

# East Devon Local Plan 2020-2040

## Site Selection report East Budleigh



Aug 2024. Report for Strategic Planning Committee.

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## Contents

1	Introduction.....	4
2	Site Reference Ebud_01 .....	6

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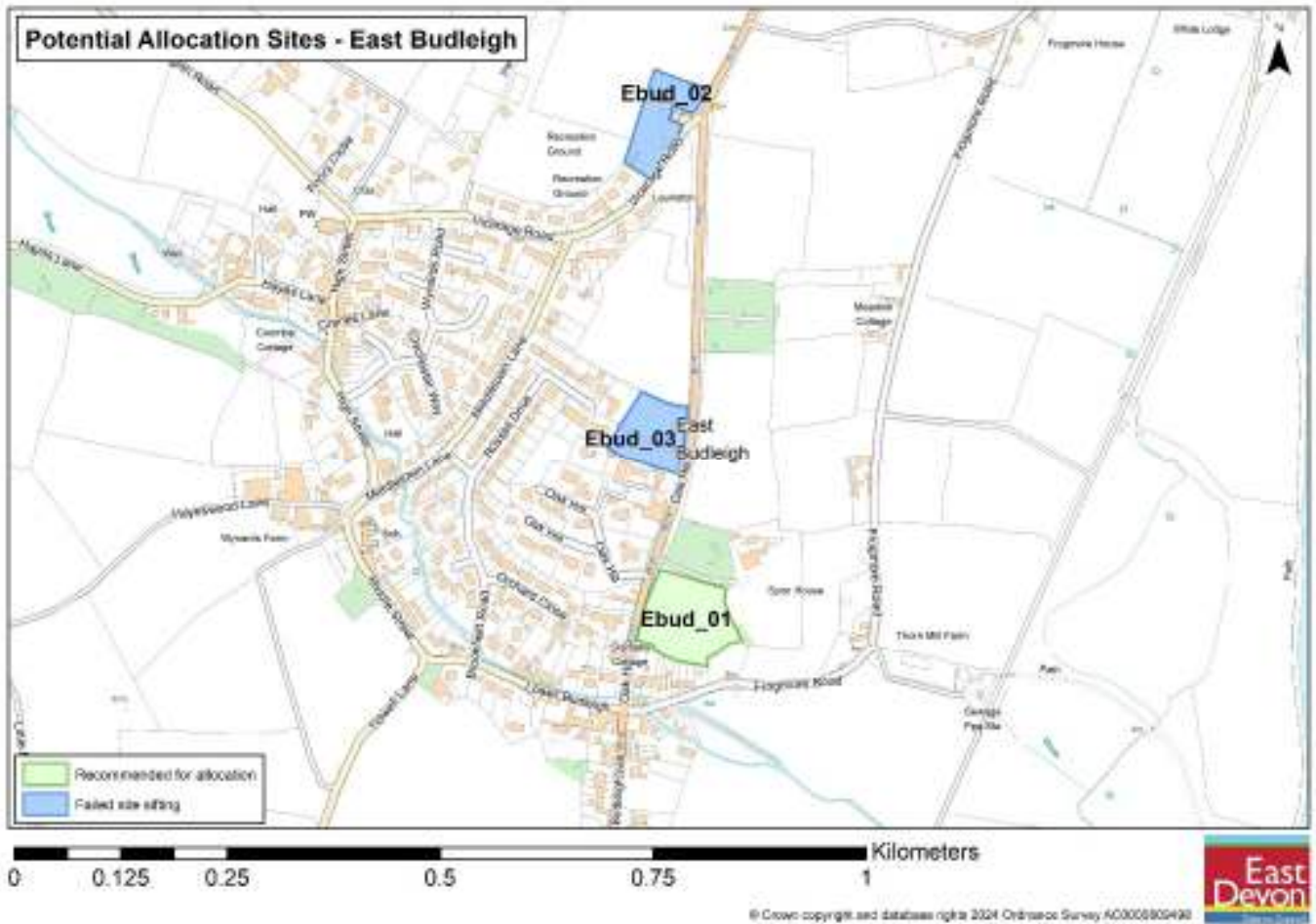
# 1 Introduction

- 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. □
- 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. 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 of the site at East Budleigh. A map of the site 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 (shown on the map below) did not pass site sifting at East Budleigh:
  - Ebud\_02 was found to be not achievable in the HELAA due to the Grade II\* listed building and designated Local Green Space precluding development on the frontage triangle of land;
  - Ebud\_03 was found to be not achievable in the HELAA on the grounds of highway safety related to pedestrian access, and unless satisfactory means to secure visibility splays can be achieved.

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□ [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?
Ebud_01	22	Yes



## 2 Site Reference Ebud\_01

### Site details

Settlement: East Budleigh

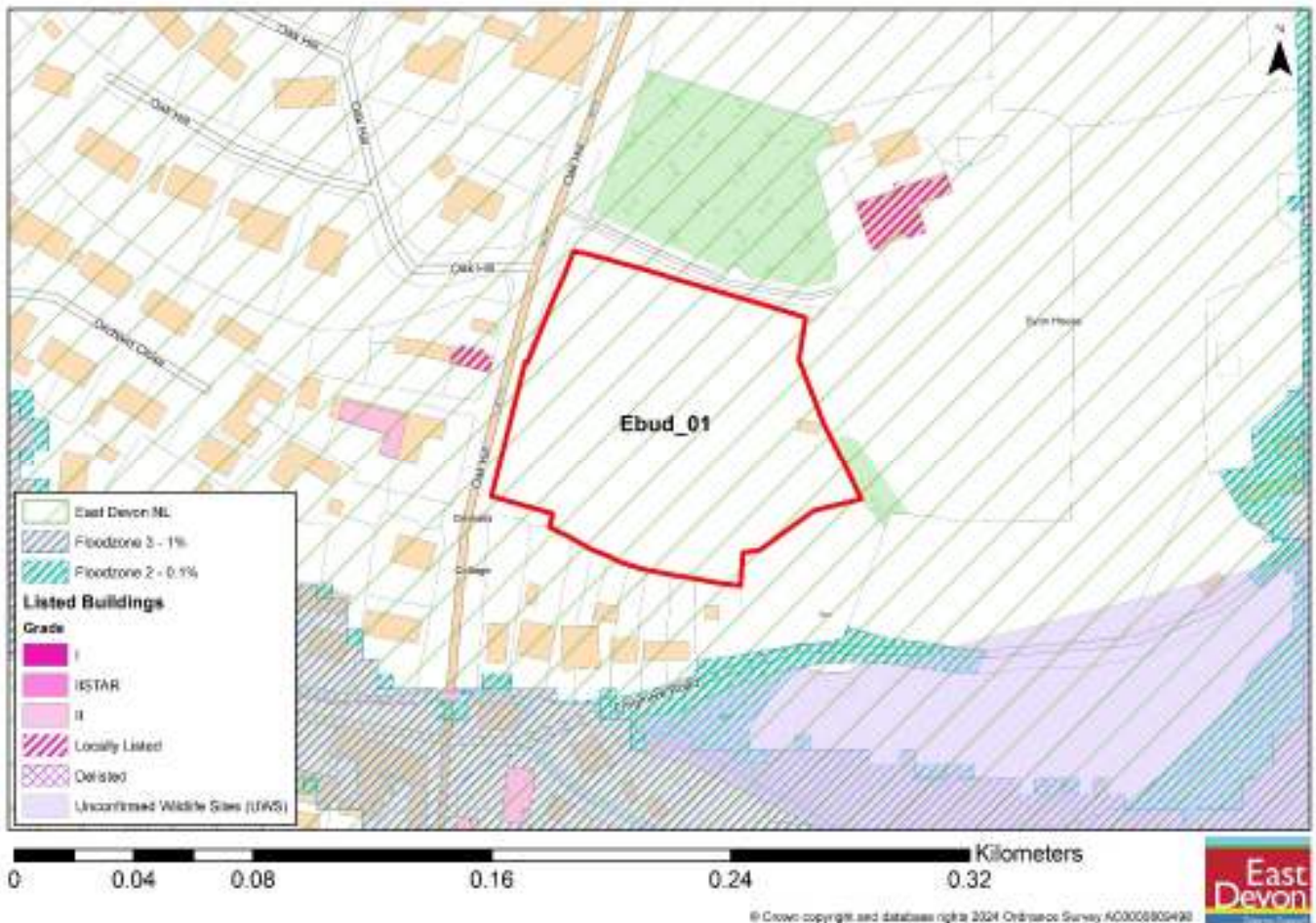
Reference number: Ebud\_01

Site area (ha): 0.9

Address: Land off Frogmore Road, East Budleigh,

Proposed use: Residential

### Site map



## Photos



Taken from B.3178 to west of site. Syon House is visible to the left of the picture next to the telegraph pole.



Western part of site viewed from Oakhill Bridge.



Taken from public footpath along valley to southeast of site, which is visible behind the poplar trees towards the middle of the picture.

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Devon County Council (highways) advise that suitable access could be obtained from Frogmore Road if adequate foot/cycle improvements to access the village centre and crossing the B3178. County education advise that there is limited capacity to support development and home to school transport implications.

### **Landscape**

Ebud\_01 is located within the East Devon National Landscape and comprises a gently sloping grassed field with a group of mature 'parkland' trees to northwest of site. The site is quite well related to the existing settlement pattern and adjacent to a busy B road and associated infrastructure. Overall landscape susceptibility is medium low which, given the national landscape location results in an overall landscape sensitivity of medium. There are opportunities for enhancement through undergrounding overhead wires and reinstatement of a hedgebank to western boundary in place of a rendered wall. A good standard of design should be required due to national landscape setting.

### **Historic environment**

Development of the site could undermine the landscape setting of two non-designated heritage, Syon House and 1 Oakhill Cottages. However, mitigation is possible through careful design. Overall impact - 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 adjacent to two nature recovery areas (woodland to north and east of site) and within 100m of an unconfirmed wildlife site. Site is within the Exe Estuary and Pebblebed Heaths mitigation zones. Significant moderate adverse effect predicted.

## **Accessibility**

Ebud\_01 is within 1600m of 6 services and facilities, including a primary school, convenience store and pub. It is 90m from a bus stop with an hourly bus route. There is no pavement on this side of Oak Hill or on Frogmore Lane, but there is one on the other side of the road.

## **Other constraints**

Ebud\_01 is in a drinking water source protection zone. A planning application for the erection of 18 dwellings (66% affordable) was withdrawn in 2016 (ref. 14/2959/MOUT).

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

No

## **Opportunities**

None identified.

## **Yield (number of dwellings or hectares of employment land)**

22

## **Contribution to spatial strategy**

East Budleigh is a tier 4 settlement where the draft local plan seeks to promote limited development to meet local needs. The site has a potential yield of 22 homes using the standard maximum density, which would represent a reasonable amount of development relative to the existing size of the village.

## **Should the site be allocated?**

Yes

## **Reasons for allocating or not allocating.**

Development of Ebud\_01 has the potential to provide housing within walking distance of the services and facilities available in the village centre. Although the site is in the East Devon National Landscape, it is considered to have a medium sensitivity to landscape change with the potential for landscape improvements. Careful design will be needed to mitigate any potential landscape and heritage impacts and to secure improvements to pedestrian access to the village centre. There are no other potential development sites in East Budleigh and, whilst development is considered to

constitute 'major' development in a National Landscape, there are "exceptional circumstances" that justify allocation.

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

No – not applicable.