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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)	Clinton Devon Estates
Address	Bicken Area East Budleigh Devon
Postcode	EX9 7BL
Tel. No.	
Email Address	

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

*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>Clinta Devon 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 43</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>Please see attached sheet.</i>

Name/Organisation

Please complete for each sheet

Clinta Dan 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	Clinta Deva Estates
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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 H3: Infill Developments and Extensions

This draft policy seeks to ensure that development should be sensitively designed to reflect the character of the area. Relevant proposals should adhere to a number of criteria which relate to potential issues such as (for example) loss of residential amenity and the character of the area.

Clinton Devon Estates are generally supportive of this draft policy and recognise the importance of new development paying proper regard to the character of the area in which it would be built. However, we suggest that some additional flexibility needs to be introduced to specific parts of the draft policy so that it is reasonable. As currently worded therefore, Clinton Devon OBJECT to this policy.

Currently, the draft policy requires that proposals for infill development meet the requirements of each of the six criteria within the policy and does not offer any flexibility with these provisions. Of the six criteria:

Criterion b) states that proposals *“retain trees of local amenity or ecological value”*. Clinton Devon have no issue with these general objectives. However, some recognition needs to be given to the possibility of circumstances arising where there is justification for some or all of the trees on the site to be removed as part of development proposals, for example for reasons of sound arboricultural management or where the removal of a select number of trees can be justified through the wider benefits of the development and/or where any loss can be addressed through compensatory planting.

Criterion c) states that *“development, including garden size, reflects the existing grain / density / pattern of surrounding development.”* The reference to garden size, whilst relevant in certain circumstances – for example in relation to proposals within a conservation area or affecting listed buildings – is not relevant in all instances. Furthermore, any assessment of the acceptability of the proposed development against the local grain and density will necessarily take account of garden size anyway. Although it is necessary for new dwellings to be provided with an adequate amount of amenity space, this is not in itself directly related to the urban grain of a particular area especially as home owners increasingly prefer to have smaller gardens than in the past.

Taking into account, the above, we would therefore suggest that the relevant parts of draft Policy H3 be reworded along the following lines:

“...Development should be sensitively designed to reflect the character of the area and that of its neighbours. Proposals should normally meet the following criteria:”

and

“b) retain trees of local amenity or ecological value unless there is a clear justification which sets out why any trees should be removed and the benefits of doing this”

and

“c) the development reflects the existing grain / density / pattern of surrounding development...”