

BUDLEIGH SALTERTON NEIGHBOURHOOD PLAN

Consultation Statement- Part 3



Pre- Submission Draft

Response to Community Representations

29th September 2016 – 11th November 2016

Summary of Community Representations

	Representation Number	Name	Policy/Community Action/Paragraph/Other	Support/Object/Comment
1	BSNP 001-01	Tom Wright	Page 50 Pol CLW1	Comment
2	BSNP 001-02	Tom Wright	Page 52 Para 9.7 CLW3	Comment
3	BSNP 001-03	Tom Wright	Page 28 Para 6.13	Comment
4	BSNP 002-01	Trevor Waddington	Page 53 Para 9.9 CLW 4	Comment
5	BSNP 003-01	Paul Stride	Page 69 TT8	Comment
6	BSNP 005-01	Jacqui Ruhwg	Page 52 9.7 CLW3	Comment
7	BSNP 006-01	David Cornes	Page 64 TT1	Comment
8	BSNP 007-01	Herbert Morris	Page 65 TT4	Comment
9	BSNP 008-01	Bob Wiltshire	Page 47 EC4	Supporting
10	BSNP 008-02	Bob Wiltshire	Page 44 Para 8.1	Objecting
11	BSNP 008-03	Bob Wiltshire		Comment
12	BSNP 008-04	Bob Wiltshire	Pol NE5 & NE6	Supporting
13	BSNP 008-05	Bob Wiltshire	Page 8 Para 3.10	Comment
14	BSNP 008-06	Bob Wiltshire	Page 17 Pol H1	Comment
15	BSNP 009-01	Steve Hagger	Page 67 TT9	Supporting
16	BSNP 009-02	Steve Hagger	Page 65 TT4	Supporting
17	BSNP 009-03	Steve Hagger	Page 50 Pol CLW 1	Comment
18	BSNP 009-04	Steve Hagger	Page 67/68 TT10	Supporting
19	BSNP 010-01	BS Tennis Club		Supporting
20	BSNP 011-01	Chris Buckland	Page 65 CA TT3	Supporting/Comment
21	BSNP 011-02	Chris Buckland	Page 55 CA CLW9	Supporting/Comment
22	BSNP 011-03	Chris Buckland	Page 32 Pol NE1	Supporting/Comment
23	BSNP 011-04	Chris Buckland	Page 22 Pol H4	Supporting/Comment
24	BSNP 011-05	Chris Buckland	Page 47 CA EC4	Supporting/Comment
25	BSNP 011-06	Chris Buckland	Page53 CA CLW5	Supporting/Comment
26	BSNP 011-07	Chris Buckland	Page 64 CA TT1	Supporting/Comment
27	BSNP 011-08	Chris Buckland	Page 55 CA CLW8	Supporting/Comment
28	BSNP 011-09	Chris Buckland	Page 66 CA TT6	Objecting/Comment
29	BSNP 011-10	Chris Buckland	Page 67 CA TT9	Supporting/Comment
30	BSNP 012-01	OVA	Pol N5 & NE6	Supporting/Comment
31	BSNP 013-01	Friends BS Library	Pol CLW1 & CA CLW5	Supporting /Comment
32	BSNP 014-01	BS Ladies Choir	CA CLW4 &CA CLW11	Supporting Comment
33	BSNP 017-01	Salterton Drama Club	Page 50-53 Pol CLW1	Comment
34	BSNP 019-01	Janet Wild	Page 65 CA TT3	Comment
35	BSNP 020-01	Mick Dawson	Page 57 CA CLW11	Supporting/Comment
36	BSNP 020-02	Mick Dawson	Page 67 CA TT8	Supporting/Comment
37	BSNP 021-01	BS Chamber of Commerce	Page 45 Pol EC1	Supporting/Comment
38	BSNP 022-01	Peter Gilpin	Page 64 CA TT1	Supporting/Comment
39	BSNP 023-01	Christine O’Gorman	Page 65 CA TT3	Comment
40	BSNP 024-01	John O’Gorman	Page 65 CA TT3	Comment
41	BSNP 027-01	Keith Burgess	Page 41 Pol NE10	Comment

Responses to Representations by Policy

Representation Number	Paragraph/ Policy/ Community Action	Objecting/ Supporting/ Comment	Comments	Response	Plan Changes
Policy H1					
BSNP 008-06	H1	Comment	Am uncertain about differentiation of Affordable housing and Housing owned by EDDC. I think this is relevant I believe that the numbers should be compared with other communities of our size There is no mention on 2 nd homes in Budleigh Salterton. This is important as such homes have an effect on any community. Do the authors of the document see beneficial or negative results using Salcombe as an example.	Noted 2 nd home statistics not readily available	No Action
Policy H4					
BSNP 011-04	H4	Supporting/ Comment	It is important not to provide any lea-way or loop holes for developers to exploit. A Boundary is just that "There should be NO developments outside the BUAB under any circumstances"	Noted	No action

Policy NE1					
BSNP 011-03	NE1	Supporting/ Comment	I'm afraid we must guard against self-interested developers who may not be concerned with the town's natural environment. The final sentence should be read. "Any habitats lost through development proposals will be replaced and developers will be REQUIRED to create new habitats" 'Encouragement' will be ignored	Noted	Textual change made in line with this comment and those of EDDC

Policy NE5/6					
BSNP 008-04	NE5 & NE6	Supporting	Where encroachment has taken place, land should be reverted to original boundaries unless permission granted	Noted	No Action
BSNP 012-01	NE5 & NE6	Supporting/ Comment	The OVA is concerned about encroachment that is occurring along key wildlife corridors and footpaths in Budleigh Salterton. In particular we support the draft Budleigh Salterton Neighbourhood Plan policies: Policy NE5: Encroachment by private gardens onto the coastal path and environs should not be supported Policy NE6: The railway amenity line forms a wildlife corridor and provides recreational access to the countryside and the River Otter.Further encroachment by private gardens onto this space should not be supported	Noted	No Action

Policy NE10					
BSNP 027-01	NE10	Comment	Much is made of flooding risk which is perfectly correct. But what is policy of coastal erosion on cliffs within the town boundary. Potentially this could be serious if storms continue. There has been of pebbles eastwards which leaves some western cliffs exposed. Should this subject not be covered? Refer not to new development but for homes which were built many years ago within the town environment	Noted	No action as EDDC advised against including this policy

			but near the coastal footpath.		
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Policy EC1					
BSNP 021-01	BE1	Supporting/ Comment	Improvements should be made to the network phone coverage and broadband provision in the town to assist businesses.	Noted	Textual changes to be made.

Policy CLW 1					
BSNP 001-01	CLW1 (Also CA CLW4)	Comment	We are underselling what we do. There should be mention of the cubs, brownies and guide groups who meet at The Venture Hall, Budleigh. We also have 2 youth groups, the Budleigh Community Youth club that meets at the Venture Hall and the Temple Methodist youth group. All these activities make a very positive contribution to the development of our young people and also need protection along with the other clubs and activities mentioned in CLW1	Change to be made to CA CLW4 more appropriate fit	Textual Change to CA CLW4
BSNP 009-03	CLW1	Comment	The 3 children's play parks are inadequate for the children of residents and visitors. They are dated compared to other parks in other areas. The objectives to enhance and protect green spaces and recreational facilities should be actively pursued and not just given lip service as is the case now	Noted	No Action
BSNP 017-01	CLW1	Comment	We refer to Mr Sherriff's e mail dated 1/10/16 attaching a link to the draft Neighbourhood Plan, in which he commented that the Salterton Drama Club is a key stakeholder organisation within the community. However, having looked through the Plan it doesn't appear to make any mention that the town benefits from having a theatre. We feel that the theatre and the Salterton Drama Club provides an important amenity in the town and should be protected in	Noted. Policy CLW1 specifically refers to outdoor recreational facilities. There is a	No Action

			<p>the same way that the clubs listed in CLW1 are. After all recreation and Leisure are not confined to outdoor activities. The Drama Club's output is quite prolific as we put on four productions a year. Therefore, the theatre is in constant use. We feel that we are an important feature of the town. Providing entertainment not only for the local residents, but also to visitors who like to come to the town and enjoy visiting our lovely theatre.</p>	<p>need to protect these facilities from potential development in the future. CA CLW4 recognises and supports the contribution made by clubs such as the Salterton Drama Club to the wellbeing of the community.</p>	
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Responses to Representations by Community Actions

Representation Number	Paragraph/ Policy/ Community Action	Objecting/ Supporting/ Comment	Comments	Response	Plan Changes
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Community Actions					
BSNP 008-01	EC4	Supporting	More emphasis should be placed on the upkeep by landlords of the upper parts of premises in the High St. It would be a simple job to clear gutters with a cherry picker some of the premises are in woeful need of decoration eg. Cardshop/Bowmers This give a very bad impression to visitors.	Noted	No Action
BSNP 011-05	EC4	Supporting/ Comment	Unfortunately “encouragement” is not specifically motivating. Should read “BSTC will REQUIRE shop owners.....”	Noted	No change in NP as BSTC has no authority to 'Require landlord action'
BSNP 001-02	CLW3	Comment	There is a clear need to preserve the unspoilt nature of our sea front and estuary. However I believe that despite the SSI protecting the estuary there is still a right of navigation in tidal rivers and estuaries. This needs to be fully explored so that there is not a false assumption as to what and is not permitted. Landowners can ban people landing craft or mooring on their property but as I understand the legal positon boats can travel up	Chris Woodruff AONB was unsure of the position. Sam Bridgewater CDE (who own the banks of the river) while they can't stop people coming upstream from the	Textual change to CLW3

			the tidal extent of waterways. The nature of the estuary would prevent anything other than very small craft but kayaks and canoes do have the right to travel as far as the tidal limits. At least I think so but it needs clarifying.	river mouth it should not be encouraged.	
BSNP 005-01	CLW 3	Comment	Care needs to be taken with the provision of storage buildings for kayak etc. Where would they be? Lime Kiln Car Park? Poss may be unsightly and then a break in temptation for possible wrong doers etc. Not keen on the idea.	Noted	No Action
BSNP 002-01	CLW4	Comment	Whilst an image of Fairlynch is included on the front cover of the document, no mention is made of the museum's contribution to the town. The following additional text is suggested in the Community Leisure and Wellbeing section of the plan: Fairlynch Museum and Arts Centre celebrates the heritage of Budleigh Salterton and the Lower Otter Valley. Run by volunteers and funded only by grants and donations, its education outreach programme benefits local schoolchildren and, as a tourist attraction, it welcomes around 6,000 visitors a year	Noted	Textual change to be made to para 9.10
BSNP 014-01	CLW4	Supporting/ Comment	The choir are pleased to note that importance is given to the clubs and societies in the town and the contribution they make to the town's community.	Noted	No Action
BSNP 011-06	CLW 5	Supporting/ Comment	A new library fit for purpose, makes a statement about the importance the town places on education and culture A new library fit for purpose, makes a statement about the importance the town places on education and culture.	Noted	No Action

BSNP 013-01	CLW5	Supporting/ Comment	<p>The Committee of Library's Friends group strongly agrees with the Plan's view of the Library as an essential community hub and totally supports its identification of the need to redevelop or relocate the library.</p> <p>The Committee has formed a working party to begin this process. Its first step is to clarify what will be required, in terms of accommodation and facilities if the @new@ library is to function successfully as a community hub. Once the requirement is clearly established, the Committee will identify costs and sources of finance and will liaise with the other stake-holders shown in CLW5 in order to prepare a plan and progress it</p>	Noted	No Action
BSNP 013-01	CLW5	Supporting/ Comment	<p>The Committee of Library's Friends group strongly agrees with the Plan's view of the Library as an essential community hub and totally supports its identification of the need to redevelop or relocate the library.</p> <p>The Committee has formed a working party to begin this process. Its first step is to clarify what will be required, in terms of accommodation and facilities if the @new@ library is to function successfully as a community hub. Once the requirement is clearly established, the Committee will identify costs and sources of finance and will liaise with the other stake-holders shown in CLW5 in order to prepare a plan and progress it</p>	Noted	No Action
BSNP 011-08	CLW8	Supporting/ Comment	<p>The Town has no indoor recreational space. Appalling!</p>	Noted	No Action

BSNP 011-02	CLW9	Supporting/ Comment	The Town has no sports facilities for informal community use, as distinct from its Sports Clubs. Choosing a suitable surface is crucial. The first MUGAs were no more than a large area of asphalt (like a carp park) and very unforgiving on joints or falls. Some form of artificial grass like a 3G surface is recommended	Noted	No Action
BSNP 020-01	CLW11	Supporting/ Comment	9.20 refers to the Community Hospital and the need for it to be preserved and developed but this needs to be expanded and emphasised. The fact that there is no Policy Number identifying Health and Wellbeing is worrying. There is only a Community Action and this is limited. The Community Hospital site and proposed hub need to be included more specifically at the moment this is an omission.	Noted. This subject does not meet the criteria for a Policy. Discussions regarding future development of the Community Hospital are ongoing.	No Action
BSNP 011-07	TT1	Supporting/ Comment	Excellent. Footpaths provide convenient access and encourage activity for physical and mental health and reduce reliance on cars.	Noted	No Action
BSNP 022-01	TT1	Supporting/ Comment	The lack of pedestrian provision from the junction of Knowle Village/Exmouth Rd/Knowle Hill into Budleigh Salterton is a major hazard for pedestrians. School children walk to the bus stop at the junction along the main road, with no pavement or traffic control measures. Pedestrians, often elderly, and cyclist are at significant risk. As a frequent pedestrian from Moorlands Rd into town I have experienced many 'near misses' along those sections without footpath provision. Excessive speed of motorists is often a factor. Footpaths and traffic control measures are urgently needed from	Noted	No Action

			the Knowle junction down to the start of the pavement section above the High St.		
BSNP 011-01	TT3	Supporting/ Comment	Please pedestrianise the High St to allow it to become a pleasant place to shop and linger and meet. Shops who are fearful of losing trade will actually see an increase in footfall as people will be attracted to a safe and relaxed environment in which to shop.	Noted	No Action as CA TT3 covers this issue.
BSNP 019-01	TT3	Comment	Make High St One Way eastwards between East side of Cliff Rd and West side of Rolle Rd/Chapel St junction. Leave other roads and streets as they are. To reach Public Hall, Bus 357 to go along Upper Stoneborough Lane instead of Coastguard Rd.	Noted	No Action as CA TT3 covers this issue.
BSNP 023-01	TT3	Comment	Please do not pedestrianise the High St. This would be detrimental to traders there and would discourage other traders taking empty shops in the High St/Fore St. If the High St is made one way, traffic calming measures will be needed	Noted	No Action
BSNP 024-01	TT3	Comment	I would support the High Street being one way with the inclusion of some form of 'Traffic Calming' but my greatest concern to that measures must be introduced to STOP East & West Terraces becoming rat runs.	Noted	No Action
BSNP 007-01	TT4	Comment	The desire to control street parking is understandable but I would respectfully request that any changes to parking on the High Street be made with the utmost caution. Yes Budleigh can become congested at times with traffic but that is	Noted	No Action

			not necessarily a bad thing, particularly for pedestrians - at busy times the congestion acts as a "natural" method of speed control. My fear of introducing restrictions on parking places / introduction of meters is what has happened in some Mid Devon towns which have followed this sequence into the deterioration of the town: 1. Introduction of pedestrian crossing points, thereby reducing the number of High Street parking places for "stop and buy" visitors. 2. Fewer visits by people in cars to town centre. 3. Reduced trade for small businesses. 4. Need for out of town supermarket is thereby established and so one opens. 5. Small shop closures in town. 6. Fewer visits still by people in cars to the town centre. 7. Further small shop closures 8. Town loses its identity. 9. Supermarket thrives		
BSNP 009-02	TT4	Supporting		Noted	No Action
BSNP 011-09	TT6	Objecting/ Comment	There is ample coach parking at Lime Kiln CP. The aim must surely be to remove vehicles from the town and pedestrianise the High St to make it a safe and pleasant environment to shop and meet.	Noted	No change in NP as BSTC Traffic Group is the best forum for any proposed changes
BSNP 003-01	TT8	Comment	We feel the bus fares are expensive leaving no incentive for families to use the bus instead of their cars. We notice most of the people using the busses have a bus pass. If the fair was cheaper for children and adults it would help the congestion of the town traffic as i would personally use the bus instead of driving up and down the high street each day.	Noted	No Action

BSNP 020-02	TT8	Supporting/ Comment	Improvements in timetable need to specify the need to integrate bus and train times. Currently buses frequently depart from Exmouth just before trains arrive at Exmouth from Exeter. Even a 5minute adjustment would rectify this.	Noted	Textual change to be made.
BSNP 009-01	TT9	Supporting		Noted	No Action
BSNP 011-10	TT9	Supporting/ Comment	Yes! Cycling is healthy convenient, brings people to the town and reduces car usage. An environmentally conscious town like Budleigh purports to be should not hesitate to encourage cycling and make the town 'cycle friendly', by providing routes and parking. That includes any upgrading of the path alongside the west river Otter, in spite of unreasonable opposition by a few residents in Granary Lane	Noted	No Action
BSNP 009-04	TT10	Supporting		Noted	No Action

General Non - Specific Responses

Representation Number	Paragraph/ Policy/ Community Action	Objecting/ Supporting/ Comment	Comments	Response	Plan Changes
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BSNP 008-05	Page 8 Para 3.10	Comment	Surely Greenway Lane Store is a Convenience Store	Noted	Appropriate amendment to be made
BSNP 001-03	Page 28 Para 6.13	Comment	EDDC has not yet decided if to maintain a district wide register of Local Heritage Assets. The OVA worked hard to complete such a register and submit it to EDDC. Many community groups across the district have submitted similar lists. At EDDC cabinet on Wednesday 14 September it was decided to defer any decision until the resource implications of approving and being responsible for the register are. Any application for such listing must be decided within strict criteria. That does not prevent any community organisation submitting in a planning application that any development might be detrimental to such an asset as long as the agreed criteria are met. That submission will be taken into account when deciding whether an application should be approved or refused.	Noted	No Action

			I am raising this so that unrealistic expectations are not included in the NP.		
BSNP 008-02	Page 44 Para 8.1	Objecting	There are 2 Second hand furniture shops 'What Katy Did' and 'One Man's Treasure' There is also an Auction room at which such items may be purchased.	Noted	Textual change to Para 8.1
BSNP 008-03	n/a	Comment	This is a well thought out document. It was difficult to study online due to the various hoops to jump through to change pages. The pages did not agree with the numbering on the page change guide.	Noted	Computer formatting issue, no action taken
BSNP 010-01	n/a	Comment	Although the tennis club has a healthy membership we are always looking for new members to join such a friendly and welcoming club. We are in the process of planning to build a new hard court which will mean we have 3 different tennis surfaces for members to play on. We support the neighbourhood plans for new housing in Budleigh as we feel this may mean more interest in the tennis club.	Noted	No Action