

Date: 08 March 2017
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Response to the submission of the Budleigh Salterton Neighbourhood Plan

Having considered the plan in detail, please find herewith East Devon District Council’s response to the submission consultation of the Budleigh Salterton Neighbourhood Plan. We wish also to congratulate and commend the hard work and dedication of the plan producers on reaching this stage of the process.

EDDC Cmnt No	Issue / Policy In Plan	Comment
1.	Policy H1: criterion c)	It is not entirely clear what is meant by applicants having to demonstrate a proven need in compliance with Strategy 21 of the Local Plan, as the Local Plan strategy does not require applicants to meet any particular need other than stating that affordable housing will be given priority over other uses- and this is covered in criterion c).
2.	Policy H1: criterion c)	The start of the criterion should be amended so they grammatically follow the first sentence of the policy. i.e. ...will be supported where... C) the proposal is primarily for affordable housing...
3.	Policy H1: criterion d)	This criterion should be a separate statement within the policy as it is encouraging something rather than setting a particular requirement.
4.	Policy H3: criterion a)	The use of the term ‘lead to’ does not provide sufficient clarity and should be amended to ‘result in’.
5.	Policy H3:	In the interests of clarity the words ‘should be incorporated’ should be added onto the end of the sentence.

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Chief Executive: Mark R Williams Deputy Chief Executive: Richard Cohen



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	criterion d)	
6.	Policy H3: criterion e)	The parking standards in policy T9 of the Local Plan are provided as a guide rather than requiring strict compliance. There are instances where applicants could potentially be able to justify a lower level of parking provision.
7.	Policy H4	In the final sentence, remove the word 'of'.
8.	Policy CLW2: criterion d)	Remove 'to ensure that'.

Yours sincerely,

Tim Spurway
Neighbourhood Planning Officer