photos:** a variety of well-preserved features, including classical detailing, such as that at the entrance to Budleigh House (above)

## 11 Street furniture and special features

- 11.1 Apart from those features already specified (such as cobbled paving), there is a lack of noteworthy items. Street lighting linked to overhead power lines is urban and unattractive.
- 11.2 However a particularly pleasant feature is the brook, the small bridges that cross it and the distinctive metal railings, probably late 19th century (forged locally) that enclose it where it runs parallel to the road. The thatched boundary wall at Vicar's Mead is also noteworthy.
- 11.3 A more recent addition (2006) is the statue of Sir Walter Raleigh on the east side of All Saints Church (which also contains the Raleigh family pew). This makes a pleasant seating area at the top entrance of the High Street, with views down the High Street. Such good views are also provided by benches outside the church.



**Photos:** Budleigh Brook bridges and railings; thatched boundary wall, Hayes Lane

## 12 Synopsis of important buildings and features

Map 1 shows the buildings and features considered both nationally and locally important within the conservation area, as well as those just outside the boundary, but which can be viewed from within it.

### **The All Saints Church**

This Grade I Listed Place of Worship, part of which dates from the 15<sup>th</sup> century, had its chancel extended in 1853 and was restored by R M Fulford in 1884. There is a great variety of some 60 carved bench ends, and a memorial to the Raleigh family, including a 16th century memorial to Johanne Raleigh.

### **Wynard's House**

This is a Grade II listed, early 19<sup>th</sup> century house with a brick front, hipped roof, bracketed eaves and cob side walls. There are small mullioned arched windows of wood.

### **Vicar's Mead**

This Grade II\* listed building is of cob and thatch. It may have originally been a late medieval Church House and parts are thought to date from 1485. Windows are plain Venetian. It is said to have secret passages and hiding places, and on a window pane of the old parlour are the names of the 'Smuggling Parsons' - Matthew Muny and Amb. Stapleton.



**Photos (above):** *All Saints Church (Grade I)*



**Photos (above):** *Wynards House (Grade II) and Vicar's Mead and wall (Grade II\*)*

### **Grade II Listed Buildings**

- 12.1 At the time of review, there are 30 Grade II listed buildings within the conservation area. 27 of these make up almost the entirety of this part of the High Street, apart from those nominated for listing as local heritage assets below. There are also a group of three, Grade II listed buildings at the end of Hayes Lane, with the curtilage listed Hill Farm Barns behind them. Temple Hill, also a Grade II listed building, lies just outside the conservation area, northwest of the church, but within its setting.

### **List of Local Heritage Assets**

- 12.2 Local buildings and structures have been nominated at the time of this appraisal review for addition to the Local List of Heritage Assets. These, listed below and described in section 18 of the Management Plan, meet the criteria set out in the East Devon Guide to the Listing of Local Heritage Assets (adopted in 2019).

**2 - 12, High Street (Brookside Cottages)**

**26 - 30, High Street**

**1 - 4, Church Cottages, Church Lane**

**Bronze statue of Sir Walter Raleigh, Vicarage Road**

## 13 Loss of character and intrusion

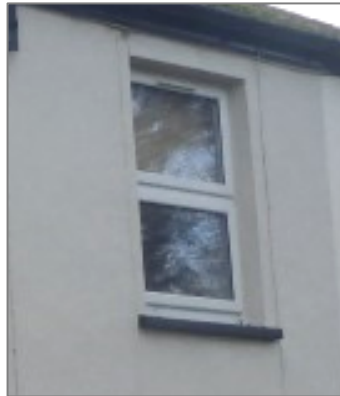
13.1 Minor incremental changes can have a significant detrimental impact on a conservation area where the character is very distinctive as in East Budleigh.

13.2 The main elements considered to contribute to a loss of character are:

- Overhead power lines, which are prominent and intrusive in several parts of the village, particularly over the High Street and Vicarage Road.
- At the time of the interim review in 2009, the addition of a small number of excessively high television aerials was noted which added to the overall impact of the overhead lines. These were still present at the time of the 2019 survey, on the roofs of parts of the High Street, Hayes Lane and Vicarage Road.
- A prominent car park and public conveniences off Hayes Lane adjoining Church Lane, which are bounded by unattractive concrete block walls. However, the car park does allow for the High Street not to be dominated by cars so can be considered a solution as well as a problem.
- There is somewhat dominant housing in Hayes Lane, comprising a terrace of 6 dwellings built in the late 1980's. They bear little relationship to the setting and vernacular materials which predominate within the village.
- Detracting features on buildings include wall mounted meter boxes, UPVC windows, doors and rainwater goods, such as those seen at Vicarage Road.



**Photos (left):**  
*Modern (1980's and 1990's) housing off Hayes Lane*



**Photos (left):**  
*Examples of a wall mounted meter box, UPVC window and UPVC door, illustrating some loss of character within the conservation area*

## 14 What has changed

- 14.1 The 2008 interim review identified the more recent construction of a “modest but nevertheless significant” residential development in Hayes Lane, built in the late 1990’s, comprising four cottages set back behind the building line of Forge Cottage. “Whilst their proportions and form are indicative of the character of the village, the architectural expression and detailing are rather suburban. The plethora of rainwater goods and off-the-peg stained windows are not entirely consistent with the character of the conservation area”.
- 14.2 Also identified in this review was the Sir Walter Raleigh Statue, just east of All Saints Church, which was added in 2006 to commemorate his birth at Hayes Barton in 1552.
- 14.3 The 2008 review noted some damage to the cobbled verges at the northern end of the High Street, but that residents had attempted to restrict further damage by vehicles by lining them with patio pots.
- 14.4 The 2019 review survey identified the new development of two single storey dwellings under construction at Pynes Close, behind numbers 26 to 36 High Street. These are being developed in old garden plots (but not in line with them), within the eastern boundary of the conservation area. To the east of this development are modern housing and bungalows.
- 14.5 The design was considered by council officers to be fairly sensitive to the setting of the High Street roofline when viewed from Pynes Lane. “The introduction of two contemporary dwellings, with green roofs would result in some harm to the glimpsed views however the identified harm does not undermine the integrity of the Conservation Area”.



**Photo:** *New development at Pynes Close within the conservation area, under construction at the time of survey in 2019 (circled in red)*

## 15 Review of the conservation area boundary

- 15.1 Possible boundary changes were discussed to the north and to the south west boundaries of the conservation area, but after careful consideration both were deemed not necessary, for the following reasons:
- 15.2 Extending the boundary would dilute the integrity of the existing conservation area, and there is a need to be proportionate with respect to the boundary and what lies outside it.
- 15.3 Listed buildings: Temple Hill to the north of All Saints Church, for example, whilst an important building, is not in the immediate vicinity of the conservation area and is already protected by its designated listed building status.
- 15.4 Many of the buildings to the south of the conservation area, along Middle Street, were not considered to have the same high quality of character and appearance as those within the conservation area, and tended to be a mix of modern and older styles.
- 15.5 Both the original appraisal in 1995 and the interim review in 2008 consider that an area to the lower part of the village, centred around the junction with Lower Budleigh and Oak Hill may be worthy of assessment as a separate conservation area.
- 15.6 Whilst the current designation contains the most characterful part of the village, this lower area includes some good unspoiled, unlisted buildings and a distinct 'village scape'. The railings on the north side of Lower Budleigh (road, in front of the brook) are quite unusual in that they are individually listed and contribute significantly to the street scene. There are also very good examples of 18<sup>th</sup> century to late Victorian properties.
- 15.7 The area described is quite distant from the southern extent of the current conservation area boundary and it would be more appropriate to consider designating a new conservation area rather than extend the boundary of the existing one, should there be resources to do so.

## **Part 2: Management Plan**

### **16 Introduction**

- 16.1 Management plans seek to preserve or enhance the special character and appearance of a conservation area and help to manage change without compromising the quality of the historic environment.
- 16.2 The management of a conservation area requires a multi-faceted approach. The erosion of character is almost always incremental and the removal of small building details or the addition of inappropriate extensions will have a marked effect over a longer period of time. It is therefore important to manage, monitor and enforce seemingly insignificant changes.
- 16.3 A conservation area review, condition survey and an analysis of the strengths, weaknesses, opportunities and threats within it can be developed into a management plan. These were all completed with the involvement of the East Budleigh Heritage Project community group during October 2019 – March 2020, the findings of which have informed this document.
- 16.4 The Conservation Area Appraisal identifies the main components contributing to loss of character and intrusion in East Budleigh and this management plan section suggests opportunities for enhancement.
- 16.5 The management plan will be circulated and publicised both corporately and more widely to residents and other stakeholders to ensure the effectiveness of proposals.

## 17 Opportunities for Enhancement

### Enhancement of the public realm

- 17.1 The character and appearance of public spaces in conservation areas are important in defining a sense of place and local distinctiveness. Where character is eroded through either neglect or unsympathetic alteration, solutions should be sought to enhance the public realm.
- 17.2 Enhancement projects maybe possible in a conservation area where partners and funding are available and such a scheme is warranted. The character of the public realm in East Budleigh remains largely unspoilt when compared with other conservation areas, but the following items have been identified in the Conservation Area Appraisal:

The prominence of overhead powerlines: this is an issue within most conservation areas and the onus is upon utility companies to consider the relocation of cabling underground, as and when services are renewed.

Boundary walls: some unattractive concrete block walls around the car park on Hayes Lane, subject to available resources, could be improved with replacement or removal where practical, or facing with alternative materials and decoration. Other boundary walls can be enhanced by repair and maintenance with suitable materials.

- 17.3 Action can be taken to provide information on the sources of funding available, through an advice leaflet and the Parish Council.

### Removal of unsightly features on properties

*TV aerials: some excessively high TV aerials were noted at the time of both review surveys and owners should be encouraged to replace these with less intrusive designs.*

*Meter boxes: a number of UPVC meter boxes have been placed on external walls, especially along Vicarage Road.*

*Unsuitable materials: other detracting features on buildings include UPVC windows, doors and rainwater goods, such as those seen at Vicarage Road.*

- 17.4 Information and advice can again be provided in a leaflet distributed to owners and occupiers within the conservation area and through local publicity.
- 17.5 The presence of such features can be monitored and the need for an Article 4 direction kept under review (see page 28).

## Local List of Heritage Assets

- 17.6 Some buildings, structures and sites make a positive contribution to a conservation area or its setting, but have not been designated nationally as heritage assets. These may be listed locally as undesignated heritage assets due to their heritage significance, where they are deemed worthy of recognition in the planning process.
- 17.7 Conservation area designation (as a national heritage asset) carries considerable weight in decision making for all structures and trees within it, for example requiring planning permission for demolitions and some alterations (see page 39). AONB designation also offers protection by restricting new development.
- 17.8 However the identification of a heritage asset for the local list both highlights and details the heritage significance and can provide weight to an asset's retention, should it be at risk.
- 17.9 East Devon District Council has a list of local heritage assets which are assessed by criteria set out in the adopted Guide to the Listing of Heritage Assets (2019). The following local heritage assets, identified as a part of the Conservation Area Appraisal in section 12, are:

### 2 - 12 High Street

This is a simple but attractive terrace of late 19<sup>th</sup> century red brick cottages, with detail including dentilated courses of brickwork. The cottages have attractive white painted casement windows and slate roofs in their original form and are mostly unaltered. The terrace forms an important group as part of the High Street streetscape with a high degree of integrity with the other groups of cottages nearby, which are predominantly Grade II listed.



**Photos (above):** 2 - 12 High Street, looking south (left) and east (right)

### 26 - 30 High Street

This is a simple group of four 19th century cottages situated in an area of predominantly Grade II listed buildings. They are modest and pleasing, giving a coherence to this part of the Conservation Area. No 28 is of red brick, whilst the others (Nos 26 and 30) are rendered and all have slate roofs, retaining largely unspoilt frontages.



**Photos (above):** 26 - 30 High Street, looking south (left) and north (below)

### 1 - 4 Church Cottages, Church Lane

This is an important and attractive group of domestic buildings that make a significant contribution to the townscape. The cottages are of painted render under slate (Numbers 1 – 2) and tiled roofs (Numbers 3 – 4). They appear on the 1842 Tithe Map as two buildings but were converted in the late 19th century into 4 dwellings.



**Photos (above):** 1 - 4 Church Cottages

Bronze statue of Sir Walter Raleigh, Vicarage Lane, top of High Street

This is a work of public art, commemorating Sir Walter Raleigh who was born in nearby Hayes Barton, in 1552.

He is a very important historical figure in the area, and internationally. This large bronze statue was sculpted by Vivien Mallock in 2006. It stands on a square stone plinth with stone from Stoneycombe Quarry.



***Photo (above):*** Life size statue of Sir Walter Raleigh

## 18 Buildings at risk and repair of historic buildings

- 18.1 The condition of Grades I and II\* listed buildings are monitored through a buildings at risk survey and included on the national register published by Historic England. There are no such buildings currently at risk in East Budleigh, including within the conservation area.
- 18.2 The strategy for dealing with listed buildings at risk within conservation areas is based upon protocol advice given in the Historic England publication; '*Stopping the Rot*'<sup>1</sup> This outlines the procedure for serving Urgent Works and Repairs Notices to ensure that a building is made weather tight or repaired appropriately. Should these measures be deemed ineffective the local authority is able to consider serving a Compulsory Purchase Order, as a last resort.
- 18.3 Other actions can include advice to owners through a leaflet thus improving local knowledge and a Grade II condition survey by the community, following training.

## 19 Management of trees and green spaces

- 19.1 Green spaces are intrinsic to the character and appearance of any conservation area. They form the framework and breathing spaces between buildings and local townscape. Many are offered additional statutory protection through local planning policies but pressures for change and development can exist and their importance needs full recognition.
- 19.2 Map 2 identifies the churchyard as an important open green space in East Budleigh and the Conservation Area Appraisal describes its significance and contribution to the character of the conservation area. This includes the open aspect and views from the churchyard, over the conservation area and beyond to the open countryside. The churchyard is well managed at the time of survey and won the CPRE Devon's 'Best Churchyard' competition 2019.
- 19.3 Trees are often very much part of the visual structure of a town or village. In many cases their scale dominates surrounding buildings and spaces. Their retention and appropriate management therefore needs to be kept a high priority. The designation of conservation areas offers such protection to trees and woodland with a requirement for notice to be given to the local authority for felling, topping and lopping.
- 19.4 This provides an opportunity for the designation of Tree Preservation Orders (TPO's) on individual specimens or larger groups of trees. It is important for development which proposes to remove trees due to their condition or safety, that there is a requirement for them to be replaced, to help maintain the screening or amenity of the site.

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<sup>1</sup> Historic England (2016) *Stopping the Rot* <https://historicengland.org.uk/images-books/publications/stoppingtherot/heag046b-stopping-the-rot/>

- 19.5 East Budleigh has three important tree groups as highlighted in the Conservation Area Appraisal. The setting of the conservation area is also defined in places by woodland on higher ground creating visual impact on the skyline.
- 19.6 There are Tree Preservation Orders on trees within the churchyard and on the north side of Vicarage Road affording statutory protection with regards to their management.

## 20 Design of new development

- 20.1 The Conservation Area Appraisal sets out the design of the conservation area, including details of its architecture, urban grain and layout, fenestration and building materials. Where the principle of development is accepted these criteria should be understood and respected.
- 20.2 With an emphasis on mitigating climate change, sustainable design within the conservation area is actively encouraged. This may vary from the retention and conversion of existing buildings rather than demolition, to promoting the use of locally sourced building materials. Lowering the carbon emissions of historic buildings is vital, whilst providing energy efficiency and lower fuel bills for owners.
- 20.3 Research commissioned by Historic England shows that carbon can be dramatically reduced in existing buildings through retrofit, refurbishment and regular repair and maintenance.
- 20.4 Historic England also has a series of publications with advice on improving energy efficiency in the home, sympathetically and without compromising historic character. This ranges from practical guidance on draft proofing and thermal insulation to domestic energy generation, which can sometimes be acceptable in non-intrusive locations within a conservation area.
- 20.5 It is expected that replacement windows in listed buildings will be a reproduction of the historic unit, using suitable materials, style, method of opening and glass.
- 20.6 Part L of the Building Regulations requires replacement windows in unlisted buildings in conservation areas to demonstrate compliance with the current prescribed level of thermal insulation. This usually requires either primary or secondary double glazing.
- 20.7 However the design of such windows will need to follow the architectural style of the original period as much as possible, and in general the use of UPVC material is not considered sympathetic. Further guidance is available from East Devon District Council conservation officers.

## 21 Article 4 directions

- 21.1 When the local authority has made a clear assessment of the special character of a conservation area through a Conservation Area Appraisal, it is able to serve an Article 4 direction to control works that could threaten its character.
- 21.2 Article 4 directions enable the local authority to withdraw or restrict the scope of permitted development rights<sup>2</sup> for a prescribed range of development affecting the external appearance of dwelling houses such as windows, doors, roof claddings and front elevations.
- 21.3 Where a direction is made, planning permission is required for changes to properties that would normally be permitted development, in order to preserve or reinstate original building features. Article 4 directions can increase the public protection of designated and undesignated heritage assets and their settings.
- 21.4 With regard to the East Budleigh conservation area, there appear to be no significant threats to the character and appearance of the area from alterations to buildings. It is therefore considered that an Article 4 direction is not required at the present time, however this assessment should be kept under review on a regular basis.

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<sup>2</sup> Under the Town and Country Planning (General Permitted Development) (England) Order 2015.

## 22 East Budleigh Conservation Area Management Action Plan

### \*Timescales

Short term: up to 12 months Medium term: 1-3 years Long term: more than 3 years

Potential improvements	Possible Actions	Responsibility, Resources	Timescale*		
			S	M	L
<b>Enhancement of the public realm:</b>  Powerlines visually improved  Boundary walls - maintenance Cobbles - maintenance	Utilities company  Advice leaflet for Parish Council and community	Unknown  East Budleigh Heritage Project, Norman Family Trust (funding) East Devon DC staff resources	X		X
<b>Removal, improvement (&amp; prevention) of unsightly features on properties:</b>  TV aerials Inappropriate materials (for example UPVC windows and doors)  Meter boxes	Advice leaflet to owners  Regular review	As above  Utilities company	X		X
<b>Local List of Heritage Assets</b>	Items nominated and agreed	Community Groups Parish Council and East Devon DC	X		
<b>Buildings at risk and repair of historic buildings</b>	Surveys by community group  Advice - leaflet to owners and through council websites	East Devon DC and East Budleigh Heritage Project Group	X	X	
<b>Management of trees and green spaces</b>	Retention of trees and management of green spaces	Parish Church, East Devon DC and possibly Parish Council	X	X	X
<b>Design of New Development Sustainable design</b>	Guidance on sustainable design through website	East Devon DC, Historic England	X	X	X

## Part 3: Appendices

### 23 Historic photographs and maps



*Views looking north (left) and south (right) along High Street*

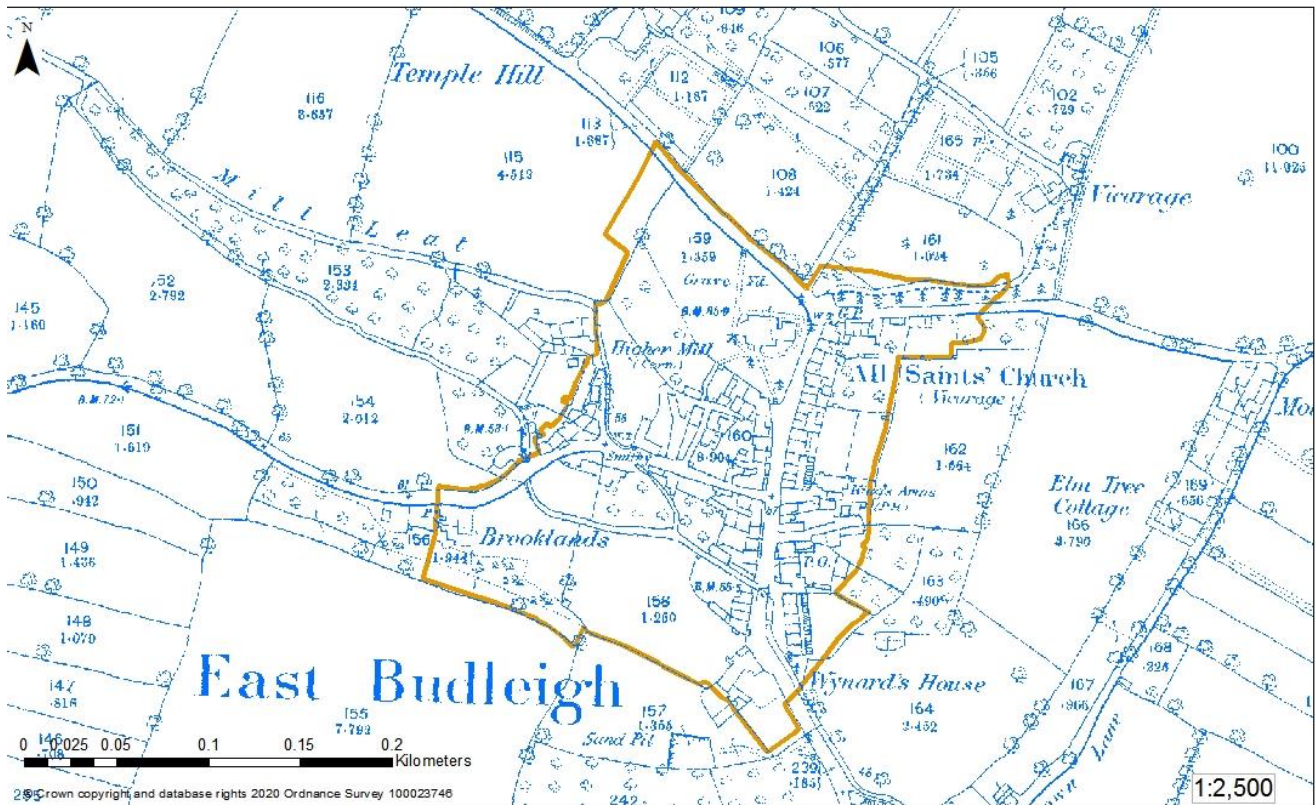


*High Street, pre -1925, with former Toll House and Wynards House (left), and former Toll house in foreground, looking north (right)*

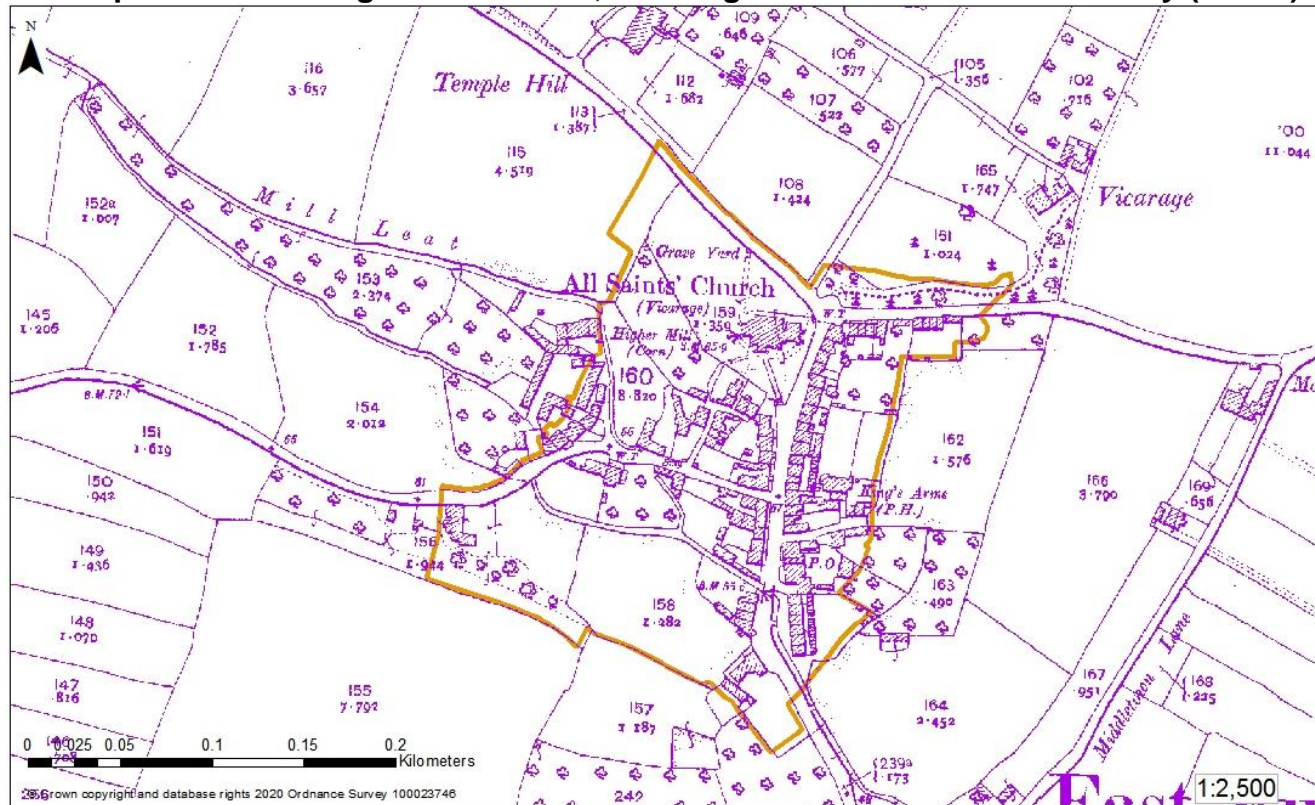


*View looking north along High Street (above) and the old Toll House collapsed (right)*

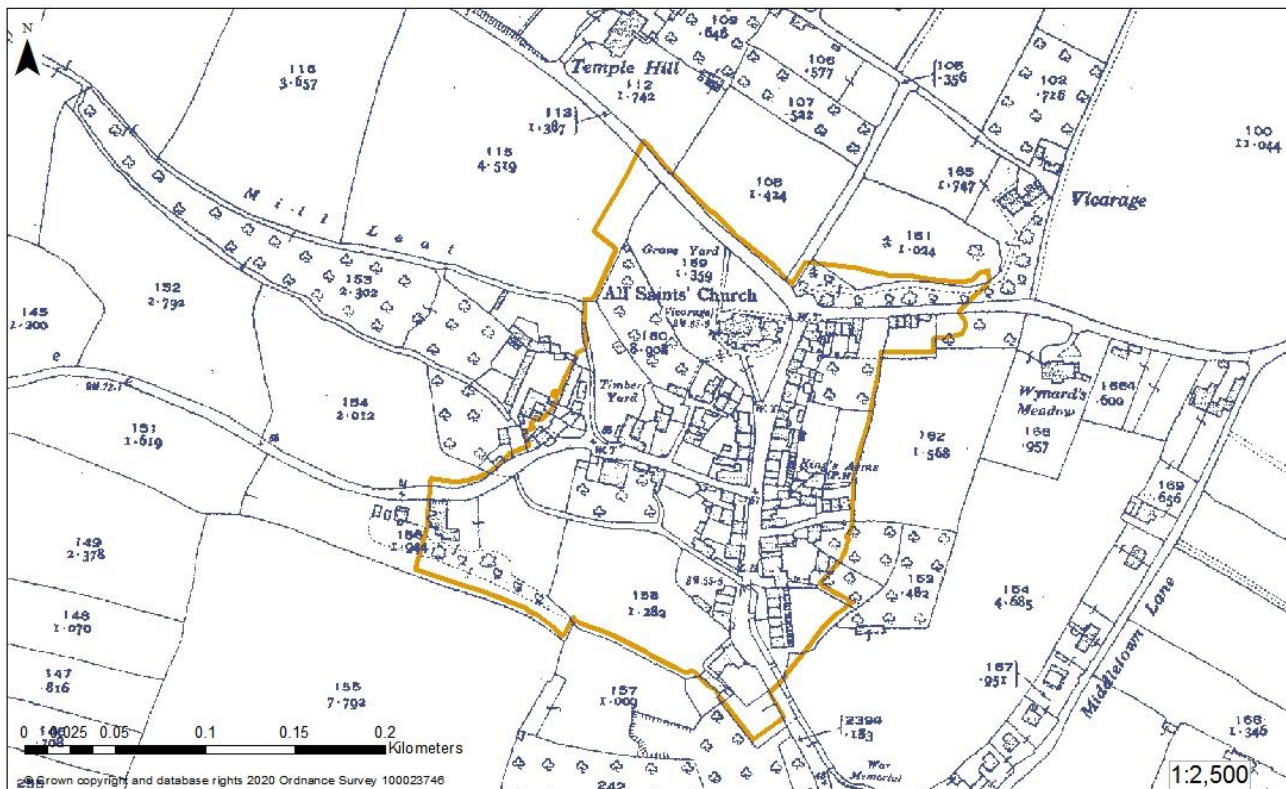
Map of East Budleigh 1888 to 1890, showing conservation area boundary (below)



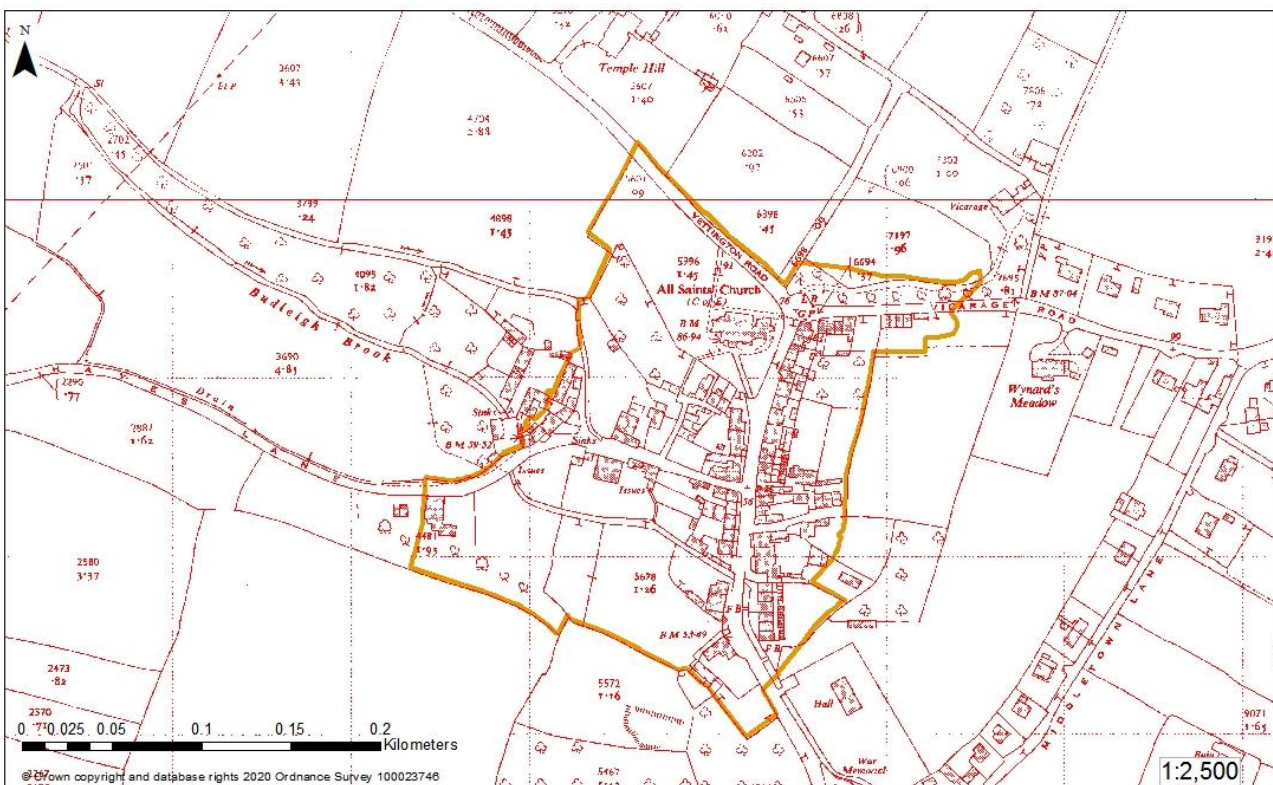
Map of East Budleigh 1891 to 1912, showing conservation area boundary (below)



Map of East Budleigh 1951 to 1992, showing conservation area boundary (below)



Map of East Budleigh 1932 to 1939, showing conservation area boundary (below)



## 24 Appraisal maps

**Map 1: Historic Building Character**

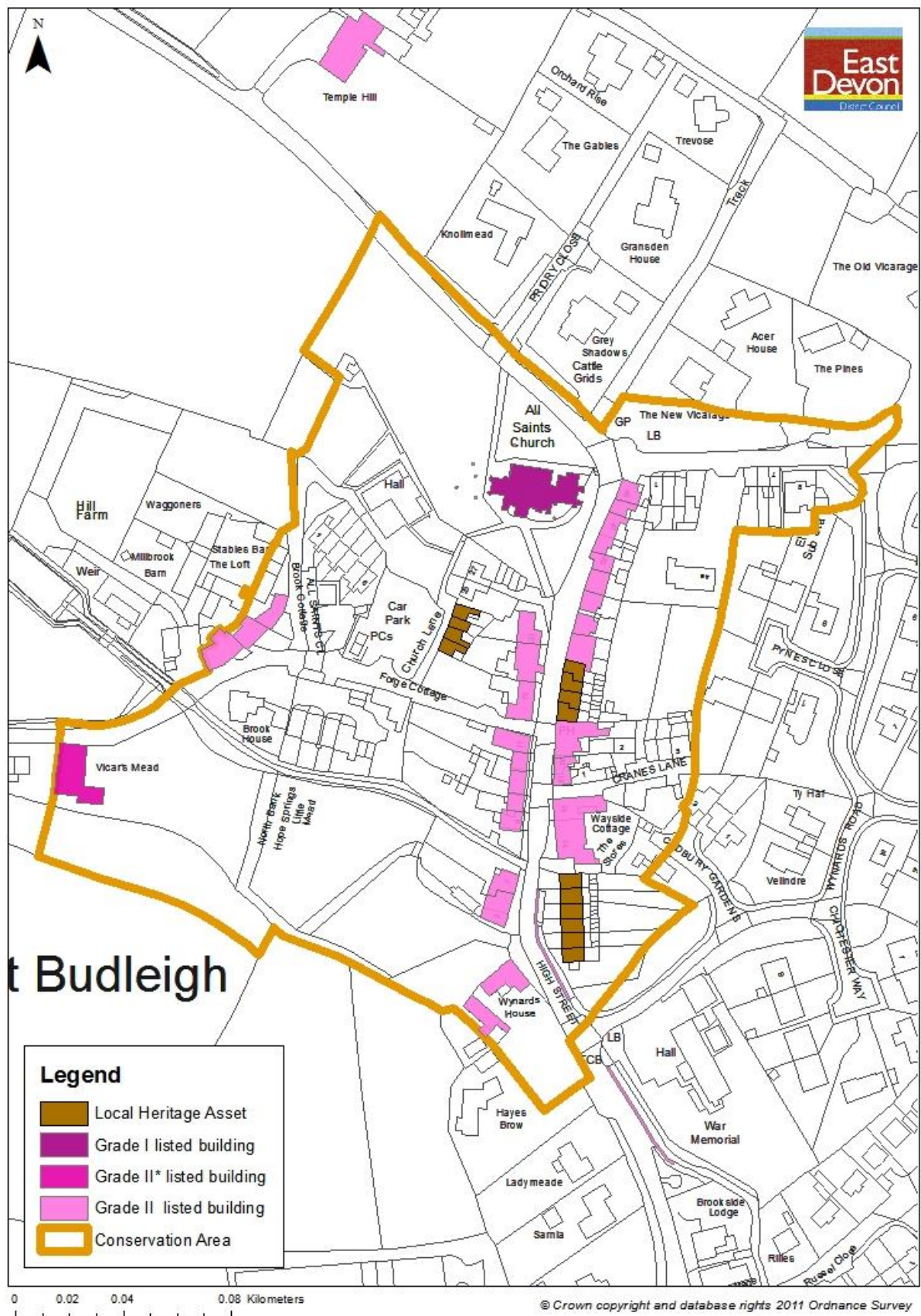
**Map 2: Important Features**

**Map 3: Detracting Features**

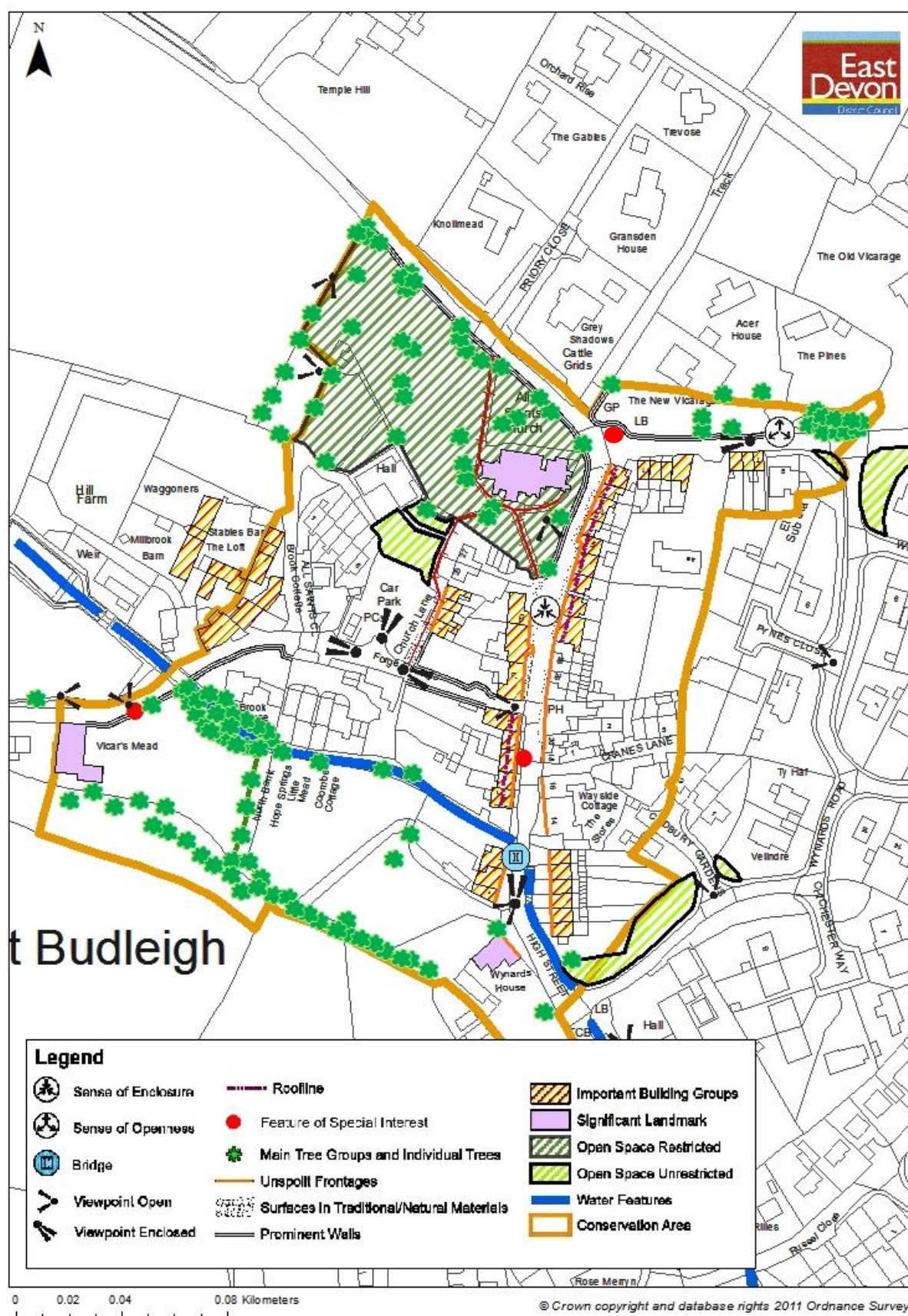
**Map 4: Building Materials - Roofs**

**Map 5: Building Materials - Walls**

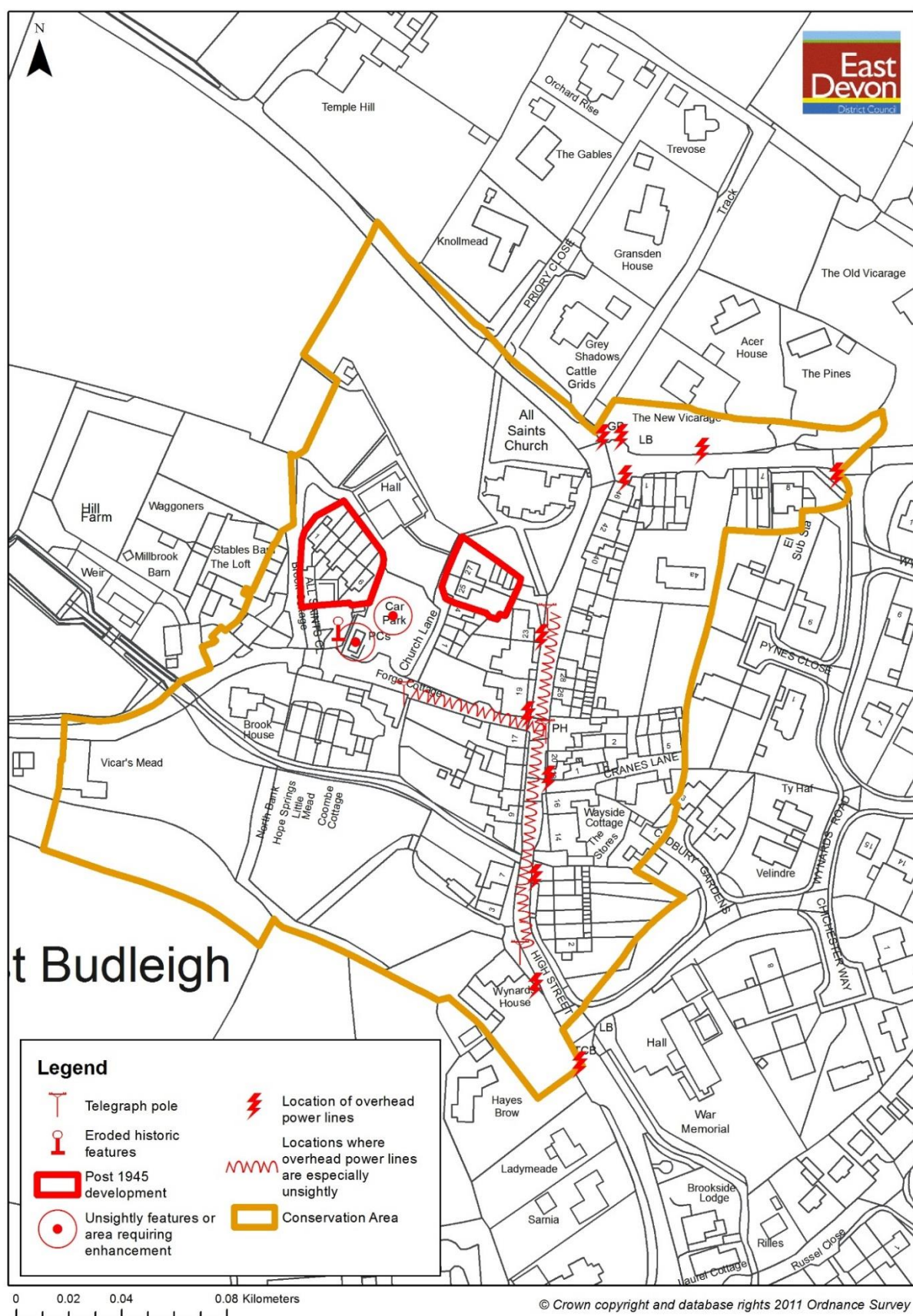
## 1) East Budleigh Conservation Area - Historic Building Character



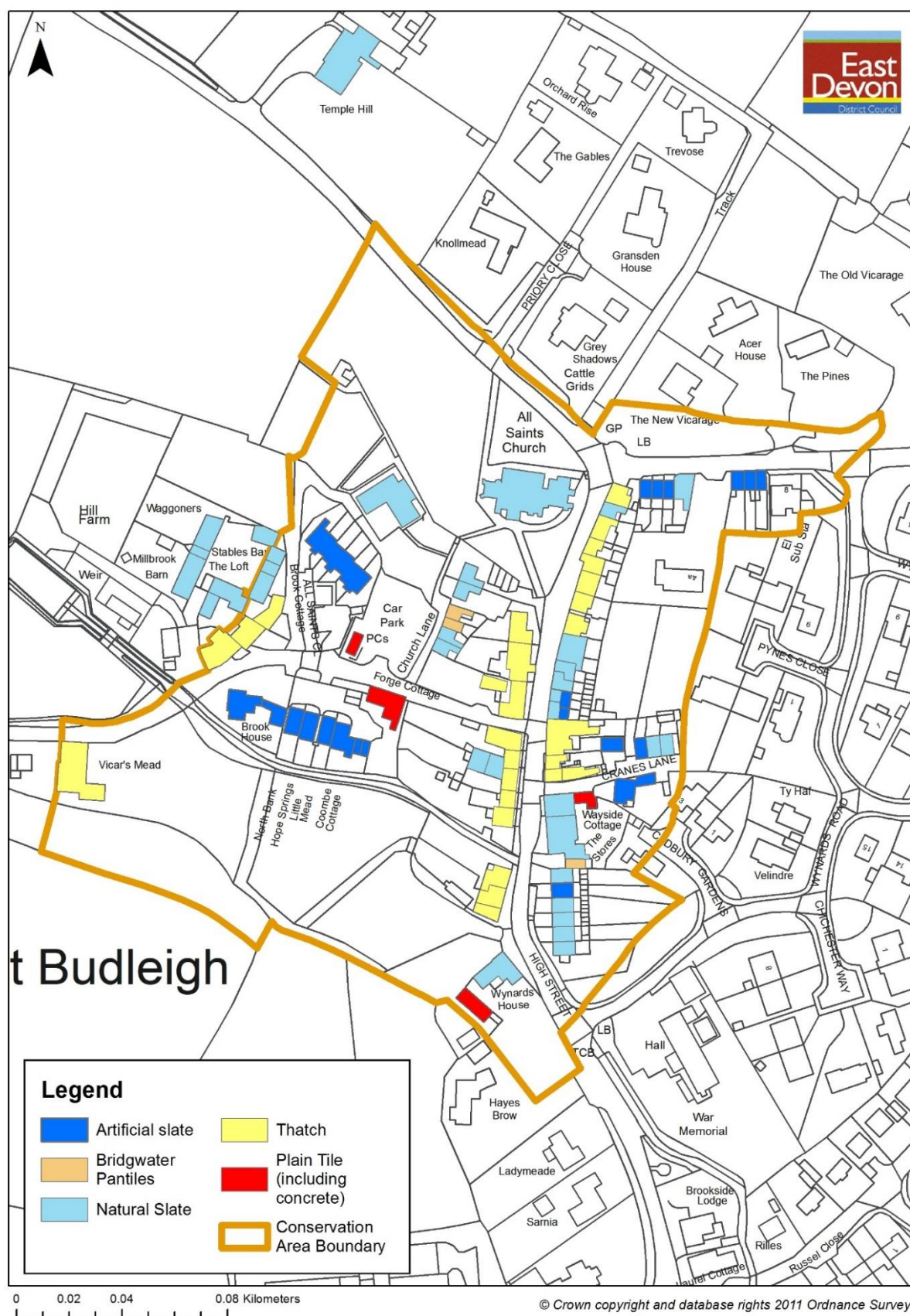
## 2) East Budleigh Conservation Area - Important Features



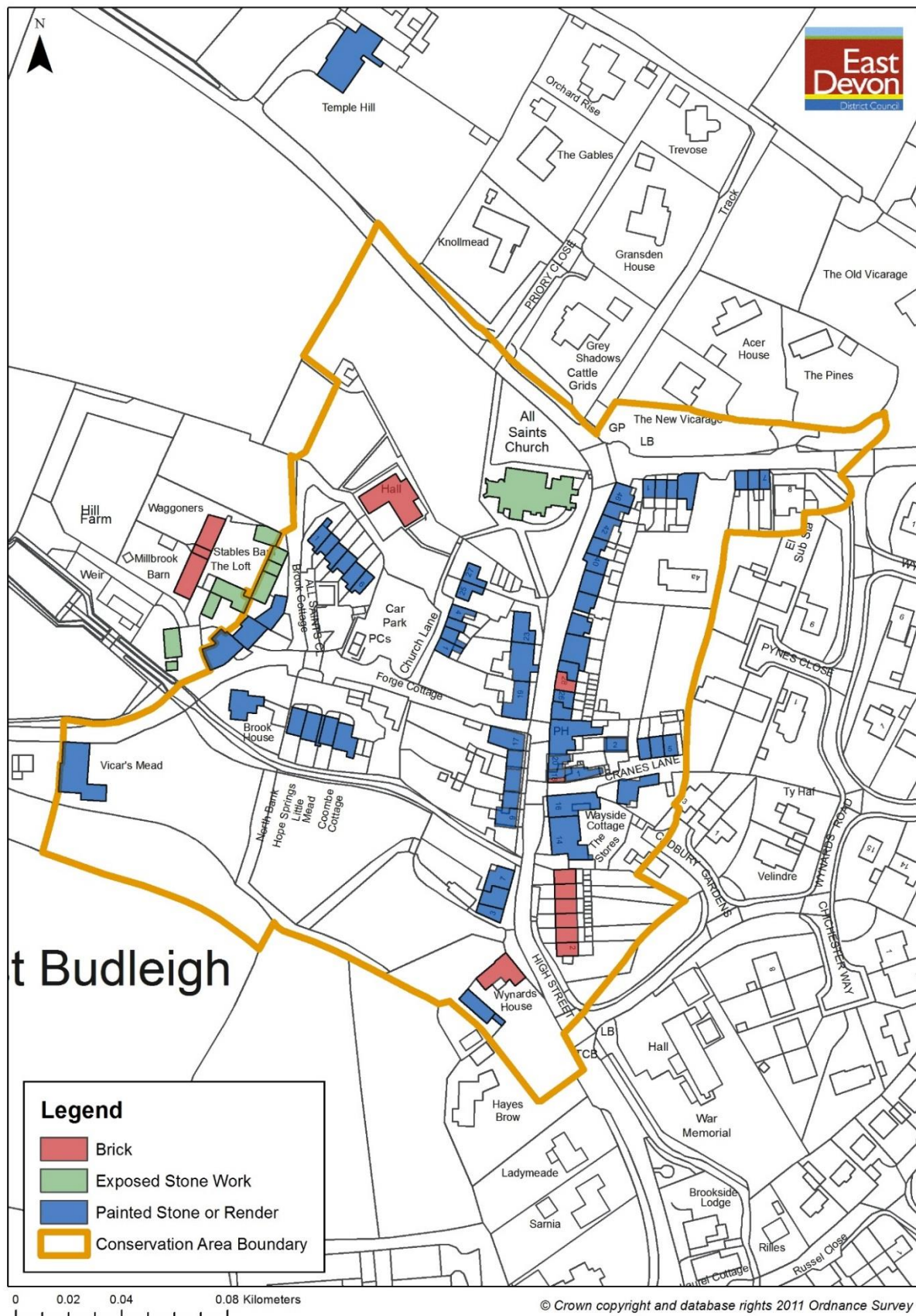
### 3) East Budleigh Conservation Area - Detracting Features



#### 4) East Budleigh Conservation Area - Building Materials ROOFS



## 5) East Budleigh Conservation Area - Building Materials WALLS



## 25 Legislation, policy and guidance

- 25.1 The East Budleigh conservation area designation carries considerable weight under the Planning (Listed buildings and Conservation Areas) Act 1990 in decision making and the formulation of plans<sup>3</sup>.
- 25.2 East Devon District Council has a duty in their exercise of planning functions, with respect to any buildings or other land in the conservation area to formulate and publish proposals for the preservation and enhancement of the character or appearance of that area. (Section 71 of the above Act).
- 25.3 The Conservation Area Appraisal sets out what is special in terms of its architectural quality and historic interest. A management plan is an important tool in setting out how these qualities can be conserved and enhanced.
- 25.4 The District Council also has a duty, from time to time, to determine whether any parts or any further parts of their area should be designated as conservation areas, and if so, to designate them as such.
- 25.5 A Conservation Area Appraisal review may include changes to its boundary, record what has changed, confirm or redefine the special interest that warrants its designation and set out any new recommendations.<sup>4</sup>
- 25.6 All properties within the conservation area are required to have this recorded as a Local Land Charge, which notifies owners of further implications, including the need for:
- *Planning permission for alterations such as cladding, inserting windows, installing satellite dishes or solar panels, adding conservatories or extensions, laying paving or building walls.*
  - *Planning permission for proposals to demolish or substantially demolish a building.*
  - *A notice where any pruning or cutting down of a tree is intended.*
- 25.7 The National Planning Policy Framework states that “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment” including “(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring”<sup>5</sup>.

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<sup>3</sup> *Planning (Listed buildings and Conservation Areas) Act 1990: Sections 69-74.*  
[www.legislation.gov.uk/ukpga/1990/9/part/II](http://www.legislation.gov.uk/ukpga/1990/9/part/II)

<sup>4</sup> *Historic England (2019) Advice Note 1: Conservation Area Appraisal, Designation and Management.* [historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/](http://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/)

<sup>5</sup> *DCLG(2019)NPPF Paragraph 185* [www.gov.uk/guidance/national-planning-policy-](http://www.gov.uk/guidance/national-planning-policy-)

- 25.8 The East Devon Heritage Strategy (2019 – 2031) sets out such a positive strategy, including actions to involve the local community in helping to review their Conservation Area Appraisal<sup>6</sup> and Management Plan.
- 25.9 East Devon Local Plan (2013 – 2031) Strategy 49 includes the statement “We will work with our partners and local communities to produce or update conservation area appraisals and conservation area management plans”<sup>7</sup>.
- 25.10 A pilot scheme to involve the community in its heritage at East Budleigh was approved by the East Devon District Council Strategic Planning Committee on 19<sup>th</sup> March 2019 and was delivered during 2019 – 2020, in accordance with the Heritage Strategy Action Plan.
- 25.11 The East Budleigh Heritage Project builds on the objectives of the Localism Act 2011, involving the community of East Budleigh further in its heritage, following the adoption of the East Budleigh and Bickton Neighbourhood Plan in 2017.
- 25.12 East Budleigh and Bickton Neighbourhood Plan<sup>8</sup> includes a more detailed summary of the history of the parish, and an objective to “Protect and enhance the historic fabric and environment, including the conservation area and its setting”, reinforced by Policy B1: “Heritage Assets and their setting”.
- 25.13 The Neighbourhood Plan (in para 12.3) references a project to identify local heritage assets within the area, some of which are within the conservation area and its setting.
- 25.14 Local heritage assets that have been identified as a part of that project were updated during the conservation area review survey in October 2019 and details are provided in Section 13.
- 25.15 These have been assessed in accordance with the criteria and procedures set out in the East Devon Guide to the Listing of Local Heritage Assets.<sup>9</sup>

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[framework/16-conserving-and-enhancing-the-historic-environment](#)

<sup>6</sup> East Devon District Council(2019) *Heritage Strategy (2019 – 2031)*Page 61  
<https://eastdevon.gov.uk/media/3413423/final-heritage-strategy-2019-2031.pdf>

<sup>7</sup> East Devon District Council (2016) *East Devon Local Plan (2013 – 2031)*  
<https://eastdevon.gov.uk/media/1772841/local-plan-final-adopted-plan-2016.pdf>

<sup>8</sup> *East Budleigh and Bickton Neighbourhood Plan*  
<https://eastdevon.gov.uk/media/2149113/neighbourhood-plan-february-2017.pdf>

<sup>9</sup> East Devon District Council (2019) *Guide to the Listing of Heritage Assets*  
<https://eastdevon.gov.uk/media/3477832/east-devon-guide-to-the-listing-of-local-heritage-assets.pdf>

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