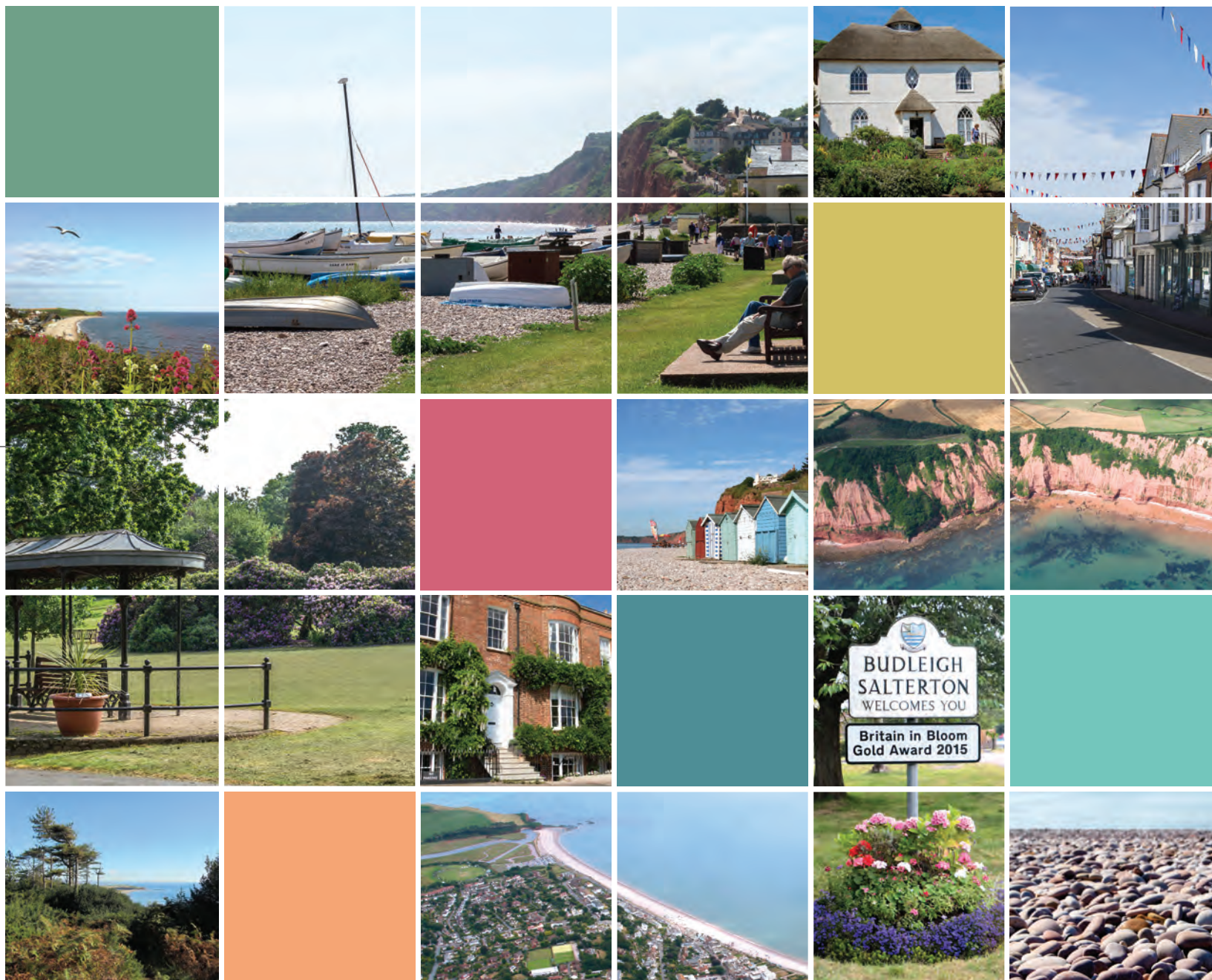


Budleigh Salterton

2017-2031 NEIGHBOURHOOD PLAN

SUBMISSION DOCUMENT



‘Our vision is to
maintain the balance and proportion
of what we have,
strengthening established features
of our neighbourhood through
supporting sustainable development.
At the same time encouraging the
development and infrastructure improvements
that the community would like,
while ensuring Budleigh Salterton
retains its unique and special character.’

READ MORE ABOUT OUR VISION AND OBJECTIVES FOR BUDLEIGH SALTERTON TO 2031 ON PAGE 13



Budleigh Salterton

2017-2031 NEIGHBOURHOOD PLAN

1	Introduction	P04
2	Neighbourhood Plan Methodology	P06
3	Portrait of Budleigh Salterton	P08
4	The Vision and Objectives for Budleigh Salterton to 2031	P13
5	Housing, Heritage and Design	P17
6	The Built Environment	P25
7	The Natural Environment	P33
8	Employment & Commerce	P45
9	Community, Leisure and Wellbeing	P51
10	Traffic and Transport	P65
	Acknowledgements and Appendices	P71
	Maps	P72
	Glossary of Terms	P75

EMAIL budleighsaltertonnp@gmail.com



1. Introduction

- 1.1 The Budleigh Salterton Neighbourhood Plan (BSNP) is part of the Government's approach to planning, which aims to give local communities more say about what goes on in their area. This is set out in the Localism Act which came into force in April 2012.
- 1.2 Further to an application made by Budleigh Salterton Town Council, East Devon District Council (EDDC) approved the designation of Budleigh Salterton as a Neighbourhood Area on 31st July 2015. This Neighbourhood Area coincides with the Budleigh Salterton Parish boundary.
- 1.3 BSNP provides a vision for the future of the community and sets out clear policies and community actions to realise this vision. These policies accord with higher level planning policy as required by the Localism Act. The policies and actions of the BSNP will be combined with those of the East Devon Local Plan which was approved on 31st January 2016. Neighbourhood Plans must be in line with European Regulations on Strategic Environmental Assessments and habitat regulations (see Appendix A for the Planning Policy Framework).
- 1.4 The BSNP gives the community the power to decide where new housing and employment development should go and how the town should change and develop. Without the plan, EDDC would make these decisions with much less local input. The policies of the BSNP will combine with those of the East Devon Local Plan to control and manage development within the Neighbourhood Area.
- 1.5 The BSNP will cover the period from 2017 to 2031.
- 1.6 The BSNP has been developed through extensive consultation with the people of Budleigh Salterton and other stakeholders with an interest in the town and the plan. The BSNP is based on sound research and evidence. Details of the consultation process are available from the website www.budleighsaltertonnp.uk. This ensures that the plan meets Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. A summary of the consultation process can be found in Appendix B.

How this Plan is Organised

- 1.7 The plan is divided into ten sections:
Sections 1-4 set out the background and a vision for Budleigh Salterton which details how the town should evolve.

Sections 5-10 deal with the Neighbourhood Plan Policies. The plan also sets out Community Actions (CA) which seek to support the overall vision and improve the quality of life in the Town.
- 1.8 The BSNP Pre-Submission plan took account of and was informed by supporting documents including a Consultation Statement as well as other documents and maps.
- 1.9 Budleigh Salterton Town Council unanimously approved the BSNP Pre-Submission plan on 26th September thus allowing it to be published for public consultation under Regulation 14 of Neighbourhood Planning Regulations 2012. This consultation commenced on 01/10/2016 and ended on 11/11/2016. The Pre-Submission plan can be viewed online on www.budleighsaltertonnp.uk or www.budleighsaltertontowncouncil.gov.uk

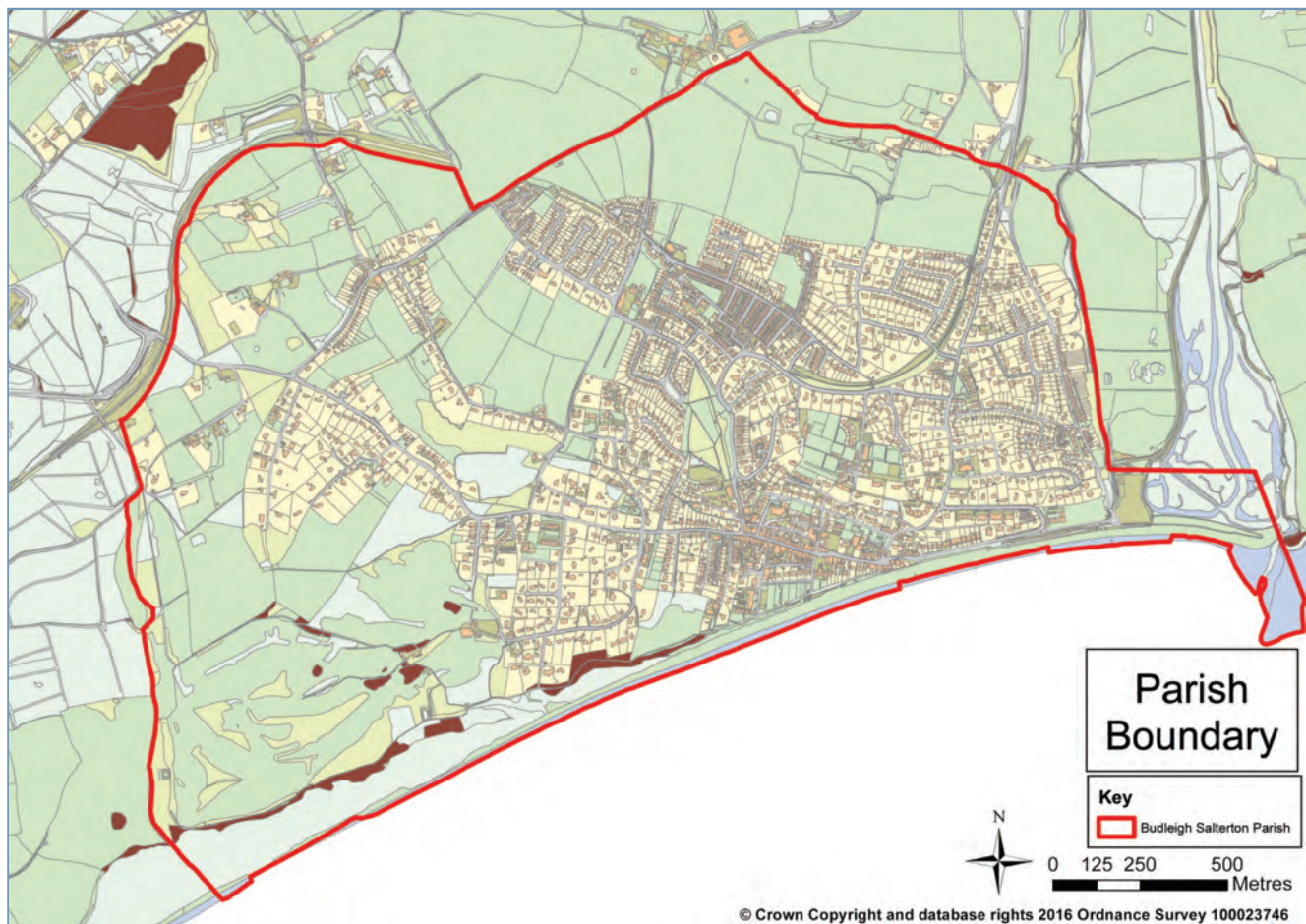
1.10 Hard copies of the draft plan were available for the public to view at Budleigh Salterton Library and Budleigh Salterton Town Council. Copies were also sent to all stakeholders.

1.11 A response form was prepared for submitting comments and was available at Budleigh Salterton Library and from Budleigh Salterton Town Council. It could also be accessed online from the websites detailed in para 1.9.

All comments were required to be returned to the following address by 11th November 2016:

Budleigh Salterton Neighbourhood Plan Steering Group
c/o Budleigh Salterton Town Council
Council Offices
Station Road
Budleigh Salterton
EX9 6RJ

Or by email to: budleighsaltertonnp@gmail.com



MAP: INTRODUCTION, BUDLEIGH SALTERTON PARISH BOUNDARY

2. Neighbourhood Plan Methodology

- 2.1 The BSNP covers the town/parish of Budleigh Salterton. This also includes other parts of the parish e.g. Knowle and the southern part of Kersbrook.
- 2.2 This document is the Submission Plan prepared by the BSNP Steering Group. The document encapsulates the current views of residents and business owners and proposes Objectives, Policies and Community Actions for the period from 2017 – 2031.
- 2.3 The BSNP Steering Group was set up in August 2015, comprising Town Councillors and interested local residents. Its purpose is to develop and prepare the BSNP in consultation with the community. The Steering Groups first step was to distribute a Questionnaire to every dwelling in the Parish, 3000 Questionnaires were distributed and 777 responses were received. College students and members of the Youth Club were encouraged to participate. 134 children from St Peters School completed the Youth Survey. The results were analysed by Devon Communities Together. 97 businesses in the town received the Business Questionnaire and 17 responses were received.
- 2.4 Those members of the community who responded felt that the following three topics should be prioritised in the plan:
 - a) Preservation of the overall character of the town
 - b) Development of new shopping facilities on the High Street
 - c) Design, size and location of new housing
- 2.5 On Sunday 7th February 2016 residents had the opportunity to view the results of the Questionnaire and discuss the BSNP with members of the Steering Group in Budleigh Salterton Public Hall. Approximately 100 people attended this event.
- 2.6 Following this four Focus Groups were established. These were as follows:
 - a) Housing and the Environment
 - b) Employment and Commerce
 - c) Traffic and Transport
 - d) Community, Leisure and Wellbeing

These Focus Groups were led by members of the Steering Group who assembled a team made up of members of the community with relevant experience and an interest in the topics concerned. The role of these Focus Groups was to develop Objectives, Policies and Community Actions based on the views expressed by those who completed the questionnaire.

- 2.7 On Sunday 26th June 2016 the Focus Groups presented their proposals at an open meeting in the Public Hall. In excess of 200 people attended this event.
- 2.8 Following this consultation the Focus Groups prepared the Pre - Submission document. This document was presented to Budleigh Salterton Town Council and was approved by the Council on the 26th September. The Pre – Submission document was then distributed to stakeholders and made available for the public to view online. Hard copies were also made available at Budleigh Salterton library. Following this consultation period (6 weeks) revisions have been made to the plan. The revised plan will then be submitted to East Devon District

Council for another consultation process (6 weeks). After any revisions have been made the Plan will be submitted to an Independent Examiner. Subject to their approval (a further 6 weeks) the Plan will go to a Public Referendum (only registered Budleigh Salterton residents may vote). If the Plan achieves a majority in favour following the Referendum the Budleigh Salterton Neighbourhood Plan will be adopted. This means The Plan will become part of the development plan for the Parish to manage future development decisions alongside the East Devon Local Plan and the National Planning Policy Framework.

2.9 From the outset we have kept in mind the following points:

- a) Community involvement - The need to collate the views and needs of the community including relevant stakeholders at all stages of the process
- b) Audit - The need to ensure that all Objectives, Policies and Actions can be substantiated by an audit trail back to inception
- c) Robustness - The need for all Objectives, Policies and Actions to be robust and defensible

2.10 While consultation and engagement form the basis of the BSNP it is essential that such action is documented. The Evidence Base and Consultation Statement (Appendix B) show our methodology, minutes of meetings etc. These demonstrate the width of engagement and how we identified issues and needs to produce the Objectives, Policies and Actions.

3. Portrait of Budleigh Salterton

History of Budleigh Salterton



- 3.1 Until the middle of the eighteenth century Salterton was a small subsistence hamlet of farmers and fishermen nestling in the valley along the brook (14 High St provides an example of an original seventeenth century cross passage house). It was part of East Budleigh Parish and became known as Budleigh Salterton on maps from 1765. Around the same time it became one of the five seaside resorts on either side of the mouth of the Exe offering the wealthy of Exeter an opportunity to sample the curative benefits of drinking, and bathing in, sea water. The existing cottages provided accommodation for this essentially winter activity with No.40 Fore Street becoming an indoor bath house.
- 3.2 In 1789 the storming of the Bastille put a stop to the Grand Tour. As a result, a new wealthy clientele from far beyond Exeter, looking for “exotic” travel opportunities, discovered the Devon seaside resorts and also its picturesque scenery. As a result money began to flow into the development of these seaside towns to meet the accommodation and recreation expectations of this clientele which now extended to a summer season. Examples of such development in Budleigh Salterton include Nos. 1 to 5 East Terrace built in 1806 in classic Georgian style and the Cottage Orn  of Fairlynch Museum, 1812. The Feathers opened for business in 1832, though the original lease for the building dates from 1811.
- 3.3 Through the nineteenth century these towns expanded from being purely health spas to places where the well to do sought “retirement”. In 1857 the Rolle Arms and Posting House was advertised in Billing's Directory. This recommended Budleigh Salterton as "a fashionable watering-place, which may now be said to vie with some other places of larger growth in extent of its accommodation for bathers. There are many respectable lodging-houses and hotels, where the robust and invalid will find comfort and recreation." The Rolle Arms remained the only Hotel, as opposed to Inn or lodging house, until the turn of the century.
- 3.4 In the 1891 census 16% of the permanent population of Budleigh Salterton were retired or living on independent means (just 5% of the national population were over 65). Only 9% of those employed were in what are the staple jobs of the Otter Valley, agriculture or fishing,

compared to 26% in East Budleigh. The majority of jobs, 41%, were in domestic service with a further 20% in retail or the building trades. (Employment in the “services sector” today has risen to 87.5% in East Devon.)

- 3.5 Around the beginning of the twentieth century, after the arrival of the railway in 1897, seven other major hotels were established, all but two with sea views. The heydays of significant residential tourism in the Town lasted for just 70 years coinciding with the opening and closing of the railway in 1967. One by one these hotels started to close from the 1960s to be demolished and turned into flats. The Rolle Hotel was sold to developers in 1973 and demolished in 1976. There remains only one hotel in the Town today. Another significant game changer in the economy of seaside tourism coincident with local railway closure was the advent of the overseas package tour and charter flights from the late 1950s early 1960s.
- 3.6 Budleigh Salterton’s three mile wide bay and few inhabitants made it an ideal landing site for smugglers. Royal Navy officers were posted to the town in 1773. When the Coastguard Service was formed in the early nineteenth century, their numbers grew from four in the 1840’s (crew for a gig) to eight boatmen, two petty officers and a chief officer by the time the prominent Coastguard accommodation, watch house and rocket shed at the top of Coastguard Hill was built in 1874 (one of the finest examples remaining in the country).
- 3.7 The development of all these Devon seaside resorts, for none of them was a significant port, has been compressed into a 200 year period, extremely short for normal town development. Furthermore this development is constrained by the sea to take place through only half the points of the compass. There has been no organic growth driven by trade or marketing of local produce based on an historic Saxon settlement, centred on the Church as in the neighbouring villages of Otterton and East Budleigh. These resorts are, therefore, important examples of a unique aspect of social history and town development.
- 3.8 Analysis of the population statistics shows that Budleigh Salterton has not grown continuously. Two distinct periods stand out: the late Georgian and Regency period and the Edwardian and Inter War period (Georgian or earlier 30%, Victorian 9%, First half C20 43%, Second half C20 18%). These distinct phases are reflected in the architecture of the town. Surprisingly, given the length of the Victorian period, Budleigh Salterton experienced comparatively little growth during it. What the Town did achieve in the Victorian period was to create an “improvement committee” (beginnings of local government), develop clubs and societies and become a strong retail centre both for itself and surrounding villages.
- 3.9 The 1840 Tithe Apportionment shows that Lord Rolle (now Clinton Devon Estate) owned almost all the land. Estate management and policies have very much shaped the Town’s development, for example: through the granting of long leases of land for the Green, Jubilee Field, Bowls and Croquet club, Public Hall, the Cottage Hospital (building endowed by Revd. John Boucher in 1887), the two Town car parks; and the building of St Peter’s Church, funded by the Hon. Mark Rolle.

Portrait of Budleigh Salterton

Budleigh Salterton Today

- 3.10 Budleigh Salterton today has a population of just under 5,200. Within the parish there are 5 churches, a museum, 4 pubs, 3 convenience stores, a number of cafes/restaurants and a range of other shops. It has a medical centre and 2 dental surgeries a chiropodist and opticians. St Peter's School caters for children from 4 to 11 years of age, but the town has no secondary school facilities. The sports facilities include an internationally renowned Croquet Club, as well as Golf, Rifle, Bowls and Tennis clubs. Budleigh Salterton Football Club has a number of teams of all ages as does the Cricket Club which lies just outside the parish in East Budleigh. Numerous other clubs and societies cater for the interests of the community. Over the years the town has lost all but one of its hotels but it has retained a number of high quality Bed & Breakfast establishments. Recently the town has gained a reputation as a festival venue. The town now hosts Food & Drink, Jazz, Literary and Music festivals.
- 3.11 Budleigh Salterton is unique in being the only town lying entirely within the East Devon Area of Outstanding Natural Beauty. Its long pebble beach and sandstone cliffs are particularly noteworthy. As are the views across the estuary of the River Otter which are the subject of many paintings by local artists. The town has three Devon County Wildlife sites as well as the River Otter SSI which borders the town to the east.

Spatial profile

Resident Population

- 3.12 According to the 2011 Census Budleigh Salterton has a population of 5185, made up of 2748 females and 2437 males. Of these;
- 678 were aged 15 years and under, 13.1% compared with 15.3% across the District and 18.9% across England
 - 144 were aged 16-19 years, 2.8% compared with 4.4% across the District and 5.1% across England
 - 263 were aged 20-29 years, 5.1% compared with 8.1% across the District and 13.7% across England
 - 646 were aged 30-44 years, 12.5% compared with 15.5% across the District and 20.6% across England
 - 1399 were aged 45-64 years, 26.9% compared with 28.3% across the District and 25.4% across England
 - 2055 were aged 64 years and over, 39.6% compared with 28.2% across the District and 16.4% across England
- 3.13 This shows that the Parish has a higher proportion of older people (aged 45+), but a lower proportion of younger people (aged 44-) than East Devon and England. The survey results highlighted the need to attract younger people to the town by providing and improving work and leisure related facilities.

Dwellings and Households

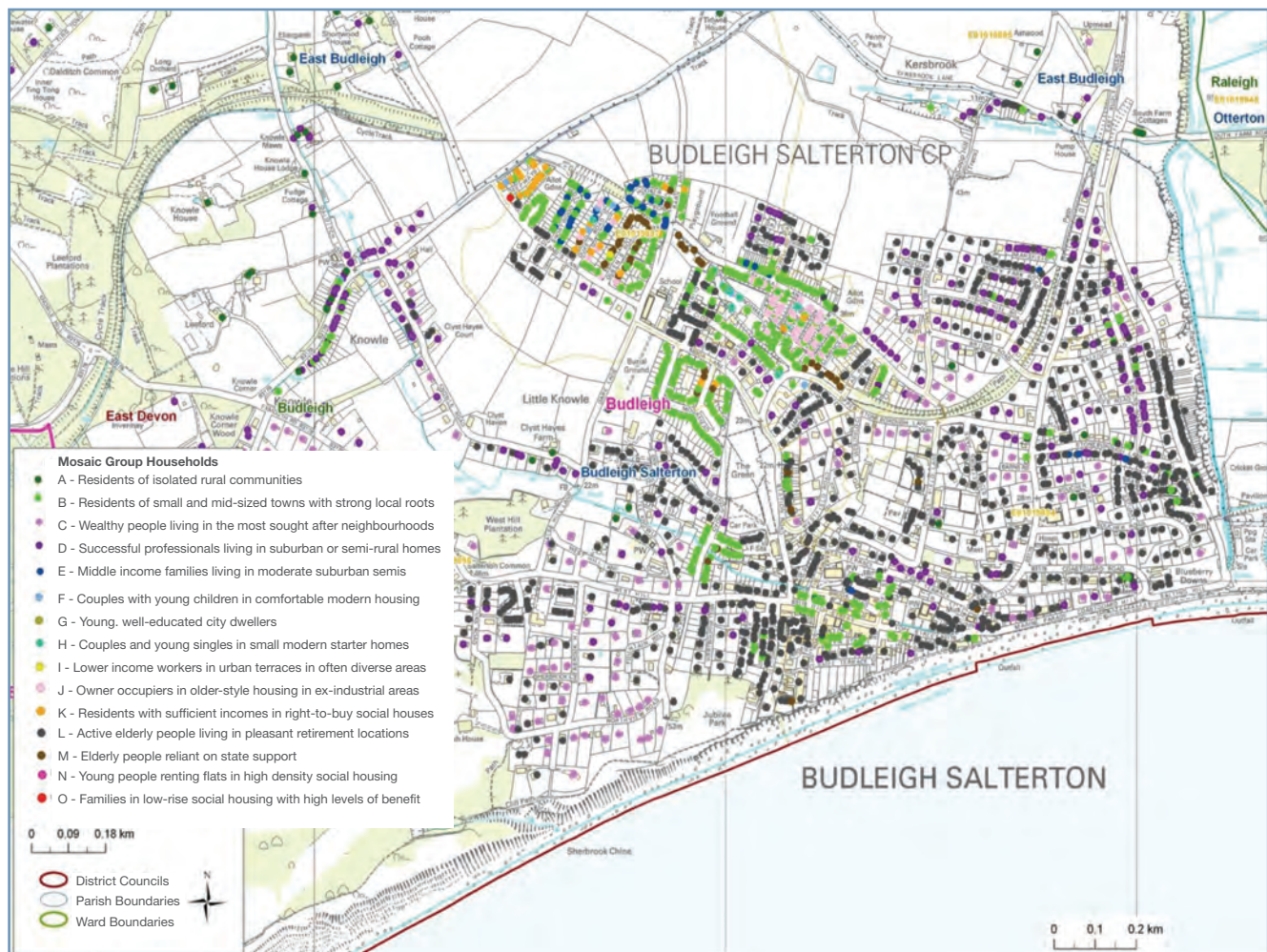
- 3.14 There are 2763 dwellings located in the Parish. Of these;

- 766 dwellings were detached, 28.1% were detached compared to 38.4% across the District and 22.4% across England
- 663 were semi-detached, 24.0% compared to 25.6% across the District and 30.7% across England
- 451 were terraced, 16.3% compared to 19.5% across the District and 24.5% across England
- 873 were flats/apartments, 31.6% compared to 15.8% across the District and 22.1% across England

3.15 There are 2511 households in the Parish. Of these 907 (36.1%) had 1 person resident. 1071 dwellings (42.7%) had 2 persons resident. The remaining 533 had more than 2 persons resident. There is a higher proportion of 1-2 person households in the Parish than in the District and nationally and this reflects the higher than average retired population. 25.6% of all households comprising 1 person were aged over 65 years. The higher proportion of flats/apartments is also indicative of this older population. This has implications across the wider community and impacts on the types of facilities needed in the Parish.

3.16 Of these households 1455 (58%) were owned outright, 508 (20.2%) were owned with a mortgage/loan, 278 (11.1%) were privately rented, 208 (8.3%) Social rented, the remainder living rent free or in shared ownership.

Distribution of Households



MAP: BUDLEIGH SALTERTON HOUSEHOLDS TAKEN FROM THE 2011 CENSUS

Portrait of Budleigh Salterton

3.17 Whilst Budleigh Salterton is mainly group L- 50.1% (well off active elderly) groups C- 4.8% (wealthy people) and D -10% (successful professionals) are also well spread. Towards the north is an area with group B- 20.5% (strong local roots) with small numbers of J- 3.8% (owner occupiers), M- 5.1% (poorer elderly).

Economic Activity

3.18 The economic activity levels in the Parish were lower than those elsewhere in the District and England.

- 1749 (53.1%) were economically active compared to 67.3% across the District and 69.9% across England.
- Of these, 788 were in full time employment, 454 were self-employed and 507 were in part time employment.
- 73 were registered as unemployed and 68 as full time students

Health and Wellbeing

3.19 Considering the high percentage of older residents the health of the Parish compares reasonably well to the district and nationally with 76.5% of the resident population considering their health is good or very good compared to 79.8% in East Devon and 81.4% in England. Only 4.0% consider their health to be bad, with 1.5% consider their health very bad.

All statistics drawn from 2011 Census.

Conclusions

3.20 The Parish has grown by 384 people from a recorded figure of 4801 in the 2001 Census to its present total of 5185. It has a higher than average number of older people many of whom are retired or who will retire over the period covered by the plan.

3.21 The housing stock in the Parish is predominantly owner occupied. Just under 70% of properties are either detached or flats/apartments.

3.22 The economically active rate is lower than average due to the high proportion of retired residents. Of those economically active there is a higher than average proportion of the population who are self-employed or work from home.

4. Vision and Objectives for Budleigh Salterton to 2031



- 4.1 The vision and objectives for the Budleigh Salterton Neighbourhood Plan (BSNP) have been prepared taking into consideration the results of the public consultation process set out in Chapter 2 and the aims of the East Devon Local Plan.
- 4.2 Budleigh Salterton is a thriving coastal community with a strong desire to maintain its spirit by making community improvements through development and infrastructure enhancements. Our Vision of Budleigh Salterton to 2031 has sought to capture all the community's views and aspirations for the town. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

‘Our vision is to maintain the balance and proportion of what we have, strengthening established features of our neighbourhood through supporting sustainable development.

At the same time encouraging the development and infrastructure improvements that the community would like, while ensuring Budleigh Salterton retains its unique and special character.’

‘Budleigh Salterton will remain a community where people want to live and work now and in the future. This community will meet the diverse needs of existing and future residents, being sensitive to the natural and historic environment and thus contributing to a high quality of life.’

Vision and Objectives for Budleigh Salterton to 2031

To achieve this Budleigh Salterton Town Council will encourage and support:

- a) Sustainable development*
- b) Modest development along with enhanced provision of amenities and facilities**
- c) Accessibility for all by improving infrastructure, maintaining and improving transport in order particularly to support our aging population.
- d) Retention of our identity as a coastal town and the protection and enhancement of the environment
- e) New development that is in line with the policies of the Neighbourhood Plan

Challenges

- 4.3 The analysis of the town indicates a number of challenges which the Neighbourhood Plan will seek to address:

Demography An ageing population and correspondingly low proportions of young people. This has implications for meeting the needs of the population and for creating a balanced community.

Location The towns geographical setting is both a constraint and an opportunity. The town is geographically small and its ability to expand is limited. Bounded to the south by the sea and the east by the River Otter the town and surrounding area are within the East Devon Area of Outstanding Natural Beauty (EDAONB). This status to our western boundary helps to protect us from coalescence with Exmouth.

Environment The need to ensure we protect and enhance (a) the EDAONB designated landscape and the views this creates, (b) biodiversity and wildlife networks in the parish, (c) local green spaces. The need to take into consideration the future effects of climate change and gradually rising sea levels.

Housing To ensure that new housing addresses the needs of the community while not having a detrimental impact on the landscape and character of Budleigh Salterton by virtue of its location, scale, density and design.

Employment To support local businesses and employment opportunities without a significant detrimental effect on the environment and landscape. Support the improvement of both mobile telecommunications and high speed broadband.

High St To attract new retail units and encourage the retention of existing ones through incentives and the planning process.

Highway/Pedestrian safety To implement traffic management measures to improve pedestrian safety. To maintain the current free car parking provision in the town.

Objectives

- 4.4 The Objectives of the Neighbourhood Plan have been identified through engagement with the community and are as follows:

Objective One: To encourage sustainable development in the town that meets the needs of and reflects the wishes of the residents and conserves and enhances the EDAONB.

See Chapter 5

Objective Two: Ensure that new development should maintain the local distinctiveness of the town and seafront, including its distinct urban form, and is of the highest design and build quality. **See Chapter 6**

Objective Three: The special architectural and historical interest of the town's heritage assets will be a primary development consideration including designated and non-designated heritage assets. **See Chapter 6**

Objective Four: Protect and enhance the natural environment within the designated protection areas and retain the biodiversity and wildlife habitats of the Parish. **See Chapter 7**

Objective Five: To improve opportunities and infrastructure for developing new and existing business/retail enterprises. **See Chapter 8**

Objective Six: Enhance and protect community facilities for the benefit and needs of the community. **See Chapter 9**

Objective Seven: Promote and support the pastoral needs and wellbeing of the community. **See Chapter 9**

Objective Eight: To enhance and protect green spaces and recreational facilities of value to the community and visitors. **See Chapter 9**

Objective Nine: Address traffic, cycling, parking and pedestrian safety issues and ensure that public transport links are maintained at least at current levels. **See Chapter 10**

- 4.5 These objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the BSNP can be judged. They also accord with the strategic objectives of the East Devon Local Plan and the East Devon AONB Management Plan as they relate to the town.
- 4.6 They reflect the nature of the town and the direction the community wants the Neighbourhood Plan to take, especially in securing the long term future of those community and environmental assets most precious to local residents. They also accept and welcome change that will enable the community to grow in a sustainable way.
- 4.7 The BSNP will be monitored and reviewed annually by Budleigh Salterton Town Council using planning data collected by EDDC. The objectives and measures will form the core of the monitoring activity. But other data collected and reported at a parish level relevant to the plan will be included.

4. Vision and Objectives for Budleigh Salterton to 2031

Policies and Community Actions

- 4.8 Each subsequent chapter of this Plan covers a different topic. Each chapter has at least one Objective. Under each topic there are Policies. Each policy is identified by the first letter of the chapter title followed by a number. **The Policies themselves are represented in boxes highlighted with the appropriate section colour.** It is these policies against which planning applications will be assessed.
- 4.9 The Plan also includes Community Actions. These are not policies but represent aspirations that require community action from members of the local community including BSTC, landowners, community groups and public bodies in order to achieve their objectives. Each Community Action is identified by the first letter of the chapter title followed by a number. **The Community Actions themselves are presented in the dark grey boxes.**

* Sustainable development: Strategy 3 and para 3.14 of the Vision of East Devon Local Plan

** Modest development: Strategy 21 Budleigh Salterton East Devon Local Plan

Housing, Heritage and Design



5



Housing, Heritage and Design

OBJECTIVE: HOUSING

To meet the future needs of the town, sensitive to its demographic needs within the EDAONB setting, whilst enhancing the overall character of the town and way of life. To encourage sustainable development in the Town that meets the needs of and reflects the wishes of the residents.

INTRODUCTION

- 5.1 The principles upon which the following proposals are made have been based upon the community response to the Neighbourhood Survey and subsequent Open Days. They are framed within the National Planning Policy Framework and the approved EDDC's Local Plan and consistent with Strategy 21 of the Local Plan.
- 5.2 The Budleigh Salterton community expressed a clear and unequivocal desire to protect the Town's 'community spirit', way of life and unique character of our historic built environment. An opposition to inappropriate 'garden infill' was clearly expressed.

CONSTRAINTS

- 5.3 Budleigh Salterton has unusual and significant geographical and regulatory constraints. Bounded on two sides by the sea and the River Otter, we are nestled in an AONB, World Heritage Site, Coastal Preservation Zone, Devon Wildlife Site, SSSI, Conservation Areas and within 10kms. of the Pebblebed Heaths, SPA/SAC conservation areas. Budleigh Salterton is a small town with a population of approximately 5,200, developments of over 5 houses have a significant visual impact on the townscape.
- 5.4 To do this by:
- **Community** involvement and development of response to wishes of local population
 - **Sustainability** proposals and action must be for the longer term
 - **Design Considerations** use the following for assessing the suitability of proposed changes; the adopted BS Design statement; the conservation area objectives; the nationally listed buildings and their settings; the Local Heritage Assets List; local neighbourhood areas characteristics
 - **Infill Developments and Extensions** sensitively designed to reflect the character of the town
 - **Affordability** ambitious but realistic proposals to meet local needs
 - **Conservation Areas** respect their purpose and look to further extending the conservation areas
 - **Demographics** take into account the demographic age and needs of the community
 - **The Built-up Area Boundary** in order to conserve the rural character outside the town and protect the EDAONB to limit development within the present BUAB
 - **Safe Environment**

HOUSING

Background history of recent housing development in the town since 2000:

- Norman Crescent 2002 development of 74 houses and flats, including 18 affordable dwellings
- Greenway Lane Allotment Site 2014 development of 48 houses, including 19 affordable dwellings.
- Deepways Site 2013 planning approval for 59 dwellings, including 30 affordable dwellings, as yet not completed.
- Over 55s developments within the past 5 years - Westfield Gardens 11 dwellings; The Wildflowers 5 dwellings; The Gardens, Park Lane 8 dwellings. Total 24.
- Windfall sites - 123.
- Total built since 2000 = 269 (10% increase on current housing stock); 59 currently being built with planning permission granted.

POLICY H1: Meeting local housing need over the period of the plan

Subject to other policies in this plan new housing development will be supported where:

- a) there is proven need in compliance with Strategy 21 of the Local Plan; provide good quality local homes for local people.
- b) on developments of 5 or over dwellings that it should include a proportion of two / three bedroom family homes, and/or dwellings suitable for the elderly.
- c) primarily be for affordable housing as outlined in Strategy 21 of the now adopted local plan.
- d) housing proposals that exceed current technical standards for sustainable construction will be encouraged.

POLICY JUSTIFICATION

East Devon Local Plan Policies 2013-31

- 5.5 In the emerging 2013- 2031 EDDC Local Plan Budleigh Salterton initially had a “*modest housing development allocation for 110 new homes*” to cover the period of the plan. The BUAB was moved to accommodate these sites.

Strategy 21 of the now adopted Local Plan states that “*the only allocation proposed in the town has planning permission*” following the building of the Greenway Lane Allotment Site and the granting of planning permission for the Deepways Site.

Strategy 21 states that: “*The principal consideration for Budleigh Salterton will be the conservation of its outstanding natural environment and affordable housing and employment uses will be given priority over other forms of development*”.

Strategy 34 places East Budleigh in a grouped Parish with Budleigh Salterton and housing

Housing, Heritage and Design

needs should be considered for both communities.

“Areas to which higher (50%) affordable housing targets apply: Outside of the areas listed above (i.e. all other parts of East Devon including all settlements not listed, coastal and rural areas and Budleigh Salterton and Sidmouth) 50% of the dwellings shall be affordable subject to viability considerations.”

Strategy 35 defines the local connection criteria should apply to both Parishes.

Policy TC2 states that *“new development should be accessible by pedestrians, cyclists and public transport to local facilities and services.”*

Strategy 38- Sustainable Design and Construction

Strategy 3a - Sustainable Development: Conserving and Enhancing the Environment:

which includes ensuring development is undertaken in a way that minimises harm and enhances biodiversity and the quality and character of the landscape. This includes reducing the risk of flooding by incorporating measures such as sustainable drainage systems. Developers should maximise the proportion of their developments that take place on previously developed land.

5.6 EDDC Council Priorities 2016-2020: Focus on 4 key areas

Priority one, encouraging communities to be outstanding, includes:

More good quality, local homes for local people.

HOUSING NEEDS

5.7 a) Housing Needs Surveys

The 2015 East Budleigh Housing Needs Survey has established a need for 3 affordable houses in that parish and that number could be accommodated in the village.

Devon Home Choice have identified 76 on the waiting list for affordable homes in Budleigh Salterton. Of these, band D is considered to be low housing need. For those in this band (17) it is considered possible and appropriate to find private rented accommodation. Band E has been assessed as no housing need and the applicant is adequately housed (34). (Some councils do not register these households i.e. Teignbridge & Torbay). This leaves a total in urgent, high and medium needs (Bands A to C) of 25.

	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL
Band A					
Band B	5	2	0	0	7
Band C	6	6	4	2	18
Band D	12	3	2	0	17
Band E	20	10	4	0	34
TOTAL	43	21	10	2	76

b) Affordable and Retirement/Sheltered Housing at present in the town

Since 2002 there has been 37 affordable homes built in the town. There are also 30 affordable homes given planning permission and not yet built.

There are a number of Retirement / Sheltered dwellings in the town and in East Budleigh. The post-war publically funded estates have several social dwellings available.

TOWN CONSULTATION

- 5.8 The Budleigh Salterton Neighbourhood Plan Survey results found there was an even split between social housing, 2/3 bedroom houses, 1/2 bedroom flats and 1/2 bedroom bungalows to the question “what small developments would the town prefer?”.

The majority of younger respondents - 62% - would like to see more 2/3 bedroom houses. Only 2.8% wished to see 4+ bedroom houses.

The Open Day produced many comments questioning the demand and the need for more houses. There were comments that development depends on job opportunities. Work and housing should be generated in areas generating economic needs which are not in the town’s control.

Only 4 commented that there was a need for affordable homes.

Some local residents were unhappy that their children could not afford to live in the town.

Other comments included the need for 1bed flats to 3 bedroom houses to cater for the needs of couples, families and the elderly.

Many comments emphasised the balance between the need for housing and not losing the heritage and historic surroundings and the impact on the surrounding established residential areas.

COMMUNITY ACTION H1:

Maintain contact with EDDC to ensure that they appreciate the values and opinions expressed by the local community.

Responsibility: BSTC

Housing, Heritage and Design

POLICY H2: Maintaining local character



Presumption that housing should maintain the local distinctiveness of the town, the local characteristics and heritage of the various areas in order to conserve and enhance the AONB. Ensure that the scale, massing, density, height, design and materials of buildings relate well not only in the conservation area but to all the different distinctive areas of the town.

POLICY JUSTIFICATION

- 5.9 The conservation area covers the early development of the town with the town Centre with curving High Street of mainly Victorian and Edwardian shops and terraces of Georgian and Regency housing with gardens across the road and turning bays.

Lying outside the conservation area are the distinctive late Victorian, Edwardian and inter-war years developments in the town outskirts with large gabled houses, many in the Arts and Crafts style in big gardens. (See paras 6.11-6.14)

Edwardian brick terraces built near the former railway station.

The 1930s housing in modest gardens built to the east of the East Budleigh Road.

The post war period estates of modest housing built, some as council housing eg Moormeade, Meadow Road and Bedlands; latterly private estates such as Vision Hill and Meadow Close.

NPPF Policies

- 5.10 Para. 116. *Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.*

Para. 58 Provides the national planning context for design policy in Neighbourhood Plans. It states that: *Local and Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.*

East Devon Local Plan Policies 2013-31

- 5.11 Strategy 46 Landscape Conservation and Enhancement and AONBs. *Development will need to be undertaken in a manner that is sympathetic to and helps conserve and enhance the*

quality and local distinctiveness of the natural and historic landscape character of East Devon, in particular in AONBs.

Strategy 48 which confirms that: *local distinctiveness and the importance of local design standards in the development process will be of critical importance to ensure that East Devon's towns and villages retain their intrinsic physical built qualities.*

Budleigh Salterton Design Statement

5.12 Para. 1.2 *The Town Design Statement does not set out to stifle responsible innovation, but it does focus on encouraging good design compatible with the character of our town.*

Town Consultation

5.13 In the Budleigh Salterton Neighbourhood Plan Survey the clear overwhelming priority was that *“the overall character of the town should be preserved”*

POLICY H3: Infill developments and extensions



The effect of infill and extensions should not be detrimental to the character of the town and the neighbourhood areas. Development should be sensitively designed to reflect the character of the area and that of its neighbours, and in particular meet the following criteria:

- a) not lead to overdevelopment and loss of amenity of neighbouring properties
- b) retain trees of local amenity or ecological value
- c) the development, including garden size, reflects the existing grain / density / pattern of surrounding development
- d) principles of designing out crime
- e) comply with the parking standards of the Local Plan, except where this conflicts with Conservation Area and / neighbourhood design objectives
- f) modern design will be supported provided the local character is respected or enhanced

POLICY JUSTIFICATION

NPPF Policies

5.14 Para.53. *Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.*

Housing, Heritage and Design

East Devon Local Plan Policies 2013-31

- 5.15 Policy TC9 confirms that: *Spaces will need to be provided for Parking of cars and bicycles in new developments. As a guide at least 1 car parking space should be provided for one bedroom homes and 2 car parking spaces per home with two or more bedrooms. At least 1 bicycle parking space should be provided per home.*

Strategy 48 which confirms that: *local distinctiveness and the importance of local design standards in the development process will be of critical importance to ensure that East Devon's towns and villages retain their intrinsic physical built qualities.*

Budleigh Salterton Design Statement

- 5.16 Para. 4.5.3 *The greatest threat to the open rural character of the town is from “infill” or “backland” development, where large gardens are particularly vulnerable to opportunistic development and over extension of existing homes.*

Town Consultation

- 5.17 The Survey - Over half the replies identified the design, size and location of new housing as one of their top three priorities of the Neighbourhood Plan. The Open Day - The majority of respondents were unhappy with garden infill as the character of the town was being lost. Those who would build in gardens would do so conditionally, some only in exceptional circumstances; off-road parking would be essential.

POLICY H4: Built-up area boundary

Developments outside the BUAB must be able to demonstrate that the development conserves and enhances the EDAONB and demonstrates an exceptional need which could not be accommodated outside the EDAONB. The semi-rural character surrounding of the town and the gateways to the town outside the BUAB is to be maintained - ie the B3179 road from Exmouth and the B3018 road from Sidmouth.

MAP REF OF BUILT UP AREA BOUNDARY PAGE 73

POLICY JUSTIFICATION

East Devon Local Plan Policies 2013-31

- 5.18 Strategy 21.5 ensures the semi-rural character of those areas on the edge of the BUAB, particularly to the west of the town are maintained.

Strategy 7 development in the countryside will only be permitted in accordance with a specific local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located.

Town Consultation

The Open Day - The majority of those attending would not support development outside the BUAB.

The Built Environment



6



The Built Environment

OBJECTIVE: BUILT ENVIRONMENT

To meet the future requirements of the town, sensitive to its demographic needs within the EDAONB setting, whilst enhancing the overall character of the town and way of life. Ensure that new development is of the highest design and build quality and does not harm the character and appearance of the Town and the landscape. Protect and enhance the architectural/historic fabric and the environment including Conservation Areas.

INTRODUCTION

- 6.1 The desire by the community to preserve the overall character of the town was identified as a priority when consideration is given to any new development. The town has 40 Nationally Listed buildings and potentially nearly 150 Local Heritage Assets. The need to preserve/protect and enhance these assets while ensuring that new development is of the highest design and build quality is key to the overall Plan.

POLICY B1: Identity of town and seafront



Developments should take into consideration the unique identity of the town and seafront, the distinctive urban form in terms of street patterns, groups of buildings, the unspoilt, uncommercialised natural beach and the open spaces. This includes the many varied walls which are found throughout the town.

The Conservation Area Appraisal states:

“Many quiet roads or footpath routes, frequently bounded by high walls of brick, cob, local conglomerate sandstone, grey limestone, even flint. Several are overhung with trees and shrubs, and the town as a whole is within a setting of lush vegetation, with a wide variety of trees, especially evergreens, and including some exotic varieties able to flourish in the unusually equable microclimate.”

(BUDLEIGH SALTERTON CONSERVATION AREA APPRAISAL: NOVEMBER 2007)

POLICY JUSTIFICATION

- 6.2 Para 56: states *"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."*

East Devon Local Plan Policies 2013-31

- 6.3 Strategy 48

Para. 6.19 *The natural and historic built environment is a key driver for the District's economy, generating income for local businesses directly involved in tourism as well as the District's coastal and market towns with direct visitor spend.*

Para 8.7 *Budleigh Salterton is perhaps unusual in the exceptional quality of much early 20th century housing, not all of which is within the conservation area, nor yet considered to merit listed building status.*

Town Consultation

- 6.4 The Budleigh Salterton Neighbourhood Plan Survey. The clear priority for the Neighbourhood Plan should be *"preserving the overall character of the town."*

POLICY B2: Protection of key views and vistas



Key views and vistas should be protected: this includes any development or building which impacts on the skyline (e.g. public visible elevations) or removal of trees; of particular importance is the northern ridge and skyline of the town where this is the boundary to the conservation area. [MAP REF: VIEWS AND VISTAS PAGE 74](#)

The Built Environment

6.5 This is exemplified by the Budleigh Salterton Design Statement:

In a town wholly within an Area of Outstanding Natural Beauty, even more than elsewhere, we need to pursue what Gordon Cullen, in his book *Townscape*, calls the ‘Art of the Environment.’

This concerns itself with the right relationship between buildings, and spaces, and trees and other features. It is essentially the art of creating a good place for people to live. It is not just some esoteric concept to be analysed and defined by experts; it is at the very heart of good planning. The people of Budleigh Salterton, by their responses to the Town Design Statement workshop, showed that they understood this, and manifested a desire that the ‘Art of the Environment’ should be put into practice in any future development of the town. It is not enough to make narrow ad-hoc decisions on individual planning applications; these should all be viewed in relation to their neighbours and in the context of the preservation of the essential character of the town, and its unique place in the AONB.

POLICY JUSTIFICATION

- 6.6 East Devon Area of Outstanding Natural Beauty Designation: In 1963 the town Budleigh Salterton was uniquely included in the ED AONB as *“they believed that the quality of the coastline immediately west of Budleigh Salterton was so good that it justified the inclusion of the town itself in the AONB”* [EDAONB ‘A Designation History’]

NPPF Policies

- 6.7 Para.115 *Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.*

East Devon Local Plan Policies 2013-31

- 6.8 Para.9.2e: *We conserve the high quality landscape and coastal setting of the town by resisting development that would impinge upon the AONB and other designations in and around Budleigh Salterton.*

Budleigh Salterton Design Statement

- 6.9 5.1.3 *Trees – The town is well furnished with trees. The belt silhouetted on the ridge high above East and West Terraces is a highly important feature. The value of this belt has been diluted by the felling of trees on the site of Elvestone. Any further development which threatens this line of trees should be strongly resisted.*

Town Consultation

- 6.10 The Budleigh Salterton Neighbourhood Plan Survey: The clear priority for the Neighbourhood Plan should be *“preserving the overall character of the town”*.

COMMUNITY ACTION B1:

Encourage the adjacent parish of Otterton to maintain the iconic view of the trees east of the Otterhead.

Responsibility: BSTC

POLICY B3: Heritage Assets



Heritage assets and their setting: The special architectural and historic interest of the heritage assets of the town will be a primary development consideration. Inappropriate developments, extensions or revisions that adversely impact on the heritage asset and the setting of these assets will not be supported.

MAP REF: HISTORIC FEATURES, PAGE 72

Heritage Assets Include:

- The designated nationally listed buildings, the designated Conservation Areas and the World Heritage Site.
- The non-designated assets, the emerging Local Heritage Assets list.



The Built Environment

6.11 Background History of the town and its significance to national listing of heritage assets

Budleigh Salterton is an example of the transformation of small subsistence, fishing and farm community that developed at the end of the 18th century into a seaside resort. The main development took place in the late 19th century and early 20th century. Few buildings can be nationally listed in the town due to Historic England's Policy cut-off date of 1840 for any building except of very exceptional national merit. Therefore, the conservation area is particularly important in retaining the character of a town.

6.12 Nationally Listed Buildings

The majority of the 40 listed entries reflect the history of the early development of the town at the beginning of the nineteenth century. Many are centred on the town centre and are of Georgian origin.

6.13 Local Heritage Assets Project undertaken by the Otter Valley Association. Adoption of the Local Heritage Asset list will highlight the buildings and landscape that have been nominated by the town. In particular, the fine houses built at the beginning of the twentieth century, including those designed by the architects William Hatchard-Smith and Charles Bellfield Bone. The street furniture, peculiar to Budleigh Salterton has also been nominated.

6.14 Conservation Area It is worth noting that the Conservation Appraisal says of the town:

"Much of the special character of Budleigh Salterton derives from its rich and varied domestic architecture"

"The sheltered south-facing setting has given rise to a landscape that has an almost Mediterranean quality with many pines and exotic shrubs normally associated with more southerly latitudes. Because the topography is almost bowl-shaped and steepens towards much of the northern boundary of the conservation area, a dramatic skyline of lofty pines and cypresses often forms a backdrop and fine setting to many of the Regency buildings whose smooth white stucco is in blazing contrast to the sombre greens."

"There are no large areas of open space within the conservation area and such as there are, are limited to small corners with some floral arrangement or seating. There are however many delightful footpaths. One crosses the conservation area following the shoreline and ascending the distinctive red sandstone cliffs to the west. Others provide extensive views towards the sea, while still others are secluded among walls and trees with an almost rural quality in spite of being well within the urban area."

"Within the conservation area there are a number of features of special character that are of particular note and worthy of retention. These are as follows:- the richness and variety of detail within the built environment, particularly dating from the first half of the 19th century, with a number of fine examples of the "cottage orne" style of architecture. There are also good examples of Regency stucco with prominent rusticated quoins."

Several unusual examples of early 20th century "Arts and Crafts" houses, including an entire terrace at The Lawn, most of which retains its original detail."

POLICY JUSTIFICATION

NPPF Policies

Paras.126-141

East Devon Local Plan Policies 2013-31

- 6.15 Strategy 49 – The Historic Environment: 6.213 The physical and cultural heritage of the district, including archaeological assets and historic landscape character, will be conserved and enhanced and the contribution that historic places make to the economic and social well-being of the population will be recognised, evaluated and promoted. We will work with our partners and local communities to produce or update conservation area appraisals and conservation area management plans.
- 6.16 Para.22.15 Conservation Areas the emphasis should generally be on renovation and re-use rather than demolition and redevelopment. The existing buildings within Conservation Areas usually reflect the historical and architectural importance of the area and their loss should be avoided wherever possible. Policy EN10 - Preservation and Enhancement of Conservation Areas.

COMMUNITY ACTION B2:

Upgrade the overall character of the built environment of the town and seafront by maintaining and improving the street furniture and encouraging good maintenance of buildings on the High Street and Fore Street.

EDDC should be encouraged to adopt the submitted local heritage assets list.

Responsibility: BSTC, EDDC

COMMUNITY ACTION B3:

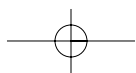
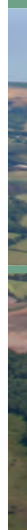
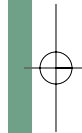
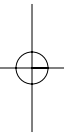
Extension of the Conservation Area will be explored and encouraged to continue to enhance the unique character of Budleigh Salterton.

Responsibility: Otter Valley Association, EDDC

COMMUNITY ACTION B4:

Review the nationally listed buildings assets list
See Appendix C

Responsibility: EDDC



The Natural Environment



7



The Natural Environment

OBJECTIVE: NATURAL ENVIRONMENT

To protect enhance and maintain Budleigh Salterton's outstanding natural environment within the various important designated protection areas: East Devon AONB, SSSI, World Heritage Site and its setting, Coastal Preservation Zone, Devon County Wildlife Site and proximity within 10km to Pebblebed Heaths / SAC / SPA.

INTRODUCTION

7.1 Budleigh Salterton's natural environment is a cornerstone of its economic and commercial future and is the town's greatest asset. In the town's Neighbourhood Plan Survey the strongest message was the location, seafront and the beauty and character of the surrounding countryside was rated as one of the three best things about Budleigh Salterton. In the Youth Survey, 84% rated "looking after the environment" as most important for the town. The many green spaces, trees, hedgerows and walls contribute to the beauty of the town which attracts so many visitors. The community play a vital role in assisting in the protection and preservation of our Natural Environment. Our responsibility and accountability to future generations cannot be understated.

Aims - to Ensure the Following:

- Conservation of the outstanding natural environment.
- Protection and enhancement of existing habitats, landscape and semi-rural character in order to protect the character of the EDAONB. Retain and conserve the bio-diversity of the area.
- Protection and enhancement of green open spaces.
- Maintenance of wooded areas.
- Maintenance of Coastal Preservation Area.
- Encouragement of the designation of a green network along the amenity railway line and creation of a green corridor.
- Retention of the Green Wedge, maintaining landscape and wildlife interest.
- Continuation of the protection and preservation of allotments.

POLICY NE1: Conservation of the Natural Environment

Conservation of the outstanding natural environment will be a primary planning consideration. This includes the protection and enhancement of the EDAONB, the geodiversity, existing habitats, the landscape and the semi-rural character of the town. The green infrastructure of the town integrates and blends the built environment into the high quality EDAONB landscape and new development must take into account EDDC's and DCC's landscape character assessments management guidelines

Development proposals will ensure that the development enhances or maintains the biodiversity of the site.

MAP REF: ECOLOGICAL AREAS PAGE 74 AND EAST DEVON LOCAL PLAN, PAGE 73

POLICY JUSTIFICATION

The whole parish lies within the East Devon AONB.

Town Consultation

- 7.2 The Budleigh Salterton Neighbourhood Plan Questionnaire identified the natural environment of the town and surrounding coastal and river areas to be extremely important. Any approval for development should only be given where this is taken into account as a first priority.

Budleigh Salterton Design Statement

- 7.3 4.3.2 Strands of countryside penetrate and weave their way into the town, providing wildlife corridors and patches of woodland only minutes from the town centre.

NPPF Policies

- 7.4 115 Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas and should be given weight.

East Devon Local Plan Policies 2013 – 31

- 7.5 Strategy 46 Landscape conservation and AONBs
7.6 Strategy 21.5 Environment - conserve the outstanding natural environment. Ensure semi-rural character of those areas on the edge of Built-up Area, particularly to the west of the town are maintained in order to protect the character of the AONB. Strategy 46 Landscape

POLICY NE2: Protection of Local Green Spaces



Local Green Spaces allocated in this document should be protected. Proposals for development will be resisted unless they are ancillary to the use of the land as a Local Green Space. The Local Green Spaces allocated in this document are:

Jubilee Fields, The Green (Station Rd), Cliff Terrace Gardens, Blueberry Downs (flats), Little Common (Exmouth Road), East & West Terrace Gardens, Hospital Garden, Budleigh Salterton Community Gardens, Greenway Gardens,

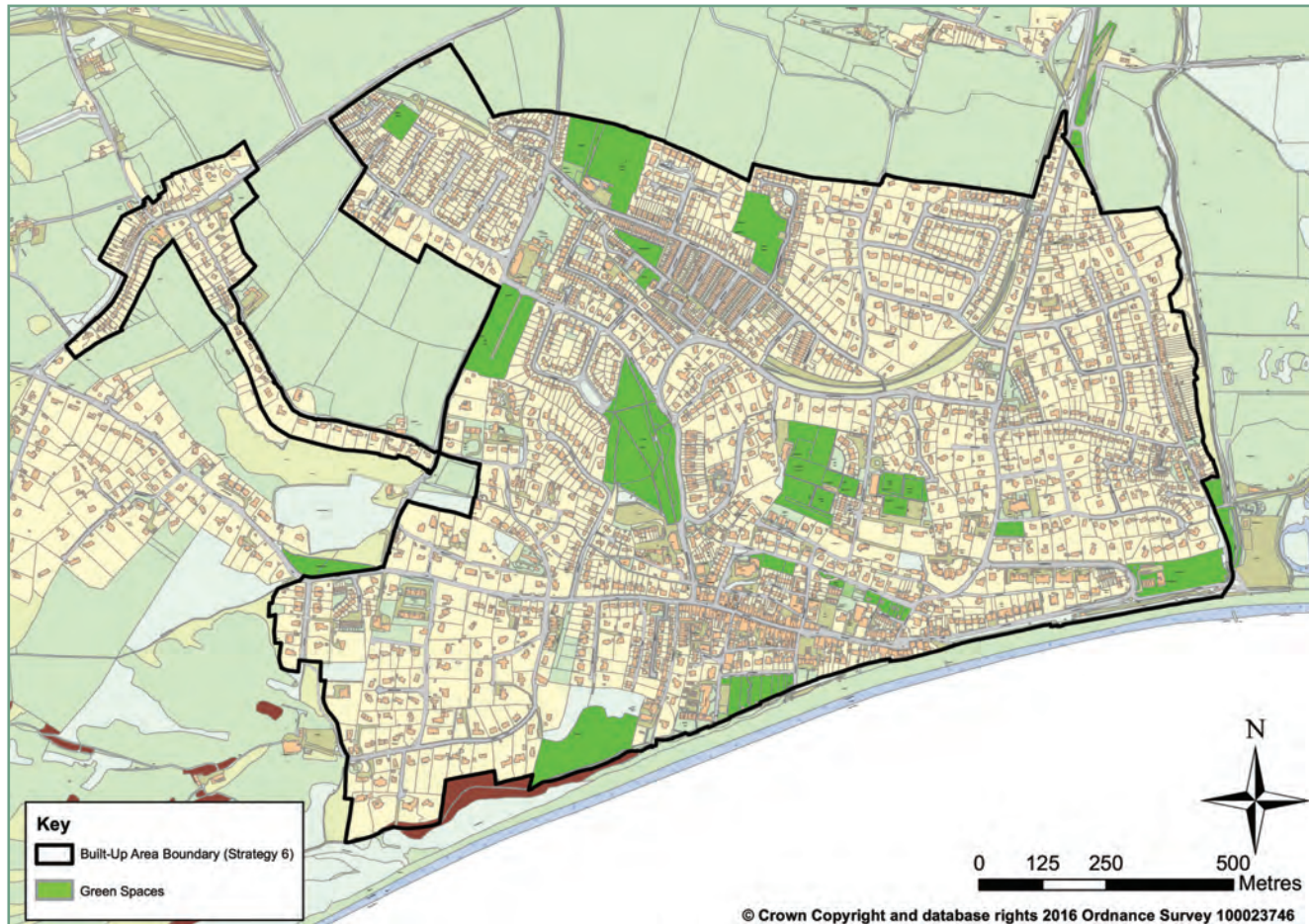
Frewins Gardens, The Spinney, Barn Lane Playing Field, Norman's Crescent Playing Area, Railway Line Amenity walk, Croquet and Bowls Club, Football Ground.

MAP REF: GREEN OPEN SPACES PAGE 36

SEE ALSO POLICY CLW1 'PROTECTION OF RECREATIONAL FACILITIES' PAGE 52. SEE MAP ON PAGE 72

The Natural Environment

POLICY JUSTIFICATION



MAP: POLICY NE2 GREEN OPEN SPACES

7.7 The open spaces and green land make an impact and contribution to the health and well-being and the social life of the town. They are widely used by all the community including the young and old. Their contribution to the environment is invaluable and they are an integral part of the character of the settlement.

7.8 The community allotment gardens and the railway line make an unique and important contribution to the town's landscape and well-being to justify their inclusion as green spaces.

Jubilee Fields Justification- historic significance, given by Lord Rolle to the town on a long lease to commemorate Queen Victoria's Golden Jubilee in 1887. In the late Victorian era the path by the sea was known as the Quarter Deck.

The Green (Station Rd) Justification- community and recreational significance since the early 1950s.

Cliff Terrace gardens & carriage turning bays Justification -historic significance, original Georgian garden& road layout.

East & West Terrace gardens & carriage turning bays Justification -historic significance, original Georgian garden & road layout.

Blueberry Downs seaside garden Justification –landscape significance, iconic view of the Otter mouth; beauty; historic local asset in garden.

Little Common (Exmouth Rd) Justification-historical common, marked as such on the 1842 Tithe map, remained green space ever since.

Hospital Garden Justification- historical, recreational and community significance, special to the local community as it became a garden at the same time as the Hospital in 1887, the time of Queen Victoria's Golden Jubilee, remained one ever since. It will be an essential part of the recreational value to the users of the community health hub.

Budleigh Salterton Community Gardens Justification- recreational value.

Greenway Gardens Justification- recreational value.

Frewins Gardens Justification- recreational value; historic significance as endowed by Lady Mathieson in conjunction with Frewins estate in 1912.

The Spinney Justification- historic and landscape significance; associated with the listed Umbrella Cottage since 1700 ; trees contribute to the key view from the coastal path.

Barn Lane Playing Field Justification- recreational value.

Norman Crescent Playing Area Justification- recreational value.

Railway Line Justification- tranquillity; richness of wild life; recreational value.

Croquet and Bowls Club Justification- recreational value.

Football Ground Justification- recreational value.

Budleigh Salterton Design Statement

7.9 4.51 The green spaces dotted throughout the town add to its character and individual identity

7.10 4.52 Encroachment into the Green Wedge, Public Open Spaces or land recognised as Land of Public Amenity Value should not be supported. None of this land is *“surplus to requirements”*.

NPPF Policies

7.11 Paras. 76, 77, & 78) identify that land should be protected from future development by way of Local Green Space designation according to intent and criteria. The criteria for designation are set out in para. 77 *“The designation should only be used where green space is reasonably close proximity to the community it serves; where the green area is demonstrably special to the local community and holds particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife; and where the green area concerned is local in character and is not an extensive tract of land.”*

The Natural Environment

East Devon Local Plan Policies 2013 - 31

7.12 Para 4.24 says *“Such land is of intrinsically high environmental quality because of its form, tree and shrub cover or features such as stream or pond. In other instances, it is important because of the view it gives of the surrounding countryside or a significant building or landmark.”*

Planning Practice Guidance 2014 provides further guidance and states:

“Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.” PPG 17 notes that planning for open space, sport and recreational facilities that are of high quality, or of particular value to the community, should be recognised and given protection by the Local Authority.

POLICY NE3: Conservation of Biodiversity



Development should conserve and enhance the biodiversity and geodiversity of the town, surrounding countryside and coastal area, including maintenance and enhancement of habitat connectivity on a landscape scale.

POLICY JUSTIFICATION

NPPF Policies:

7.13 Para 7 The planning system should contribute to and enhance the natural and local environment by:

- 1) protecting and enhancing valued landscapes, geological conservation interests and soils.
- 2) recognising the wider benefits of ecosystems services.
- 3) minimising impacts on biodiversity and providing net gains in biodiversity where possible.

East Devon Local Plan Policies 2013 – 31

7.14 Strategy 3a – Sustainable Development: Conserving and Enhancing the Environment – which includes ensuring development is undertaken in a way that minimises harm and enhances biodiversity and the quality and character of the landscape. This includes reducing the risk of flooding by incorporating measures such as sustainable drainage systems. Developers should maximise the proportion of their developments that take place on previously developed land.

POLICY NE4: Maintain Trees and Hedgerows

To maintain wooded areas: existing trees and hedgerows are important in the setting of the town and provide habitat for wildlife and should be retained wherever possible and replaced if lost. Where there are woodland boundaries to the town these should not be lost.

POLICY JUSTIFICATION

Budleigh Salterton Design Statement

7.15 4.41 The Exmouth Road is lined with mature oaks, beech, Holm oak, Monterey cypress, Scots pine and a variety of other evergreens, forming a wonderful canopy all the way into the town.

East Devon Local Plan Policies 2013 – 31

7.16 21.6 The District Council recognises that trees, both individually and collectively, make an important contribution to the amenity, character and environmental value of the area. Accordingly, retention of woodlands, groups and individual trees will be encouraged and particular value is given to ancient and veteran trees.

7.17 21.9 Where it is in the interests of amenity for trees and woodland to be preserved, the District Council has powers to make Tree Preservation Order. Under such Orders, permission is required for lopping, topping and felling work to the tree. The Council also has to be notified of proposals to carry out work on trees in Conservation Areas.

COMMUNITY ACTION NE1:

The Town Council will produce a strategy for the planting and regeneration of trees.

Responsibility: BSTC

POLICY NE5: Development within the Coastal Preservation Area

Development will not normally be permitted within the Coastal Preservation Area which acts as buffer for the Jurassic WHS to the west of the town, unless it can be demonstrated that no harm to the character and purpose of this area will occur. Encroachment by private gardens onto the coastal path environs should not be supported.

MAP REF: ECOLOGICAL AREAS PAGE 74

The Natural Environment

POLICY JUSTIFICATION

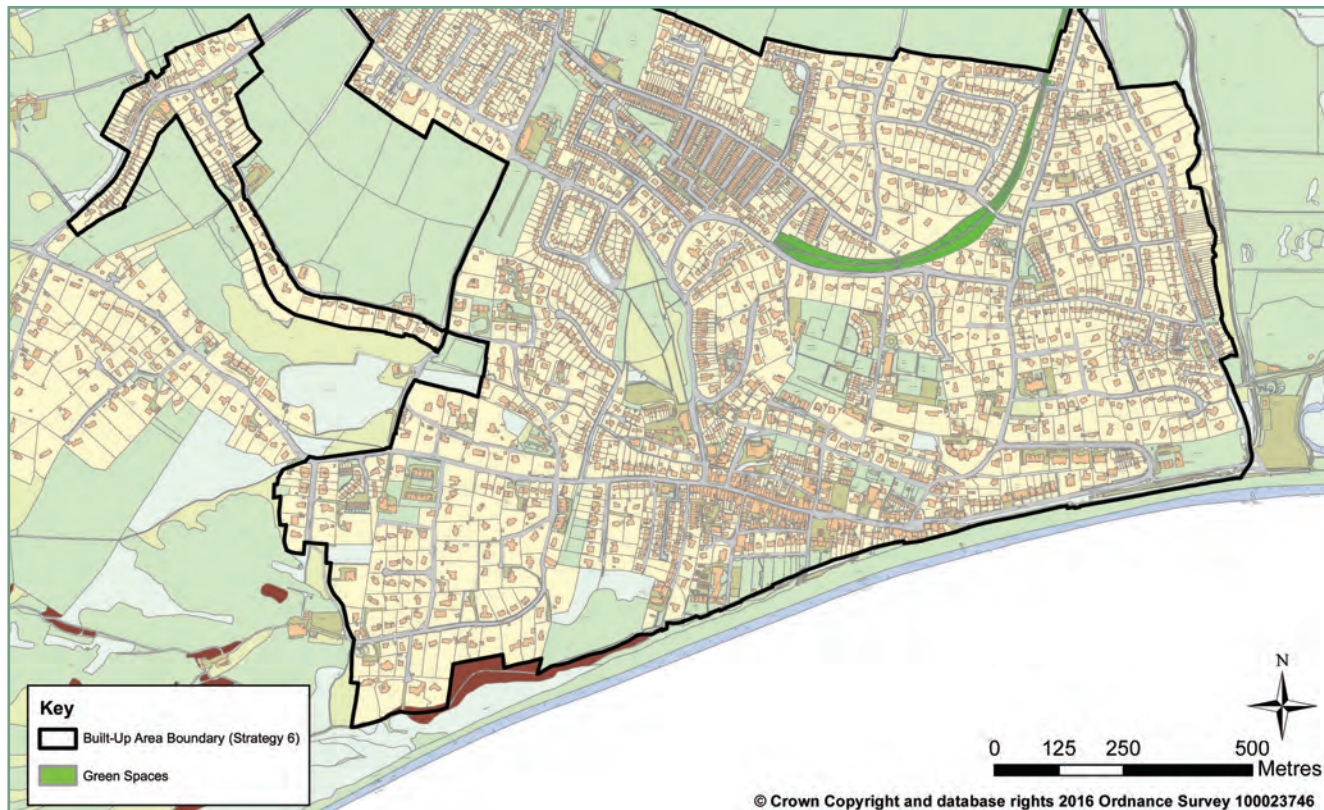
7.18 To the west of the town the land rises to 129 m. at West Down Beacon. The Golf Course merges with the remnant heath, scrub and block of conifers, rising from the infertile SAC/SPA Pebble Beds and forming the southernmost extension of the East Devon Commons. It is bounded to the south by the Jurassic Coast Heritage Site. The western view was amongst one of many reasons for the town to be included within the EDAONB.

East Devon Local Plan Policies 2013 – 31

7.19 Strategy 44 – Undeveloped Coast and Coastal Preservation Area: Land around the coast and estuaries of East Devon, as identified on the Proposals Map, is designated as a Coastal Preservation Area. Development or any change of use will not be allowed if it would damage the undeveloped / open status of the designated area or where visually connected to any adjoining areas. The Coastal Preservation Area is defined on the basis of visual openness and views to and from the sea.

POLICY NE6: Protection of railway amenity wildlife corridor

This green corridor offers the opportunity to enhance and increase biodiversity and wildlife habitats. Further encroachment by private gardens onto this space should not be supported.



MAP: POLICY NE6 GREEN CORRIDOR

POLICY JUSTIFICATION

7.20 The railway amenity line forms a wildlife corridor and provides recreational access from the town centre to the countryside and River Otter. It is widely used by residents and tourists.

NPPF Policies

7.21 Para.75 Planning policies should protect and enhance public rights of way and access.

East Devon Local Plan Policies 2013 – 31

7.22 Para 9.2.i. Investigate proposals for the amenity former railway link from Upper Stoneborough to East Budleigh Road to be designated as a green network and corridor.

7.23 Para 18.5 Green infrastructure is seen as an essential part of our vision for a long term sustainable future for East Devon. The Council is committed to developing strategic networks of accessible, multifunctional sites (including parks, woodland, informal open spaces, nature reserves and historic sites) as well as linkages (such as river corridors and flood plains, wildlife corridors and greenways). These contribute to people's well-being and together comprise a coherent managed resource responsive to evolving conditions.

COMMUNITY ACTION NE2:

Designate a green network along the railway amenity line, with the creation of a green corridor.

Responsibility: EDDC

COMMUNITY ACTION NE3:

Manage this corridor to enhance the wildlife.

Responsibility: BSTC to lobby EDDC

POLICY NE7: Protection of Green Wedge

The green wedge and the three Devon County Wildlife Sites separating Exmouth Road from Knowle Road should be protected to maintain landscape and wildlife interest and prevent coalescence of the two settlements. MAP REF: ECOLOGICAL AREAS, PAGE 72

THE GREEN WEDGE POLICY JUSTIFICATION

East Devon Local Plan Policies 2013 – 31

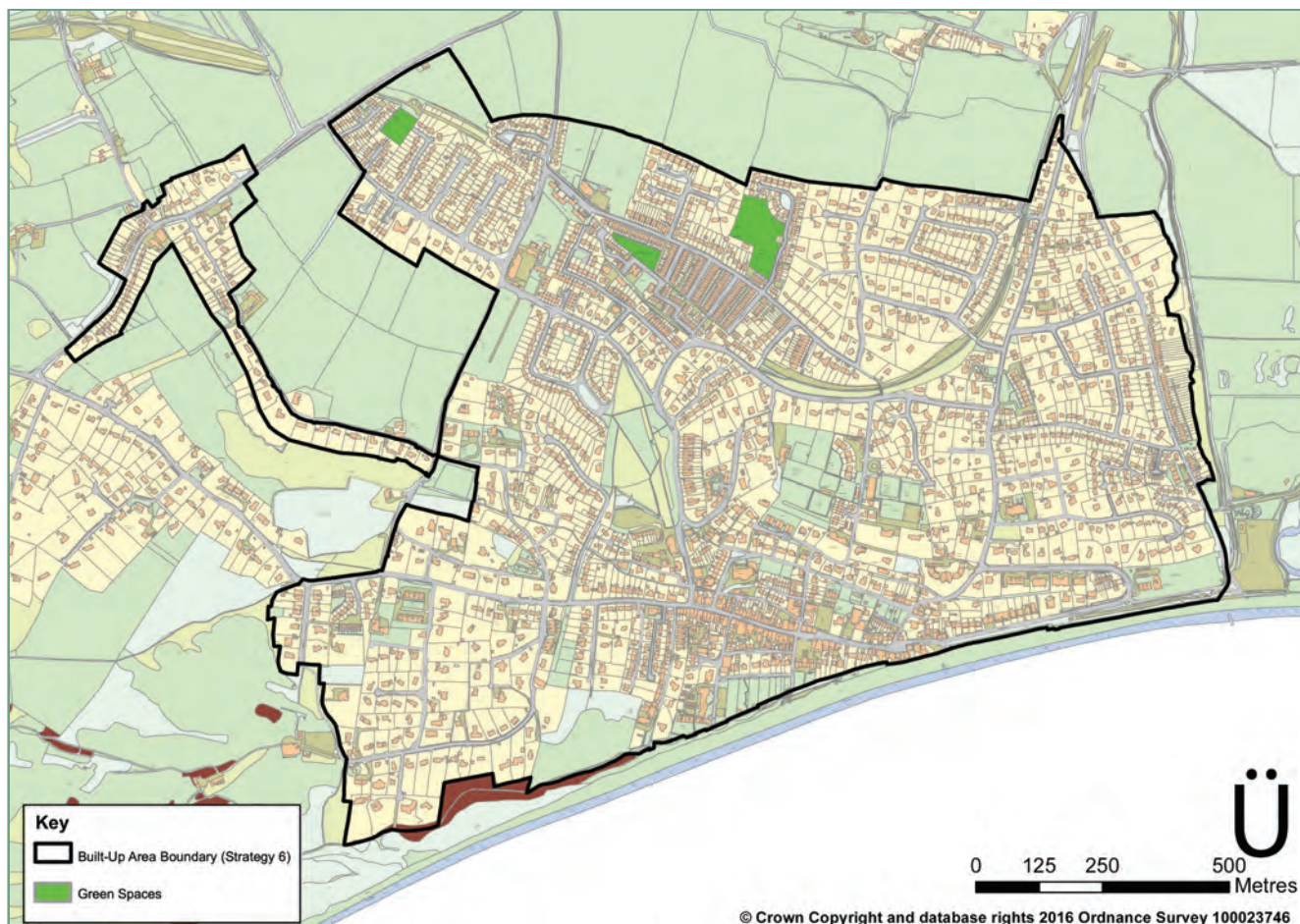
7.24 Strategy 8: Development within Green Wedges will not be permitted if it would add to existing sporadic or isolated development or damage the individual identity of a settlement or could lead to or encourage settlement coalescence.

The Natural Environment

POLICY NE8: Protection of Allotments



Proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless alternative allotment space and replacement numbers are equivalent or greater than the existing is provided.



MAP: POLICY NE8 ALLOTMENT GARDENS

7.25 The recently re-sited Budleigh Salterton Community Gardens and the Frewins and Greenway Gardens are a dearly loved and valuable community asset located within the built up area of the town. The opposition to the relocation of the previous community gardens was demonstrated vociferously by the town's population a few years ago.

POLICY JUSTIFICATION

NPPF Policies

Para 70 & 73

East Devon Local Plan Policies 2013 – 31

7.26 Strategy 3 - Sustainable Development

c) Promoting social wellbeing - which includes providing facilities to meet people's needs such as health care, affordable housing, recreation space and village halls.

25.4 Allotments are a valuable asset in promoting greater sustainability within local communities and are recognised as being of particular importance in urban areas, especially where individual gardens may be small in size.

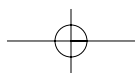
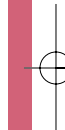
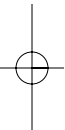
Town Consultation

7.27 The comments on the Open Day reinforced the town's commitment to having allotments and was succinctly summed up by one resident. *"Please do NOT get rid of or move the allotments. Soil takes time, passion and a community."*

COMMUNITY ACTION NE4:

The value of the allotments to sections of the community are such for BS Town Council to seek a nomination for inclusion on EDDC's Assets of Community Value, subject to criteria being met.

Responsibility: BSTC



Employment & Commerce



8

Employment & Commerce

OBJECTIVE: BUSINESS AND EMPLOYMENT

To improve opportunities and infrastructure for developing new and existing business/retail enterprises.

INTRODUCTION

- 8.1 Traditionally Budleigh Salterton had a thriving High Street with a wide variety of independent traders. The first modest decline was when Norman's Cash & Carry Store in Station Road ceased trading and was replaced by Plymco. This store subsequently closed to make way for the Norman Crescent housing development. Gradually, after a few new businesses were established, the town witnessed the arrival of more Charity Shops. The town now has 6 Charity Shops. The next and most significant decline occurred when 3 of the 4 major banks withdrew from the town. Many residents now have to travel to Exmouth and Sidmouth for their banking needs and consequently remain to shop in those towns.
- 8.2 Residents strongly expressed their concerns that, in order to prevent any further deterioration in the shopping provision in Budleigh Salterton, it is imperative that the town retains its last remaining bank and existing Post Office services are maintained and enhanced. This was highlighted by both residents and businesses in their respective questionnaires.
- 8.3 An overwhelming theme from both surveys was the need for more types of business premises. It was felt that this was vital for the long - term sustainability of the town. Through the planning process the town should encourage the provision of small workshops to accommodate entrepreneurial start-ups and storage facilities for local trades people such as decorators, builders and contract cleaners etc. Any such development should have adequate parking and good access for deliveries. Should Budleigh Salterton Library or Fire Station vacate or redevelop their current buildings in the town their locations would be ideal for consideration for development as a business hub with desk space, wi-fi facilities and casual use meeting rooms. See also Community Action CLW 5.
- 8.4 Both the Town and Business surveys highlighted deep concerns regarding the number of Charity Shops in the town. Currently there is no legislation restricting the number of such shops in a small area such as the town's High Street. Residents also expressed their views regarding the overall appearance of the High Street with untidy and poorly decorated shop frontages and gutters overflowing with vegetation a particular concern.

POLICY EC1: Supporting the Development of Small Business Enterprises

To assist the development of sustainable small businesses the following will be supported:

- **The conversion of existing buildings for small scale employment use.**
- **Integrated home/work locations within existing dwellings and extensions to enable home working.**
- **The development of new small scale business premises.**
- **Improvement in Network phone coverage and provision of high speed Broadband.**

All such proposals should be well related to the settlement and not have a significant negative impact on the following criteria:

- **Residential amenity**
- **Access, traffic and car parking**
- **The landscape and character of the area**

All such proposals should also conform with other Neighbourhood Plan policies.

(Conformity Reference Adopted East Devon Local Plan Strategies 3,4,28 and policies E4, E5; NPPF para 28)

POLICY JUSTIFICATION

- 8.5 National planning policy seeks to encourage economic growth and sustainable development by maintaining and, where possible, increasing employment.
- 8.6 Policy E5 of the adopted East Devon local plan supports proposals that would deliver “small scale economic development and expansion of existing business” to provide jobs for local people” where it is delivered on previously developed land, via a conversion of existing premises or on a greenfield site where the development is “well related in scale and form and in sustainability terms to the town and surrounding areas.
- 8.7 Policy E4 of the adopted local plan supports rural diversification where it would increase sustainable employment growth and provides premises close to where people live while protecting environmental interests and the open countryside.
- 8.8 The policy recognises that there is growth in the self-employed and micro business sectors within the modern economy. The ability to establish start-up businesses with just a computer and access to superfast broadband creates new opportunities for small-scale growth in commercial activities.
- 8.9 Respondents to the Business survey highlighted the need to encourage businesses to come to Budleigh Salterton, invest in the town and thus provide employment opportunities. The following Community Actions recognise the need for all concerned to take innovative measures to achieve this objective.

Employment & Commerce

COMMUNITY ACTION EC1:

When Business Rate collection is devolved to EDDC the Neighbourhood Plan will support the reduction of Business Rates by councillors and will encourage re-investment in local businesses and the implementation of initiatives and incentives to promote business development in the town.

Responsibility: BSTC, EDDC, DCC, Chamber of Commerce, Budleigh in Business

COMMUNITY ACTION EC2:

The Neighbourhood Plan will support initiatives to formulate and establish an integrated promotional plan encompassing the town's location on the unique World Heritage coastline and in the East Devon AONB, its Leisure activities and walks, beach, festivals, retail, accommodation and dining facilities. To facilitate this the Plan will encourage business groups in the town to work together with BSTC to formulate a future Town management plan.

**Responsibility:
BSTC, Chamber of Commerce, Budleigh in Business, EDDC, AONB, Natural England**

8.10 As highlighted in paras 8.1 and 8.2 there is considerable concern regarding the negative effect on both the High Street and the town following the withdrawal of all but one of the town's banks.

COMMUNITY ACTION EC3:

The Neighbourhood Plan vigorously supports all actions to keep the last remaining bank in Budleigh Salterton. The Plan will support all actions necessary to maintain Post Office services at their current level.

**Responsibility:
BSTC, Lloyds Bank, Post Office, Chamber of Commerce, Budleigh in Business**

8.11 The High Street has developed piecemeal over the centuries and as a consequence has an eclectic architectural style. Concerns were expressed regarding the visual state of the High Street and the poor standard of the exterior decoration of some of the buildings.

COMMUNITY ACTION EC4:

BSTC will encourage shop owners and landlords to maintain their shop frontages in good decorative order, improve the environment and overall appearance of the High Street and its environs. BSTC will encourage good design and refurbishment in keeping with the environment when considering planning applications in the High Street. See also Community Action TT3.

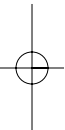
Responsibility:
BSTC, EDDC (Local Authority Business Growth Incentives LABGI), Chamber of Commerce, Budleigh in Business

- 8.12 Businesses expressed concerns regarding inadequate signage to Budleigh Salterton at key locations which they feel reduces the number of people visiting the town. It is considered vital that signage highlighting the town's World Heritage Coastline, Unique Pebble beach, Outstanding natural wildlife habitat, and wide range of cafes and shops should be erected to help increase visitor numbers throughout the year.

COMMUNITY ACTION EC5:

The Neighbourhood Plan would encourage and support the implementation of signage at key junction locations in East Devon detailing the highlights of the town and its locality.

Responsibility:
BSTC, DCC, BS Chamber of Commerce, Budleigh in Business, BS Traffic group



Community, Leisure and Wellbeing



9



Community, Leisure and Wellbeing

OBJECTIVES: COMMUNITY, LEISURE AND WELLBEING

Enhance and protect green spaces and recreational facilities of value to the community and visitors.

Enhance and protect community facilities for the benefit and needs of the community.

Promote and support the pastoral needs and wellbeing of the community, including health, care, spiritual and education needs.

INTRODUCTION

- 9.1 Budleigh Salterton has a wide range of sports and recreational facilities. These cater for all ages within the town and surrounding area and make an important contribution to the health and wellbeing of the community. As do the many thriving clubs, groups and societies. The town's position on the World Heritage Jurassic Coast, its unique position in the EDAONB, its beach and seafront are its greatest assets. It also benefits from having a first rate local Primary School and an excellent medical centre.

POLICY CLW1: Protecting and Enhancing Recreational Facilities

The following outdoor sports and recreation facilities will be protected:

- **Football - Budleigh Salterton AFC, Greenway Lane**
- **Golf - East Devon Golf Club, Links Road**
- **Croquet - Budleigh Salterton Croquet Club, Westfield Close**
- **Bowls - Budleigh Salterton Bowls Club, Cricket Field Lane**
- **Tennis - Cricket Field Lane**
- **Children's Play Parks - Greenway Lane; Norman Crescent; Lime Kiln Car Park**
- **Allotments - Budleigh Salterton Community Gardens, Greenway Gardens and Frewins**
- **Adult Gym Equipment - The Green, Lime Kiln Car Park**
- **Moormead Community Orchard**

Proposals to enhance and improve these and any other local outdoor and recreation facilities will be supported where they:

- a) **do not have an adverse impact on residential amenity**
- b) **provide suitable access and car/cycle parking**

MAP REF: RECREATION AREAS, PAGE 72

(Conformity Reference: East Devon Local Plan Strategy 3, 4 and Policies RC1, RC2; NPPF para 28, 70, 73, 74)

POLICY JUSTIFICATION

- 9.2 Budleigh Salterton has a wide range of sports and recreational facilities. These facilities should be protected and where possible enhanced. National planning policy supports the retention and development of local services and community facilities in towns, including sports venues (para 28, 70 NPPF). Opportunities for sports and recreation as outlined in NPPF paragraph 73 can make an important contribution to the health and wellbeing of the community.
- 9.3 In summary the Parish offers a variety of sports and leisure facilities. However, this Plan aims to build on this to reflect the national policy as set out in the NPPF with particular reference to paragraphs 73 and 74. It must be noted that Budleigh Salterton Cricket Club lies outside the parish in East Budleigh.

POLICY CLW2: Relocation of Budleigh Salterton Cricket Club

Proposals that would result in the relocation of the Cricket ground from its present site in East Budleigh to Budleigh Salterton will be supported if:

- a) a suitable site can be found in the parish which is of an equivalent or larger size to the existing provision:
- b) the quality of the alternative site must be of an appropriate recreational standard:
- c) the location of the alternative site must be accessible by foot and adequate parking facilities should be provided: and
- d) to ensure that any adverse impact of a new site is satisfactorily mitigated.

(Conformity Reference: East Devon Local Plan Strategy 3, 4, Policies RC1, RC2: NPPF para 28, 70, 73, 74)

POLICY JUSTIFICATION

- 9.4 The future of the Club at its present site is being reviewed due to the fact that the pitch is becoming waterlogged with increasing frequency due to its location alongside the River Otter. One possible outcome of this is its potential relocation into Budleigh Salterton.
- 9.5 The town does not have a Local Authority Swimming Pool. At present residents have to travel to either Exmouth or Sidmouth to use the facilities provided by Leisure East Devon. Private swimming pools are available for the use by members at Woodbury Park Country Club and Cranford Sports Club. The town's only swimming pool is at St Peter's school for the use of pupils.

Community, Leisure and Wellbeing

COMMUNITY ACTION CLW1:

The Neighbourhood Plan supports initiatives to explore opportunities to use existing swimming pool facilities at St Peter's School for the public within the town.

Responsibility: BSTC, St Peter's School, Swimtime

- 9.6 The seafront and beach area at Budleigh Salterton are its greatest asset. The coastline at Budleigh Salterton is part of the UNESCO World Heritage Jurassic Coast which stretches from Exmouth in the west to Poole in Dorset in the east. The unique pebble beach, sandstone cliffs and the mouth of the River Otter are features that attract visitors and are one of the main aspects of the town that residents wished to preserve.

COMMUNITY ACTION CLW2:

The Town should ensure that the seafront and beach area remain an attractive, clean and safe environment for leisure.

Responsibility: BSTC, EDDC, DCC, Environment Agency, East Devon AONB, OVA

- 9.7 The National Cycle Route 2 passes though the northern part of the town but cyclists have to use public highways due to the lack of a dedicated cycle lane on this route. Actions taken which encourage residents and visitors to walk or cycle should be encouraged for the benefit of the health of the community and to reduce traffic congestion and pollution. This matter is dealt with in Chapter 10 Traffic and Transport, Community Action TT9.
- 9.8 As stated earlier the beach and seafront of the Town are its greatest asset. While used extensively by families this asset is underutilised. Kayaking, paddle-boarding and fishing do take place but at present there are limited facilities for participants. Provision of storage facilities would help to encourage both individuals and clubs to make use of this asset.

COMMUNITY ACTION CLW3:

The Town should provide support and provision for greater use of the seafront and beach for non-motorised water sport activities eg. kayaking, paddle-boarding and fishing, while retaining the overall character of the town and beach. It should be emphasised that this Community Action relates solely to the seafront and beach area as the River Otter has a SSSI designation which discourages its use for such activities (except fishing).

Responsibility: BSTC, EDDC and local clubs and societies

- 9.9 Over the years Budleigh Salterton has gained a reputation for hosting a number of Festivals which have not only been supported by residents but have also brought in many visitors to the town thus enhancing its reputation and adding to the footfall in the High St. The Literary, Music, Jazz and Food and Drink Festivals have become important events on the Town's calendar.
- 9.10 Fairlynch Museum and Arts Centre celebrates the heritage of Budleigh Salterton and the Lower Otter Valley. Run by volunteers and funded only by grants and donations, its education outreach programme benefits local schoolchildren and, as a tourist attraction, it welcomes around 6,000 visitors a year.
- 9.11 The Town is also blessed by many thriving clubs and societies which add greatly to the cultural and community life of the town. The Town's Lions Club organises the highly successful Gala Week which raises funds for charities and the Town's branch of the British Legion is particularly proactive in raising money with its annual poppy day appeal.

COMMUNITY ACTION CLW4:

The Neighbourhood Plan recognises and supports the contribution to the wellbeing of the community from the diverse range of:

- quality festivals spanning a wide range of interests
- clubs; groups; societies and cultural activities
- youth clubs (inc. cubs, brownies and guide groups)

Responsibility: BSTC, EDDC, DCC, Festival Committees, Club and Society Committees

- 9.12 Budleigh Salterton library is an essential community hub, used not only by residents of the town but also by residents of nearby villages. The library is well used, but it is not able to provide the range of services needed by the community because of the building's limited size. Redevelopment of the library is also constrained by the size of the current site.

COMMUNITY ACTION CLW5:

The Neighbourhood Plan supports initiatives to redevelop Budleigh Salterton Library on its present site. Should this option not prove feasible the Plan supports proposals to relocate the library should a suitable site and adequate funding become available. Any redevelopment should ideally consider provision of desk space, wi-fi facilities and casual meeting rooms for business use.

Responsibility: BSTC, EDDC, DCC, Friends of BS Library. Chamber of Commerce, Budleigh in Business

Community, Leisure and Wellbeing

EDUCATION

- 9.13 The Town should maintain and support our excellent local Primary School and ensure that adequate provision and accommodation are made for local children to be able to attend their local school and to achieve an outstanding education in a safe nurturing environment.
- 9.14 The school has recently benefitted from two new brick-built classrooms. However, there are three remaining 'mobile' classrooms that are not fit for purpose. These classrooms were historically a temporary measure, having been relocated from other schools. Children should expect to be taught in modern, inspiring and fit for purpose classrooms. St Peter's is a Voluntary Aided school, controlled by the Governors, but owned by the Diocese of Exeter. Central and Local Government are responsible for providing the funding for school accommodation.

COMMUNITY ACTION CLW6:

The Neighbourhood Plan recognises the need for the children at St Peter's C of E Primary school to have classrooms that are modern, inspiring and fit for purpose.

Responsibility: Central government, DCC, Diocese of Exeter

- 9.15 The population is increasing across the country. St Peter's is also growing in popularity, with a 13% increase of pupils in 2016 over the previous year. The number of children enrolled at the school in September 2016 is 269. With these pressures, the school needs to have adequate accommodation to meet the needs of the town and its pupils. When needed, St Peter's needs to build new classrooms to keep class sizes down and provide enough space to meet demand. It is also important that not only classroom space is provided, but also break-out areas, intervention and additional meeting room space. This is because teaching does not just happen in the classroom. Pupils and staff need space to be able to work effectively. All of these needs require additional funding that is not provided directly to the school.

COMMUNITY ACTION CLW7:

The Neighbourhood Plan recognises the need to provide adequate accommodation at the school to meet the demand for school places.

Responsibility: DCC, Central government, School governors, Diocese of Exeter

- 9.16 The town does not currently have a space large enough for indoor sports. The sports hall at Exmouth has also recently been converted and is no longer available. In addition, the school hall is not large enough to cater for the growing size of the school. It would be to the benefit of all residents to have a large multi-purpose sports hall to meet the needs of the children and the community.

COMMUNITY ACTION CLW8:

The Neighbourhood Plan recognises the need to provide the town and the school with a large multi-purpose sports hall to meet the needs of the community.

Responsibility: Central government, DCC, Diocese of Exeter

- 9.17 The town does not currently have a multi-use games area (MUGA). These are popular in many towns as a way to provide residents with access to outside, and free to use, sports facilities. The basic idea is to provide a cost effective solution to meet the needs of multiple sports within one play area whether it is tennis, netball, football, hockey, cricket or basketball etc. The size is dependent on the cost and location.

COMMUNITY ACTION CLW9:

The Neighbourhood Plan supports the provision of a MUGA (multi-use-games-area) to allow for all year outside sports access.

Responsibility: Central government, DCC, Diocese of Exeter, BSTC and residents

Community, Leisure and Wellbeing

HEALTH & CARE

- 9.18 Budleigh Salterton's safe and attractive environment, which helps to promote an active lifestyle for all residents, is highly valued and should be preserved. This can be achieved by sustaining and improving community facilities which enable the best use of the town's unique location and position in the country. Development of services should remain aligned with the needs of the Budleigh community and this will help to support independence for both adults and younger people. It is important that investment in health promotion continues, with a priority on giving children the best start in life. Budleigh Salterton has a very active voluntary sector which, by working with both national and local businesses, helps to support the provision of cost effective, sustainable health and social care services. In order to sustain a healthy and vibrant community, Budleigh Salterton must ensure that it adequately provides for all age groups and fosters a supportive environment for families and individuals alike.
- 9.19 There is currently a limited selection of childcare options within the town. There is one day nursery (Carousel, which is due to close in December 2016). Carousel offers care and early learning to children aged 0-3 years including children aged 2-3 who are eligible for free childcare (children in care or families in receipt of specific benefits). It also offers wrap-around (before and after school) care as well as holiday club care during school holidays. There are no alternative forms of childcare provision, such as Registered Childminders available in the Town with the nearest available alternative childcare provision in Otterton, East Budleigh and Exmouth.
- 9.20 If local families with young children are to be able to work; study for qualifications / train for new skills, or have a break from childcare then it is essential that there is a choice of accessible high quality early years and childcare provision available in the Town. Some 2-year-olds are also entitled to free early education and childcare. This funding is based on the child's circumstances or family income. It is important that all children are able to access local high quality care and early learning opportunities to give them the very best start in life.

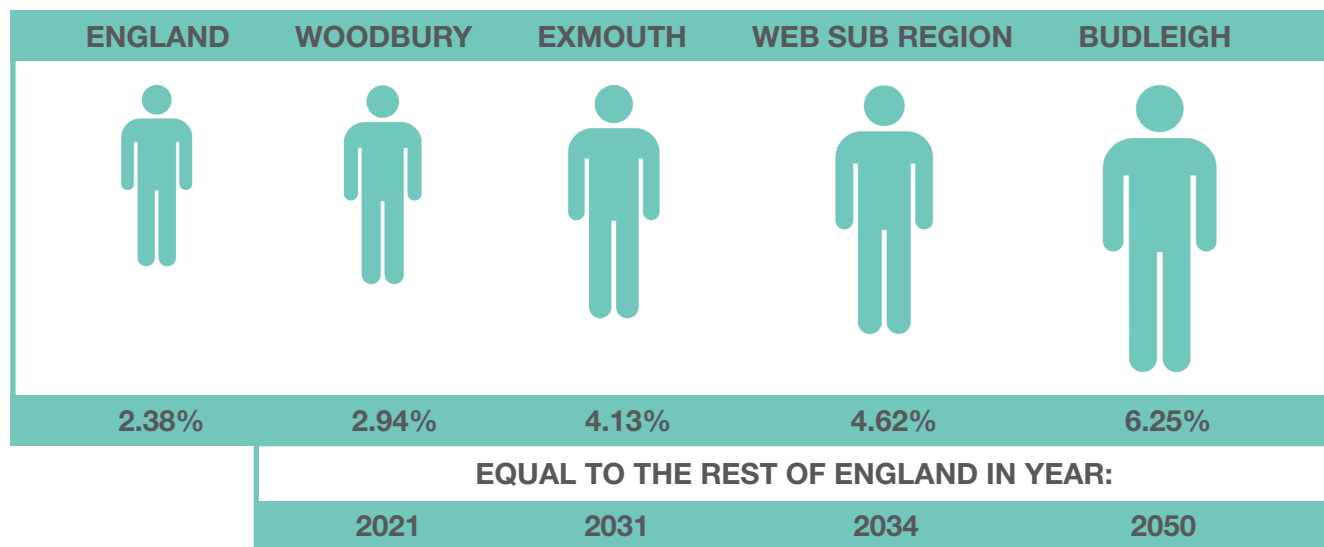
COMMUNITY ACTION CLW10:

The Town should have sufficient child care and wrap around care including holiday provision to meet the needs of the town.

Responsibility: EDDC, DCC, BSTC, Private Sector

- 9.21 Although Budleigh Salterton is generally regarded as an affluent area there are health and social care issues to be addressed. Budleigh Salterton has a significant elderly population which is forecast to rise. Presently 8.4% of the local population are over 85 years of age whilst in the rest of England they are not expected to reach this percentage until 2050 (the current national average for this age group is 2.3%). Budleigh Salterton has over 500 people over the age of 85 years living at home, many of these are alone.

Population aged 85+ in Woodbury, Exmouth and Budleigh (2012)



WEB: (WOODBURY, EXMOUTH, BUDLEIGH). IT IS THE SUB REGION THAT THE NHS USE TO DESCRIBE OUR AREA

- 9.22 In addition, a need for Young person and Carer support services has already been identified for Budleigh Salterton by Public Health Devon. Two properties in particular are important to the health and wellbeing of the town; the GP surgery and the Community Hospital and, given the current demographic and projected demographic of the town these should be preserved and developed to meet the growing needs of Budleigh Salterton.

COMMUNITY ACTION CLW11:

The Town should ensure that there is available provision for an integrated Health & Social Care facility on a central site within the community which should be easily accessible.

Responsibility: NHS, NEW Devon CCG, DCC

- 9.23 There is a large and unmet need in a frail and vulnerable sector of the Budleigh community, made worse by increasing financial constraints within the health and care sectors. Collaborative working between health, social care and the voluntary and private sectors means that care delivery can be provided which appeals to all members of the community and reduces the risk of elderly persons having to move outside of area for their care.
- 9.24 The Budleigh Salterton Medical Practice supports over 8000 patients in Budleigh Salterton and the surrounding area. The health care service at the medical practice is considered a valued asset to the community and provides excellent care for its patients. The medical centre provides a range of services to patients outside of regular GP appointments, including but not limited to:

Nurse Clinics (Asthma, COPD, Cervical Smear Testing, Chronic Disease, Diabetes, Family Planning, Smoking Cessation, Travel Clinic, NHS Health Checks, Carer Checks and a Memory Café) **GP Home Visits, Community Nurses**

Community, Leisure and Wellbeing

Patient demographic statistics show that 59% of Budleigh Salterton Medical Practice patients have long standing health conditions and that patients have a significantly higher than national average incidence of the following conditions:

- Coronary Heart Disease
- Stroke
- Heart Failure & Atrial Fibrillation
- Dementia
- Chronic Kidney Disease
- Cancer
- Asthma

(Source: Public Health England: National General Practice Profile for Budleigh Salterton Medical Practice 2014)

Many of these conditions are age related. The Budleigh Salterton Medical Practice has a long term objective to promote patient wellbeing and active healthier lifestyles to help prevent and/or improve the outcomes of some chronic lifestyle related diseases that are expected to rise over the coming years including:

- Type II Diabetes
- Diseases associated with smoking and alcohol/drug abuse
- Heart Disease
- Diseases associated with obesity
- Hypertension
- Colon cancer
- Atherosclerosis
- Chronic Obstructive Pulmonary Disease (COPD)
- Stroke
- Mental Health

Budleigh Salterton Medical Practice – Patient Age Profile (July 2016)

AGE GROUP	NUMBER OF PATIENTS
0-5	338
6-15	690
16-25	705
26-35	461
36-45	751
46-55	984
56-65	1172
66-75	1430
76-85	1006
86-95	446
96+	42
All Age Groups	8025

COMMUNITY ACTION CLW12:

The Town will support the continued provision of good quality, safe and accessible health and social care from the Medical Centre and local care providers to meet the future needs of all age groups.

Responsibility: Budleigh Salterton Medical Centre, Care Providers, DCC, NHS

- 9.25 Dementia care and support has been identified as a priority for the Devon Health and Wellbeing Board in the Joint Health and Wellbeing Strategy. Dementia is most common in older people and one in 14 people over 65 years have a form of dementia. This increases to one in six people for people over 80 years old.
- 9.26 With Budleigh Salterton having more than twice the national average of over 85 year olds, it also has a correspondingly higher percentage of its population living with dementia than experienced elsewhere in the UK. It is estimated that a third of people with dementia live in a care home (nursing or residential home). Of those living in a nursing home, 64% of people have some form of dementia.
- 9.27 Budleigh Salterton currently has four care homes for the elderly supporting a total of 123 elderly residents. With an ageing population and forecast of increasing needs for dementia and frailty care, Budleigh can expect an increased demand for local Residential and Care home beds and home care over the next 20 years and should strive to become a Dementia Friendly Community, along with many other towns across Devon and the UK participating in this initiative.

COMMUNITY ACTION CLW13:

It should be noted that the East Devon Local Plan Strategy 36 relating to Budleigh Salterton identifies that Budleigh Salterton requires a minimum additional 10 care/extra care home bed spaces, with potentially up to 50 care /extra care home bed spaces over the next few years given the high elderly population and that consideration should be given to finding a suitable location for them with close access to a GP Surgery. The town will strive to become a dementia friendly community and raise awareness within the town.

Responsibility: DCC, EDDC, BSTC, NHS, Private Sector and Business Community

- 9.28 For people with illness resulting in dementia it is regarded as critical that disruption to daily life is mitigated by regular contact with family, friends and local activities therefore planning for care homes in the local area should be a priority for planning authorities. A key aim should be to provide healthcare locally as far as is reasonable thereby ensuring clinical and social care are delivered as near to the person requiring them as possible.

Community, Leisure and Wellbeing

WELLBEING

9.29 Wellbeing is about feeling good and functioning well and comprises an individual's experience of their life; and a comparison of life circumstances with social norms and values.

Wellbeing:

- Adds years to life
- Improves recovery from illness
- Is associated with positive health behaviours in adults and children
- Is associated with broader positive outcomes
- Influences the wellbeing and mental health of those close to us
- Has implications for treatment decisions and costs
- Affects decisions about local services
- Can protect against developing illness
- May ultimately reduce the healthcare burden

COMMUNITY ACTION CLW14:

The Town should encourage and support community values and engagement. The town will look to support fundraising events and encourage the voluntary sector in partnership with local businesses and professionals to work together on community based projects on an ongoing basis.

Responsibility: BSTC, Voluntary Sector, Chamber of Commerce, Budleigh in Business

9.30 Mental illness accounts for 23% of all ill-health in England and affects more than one in four of the population at any time. Good mental health is linked to good physical health, education, employment, and reduced crime and antisocial behaviour. Budleigh Salterton should aim to improve the public uptake of wellbeing promotion programmes, and prioritise measures that have the greatest public impact to improving wellbeing.

COMMUNITY ACTION CLW15:

The Town will actively promote healthy lifestyles and family values with Health, Care and Well-being at the heart of the community.

Responsibility: Hospital Community Hub, BSTC, Budleigh Salterton Medical Centre, St Peter's Primary School, Churches, Youth Clubs

WORSHIP

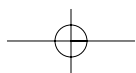
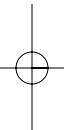
- 9.31 In July 2011 the Office for National Statistics published a paper from the ‘National Wellbeing Debate’. This paper highlighted that ‘spirituality or religion’ plays a key role in our wellbeing . For this reason it is good to highlight the contribution that the Church is already making to our wellbeing in this area and to think about how it might continue to do so as culture and population change in the future.
- 9.32 According to the 2011 census Budleigh has a considerably larger proportion of people identifying as ‘Christian’ compared to the national average; 67.1% as compared to 59.4%. This may be due in part to the larger proportion of elderly people here.
- 9.33 Budleigh Salterton is fortunate to have five Christian denominations represented within the town boundary at present. St Peter’s Church (Anglican), Budleigh Baptist Church, Church on the Green (Independent Evangelical), St Peter Prince of Apostles (Roman Catholic) and Temple Methodist Church.
- 9.34 Several of the churches are involved with collecting goods for the Exmouth Food Larder and hold vouchers in order to refer people to the service should they need it. They are also involved in raising funds for national and international charities. There are local people and families who rely on this support. Churches are developing Community style café activities and drop in events.
- 9.35 A major need both amongst young families and older people in the Town is the prevention of isolation and all the churches are committed to building strong links into the community and bringing people together whenever possible.
- 9.36 As further opportunities for community engagement arise it is hoped that both individually and together, the churches will continue to be responsive to need and be able to play their part alongside other agencies and organisations.

Further information regarding the churches in Budleigh Salterton and their pastoral and spiritual work can be seen Online in Appendix D.

COMMUNITY ACTION CLW16:

The town should continue to recognise the vital role played by the various churches in our community, and will support them as they seek to serve the community in different ways.

Responsibility: Budleigh Churches’ Partnership, individual churches, event organisers, Town Council, St Peter’s Primary School, Voluntary Sector, Health and Wellbeing Hub



Traffic and Transport



10



Traffic and Transport

OBJECTIVE: TRAFFIC AND TRANSPORT

Address traffic, parking and pedestrian safety issues and ensure that transport links are maintained at least at current levels.

INTRODUCTION

- 10.1 Budleigh Salterton has grown from a seaside settlement in the mid 1700's, to the town it is today while managing to keep much of its charm and originality. The roads and footpaths which developed with the town's growth have also been affected by the town's steep coastal topography. This has led to some very narrow roads often with no pavements, constricted by buildings and dwellings. While the town was able to cope with the arrival of motor vehicles in the early 20th century, the increase in vehicle size and numbers to the present day levels has created serious issues for both drivers and pedestrians.
- 10.2 The railway came to Budleigh Salterton in 1897 linking the town to London Waterloo and Exeter and the line was extended to Exmouth in 1903. The closure of this line in 1967 has further increased the community's reliance on motor transport and the need for a reliable bus service.
- 10.3 The National Cycle route 2 passes through the northern part of the town. This cycle route is fragmented and difficult for cyclists to follow. There is a desire to make the town more cycle friendly so while some thought has been given to this, the difficulties detailed above (para 10.1) impact on this issue.
- 10.4 The analysis of the Neighbourhood Plan questionnaire (Appendix B, Supplement B2) shows that 56% of those residents who responded accessed the town on foot, 30% by car, 8% by bus and 4% by cycle and a small number by mobility scooter.
- 10.5 The Plan's aim is to enhance the enjoyment and quality of life for residents and visitors by supporting deliverable improvements for pedestrians, motorists, cyclists and public transport users without compromising the town's character, environment or way of life.

COMMUNITY ACTION TT1:

The Neighbourhood Plan will support the improvement of footpath provision at locations around the town where there are no footpaths or present footpaths are inadequate.

Responsibility: BSTC, EDDC, DCC, Highways Authority

COMMUNITY ACTION TT2:

The Neighbourhood Plan will support and promote pedestrian safety measures in the High St and at other high risk locations eg. St Peter's School on Barn Lane, Rhyll Lane and 19 Steps on Marine Parade and Pebble Lane on Fore Street.

Responsibility: DCC, Highways Authority

- 10.6 The questionnaire analysis highlighted a number of differing views regarding Budleigh Salterton High Street. Many wanted the High Street pedestrianised, others wanted it made One Way, while others wanted no significant changes. The Business survey highlighted similar views amongst the Town's business community. Over the years these and a number of other ideas have been considered by the Town Council's Traffic Group and as yet no consensus has been reached.

COMMUNITY ACTION TT3:

The Neighbourhood Plan supports the appointment of an independent Town/Transport Planning Consultant to undertake a High Street Design Review. The aim will be to examine a broad range of low cost and deliverable options regarding traffic flow, parking and pedestrian safety in the High St, Fore St and immediate environs. *See also Community Action BE4.*

Responsibility:

BSTC, EDDC, DCC, BSTC Traffic Group, Chamber of Commerce, Budleigh in Business

- 10.7 The Town's free car parks are of enormous value to residents, visitors and businesses. Their value cannot be overstated and the views of the residents and businesses support the Town Council's efforts to keep the free status of these car parks in perpetuity.

COMMUNITY ACTION TT4:

The Neighbourhood Plan will support and encourage the Town Council in its efforts to maintain the status of the free car parks adjacent to The Green in Station Rd and in Brook Rd. A review of parking charges in the town's other pay and display car parks and on street parking charges and restrictions on Marine Parade needs to be considered in conjunction with this action to encourage their greater utilisation and thus reduce on street free parking and the congestion this can cause.

Responsibility:

BSTC, EDDC, DCC, BSTC Traffic Group, Chamber of Commerce, Budleigh in Business

Traffic and Transport

- 10.8 Para 10.1 and Community Action TT1 highlight the difficulties faced by the town which has resulted in traffic/parking congestion and limited footpath access in parts of the town. Uncontrolled and unregulated parking in some of the Town's side streets have created access issues for emergency vehicles. Granary Lane, Greenway Lane and East & West Terrace are notable for this problem.

COMMUNITY ACTION TT5:

BSTC will explore possible solutions to the problem of access for emergency vehicles in the Town's side streets in consultation with the residents directly affected and the Emergency Services.

Responsibility: BSTC, EDDC, DCC, BSTC Traffic Group, Devon & Cornwall Police, Devon & Somerset Fire Service, South Western Ambulance Service, Residents

- 10.9 As a seaside location Budleigh Salterton receives many visitors throughout the year. At present parking for coaches is limited to short term drop off and pick up access. While coaches can park at Lime Kiln Car Park access is difficult along Salting Hill and there are no designated coach bays. This has the potential to discourage coach companies from using the town as a destination for their trips.

COMMUNITY ACTION TT6:

BSTC will explore the feasibility of creating more medium term coach parking spaces in the town.

Responsibility: BSTC, EDDC, DCC, BSTC Traffic Group

- 10.10 A number of respondents to the questionnaire highlighted issues regarding the junction of Knowle Village/Exmouth Road/Knowle Hill. This junction is considered by some to be inadequate and potentially dangerous.

COMMUNITY ACTION TT7:

BSTC will continue to support a review of traffic management issues at the junction of Knowle Village/Exmouth Road/Knowle Hill in order to assess the need and feasibility for any potential change.

Responsibility: BSTC, EDDC, DCC, Highways Agency, BSTC Traffic Group

- 10.11 At present the town is served by the local bus services with links to Exmouth, Sidmouth and Exeter via Exmouth. Bus stops in Exmouth are a short walk to Exmouth Train Station with its regular service to Exeter.

COMMUNITY ACTION TT8:

The Neighbourhood Plan will support and encourage Devon Public Transport consortium to maintain the bus service provision to the town at its current level. BSTC will work with Devon Public Transport to pursue improvements in timetable synergy between linking routes (including rail services to and from Exmouth) particularly outside peak hours.

Responsibility:

BSTC, DCC (Transport Co-ordination Service) Devon Public Transport consortium

- 10.12 Despite National Cycle route 2 passing through the town, (para 10.3) provision for cyclists in the town is limited. While a short cycle route crosses The Green it does not link to any other cycle route. At present the Town has 3 cycle racks, and action regarding further provision is ongoing. The questionnaire highlighted a desire to make the town a more cycle friendly location. This issue is also highlighted in Chapter 9 para 9.7.

COMMUNITY ACTION TT9:

The Neighbourhood Plan will support initiatives to integrate and improve the cycle routes and related signage in the town without conflicting with or compromising pedestrian safety.

Responsibility: BSTC, EDDC, DCC

- 10.13 There is strong evidence that the climate is changing. Scientific evidence suggests that this is a consequence of past and ongoing greenhouse gas emissions. The government is committed to a radical reduction in greenhouse gas emissions, which involves communities living in a more sustainable manner. The development of electric powered vehicles is one way that the government and local councils can achieve their objectives in this area. At present East Devon has very few electric vehicle charging points and needs to take action to rectify this short coming.

Traffic and Transport

COMMUNITY ACTION TT10:

The Neighbourhood Plan supports initiatives by the Local Authority to install Electric Vehicle Charging points in key locations in Budleigh Salterton. These could potentially be sited in Lime Kiln and Station Road car parks.

Responsibility: BSTC, EDDC, Environment Agency

Acknowledgements

The Budleigh Salterton Neighbourhood Plan Steering Group (BSNPSG) would like to thank Budleigh Salterton Town Council, East Devon District Council and Groundwork UK for their financial support and grants enabling us to collect and collate the information in the Pre-Submission document. The BSNPSG would also like to thank Devon Communities Together for their analysis of the community questionnaire results.

Finally, thanks to all those members of the Focus groups who contributed to this document.

Appendices

The following appendices are published online on these websites:

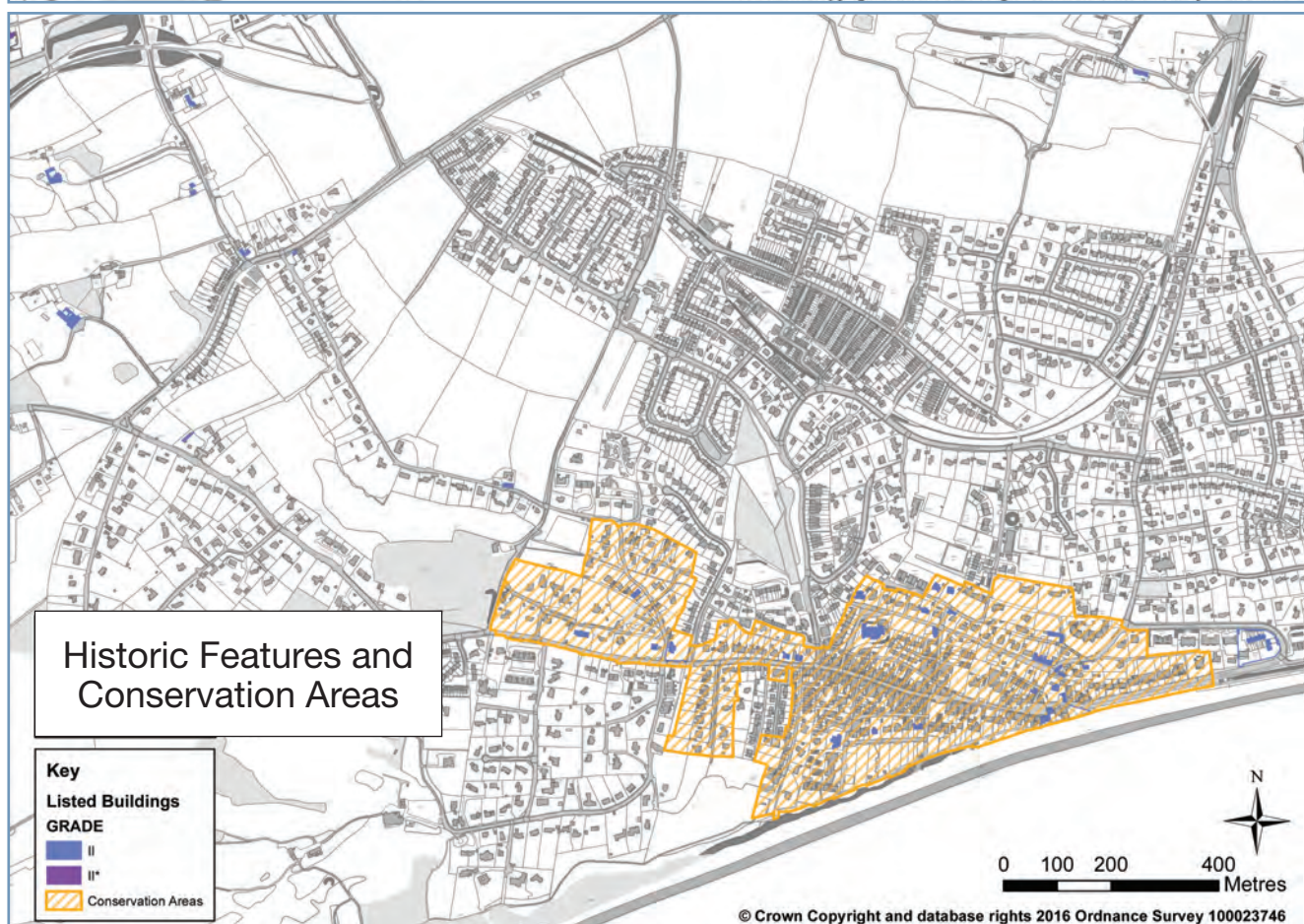
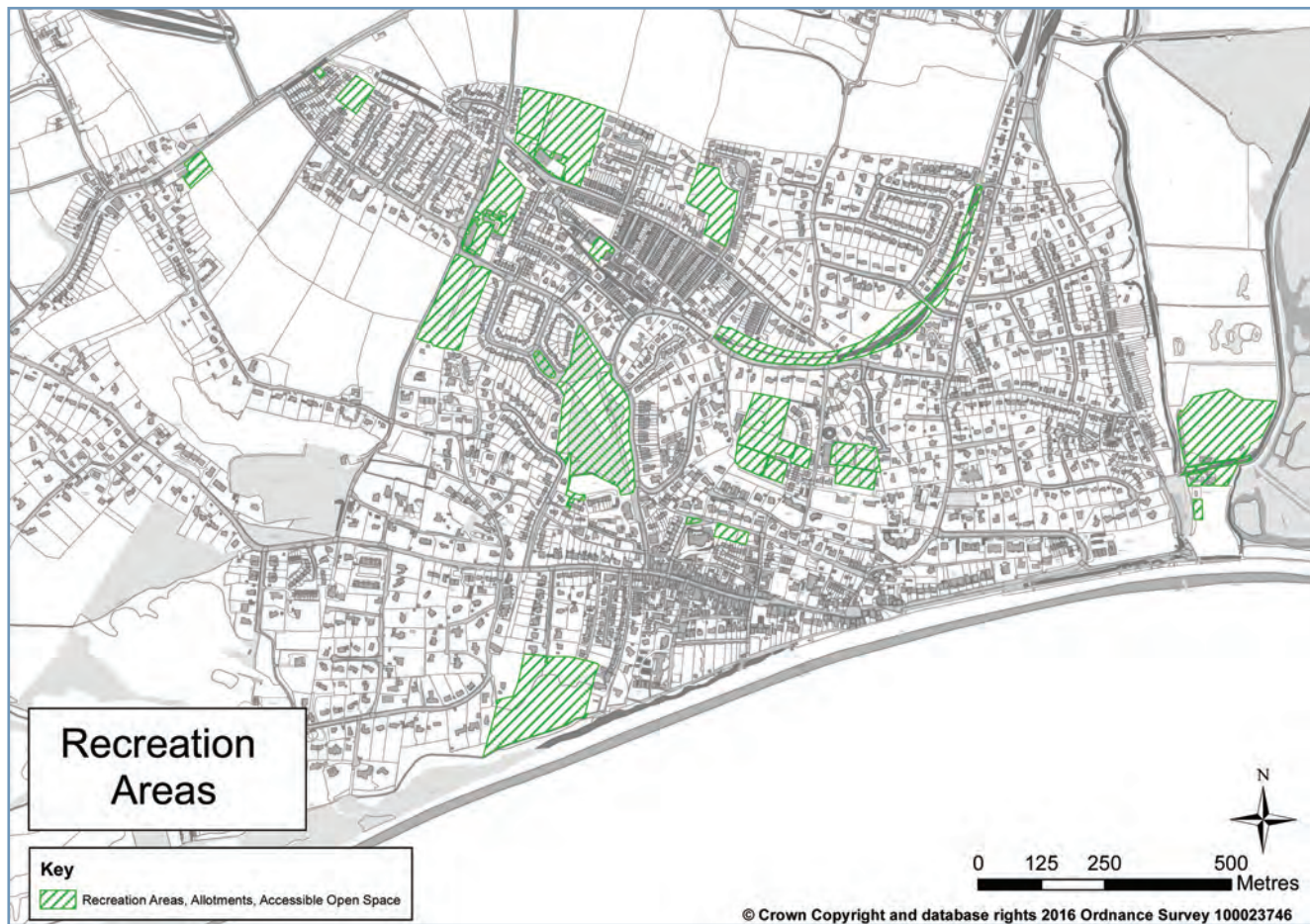
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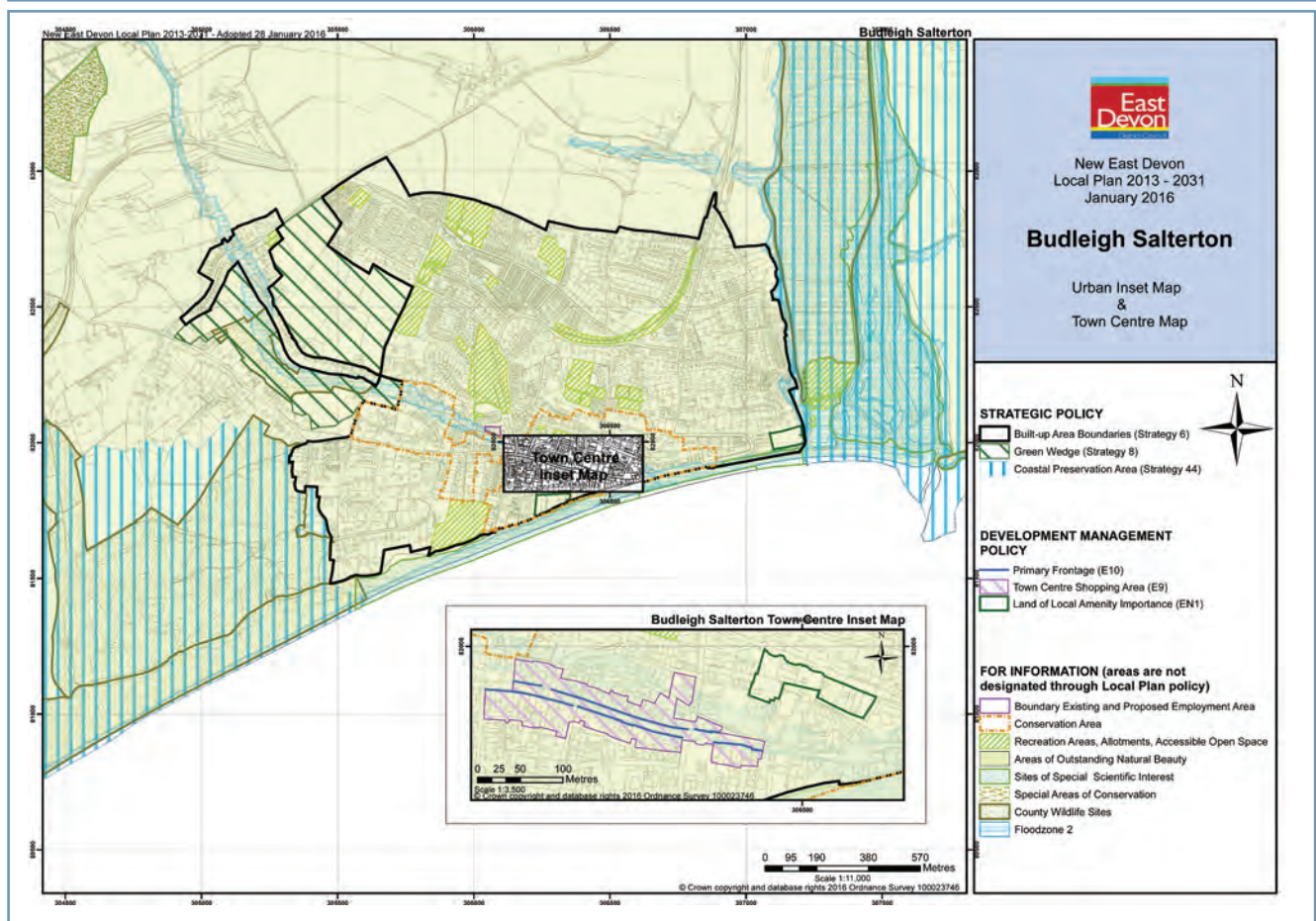
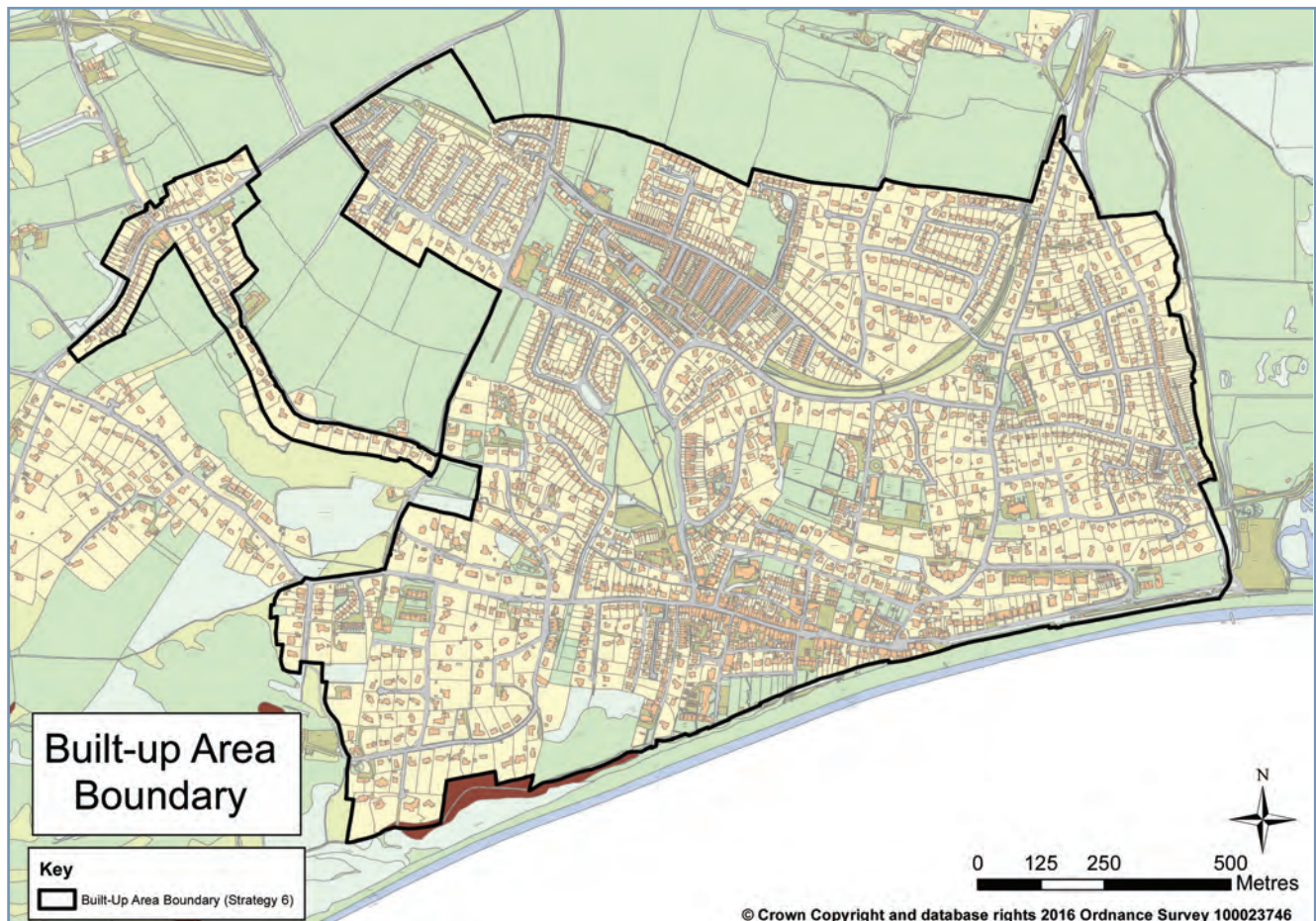
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Appendix A	National and Local Planning Context (Basic Conditions Statement)
Appendix B	Consultation Statement
Supplement B1	Budleigh Salterton Neighbourhood Questionnaire
Supplement B2	Analysis of Budleigh Salterton Neighbourhood Questionnaire
Supplement B3	Budleigh Salterton Business Questionnaire
Supplement B4	Minutes of BS Steering Group meetings
Appendix C	Designated Heritage Assets
Appendix D	Background Information
Appendix E	Design Statement
Appendix F	Equality Impact Assessment
Appendix G	Basic Conditions Statement
Appendix H	BSNP Evidence Base Table

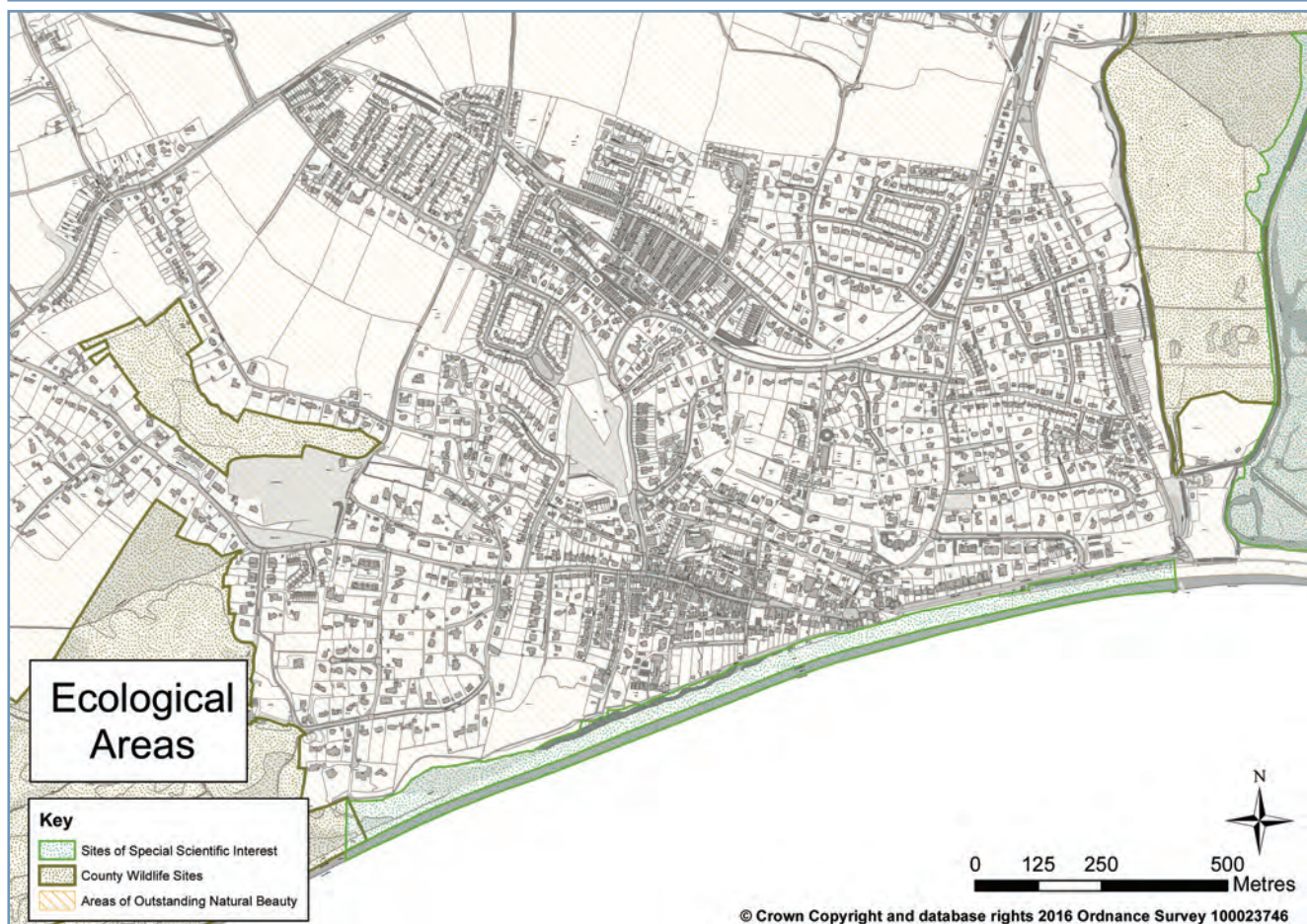
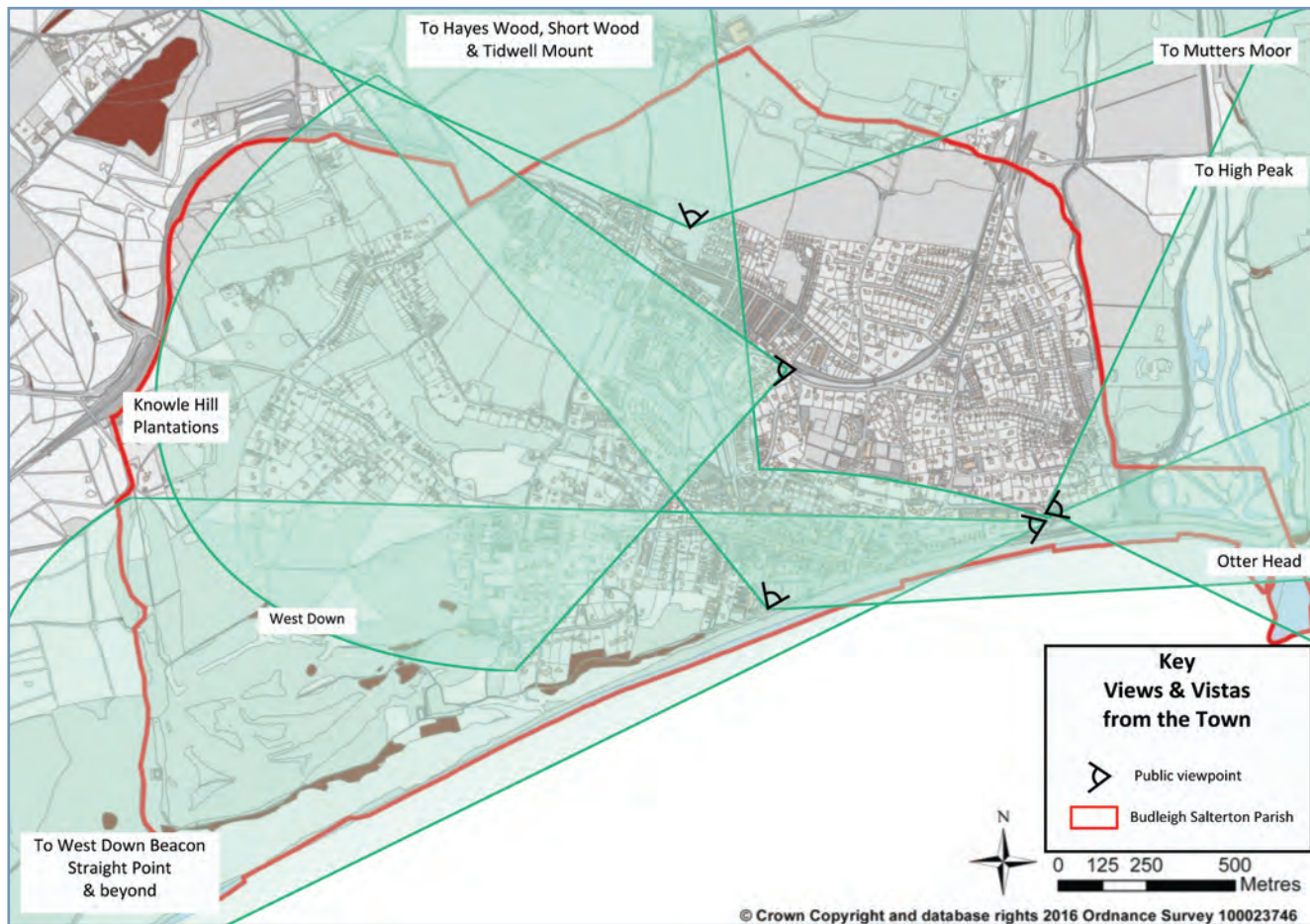
PLEASE NOTE: THESE APPENDICES ARE SUBJECT TO CHANGE/UPDATES

Maps





Maps



Glossary of Terms

SUBJECT	DEFINITION
Adopted East Devon Local Plan: Local Plan	The plan for the future development of the local area for the period 2013-2031, drawn up by the local planning authority (EDDC) in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan.
BSNP	Budleigh Salterton Neighbourhood Plan.
BSTC Budleigh Salterton Town Council	BSTC is a statutory body and represents the most local level of government. East Devon District Council EDDC and Devon County Council DCC represent the other 2 tiers of local government.
BUAB Built Up Area Boundary	Built-up area boundaries are used to identify the areas within which development may be appropriate, including infilling, redevelopment and conversion of buildings but they do not necessarily cover all existing developed areas. Simplistically planning applications within the BuAB are deemed allowable and have to justifiably be refused.
Community Action (CA)	These are generally non-land use policies and represent aspirations developed for the benefit of the community. They require community action from members of the local community including BSTC, landowners, community groups and public bodies.
Budleigh Salterton Design Statement	The Budleigh Salterton Design Statement was a community initiative, backed by EDDC in 2004. Its aim was to consider the type and style of new build properties and the style of alterations to existing residential buildings which would be appropriate, and accepted for planning approval. The Design Statement is still a considered planning reference document.
Conservation Area	An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.
Conservation Area Appraisal	EDDC produced a Conservation Area Appraisal in November 2007. The Council may designate areas of special architectural or historic interest as Conservation Areas. The aim of this to enhance or preserve the character of such an area.

Glossary of Terms

SUBJECT	DEFINITION
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park or Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
DCC Devon County Council	DCC is the statutory body which represents the highest level of local government.
East Devon AONB (Area of Outstanding Natural Beauty)	This is an area of countryside which has been designated for conservation due to its significant landscape value. Areas are designated in recognition of their national importance by Natural England under the Countryside and Rights of Way Act 2000.
EDDC East Devon District Council	EDDC is the statutory body which represents the middle tier of local government. EDDC produced the Local Plan in 2016 which the BSNP has to adhere to.
Evidence Base	The researched, documented, analysed and verified basis for preparing the BS Neighbourhood Plan. It consists of many documents produced over a period of years, many of which have been produced by EDDC as part of the process of developing its Adopted Local Plan.
Examination	An independent review of the Neighbourhood Plan carried out in public by and Independent Examiner.
Flood Plain/Flood Risk Zones	Areas identified by the Environment Agency, marking areas as high (zone 3), low to medium (zone 2), or little or no risk (zone 1).
Focus Group	A group set up to work on a specific topic or task. (to clarify that it is not the other meaning of a randomly selected group used to gather opinions on services or to test new products).
Green Corridors/Wedges	Green spaces that provide avenues for wildlife movement, often along streams. Rivers, hedgerows or other natural features. A green space capable of delivering a wide range of environmental and quality of life benefits for local communities. Often designated as Special Areas of Conservation.
Independent Examiner	Anyone with appropriate qualifications and skills who meet certain requirements set out in the Localism Act. This could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.

SUBJECT	DEFINITION
Listed Building	Buildings and structures which are listed by the department for Culture, Media and Sport as being of special architectural and historic interest and protection and maintenance are the subject of special legislation. Listed building consent is required before any works are carried out on a listed building.
Local Green Space designation	Local Green Space designation is a way to provide special protection against development for green areas of particular importance for local communities.
Local Heritage Asset	A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset include designated heritage assets, assets identified by local planning authorities (including local listing)
Localism Act	An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up Neighbourhood Development Plans for the local area.
NPPF National Planning Policy Framework	The National Planning Policy Framework was published by the Government in March 2012. It sets out the Government's planning policy for England and how these are expected to be applied.
Neighbourhood Area	The area to which the Neighbourhood Plan relates ie. the Parish of Budleigh Salterton.
Neighbourhood Development Order	An Order made by the local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.
Neighbourhood Plans	A plan prepared by a Parish Council for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Open Space	All open space of public value, including not just land, but areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Referendum	A general vote by the electorate on a single political question that has been referred to them for a direct decision. In the case of BS Neighbourhood Plan, the referendum will decide whether or not to adopt the plan.

Glossary of Terms

SUBJECT	DEFINITION
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Special Areas of Conservation	Areas given special protection under the European's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Areas (SPAs)	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Site of Special Scientific Interest (SSSIs)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Strategic Environmental Assessment (SEA)	1) Assessments made compulsory by a European Directive (the SEA Directive). To be implemented in planning through Sustainability Appraisal of Development Plan Documents and Neighbourhood Plans where required. 2) A procedure (set out in the Environmental Assessment of Plans and Programme Regulations 2004) which requires a formal environmental assessment of certain Plans and programmes which are likely to have significant effects on the environment.
Steering Group	A group of people representing the Parish Council, residents, community groups and businesses that informed and developed the BS Neighbourhood Plan.
Sustainability Appraisal	A process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan Documents and is required for the BS Neighbourhood Plan. See also SEA Directive.
Wildlife corridor	Areas of habitat connecting wildlife populations.
Windfall Sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

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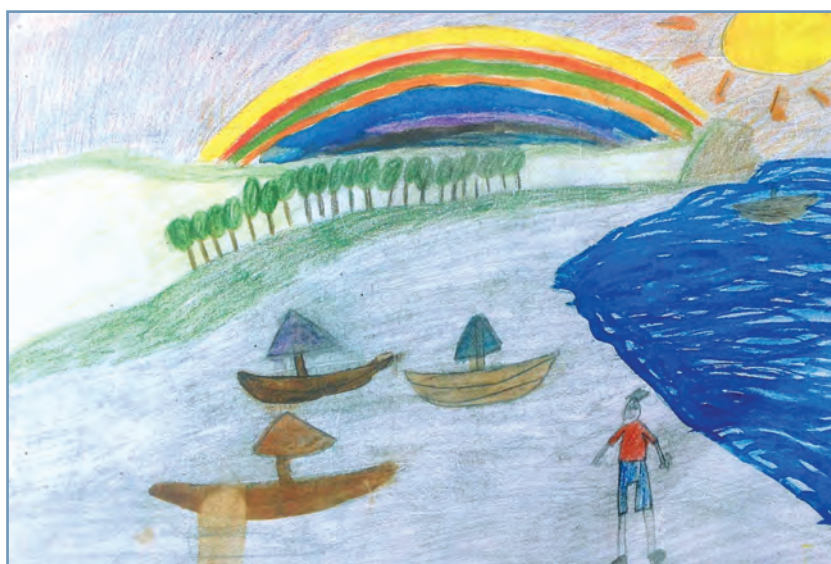
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BUDLEIGH SALTERTON: WINNING PICTURE BY SAZID HAQUE, ST PETERS SCHOOL



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