

From: Derek Wensley [REDACTED]
Sent: 03 January 2023 18:45
To: Planning Policy
Subject: Feedback to Local Plan - Settlement boundary changes East Budleigh

Categories: Reg.18 consultation

I would like to feedback my comments regarding a proposed Settlement boundary change in East Budleigh as part of the Local Plan consultation. Please would you acknowledge receipt? Thank you.

Settlement boundary Temple Hill, Yettington Rd, East Budleigh

Temple Hill House is a large Grade 2 listed building. The gardens and surrounding grounds are of an appropriate size for the setting and context of this imposing building. The existing Built Up Area Boundary specifically leaves Temple Hill and surrounding grounds outside the boundary for important reasons - to preserve the character of the heritage asset and provide a green open space between it and the built environment of the village. Including Temple Hill and grounds in the proposed settlement boundary is contrary to EDDC criteria C4 for defining settlement boundaries, i.e., a large imposing house and gardens separated from the main core of the village by open space. The existing Built Up Boundary line should be maintained at this location rather than extending it around Temple Hill as proposed in the Local Plan.

The East Budleigh with Bicton Neighbourhood Plan discourages inappropriate densities and layouts in developments. Reduction in openness, over development / cramming and out of character developments are not supported in the Plan (Ref: Policy C3). The Neighbourhood Plan also supports the safeguarding of heritage assets and their settings (Ref 14.8). Extending the settlement boundary around Temple Hill would therefore not reflect the built form of the settlement and would be contrary to EDDC criteria A1.

The East Budleigh Conservation Area Appraisal Review produced by EDDC in April 2020 recognises the significance of Temple Hill in Paragraph 12.1: "Temple Hill, also a Grade II listed building, lies just outside the conservation area, northwest of the church, but within its setting".

There are also development constraints in the area as access from the Yettington Road is impractical due to Grade 2 property garden, significant height differentials and highway safety / visibility issues from the narrow Yettington Road. There is also no footpath along the narrow Yettington Road and it would not be possible to build one.