

## **BUDLEIGH SALTERTON TOWN COUNCIL**

**MINUTES** of the meeting of an Extra Ordinary Meeting of the Town Council held in the Council Offices, Station Road, Budleigh Salterton on Monday 3 February 2025 at 11.00am.

### **PRESENT**

Cllr J Billington  
Cllr S Cook  
Cllr S J Horn  
Cllr P Lewis  
Cllr D Walsh  
Cllr W K Wood  
Cllr G Woodcraft

**In Attendance:** Mrs A Gater-Wildgust (Town Clerk), and 2 members of the public.

### **24.414 Public Speaking Time**

No members of the public wished to speak.

### **24.415 Apologies for Absence**

Cllr C Sismore-Hunt (Town Mayor), Cllr A F Chaplin, District Cllr C Fitzgerald and District Cllr M Martin.

### **24.416 Declarations of Interests in Items on the Agenda**

No interests were declared.

### **24.417 Emerging Local Plan – EXMO20**

Councillors discussed the proposed EXMO20 development in detail, considering the potential implications for the local area.

**Housing Needs:** Councillors acknowledged the need for housing, particularly of the right type. Concerns were raised regarding the current level of housing targets and the challenges in achieving these targets while maintaining a balance with the national landscape.

**Impact on Economics and Local Services:** Members noted the potential economic effects of a large housing development. Concerns were raised regarding the capacity of local services and facilities to support the additional residents. It was agreed that further research needs to be conducted by East Devon District Council (EDDC) to determine what additional resources will be required. The importance of detailing the economic argument, particularly in relation to where employment opportunities for the new residents would come from, was also emphasised.

**Concerns about Vehicle Access and Infrastructure:** Concerns were raised about vehicle access, especially with the use of the B3179 and its poor condition. It was pointed out that the routes to Exeter via the B3179 & B3180 were inadequate.

**Sewage Concerns:** A key concern raised was regarding sewage capacity, particularly when South West Water (SWW), EDDC, and Devon County Council (DCC) have yet to provide reassurance or evidence that they can meet the current requirements, let alone those of the new development.

**Impact of Dinan Way Extension:** It was noted that when the Dinan Way extension was completed, it will be the most direct route into Exeter.

**Affordable Housing and Parking:** The proposed development includes 700 houses, and while it may benefit the local economy, members were concerned about the affordability of these homes. There were also concerns about parking in Budleigh Salterton, with a suggestion that much better public transport would be necessary to support the development.

**Neighbouring Towns and Future Planning:** Members requested more information about developments in neighbouring towns and any future housing planning that may impact Budleigh Salterton.

A statement was prepared covering these concerns and requesting that Budleigh Salterton be included in any consultation regarding this site. To note that a representative from Budleigh Salterton Town Council will attend and present this statement at the East Devon District Council Strategic Planning Committee Meeting, scheduled to take place on 4th February 2025 at 10.00am

**24.418 Any Other Business at the Chairman's Discretion**

No other business was raised

There being no further business, the Meeting closed at 12.00pm.

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Chairman

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Date

Approved