

Ref: AMB/CR/9628

EDDC
Local Plan Review
Via Consultation Website

9th January 2023

Dear Sir/Madam

Re: Proposed changes to East Budleigh Settlement Boundary

We write to you in full support of the extension of East Budleigh’s settlement boundary and its purpose to provide appropriate and sustainable expansion of the village in order for the local community to continue to prosper.

We specifically support intentions to extend the town to the north west and south as these areas show clear continuation of the village’s built form and are highly accessible along key transport and pedestrian routes. However, we recognise that the residential curtilage that accompanies Mr Elworthy’s residential property, Ashfield, sited to the north east of the East Budleigh settlement, has been excluded from the proposed new settlement boundary despite its previous inclusion (see attached plan with the site highlighted in red).

Ashfield and it’s residential curtilage lie adjacent and to the south of Salem Chapel, just to the west of where Vicarage Road connects with the B3178. This junction represents one of the main gateways into the village of East Budleigh and the only vehicular access to the north. The junction clearly indicates the beginning and end of East Budleigh to the northern aspect of the village through clear signage and street lighting which contributes to the lived perceived settlement boundary.

In addition to the signage and street lights in the vicinity, Salem Chapel would have historically been visited by foot by many of the village’s residents, and clearly marks the beginning and end of the village’s built form in the northern direction.

Ashfield and its curtilage lies upon the village side of the Chapel and East Budleigh Road Sign that both signal the boundary of the physical development of the village so it is in our view that Ashfield’s residential curtilage should be included in the revised settlement boundary.

Residential

Lettings

Property Professionals

Kingsbridge
62 Fore Street, Kingsbridge,
TQ7 1PP

Modbury
3 Church Street, Modbury,
PL21 0QW

Newton Ferrers
Newton Hill, Newton Ferrers,
PL8 1AA

Salcombe
2 Island Square, Island Street,
Salcombe, TQ8 8DP

South Brent
6 Fore Street, South Brent,
TQ10 9BQ



Totnes
59 Fore Street, Totnes,
TQ9 5NJ

Yealmpton
The Old Bakery, Yealmpton,
PL8 2EA

Exeter
The Amory Building, Cheriton
Bishop, Exeter, EX6 6JH

London
Cashel House, 15 Thayer
Street, London W1U 3JT



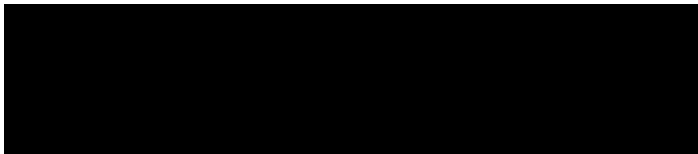
@luscombe_maye
Luscombe Maye
luscombemaye.com

In addition to the proposed amendment to the settlement boundary above, this letter recognises the importance of public green spaces such as the recreation field and Church Yard however the area etched green around Salem Chapel (on the attached consultation plan) is in fact under Mr Elworthy's ownership having been sold away from Salem Chapel some years ago and therefore does not benefit from public access. This area of public open space should therefore be removed as the land is private and does not benefit from public access.

We attach an excerpt from Land Registry showing the 2 sections of land (which comprise the red outlined area on the attached plan) both of which are owned by Mr Elworthy who resides at Ashfield. The Land Registry documents both confirm that both pieces of land are freehold and are not public open space.

We ask that the settlement boundary be revised to include the land at Ashfield (as edged red on the attached plan) up to Salem Chapel and that the land surrounding Salem Chapel etched green on the consultation plan attached be removed from being considered as public green space as it is and has for many years been privately owned.

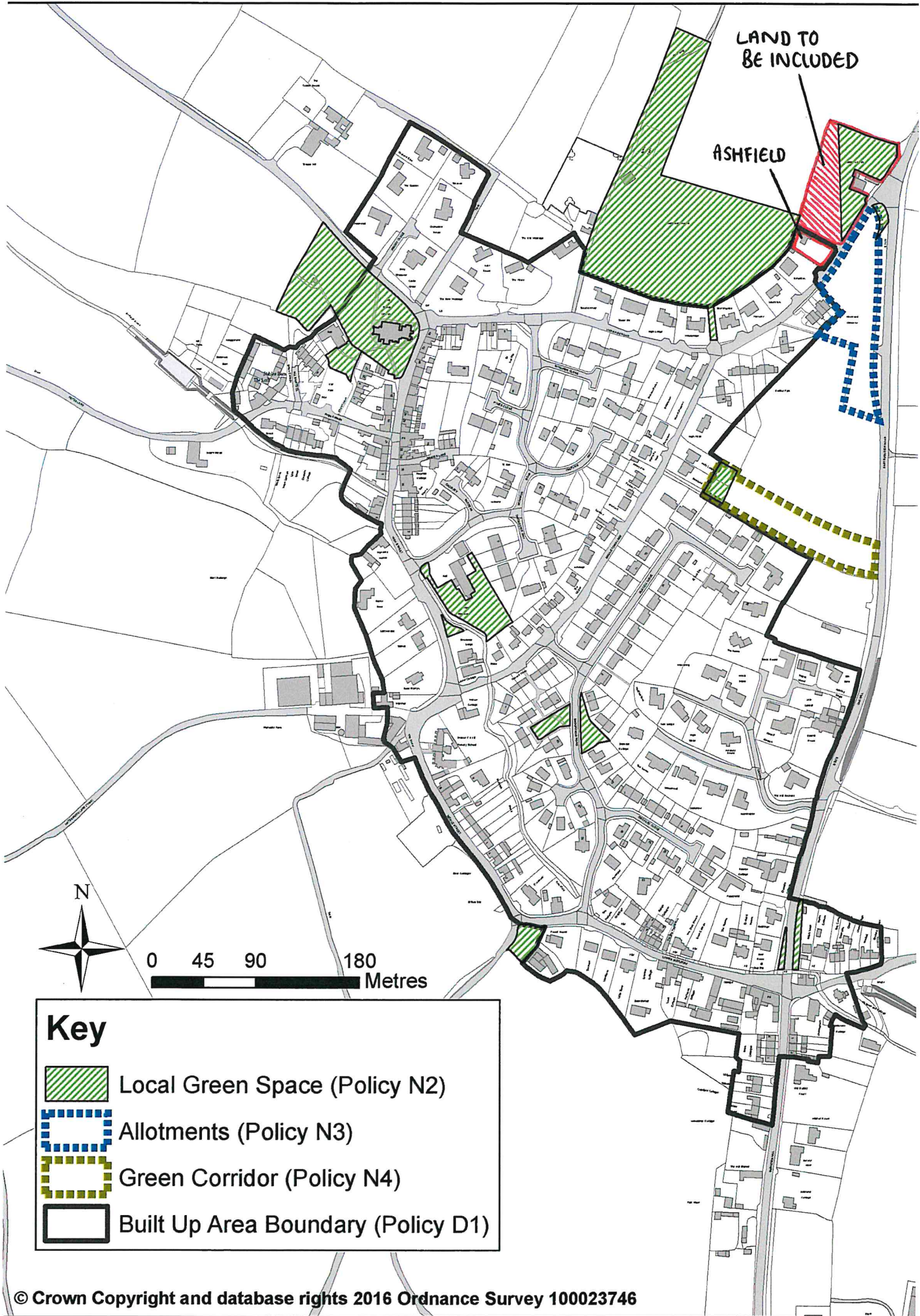
Yours faithfully



Amanda Burden BSc (Hons), FAAV, FBIAC
Director



Plan attached as pdf.
Land Registry plan for 2 areas attached.



LAND TO BE INCLUDED

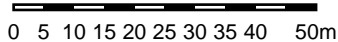
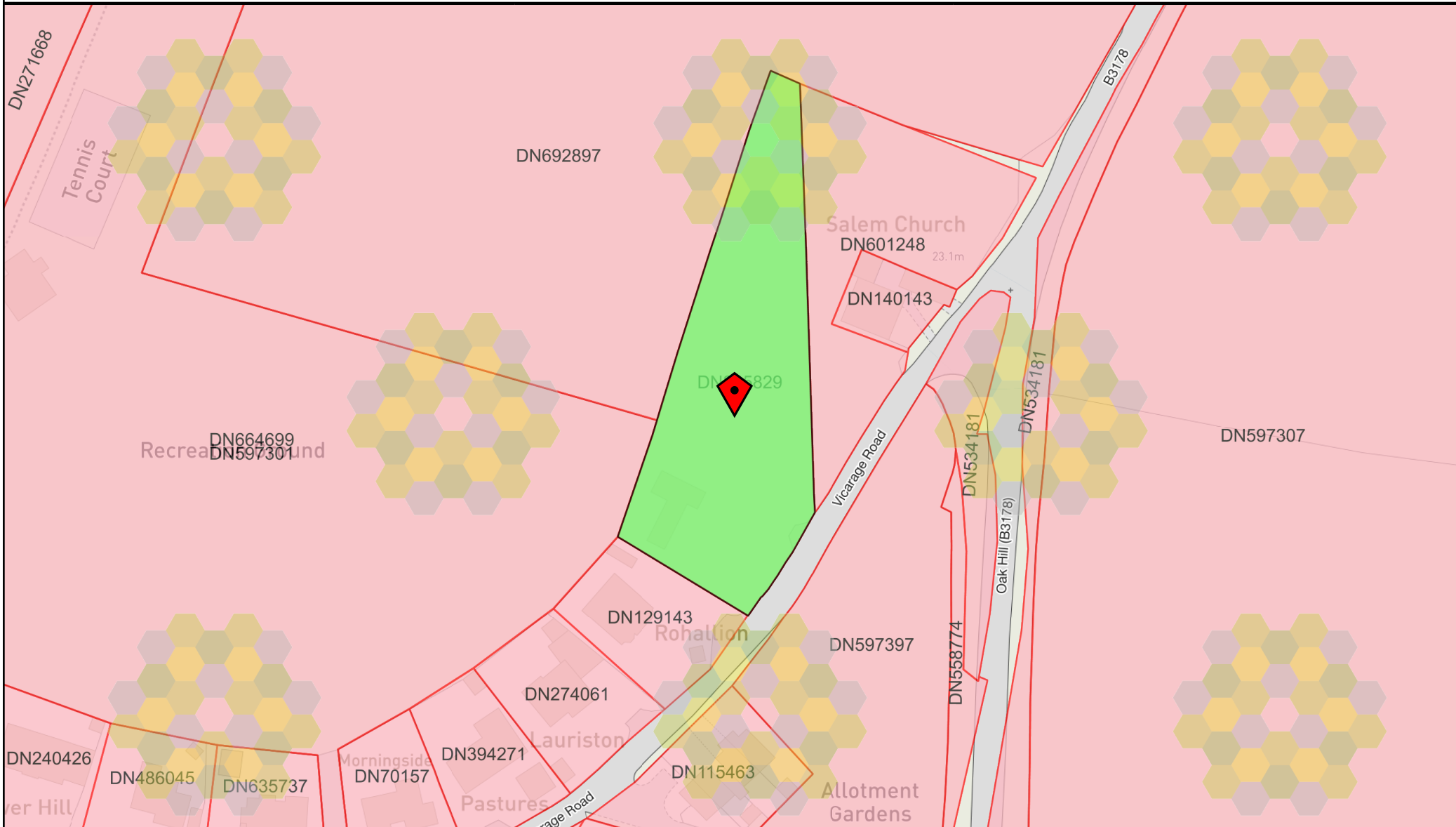
ASHFIELD



0 45 90 180 Metres

Key

-  Local Green Space (Policy N2)
-  Allotments (Policy N3)
-  Green Corridor (Policy N4)
-  Built Up Area Boundary (Policy D1)



Map scale 1:1250

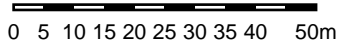
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Data last updated 10:00pm 18 APRIL, 2022



Title number	Estate information	Address
DN345829	Freehold	ASHFIELD VICARAGE ROAD, EAST BUDLEIGH, BUDLEIGH SALTERTON EX9 7EF



Map scale 1:1250

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Data last updated 10:00pm 18 APRIL, 2022



Title number	Estate information	Address
DN601248	Freehold	LAND ON THE NORTH EAST SIDE OF, ASHFIELD VICARAGE ROAD, EAST BUDLEIGH, BUDLEIGH SALTERTON EX9 7EF