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Budleigh Salterton Neighbourhood Plan – Submission Version Representation Form

The Budleigh Salterton Neighbourhood Plan has been prepared by Budleigh Salterton Town Council. It has now been formally submitted to East Devon District Council who are legally required to undertake public consultation.

Please return this form to East Devon District Council by Monday 20 March 2017. Representations received after this time will not be accepted.

Part A – Personal Details Please note we cannot accept anonymous responses.

Personal Details	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	<i>Clifton Devon Estates</i>
Address	<i>Bicken Arena East Budleigh Devon</i>
Postcode	<i>EX9 7BL</i>
Tel. No.	
Email Address	

Agent's Details (if applicable)*	
Title	<i>Mr</i>
First Name	<i>Iestyn</i>
Last Name	<i>John</i>
Job Title (where relevant)	<i>Partner</i>
Organisation (where relevant)	<i>Bell Cornwall LLP</i>
Address	<i>Sowton Technology Centre Capital Court Bicken Road Exeter</i>
Postcode	<i>EX2 7FW</i>
Tel. No.	
Email Address	

*if an agent is appointed, please fill in your title, name and organisation and the full contact details of the agent. Where an agent is used the agent will be the point of contact for correspondence.

Name/Organisation Please complete for each sheet	<i>Clinton Deva Estates</i>
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Please indicate whether you wish to be notified of any of the following:

- The publication of the recommendations of any person appointed to carry out an independent examination of the Budleigh Salterton Neighbourhood Plan.
- The adoption of the Budleigh Salterton Neighbourhood Plan.

Representation details

Please use a separate form for each representation

1. To which section of the Neighbourhood Plan does this representation relate?

(Please note that a separate form must be completed for each representation)

Policy Number (Include policy, paragraph or other reference no. if appropriate)	<i>Policy 41</i>
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2. Please use the box below to set out why you are supporting or objecting to this part of the plan. If your comment relates to a specific area of land or site if possible please identify it on a map. Continue on a separate sheet if necessary

<i>See attached sheet.</i>

Name/Organisation

Please complete for each sheet

Clinton Devon Estates

3. What changes would you suggest should be made to the plan?

It will be helpful if you are able to put forward your suggested revised wording of any policy or text or suggested alternative policy boundary. Please be as precise as possible.

Please see the attached representation form.

Continue on a separate sheet if necessary

4. If your representation is seeking a change, do you consider it necessary to speak at the examination? (please tick one box only)

Please note this will not be regarded as a binding decision but will help us in our planning.

If you select No your representation(s) will still be fully considered by the independent Planning Inspector by way of written representations.

- No, I do not wish to speak at the examination.
- Yes, I wish to speak at the examination.

Name/Organisation Please complete for each sheet	
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5. If you wish to speak at the examination, please outline why you consider this to be necessary:

We will wish to articulate and expand upon each of the brief points made in these representations

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the examination. If the Inspector does not consider it necessary to hold a public examination consideration will be given by way of written representations.

Please note that your comments and your contact details will be publically available, although your signature, private e-mail address and telephone number will not be visible on our web site.

Signed		
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A signature is required by the Planning Inspectorate. If filling in the form electronically it can be an 'electronic signature' by typing in your name in the box. If you provide a handwritten signature we will ensure that it is not published on-line but it will be visible on the paper copies available at our offices and sent to the Inspector.

Date	16 th February 2017
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Please e-mail the completed form(s) and any additional information to planningpolicy@eastdevon.gov.uk or send to Tim Spurway, Planning Policy Section, East Devon District Council, The Knowle, Sidmouth, EX10 8HL

Policy H1: Meeting Local Housing Need Over the Period of the Plan

This draft policy seeks to support proposals for new housing development provided they are compliant with Strategy 21 of the East Devon Local Plan (*the Local Plan*) which relates to development in Budleigh Salterton. For schemes which propose five or more units, provision should be made for family homes and/or for the elderly.

For the reasons set out below, Clinton Devon OBJECT to this policy as currently worded but consider that with a number of modest refinements, the draft policy can be revised to be in a form which is acceptable.

We note that this policy supports proposals for new housing development but that it seeks to tie such support to there being a proven need for housing in accordance with the provisions of Strategy 21. However, in relation to housing proposals, Strategy 21 simply notes that the emphasis should be on securing '*modest housing development*' and does not require to be justified via evidence of specific need. This aspect of draft Policy H1 therefore is unreasonably restrictive and could be used to inhibit housing proposals which could in all other respects be acceptable and beneficial. We would therefore suggest that this part of draft Policy H1 be deleted.

Draft Policy H1 also needs to acknowledge that there are other policies in the East Devon Local Plan, in addition to Strategy 21, which are potentially relevant to housing proposals in the town. For example, Strategy 6 (Development within Built-Up Area Boundaries) and Strategy 35 (Exception Mixed Market and Affordable Housing at Villages, Small Towns and Outside Built Up Area Boundaries) could both be relevant to housing proposals. We would suggest that draft Policy H1 needs to be reworded either to remove the direct reference to Strategy 21 or alternatively to make an additional reference to other policies in the Local Plan.

We therefore suggest that criterion a) of draft Policy H1 be amended to read:

"Subject to other policies in this plan new housing will be supported where:

- a) *The relevant proposal(s) conform with the relevant policies in the Local Plan, including Strategy 21 and provide good quality homes."*

Changes along the lines described above are necessary to ensure that this part of the Neighbourhood Plan remains in general conformity with the East Devon Local Plan.