

# EAST DEVON LOCAL PLAN

2006 to 2026



**CONSULTATION ON THE INSET MAP AND POLICIES FOR:**

# **BUDLEIGH SALTERTON**

**Consultation - 11 May 2012 to 11 June 2012**

From 1 December 2011 to 31 January 2012 East Devon District Council consulted on a draft Local Plan for the District. This plan had policies specifically for Budleigh Salterton but it did not show all policy boundaries and sites on a clear map. On 8 May 2012 the Development Management Committee of the Council approved an amended draft of the plan and also proposed inset maps for each of the seven main towns of East Devon.

This new consultation document is specifically concerned with the Budleigh Salterton map and the policies that apply to sites shown on it. We would welcome your comments:

- email us at:  
[Localplan@eastdevon.gov.uk](mailto:Localplan@eastdevon.gov.uk)
- Or post comments to:  
The Planning Policy Section  
East Devon District Council  
Knowle  
Sidmouth EX10 8HL

**Comments must be received by 12 Noon on Monday 11 June 2012. The next draft of the Local Plan will be considered by Council in July 2012.**

Please note that this document contains Budleigh Salterton specific extracts that form just part of the Local Plan. We have produced consultation reports for all of the seven main towns of East Devon.

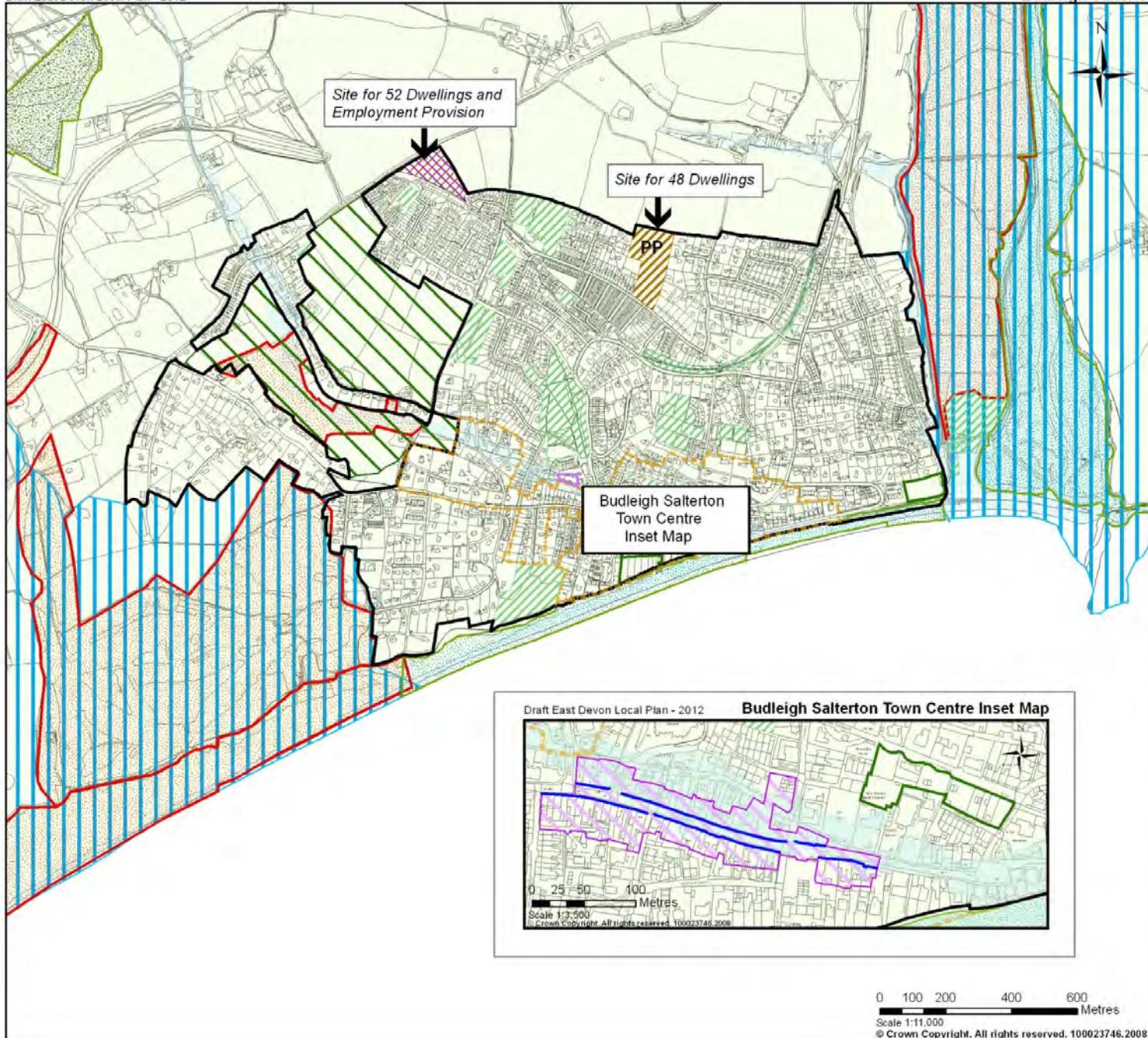
All comments received on the plan to date, along with feedback to this consultation, will be used to help inform the next draft of the plan. If you wish to see the draft of the plan, as considered by Committee on 8 May 2012, and policies in their full context, or view consultation documents for other towns or background reports please visit the Council web site at:

<http://www.eastdevon.gov.uk/nextstages.htm>



Draft East Devon Local Plan - 2012

### Budleigh Salterton - Urban Inset Map and Town Centre Map



**POLICIES AND PROPOSALS**

- Proposed Primary Frontage
- Proposed Town Centre Shopping Area
- Proposed Built-Up Area Boundary
- Proposed Residential Allocation
- Proposed Mixed Use Allocation
- Land of Local Amenity Importance
- Green Wedge
- Recreation Areas, Allotments, Accessible Open Space
- Proposed Allocation with Planning Permission

**FOR INFORMATION**

- Boundary Existing/Proposed Employment Area
- Recreation Areas, Allotments, Accessible Open Space
- County Wildlife Sites
- Coastal Preservation Area
- Areas of Outstanding Natural Beauty
- Sites of Special Scientific Interest
- Conservation Area
- Special Areas of Conservation
- Floodzone 2



0 100 200 400 600 Metres  
Scale 1:11,000  
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Kate Little, Head of Economy,  
East Devon District Council, Council Offices,  
Knowle, Sidmouth, EX10 8HL

The key strategic policy for Budleigh Salterton in the plan is:

**Strategy 21 - Budleigh Salterton (formerly DS16):**

The principal consideration for Budleigh Salterton will be the conservation of its outstanding natural environment and affordable housing and employment uses will be given priority over other forms of development. Provision will be made for the development of around 100 new homes through the Local Plan in accordance with adopted Design Statement. Proposals for development in Budleigh Salterton should be consistent with the strategy which is to:

1. **New Homes** – secure modest levels, around 100 new homes.
2. **Jobs** – provide modest development of new employment provision.
3. **Town Centre** – give priority to the enhancement of the environment and promotion of business opportunities in the town centre shopping area defined on the inset plan to provide the focus for jobs, shops and tourism.
4. **Social and Community Facilities** – support schools, health and other service providers to meet their accommodation needs
5. **Environment** – conserve the outstanding natural environment.

There are no strategic allocations at Budleigh Salterton. Land allocations will be made through Development Management Policies (Part Two) in the plan.

There are a series of additional policies in the plans that are directly relevant to sites and boundaries specifically defined in the plan for Budleigh Salterton. These are:

**Strategy 6 - Development within Built-Up Area Boundaries (formerly S4):**

Built-up Area Boundaries are defined on the Proposals Map around the settlements of East Devon that are considered appropriate through strategic policy to accommodate growth and development. Within the boundaries development will be permitted if:

1. It would be compatible with the character of the site and its surroundings and in villages with the rural character of the settlement.
2. It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding or coastal erosion.
3. It would not damage, and where practical, it will support promotion of wildlife, landscape, townscape or historic interests.
4. It would not involve the loss of land of local amenity importance or of recreational value;
5. It would not impair highway safety or traffic flows.
6. It would not prejudice the development potential of an adjacent site.

**Strategy 8 - Development in Green Wedges (formerly S6):**

Within Green Wedges, as defined on the Proposal Map, development will not be permitted if it would add to existing sporadic or isolated development or damage the individual identity of a settlement or could lead to or encourage settlement coalescence.

### **Strategy 44 - Undeveloped Coast and Coastal Preservation Area (formerly DS38):**

Land around the coast and estuaries of East Devon, as identified on the Proposals Map, is designated as a Coastal Preservation Area. Development or any change of use will not be allowed if it would damage the undeveloped/open status of the designated area or where visually connected any adjoining areas. The coastal Preservation Area is defined on the basis of visual openness and views to and from the sea.

### **H1 - Residential Land Allocation (formerly H2):**

In accordance with strategic policy of the plan and in addition to strategic allocations the following smaller scale employment housing sites are allocated in the towns of East Devon as shown on the Proposals Map:

Budleigh Salterton:	a)	Allotments and adjoining land - 48 homes (this site is allocated but was granted planning permission in 2011).
	b)	Land north-east of Deepways adjoining B3178 – 52 homes (it is also proposed that this site includes provision for 10 small business units – see employment land allocation policy).

### **E1 - Provision of Employment Land (formerly E1):**

In accordance with strategic policy of the plan and in addition to strategic allocations the following smaller scale employment development sites are allocated in the towns of East Devon as shown on the Proposals Map:

<b>Town</b>	<b>Site</b>	<b>Area - Hectares</b>
Budleigh Salterton	Land north-east of Deepways adjoining B3178 – land for 10 small business units (Mixed use scheme – recorded as zero site area)	0

### **E9 - Town Centre Shopping Areas (formerly SH1):**

Within Town Centre Shopping Areas as defined on the Proposals Map (outside the Defined Primary Shopping Frontages) proposals for both retail and non-retail uses which would add variety and increase activity and uses in Classes A2 and A3 of the Town and Country Planning (Use Classes Order) 1987 will be permitted provided:

1. The use would not undermine the shopping character, and visual amenity, vitality or viability of the town centre.
2. The amenity interest of occupiers of adjoining properties is not adversely affected by reason of noise, smell or litter.
3. It would not cause traffic problems.

Other non-retail uses will not be permitted unless the same criteria are met and the use would not harm the diversity, viability and vitality of the centre.

The establishment of new shops which are outside defined town centres or which would extend the shopping areas will not be permitted if they would harm the convenience, vitality or viability of the town centre.

### **E10 - Primary Shopping Frontages (formerly SH2):**

Within the Primary Shopping Frontages, as defined on the Proposals Map, permission will only be granted for the conversion or change of use of the ground floor of existing shops to non-retail uses where the proposed use would not undermine the retail function, character, vitality and viability of the Primary Shopping Area. Proposals will be required not to adversely affect the amenity of the surrounding area through noise, smell, litter, traffic or disturbance arising from late opening hours.

### **EN1 - Land of Local Amenity Importance (formerly EN3):**

Development of land shown on the Proposals Map as being Land of Local Amenity Importance will not be permitted unless a clear community need for the proposal has been identified and where the development cannot be accommodated elsewhere and would either complement or not undermine the open character of the area.

Additional shaded in areas on the inset map, under the heading 'For Information', are locations to which policies elsewhere in the plan may apply but sites or areas are not specifically designated by or through the Local Plan. For example the Local Plan does not designate Conservation Areas but it does show their extent, as at May 2012, and policy will apply to Conservation Areas now and to any possible future boundary amendments. The 'For Information' policies are not reproduced in this consultation report and the full Local Plan text should be referred to.