

East Devon Local Plan 2020-2040

Site Selection report

Budleigh Salterton



Aug 2024. Report for Strategic Planning Committee.

East Devon – an outstanding place

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites or not. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site, or not. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Budleigh Salterton. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they did not pass 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Budleigh Salterton:
 - Budl_04 is unachievable in the HELAA for the minimum site size of five dwellings due to protected trees.
 - Budl_07 is below site size threshold so not suitable in the HELAA.
 - Budl_08 has uncertainty on whether land is truly available as currently in use as an EDDC car park – further work is required to assess the need for parking before its redevelopment is considered.
 - Budl_09 is below site size threshold so not suitable in the HELAA.

□ [Link to be inserted in final version.](#)

□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

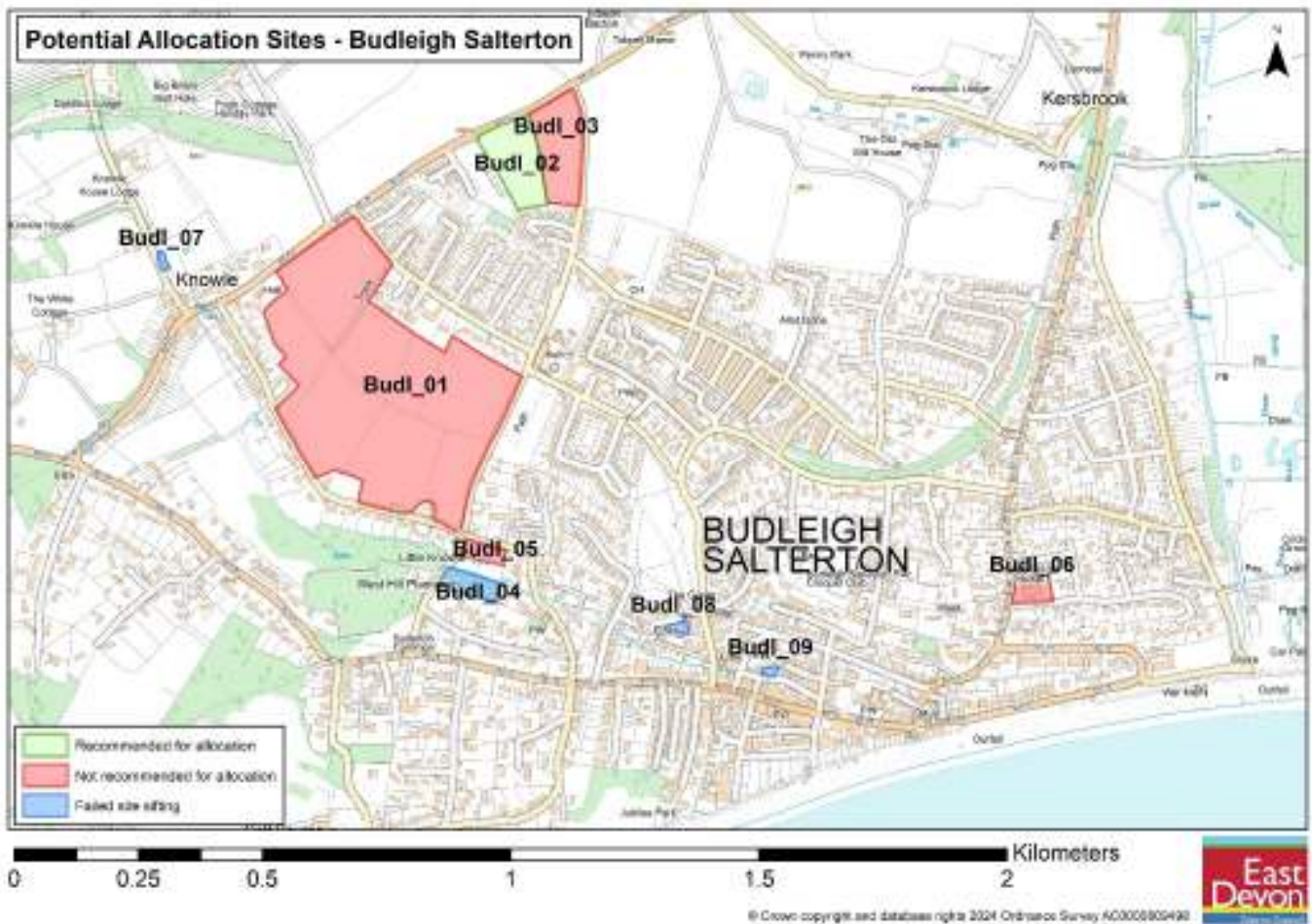


Figure 1.1: Overview of Site Selection findings at East Budleigh

Site reference	Number of dwellings / hectares of employment land	Allocate?
Budl_01	315	No
Budl_02	25	Yes
Budl_03	40	No
Budl_05	5	No
Budl_06	20	No

2 Site Reference Budl_01

Site details

Settlement: Budleigh Salterton

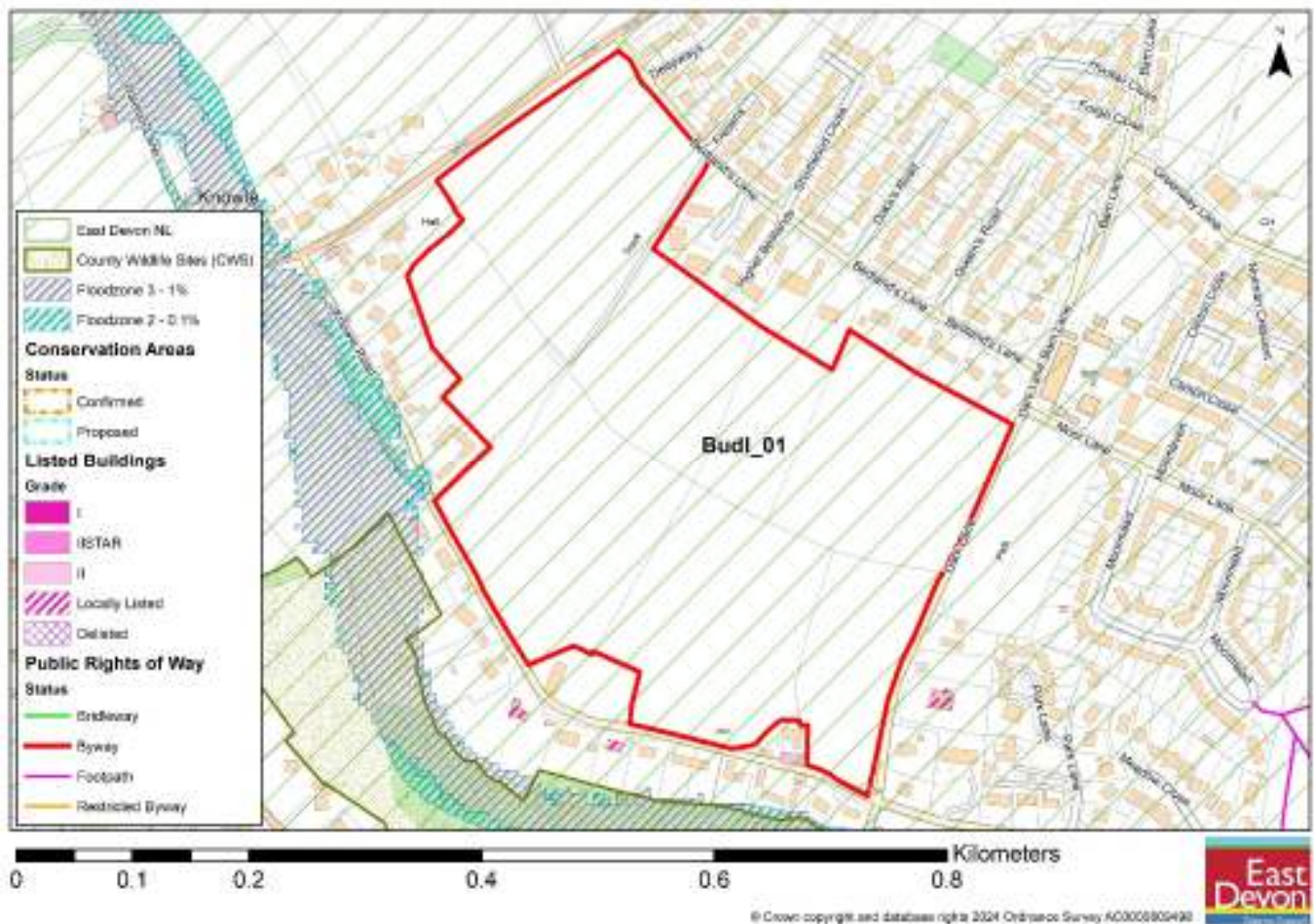
Reference number: Budl_01

Site area (ha): 17.51

Address: Land adjacent to Clyst Hayes Farmhouse.

Proposed use:

Site map



Photos



Looking southwest across northern part of site from access to Bedlands Lane



Looking northeast from golf course with site in middle ground with housing along Bedlands Lane to the rear.



Looking along Dark Lane near to the primary school with site behind hedge to right of photograph.



Looking Knowle Road towards southern part of site.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access from B3178/Bedlands L/Knowle Rd/Barn Lane is OK. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

Budl_01 is a large (17.5 hectares) site of agricultural land in the East Devon NL that is largely surrounded by existing housing. Overall it is considered to have a high sensitivity to change. Within the site there are variations in the landscape sensitivity and the northeastern part of the site is considered to be less sensitive to change than other areas.

Historic environment

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Site has the potential for significant moderate adverse effects on a nearby county wildlife site and nature recovery network sites. It is within the Exe Estuary and Pebblebed Heaths mitigation zones. Site assessment required.

Accessibility

Budl_01 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes is available, although on the southern part of the site, this tends to be along lanes without separate pavements.

Other constraints

Budl_01 comprises several fields which are Grade 1 agricultural land. A very small part of the northern part of the site is a source water protection zone. Much of the site slopes, with parts being quite steeply sloping.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Yes

Opportunities

Budl_01 provides an opportunity for substantial additional development in a small town with a good range of services and facilities. It is largely surrounded by existing housing and benefits from a good relationship with the existing town and convenient pedestrian access to the town centre. The Sustrans national cycle route borders the north of the site.

Yield (number of dwellings or hectares of employment land)

Whole site 315, but 50 were proposed in the Regulation 18 draft local plan in a location to be determined.

Contribution to spatial strategy

Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding. It is also close to Exmouth, the only Tier 1 settlement. The development of around 300 homes in Budleigh Salterton would help to maintain the town's role as a local centre.

Should the site be allocated?

No.

Reasons for allocating or not allocating

The site is well related to the existing settlement pattern. However, it is a large site within the East Devon National Landscape, forms part of a green wedge and is Grade 1 agricultural land. The development of the whole site would constitute 'major' development in a National Landscape for which there are not considered to be "exceptional circumstances".

If whole site is not suitable for allocation, could a smaller part be allocated?

No. Although the field to the south of Bedlands Lane and immediately west of Dark Lane is less sensitive in landscape terms, there is no access to the site from Bedlands Lane and access from Dark Lane is not considered to be suitable.

3 Site Reference Budl_02

Site details

Settlement: Budleigh Salterton

Reference number: Budl_02

Site area (ha): 1.58

Address: Land at Barn Lane, Knowle.

Proposed use: Residential

Photos



Looking south over site from access to B3178



Looking east over site from access to B3178



Taken from site access to B3178 looking left and right.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access is OK. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

Budl_02 is located in the East Devon National Landscape and adjoins the northern part of the town on two sides. It has a high-medium susceptibility to landscape change and would require very careful design to mitigate landscape impacts. The yield for the site has been reduced from the standard methodology of 38 to 25 to reflect this.

Historic environment

The site is around 275 metres from Tidwell House, a grade II* listed building. Overall heritage assessment is medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Budl_02 is within 100 metres of a grassland nature area. Minor adverse effect predicted (not significant). It is within the Exe Estury and Pebblebed Heaths mitigation zones.

Accessibility

Budl_02 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes would require the provision of a footway on land to the west of the site along the B3178. There is potential for a better access to the school to link into Barn Lane to the southeast of the site, but this would need to cross the adjacent site.

Other constraints

Budl_02 comprises a field, which is Grade 1 agricultural land. It is wholly within a source water protection zone and there is surface water flooding accross the northern part of the site. A planning application for a care home and 30 dwellings was withdrawn in 2015.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Budl_02 provides an opportunity for additional development in a small town with a good range of services and facilities. There is housing on two sides of the site and the Sustrans national cycle route lies close to the site.

Yield (number of dwellings or hectares of employment land)

25

Contribution to spatial strategy

Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding. It is also close to Exmouth, the only Tier 1 settlement. The development of 25 homes on Budl_02 would be consistent with the strategic role of the town.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Well related to existing services and facilities in Budleigh Salterton and provides an opportunity for additional homes to meet local needs. Scale of development would be compatible with the local plan strategy for a tier 3 settlement to support development to meet local needs and those in the immediate surrounding area. Although the site is major development in the context of the National Landscape, there are considered to be exceptional circumstances to justify it.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

4 Site Reference Budl_03

Site details

Settlement: Budleigh Salterton

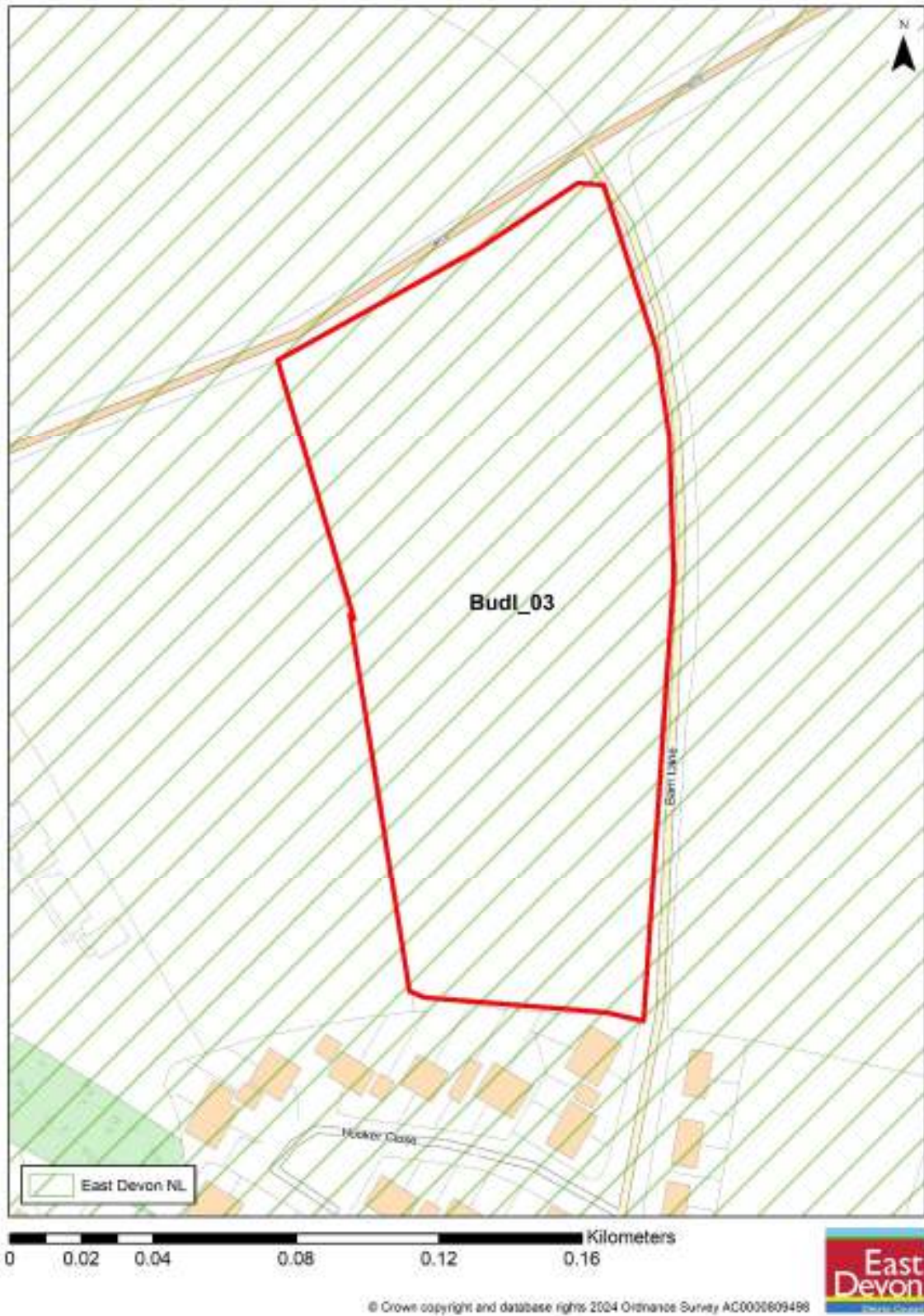
Reference number: Budl_03

Site area (ha): 1.83

Address: Land at Barn Lane, Knowle.

Proposed use: Residential

Site map



Photos



Looking southeast across site from junction of Barn Lane with B3178

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access from B3178 or via Budl_2 is OK (ideally not Barn Lane). Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity but has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

Budl_03 is located in the East Devon National Landscape and overall landscape sensitivity is high. The landscape is open and prominent in views when approaching the settlement, the undeveloped character of the site contributing to the overall setting of the town, which is wholly within the National Landscape.

Historic environment

The site is around 170 metres from Tidwell House, a grade II* listed building. Very careful design would be needed to consider the impact on the setting and, subject to this, the overall impact is medium: no significant effects which cannot be mitigated. An impact is predicted, but would not

compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Budl_03 is within 100 metres of a grassland nature area. Significant moderate adverse effect predicted. It is within the Exe Estuary and Pebblebed Heaths mitigation zones.

Accessibility

Budl_03 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes is available.

Other constraints

Budl_03 comprises a field, which is Grade 1 agricultural land. It is wholly within a source water protection zone. Small parts of the northern section are at risk of surface water flooding.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Budl_03 provides an opportunity for additional development in a small town with a good range of services and facilities.

Yield (number of dwellings or hectares of employment land)

44 using the standard methodology, although the exposed edge of settlement location in a national landscape and the potential to have an impact on the setting of a Grade II* listed building would suggest a lower potential yield.

Contribution to spatial strategy

Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding. It is also close to Exmouth, the only Tier 1 settlement. The development of the site would be consistent with the strategic role of the town.

Should the site be allocated?

No

Reasons for allocating or not allocating

This is a prominent site within the East Devon National Landscape that helps to provide an attractive gateway to Budleigh Salterton. The landscape is considered to be highly susceptible to change and it would be difficult to mitigate the landscape harm likely to be caused by development here. Allocation would constitute 'major' development in a National Landscape for which there are not considered to be "exceptional circumstances". Grade 1 agricultural land and potential for impact on the setting of a Grade II* listed building.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

5 Site Reference Budl_05

Site details

Settlement: Budleigh Salterton

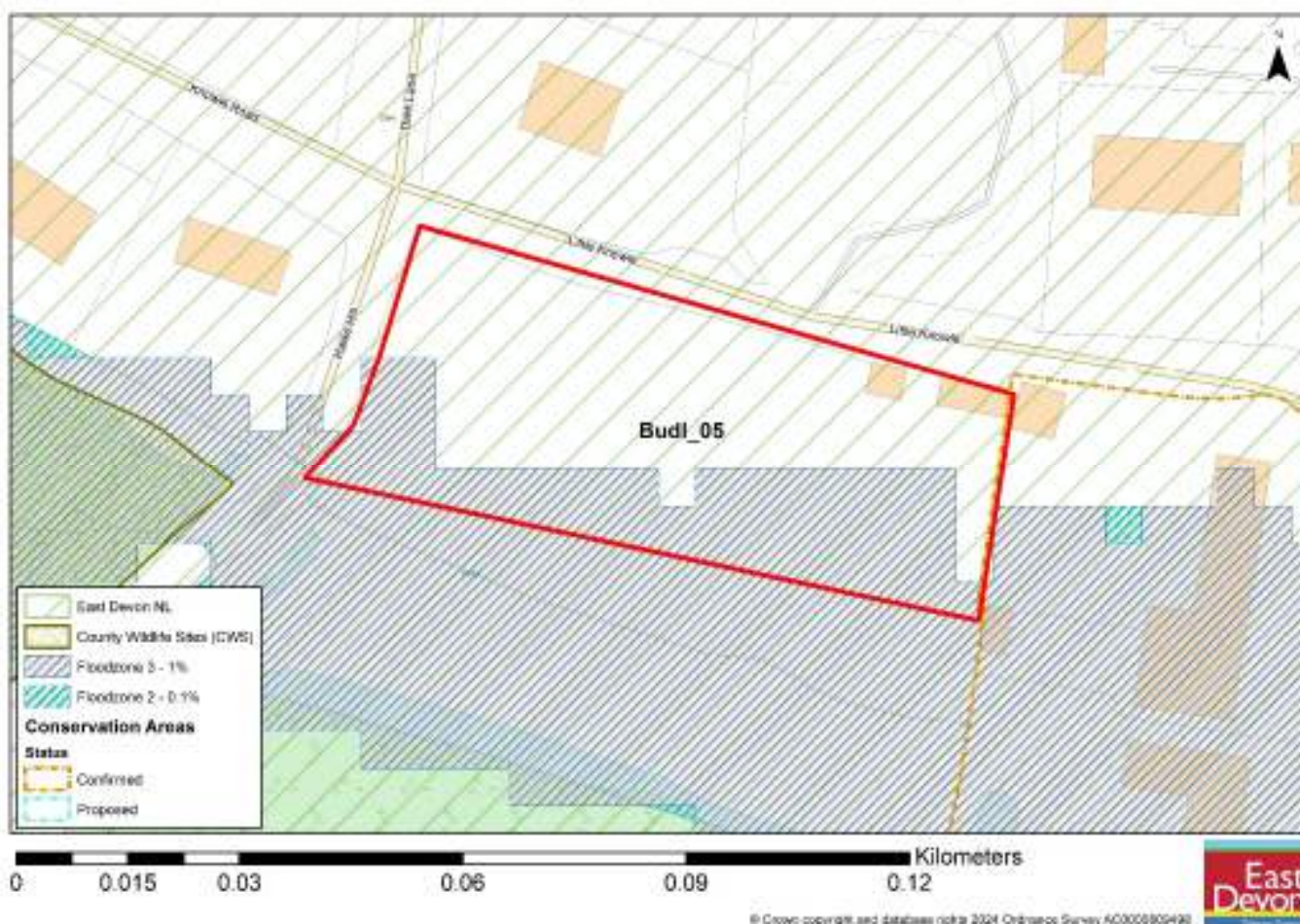
Reference number: Budl_05

Site area (ha): 0.28

Address: Little Knowle.

Proposed use: Residential

Site map



Photos



Looking to the east across the site from filed gate to Halse Hill.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access from Little Knowle Lane possible but only for small development. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

The site forms part of an attractive green space on the edge of the urban area with existing housing on three sides. The site is in the East Devon National Landscape. Overall landscape sensitivity is high-medium.

Historic environment

Budl_05 lies adjacent to the Budleigh Salterton Conservation Area and within 75 metres of a Grade II listed building. Overall impact is medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or

compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Site is within 10 metres of a County Wildlife Site and nature recovery network site (Knowle - unimproved acidic and marshy grassland). Site is 25 metres from a stream. A significant moderate adverse impact is predicted.

Accessibility

Budl_05 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is close to an hourly bus route. The site is well related to the town centre, although walking routes to it near to the sites are along narrow lanes without separate pavements.

Other constraints

Budl_05 forms a small field, the southern two thirds of which is in flood zone 3.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Yes

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

The site is only suitable for around five homes and would not make a significant contribution to the spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Very well related to the existing urban fabric of the town and parts of the site may be suitable for a small number of homes. However, the existing field forms an attractive feature in the street scene, and much of the site is at risk of flooding. Site constraints mean that the site is unlikely to be capable of accommodating five or more dwellings. Consider for inclusion in settlement boundary under criteria B6 of the methodology.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

6 Site Reference Budl_06

Site details

Settlement: Budleigh Salterton

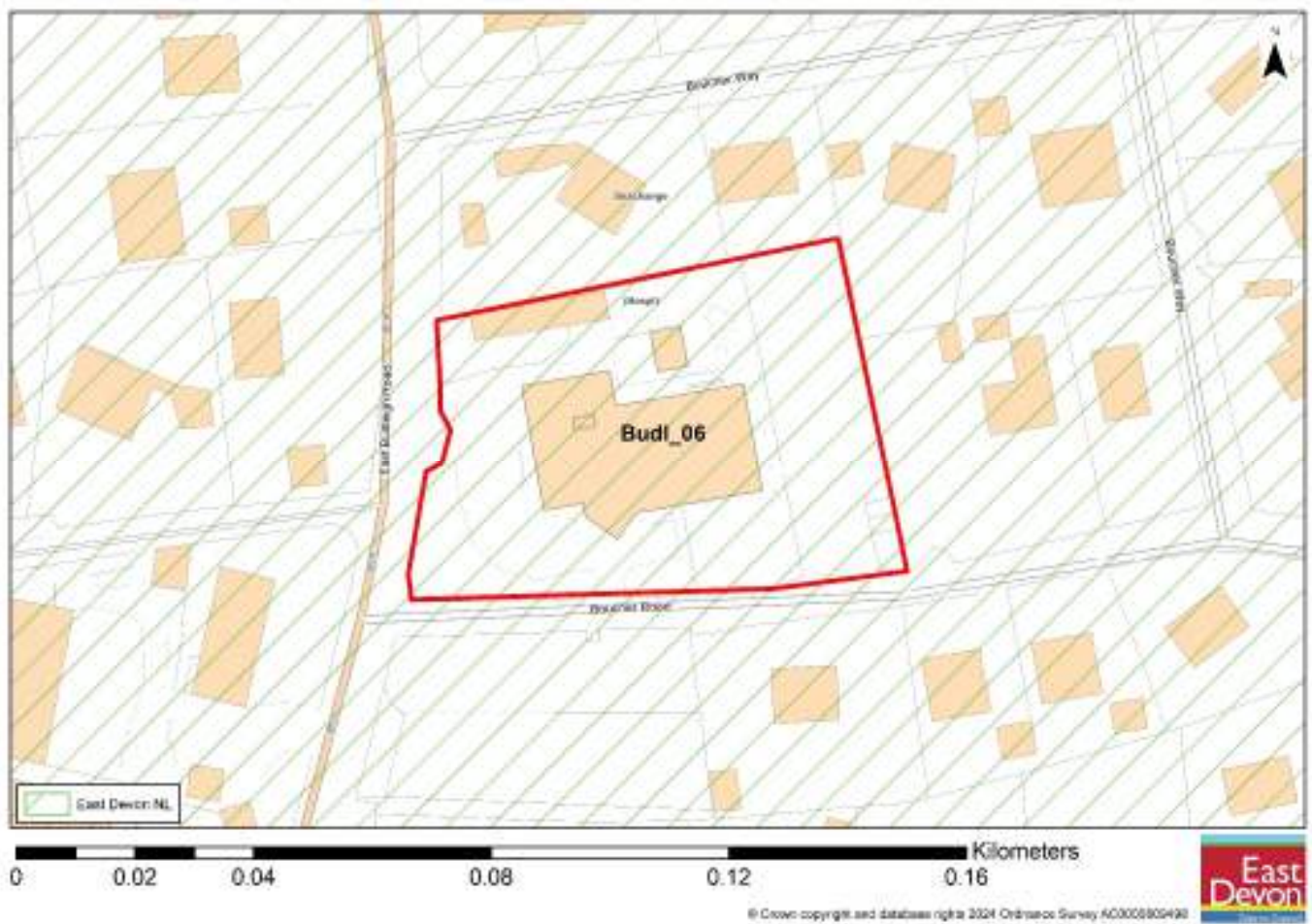
Reference number: Budl_06

Site area (ha): 0.4

Address: Budleigh Salterton Community Hospital

Proposed use: Residential

Site map



Photos



Looking east into the site from East Budleigh Road



Looking north into the site from Boucher Road

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access is available from East Budleigh Rd but Boucher Rd may be too narrow. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

Although located within the East Devon National Landscape (which 'washes over' the whole of Budleigh Salterton) Budl_06 has an urban setting.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Minor adverse effect predicted (not significant). Site is within the Exe Estuary and Pebblebed Heaths mitigation zones.

Accessibility

Budl_06 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is close to an hourly bus route. Pedestrian access into the town centre is available along safe walking routes.

Other constraints

The site is currently used but the NHS as a health and wellbeing hub, providing local employment and a community facility.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

It would be possible to convert existing buildings to residential use.

Yield (number of dwellings or hectares of employment land)

10 using standard method, but with urban location, existing buildings and potential for higher density development 20.

Contribution to spatial strategy

Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding. It is also close to Exmouth, the only Tier 1 settlement. The development of 20 homes on Budl_06 would be consistent with the strategic role of the town.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is currently used but the NHS as a health and wellbeing hub, providing local employment and a community facility.

If whole site is not suitable for allocation, could a smaller part be allocated?

No