

Accession	Rep No.
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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>Bickton 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 Bittern 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.

<b>Name/Organisation</b> Please complete for each sheet	<i>Chute 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)

<b>Policy Number</b> (Include policy, paragraph or other reference no. if appropriate)	<i>Policy NE2</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>
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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.

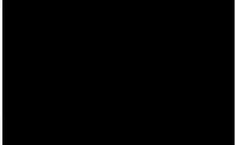
Name/Organisation Please complete for each sheet	Clinta Deva Estates.
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**5. If you wish to speak at the examination, please outline why you consider this to be necessary:**

We will wish to articulate and expand upon each of the brief points made in these representations
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*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 <sup>th</sup> February 2017
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**Please e-mail the completed form(s) and any additional information to [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk) or send to Tim Spurway, Planning Policy Section, East Devon District Council, The Knowle, Sidmouth, EX10 8HL**

### **Policy NE2: Protection of Local Green Spaces**

This draft policy seeks to identify a number of specific local green spaces in the town. It seeks to prevent any form of development from taking place on the identified spaces, for any other uses other than those which are ancillary to the use of the land as green space.

Clinton Devon OBJECT to this draft policy which seeks to establish a blanket presumption against development of a large number of open spaces areas, in both public and private ownership, in the town. We note that this draft policy seeks to be far more prohibitive than the Policy RC1 of the Local Plan which allows for some development of green spaces in certain, carefully controlled circumstances. Although there is undoubtedly strong justification that such spaces be retained in most circumstances, given the role that many of these play in providing amenity resource to the community and to protecting the high quality character of the town. However, this does not mean development should be precluded regardless of the circumstances, for example whether there is actually a need for the relevant open space to be retained or the opportunities which might be accrued from limited development bringing forward qualitative improvements to open space provision. We also note that a formal open space assessment does not appear to have been done to inform this part of the neighbourhood plan and therefore provide evidence which might articulate in more detail whether or not the current approach is justified. It is useful to note that under the terms of the policy as proposed, it would not have been possible for the town to have secured the much improved allotments at Greenway Lane which formed part of, and was was the product of, Clinton Devon's development of the old allotments for a mixture of market and affordable housing. This is a good example which shows that having a degree of flexibility in relevant policies can be beneficial to helping in the delivery of wider objectives for the community.

Given these concerns and the apparent absence of justification that every one of the identified spaces needs to be provided with complete protection, it is Clinton Devon's view that Policy NE2 should be reworded so that a more flexible approach is allowed where the necessary justification can be provided. It is their view that such flexibility can be applied without prejudice to the policy's primary objectives of ensuring the long term protection of the towns' amenity provision and character. We would therefore suggest that the wording of draft Policy NE2 be revised along the following lines:

*"Local Green Spaces allocated in this document should protected. Proposals for development will therefore normally be resisted unless they ancillary to the use of the land as a Local Green Space. However, development for other uses will be considered where there are particular circumstances which apply. These will be include: where alternative provision of the same or greater community benefit is proposed, where it can be shown that there is a surplus of the form of open space in the town or where development of part of the land can be used to provide enhancements to the retained area. Any proposals for development should seek to protect the character of the area in which they are located."*