

Budleigh Salterton Town Council

Planning Committee Meeting – 10 June 2024

Appendix A

East Devon Local Plan 2020 to 2040 **Response from Budleigh Salterton Town Council**

Budleigh Salterton Town Council (BSTC) met on Monday 10 June 2024 to discuss the further consultation on the emerging East Devon Local Plan and formulate a response.

Members noted that the proposed allocation of new homes for Budleigh Salterton was 152 and prefer Option DNA 1.

The comments on the proposed site earmarked for potential development are detailed below.

Budl_01 – Land adjacent to Clyst Hayes Farmhouse

It was noted that small parts of the site are a 'second choice' site for 50 new homes and 0.2 hectares of employment land.

Budleigh Salterton is the only town entirely within the East Devon National Landscape (formerly Area of Outstanding Natural Beauty) and as such is afforded a considerable level of protection. In their assessment of the site EDDC acknowledge that 'there are not considered to be sufficient reasons to justify this scale of development in such a sensitive location'. BSTC Members wholeheartedly support this view. Grade 1 agricultural land is at a premium throughout the country, the loss of such land would be contrary to HM Government's commitments to increase agricultural production and preserve the natural environment.

There is a lack of planned infrastructure improvement which is not limited to highways; this means the effects on the school and medical centre/dental practices as well as the pressures which will be added to the water/sewerage system.

At present St Peter's Primary School is oversubscribed and has neither the funds nor capacity to expand in order meet the needs of additional numbers of children who may wish to attend the school should any housing development take place nearby. There are vacancies at other local primary schools but this may also result in an increase in car journeys, which is not environmentally friendly.

The B3178, which passes through Knowle Village, is already a busy through route with frequent delays at the junction with Exmouth Road. Any additional housing adjacent to this road would only increase the level of congestion.

Members are also concerned that Green Wedges are not afforded the protection that is afforded Green Belt land.

BSTC therefore opposes any development on this site.

General Comments

The proposals to build 152 houses would lead to an increase in population of between 300 and 600 people. The Medical Centre provides care not only for residents of Budleigh Salterton but also the surrounding villages. This increase in population would put an unacceptable strain on the medical resources in the town.

Approved