

## Representations on East Budleigh with Bicton Submission Neighbourhood Plan

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Section of Plan that my comment relates	Support/Objection /Comment	Comments	Suggested Changes
Policy N2	Support	<p>I support the protection of the local green spaces mentioned in Policy N2, from the threat of development. In particular I support the inclusion of Green Space (Area 6:- Conservation area to rear of Middletown Lane) in Policy N2.</p> <p>For a considerable number of years (over 20 years) this local green space Area 6 has been used as a wildlife garden and it contains a number of protected species such as Dormice, Bats, and slow-worms. It is also blanketed by bluebells in the springtime. It is rented out by Clinton Devon Estates but always as a wildlife area outside the curtilage of any residential properties. This green space therefore meets the criteria in the National Planning Policy framework paragraphs 76 and 77 as an important green space with wildlife value.</p> <p>It also contributes to the rural setting and character of footpath EB14 which adjoins the open space. I would therefore support the inclusion of this green space in Policy N2 and its incorporation in the Green Corridor allocated in Policy N4.</p>	No changes. Area 6 to remain in Policy N2.
Policy N4	Support	I support the allocation of land as shown on the Proposals Map and in Map 11.24 for the creation of a green corridor in Policy N4. This to 1) create and enhance the biodiversity surrounding footpath EB14, 2) ensure the rural character of footpath EB14 is enhanced and protected, 3) create a buffer zone and to contribute to wildlife and habitat connectivity in the wider area.	No changes. Green corridor to be allocated as shown on Map 11.24 and the Proposals Map

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		<p>I also support the inclusion of the local green space Area 6 (in policy N2) in the corridor given its wildlife value and its location adjacent to and highly visible from the footpath EB14.</p> <p>The creation of this green corridor is in conformity with Strategy 5 of the Adopted East Devon Local Plan which encourages the creation of green networks and corridors to link settlements to the wider countryside. It is also in conformity with Strategies 46 and 47 which seek to protect the natural environment and biodiversity.</p> <p>Footpath EB14 is a very important recreational route in the village. It is well used and links the village to the wider countryside and one of the most important recreational routes in Devon, along the River Otter.</p> <p>I would support the green corridor being designated an informal green space and planted with native trees and wildflowers. Alternatively it can be planted with fruit trees and could become the location of the Community Orchard if the current location for the orchard detailed in Community Action 26 is no longer a viable option.</p> <p>Funding could be from the sources stated in Community Action 20, but in addition it could be stated in the Policy that funding could be obtained from Developer contributions to the Infrastructure levy.</p> <p>I also understand that the landowner Clinton Devon Estates has in the past sought housing development on land adjacent to footpath EB14. Although the site has been discounted in the SHLAA due to highway constraints and its prominent location the allocation of land as a green corridor adjacent to the footpath ensures the rural character and biodiversity of footpath EB14 is enhanced and protected.</p>	
Policy D1	Support	I support the BuAB as outlined in the Neighbourhood Plan. The village is	No changes to Policy

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		<p>inappropriate for larger scale development given its limited sustainability and its AONB landscape. The boundary should therefore be drawn tightly to protect the landscape and to ensure any development is restricted to small scale exception schemes to meet identified affordable housing need in the Parish.</p> <p>In particular, I agree large gardens/open space on the periphery of the village should not be included in the BuAB as this could lead to inappropriate 'backland' development as these rear gardens are more akin to the open countryside in character while providing a 'soft' landscape edge to settlements.</p> <p>The current BuAB is also in conformity with the Criteria in the East Devon District Council Draft Criteria to define the Built –Up Area Boundaries (BuAB).</p> <p>It also in conformity with the East Devon Villages Plan, August 2016 subject to a drafting error(made by East Devon District Council) being corrected. In this respect I strongly support the gardens/open space east of Middletown Lane being excluded from the BuAB (as shown on the Proposals Map for the Submission East Budleigh with Bicton Neighbourhood Plan). This for the reasons stated in paragraph 14.12 of the Submission Plan.</p>	D1
Policy D2	Support	I support this policy as I do not support development in the village unless it meets an affordable housing need and is small in scale. Given the Court of Appeal decision on rural thresholds the 'exception site' only approach is the most sustainable way to ensure provision of affordable housing to meet identified need in the Parish (e.g. national and local guidance is that land in an AONB should be protected and land only released in exceptional circumstances and where there are no sites elsewhere). In this respect my preference is for small scale 'exception' development (on previously	No changes to Policy D2

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		developed land) for up to 5 dwellings to minimise impact on the AONB landscape.	
Paragraph 14.31	Support	Affordable housing need in Budleigh Salterton should not be used to justify rural 'exception' sites in East Budleigh. Budleigh Salterton is not a rural area (town of 5,291), is a more sustainable location and has sufficient large scale development to meet its own need.	No changes
Paragraphs 14.40 to 14.42	Support	I agree with findings of the site sustainability appraisal, landscape sensitivity assessment and the community preference of sites (if development is required in response to an identified need for affordable housing in the Parish). This order being Carter's Yard and Franks Patch as preferred sites followed by the field below Syon House or land north of Vicarage Road.	No changes