

Filtered Data Export

Full name: Alice Gater-Wildgust

Organisation (where relevant): Budleigh Salterton Town Council

Other party name (if relevant):

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Proposal: 12. Our Outstanding Landscape

1. To which part of the Our Outstanding Landscape chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: OL02

2. Do you consider that this part of the Our Outstanding Landscape chapter is legally compliant?: No

2(a). If yes, and you wish to support the legal compliance of this part of the Our Outstanding Landscape chapter, please use this box to set out your comments.: We are unable to determine if this policy is legally compliant

2(b). If no, please give details of why you consider this part of the Our Outstanding Landscape chapter is not legally compliant. Please be as precise as possible.:

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2(c). Please set out the modification(s) you consider necessary to make this part of the Our Outstanding Landscape chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Our Outstanding Landscape chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:

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3. Do you consider that this part of the Our Outstanding Landscape chapter is sound?: No

3(a). If yes, and you wish to support the soundness of this part of the Our Outstanding Landscape chapter, please use this box to set out your comments.:

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3(b). If no, please give details of why you consider this part of the Our Outstanding Landscape chapter is not sound. Please be as precise as possible.: This part of the plan is not considered sound. BSTC raises concerns regarding the soundness of Strategic Policy OL02, specifically in relation to the potential environmental impacts of

a large-scale development, such as Exmo_20, a site proposed to be situated on the boundary of the National Landscape. There is significant consternation about both the immediate and long-term effects of the development. During the construction phase, the development will lead to considerable ecological disruption including increased pollution, and disturbance to local wildlife. Moreover, there are ongoing concerns about the development's sustained environmental impact over its operational life, including issues such as increased traffic, resource consumption, waste generation, and potential degradation of the surrounding natural environment. These cumulative effects warrant careful evaluation and mitigation to ensure alignment with environmental sustainability objectives.

3(c). Please set out the modification(s) you consider necessary to make this part of the Our Outstanding Landscape chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Our Outstanding Landscape chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph.

Please be as precise as possible.: The access to the site needs to be moved away from the National Landscape boundary. Budleigh Salterton Town Council request that East Devon District Council (EDDC) adheres to the Protected Landscape Duty outlined in Section 245 (Protected Landscapes)¹ of the Levelling-up and Regeneration Act 2023 (LURA), particularly in relation to the proposed development. This section emphasises the obligation to consider the impact of activities outside a Protected Landscape that may have an adverse effect on land within the Protected Landscape. In light of this, Budleigh Salterton Town Council urges EDDC to thoroughly assess and mitigate potential impacts of the development of Exmo_20 on the adjacent protected landscape, ensuring that all and any consequences of development do not compromise environmental integrity or designated qualities of the Pebblebed Heaths and surrounding National Landscape.

4. Do you consider that this part of the Our Outstanding Landscape chapter complies with the duty to cooperate?: No

4(a). If yes, and you wish to support this part of the Our Outstanding Landscape chapter's compliance with the duty to co-operate, please use this box to set out your comments.:

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4(b). If no, please give details of why you consider this part of the Our Outstanding Landscape chapter fails to comply with the duty to co-operate. Please be as precise as possible.:

BSTC have questions about the cooperation that took place with National Landscapes (NL). There is insufficient information to confirm that NL have been sufficiently consulted as laid out in 2.4 of the 'East Devon Local Plan – Key Supporting Documents 002' Furthermore, Budleigh Salterton Town Council notes, as documented in the referenced document and recorded in the minutes of the Strategic Planning Authority meeting on 5 September 2023, that Budleigh Salterton Town Council (BSTC) was not included within the Duty to Cooperate framework. Since that time, the Exmo_20 site was initially deemed unsuitable by EDDC planners. However, late in 2024, this site was subsequently included in the emerging local plan, with the proposed access road onto the B3179. At the moment this decision began to take shape, a development located just 2 miles from the small Tier 3 town of Budleigh Salterton, positioned on the edge of the National Landscape, should have prompted consultation with and inclusion of BSTC in the discussions. The site allocation came to the Town Council's attention in early 2025, prompting immediate contact with EDDC to seek further information and express concerns about the potential impacts of this development. At that time, BSTC was informed that the Regulation 19 consultation would provide the appropriate forum to address these concerns further.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: Yes, BSTC would like to participate in any hearing related to this representation in order to hear the evidence, in full.

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Proposal: 13. Our Outstanding Biodiversity and Geodiversity

1. To which part of the Our Outstanding Biodiversity and Geodiversity chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: PB04

2. Do you consider that this part of the Our Outstanding Biodiversity and Geodiversity chapter is legally compliant?: No

2(a). If yes, and you wish to support the legal compliance of this part of the Introduction chapter, please use this box to set out your comments.:

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2(b). If no, please give details of why you consider this part of the Our Outstanding Biodiversity and Geodiversity chapter is not legally compliant. Please be as precise as possible.: BSTC is unable to determine if this policy is legally compliant

2(c). Please set out the modification(s) you consider necessary to make this part of the Our Outstanding Biodiversity and Geodiversity chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Our Outstanding Biodiversity and Geodiversity chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:

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3. Do you consider that this part of the Our Outstanding Biodiversity and Geodiversity chapter is sound?: No

3(a). If yes, and you wish to support the soundness of this part of the Our Outstanding Biodiversity and Geodiversity chapter, please use this box to set out your comments.:

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3(b). If no, please give details of why you consider this part of the Our Outstanding Biodiversity and Geodiversity chapter is not sound. Please be as precise as

possible.: 4b. Budleigh Salterton Town Council does not consider this part of the East Devon Local Plan sound due to the inclusion of the B3179 as the only access route for the development 'Exmo_20' referred to in Strategic Policy SD01. This development impacts on the soundness not only of PB04 but also Strategic Policy PB01: Protection of internationally and nationally important wildlife sites' The B3179 cannot safely accommodate the extra and excessive traffic the addition of 700 houses and 2 ha of employment space would generate, as proposed with the Exmo_20 development. Furthermore, this traffic would have an adverse impact on both the landscape and biodiversity of the locality, in particular, the Pebblebed Heaths.

3(c). Please set out the modification(s) you consider necessary to make this part of the Our Outstanding Biodiversity and Geodiversity chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Our Outstanding Biodiversity and Geodiversity chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: This is very difficult to achieve without completely rethinking the access route into a new and very substantial housing development in this sensitive location. Any transportation route should be re-routed to avoid the Pebblebed Heaths to mitigate potential environmental disturbances. Additionally, scaling down the development project would help to minimise its overall environmental footprint by reducing habitat disruption, resource consumption, and potential pollution from vehicles and light.

4. Do you consider that this part of the Our Outstanding Biodiversity and Geodiversity chapter complies with the duty to cooperate?: No

4(a). If yes, and you wish to support this part of the Our Outstanding Biodiversity and Geodiversity chapter's compliance with the duty to co-operate, please use this box to set out your comments.:

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4(b). If no, please give details of why you consider this part of the Our Outstanding Biodiversity and Geodiversity chapter fails to comply with the duty to co-operate. Please be as precise as possible.: BSTC is unable to determine if this policy complies with the duty to cooperate

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: BSTC would like to hear any evidence given

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Proposal:

3. The Spatial Strategy

1. To which part of the Spatial Strategy chapter does your representation relate?:

Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: SP03

2. Do you consider that this part of the Spatial Strategy chapter is legally compliant?: No

2(a). If yes, and you wish to support the legal compliance of this part of the Spatial Strategy chapter, please use this box to set out your comments.:

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2(b). If no, please give details of why you consider this part of the Spatial Strategy chapter is not legally compliant. Please be as precise as possible.: We are unable to determine if this policy is legally compliant

2(c). Please set out the modification(s) you consider necessary to make this part of the Spatial Strategy chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Spatial Strategy chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:

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3. Do you consider that this part of the Spatial Strategy chapter is sound?: No

3(a). If yes, and you wish to support the soundness of this part of the Spatial Strategy chapter, please use this box to set out your comments.:

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3(b). If no, please give details of why you consider this part of the Spatial Strategy chapter is not sound. Please be as precise as possible.: SP03 is not sound, particularly in addressing the local housing needs of Budleigh Salterton. Specifically, the plan does not adequately address the demand for affordable housing within the

town. There is a notable deficiency in the provision of affordable housing in accordance with the housing needs of Budleigh Salterton, which prevents the plan from ensuring that the needs of the entire demographic are met, especially for low- to middle-income households. The current proposals do not demonstrate a sufficient commitment to achieving a balanced and sustainable housing market in the area. Additionally, Budleigh Salterton Town Council (BSTC) advocates for the inclusion of conditions in the granting of planning permission for any new developments, ensuring that appropriate infrastructure is in place to support the growing population. This includes, but is not limited to, sufficient school capacity, as outlined in the evidence presented elsewhere in the document (Ref: SD27). Without these critical infrastructure provisions, the plan will not adequately support the needs of the community in the long term.

3(c). Please set out the modification(s) you consider necessary to make this part of the Spatial Strategy chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Introduction chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:

Increased and ringfenced affordable housing provision: The plan should be revised to allocate a greater proportion of housing units for affordable housing for local people, ensuring that the needs of low- to middle-income households are met. **Clear commitment to meeting demographic demands:** The plan should provide clear, measurable objectives to meet the needs of the entire demographic spectrum in Budleigh Salterton. This involves not only increasing the quantity of affordable housing but also ensuring that a variety of housing types and sizes are available to accommodate diverse community needs. By incorporating these modifications, SP03 would better meet the needs of the local population, ensuring it is both sound and responsive to the housing challenges in Budleigh Salterton.

4. Do you consider that this part of the Spatial Strategy chapter complies with the duty to cooperate?: No

4(a). If yes, and you wish to support this part of the Spatial Strategy chapter's compliance with the duty to co-operate, please use this box to set out your comments.:

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4(b). If no, please give details of why you consider this part of the Spatial Strategy chapter fails to comply with the duty to co-operate. Please be as precise as possible.: Budleigh Salterton Town Council, and by extension its residents, have not been consistently engaged with in the ongoing discussions, which constitutes a failure in the duty to cooperate. Not only is there a requirement to co-operate with organisations, EDDC has an obligation to ensure that development is viable, given infrastructure problems such as handling of sewage by SWW and the capacity and safety of Highways. Ongoing current local issues should be fully resolved before developments are given any go ahead.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary. : BSTC wish to be present to hear, in full any discussions

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Proposal:

5. Development in the Towns and Villages

1. To which part of the Development in the Towns and Villages chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: SD01

2. Do you consider that this part of the Development in the Towns and Villages chapter is legally compliant?: No

2(a). If yes, and you wish to support the legal compliance of this part of the Development in the Towns and Villages chapter, please use this box to set out your comments.:

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2(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter is not legally compliant. Please be as precise as possible.: The largest development within the Local Plan is located the furthest from the designated Tier 1 Town it is allocated to, and adjacent to Budleigh Salterton, a Tier 3 town situated within a designated National Landscape. This policy is not legally compliant as it fails to satisfy a number of the remaining key tests, including those related to sustainability, environmental impact, and the adequacy of infrastructure provision. Furthermore, this site was previously rejected by East Devon District Council's Housing and Economic Land Availability Assessment (HELAA) as unsuitable, indicating that it does not meet the necessary criteria for development in terms of environmental considerations and suitability for housing.

2(c). Please set out the modification(s) you consider necessary to make this part of the Development in the Towns and Villages chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Introduction chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: To mitigate the impact of the development on the National Landscape, it is necessary to reduce the proportion of the site at Exmo_20 that borders this protected area. The main access road to the site

should be relocated away from the National Landscape and instead connect with more appropriate infrastructure, such as the newly planned Dinan Way road. Moreover, no site of this scale can fully comply with East Devon District Council's (EDDC) own policy requirements outlined in Chapter 6 'Mitigating Climate Change'. This is especially critical given the site's proximity to the National Landscape boundary and its location adjacent to the Pebblebed Heaths, making the heaths particularly vulnerable to environmental degradation.

3. Do you consider that this part of the Development in the Towns and Villages chapter is sound?: No

3(a). If yes, and you wish to support the soundness of this part of the Development in the Towns and Villages chapter, please use this box to set out your comments.:

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3(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter is not sound. Please be as precise as possible.: No consideration has been given to the main town affected by Exmo_20, Budleigh Salterton. This development fails to adequately address local priorities and needs, and must go beyond the scope outlined in the Local Plan. Furthermore this development directly contradicts Policy OL05 of the Local Plan which sets out to prevent development that would 'damage the individual character and identity of settlements'. Budleigh Salterton Town Council (BSTC) note that there are, quite rightly, concerns listed regarding the protection of the St. John in the Wilderness Church and its surrounding environment. Equal consideration must be given to the broader National Landscape, including the Pebblebed Heaths Special Site of Scientific Interest (SSSI), which requires comprehensive safeguarding. It is essential that East Devon District Council (EDDC) refrains from promoting land for development that has already been rejected by its own Housing and Economic Land Availability Assessment (HELAA), as this raises significant concerns regarding the suitability of the site for development. The impact of the proximity of such a large development on a discrete tier 3 town with limited infrastructure to accommodate the proportional increase in population and activity has not been taken into consideration. The inclusion of Exmo_20 in SD03 is in conflict with Policy PB01 of the Local Plan (Protection of internationally and nationally important wildlife site) and is not in accordance with the mitigation strategy and therefore renders SD03 unsound.

3(c). Please set out the modification(s) you consider necessary to make this part of the Development in the Towns and Villages chapter sound, in respect of any

matters you have identified above. You will need to say why each modification will make this part of the Development in the Towns and Villages chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:

This site was explicitly ruled out of the development programme by East Devon District Council's (EDDC) own criteria under the Housing and Economic Land Availability Assessment (HELAA), which classified the site as 'available but unacceptable.' Given that experts in this field have already determined the site to be unsuitable for development based on established planning and environmental criteria, we believe that no modifications can render this aspect of the plan sound. The decision made by those with the relevant expertise should be respected, as it reflected a thorough assessment of the site's suitability for development

4. Do you consider that this part of the Development in the Towns and Villages chapter complies with the duty to cooperate?: No

4(a). If yes, and you wish to support this part of the Development in the Towns and Villages chapter's compliance with the duty to co-operate, please use this box to set out your comments.:

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4(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter fails to comply with the duty to co-operate. Please be as precise as possible.: Budleigh Salterton Town Council has not been directly consulted on this matter, despite being the most proximate town to the proposed main access point for the Exmo_20 development. Moreover, at the time we became aware that this site was to be included in the Local Plan, we were advised that the appropriate time to provide feedback to East Devon District Council (EDDC) would be during the formal consultation period for the plan. This lack of early consultation with the Town Council (representing the local community and residents) most affected by the development, undermines the effectiveness and transparency of the planning process

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: BSTC would like to be present at any future hearing regarding this matter