

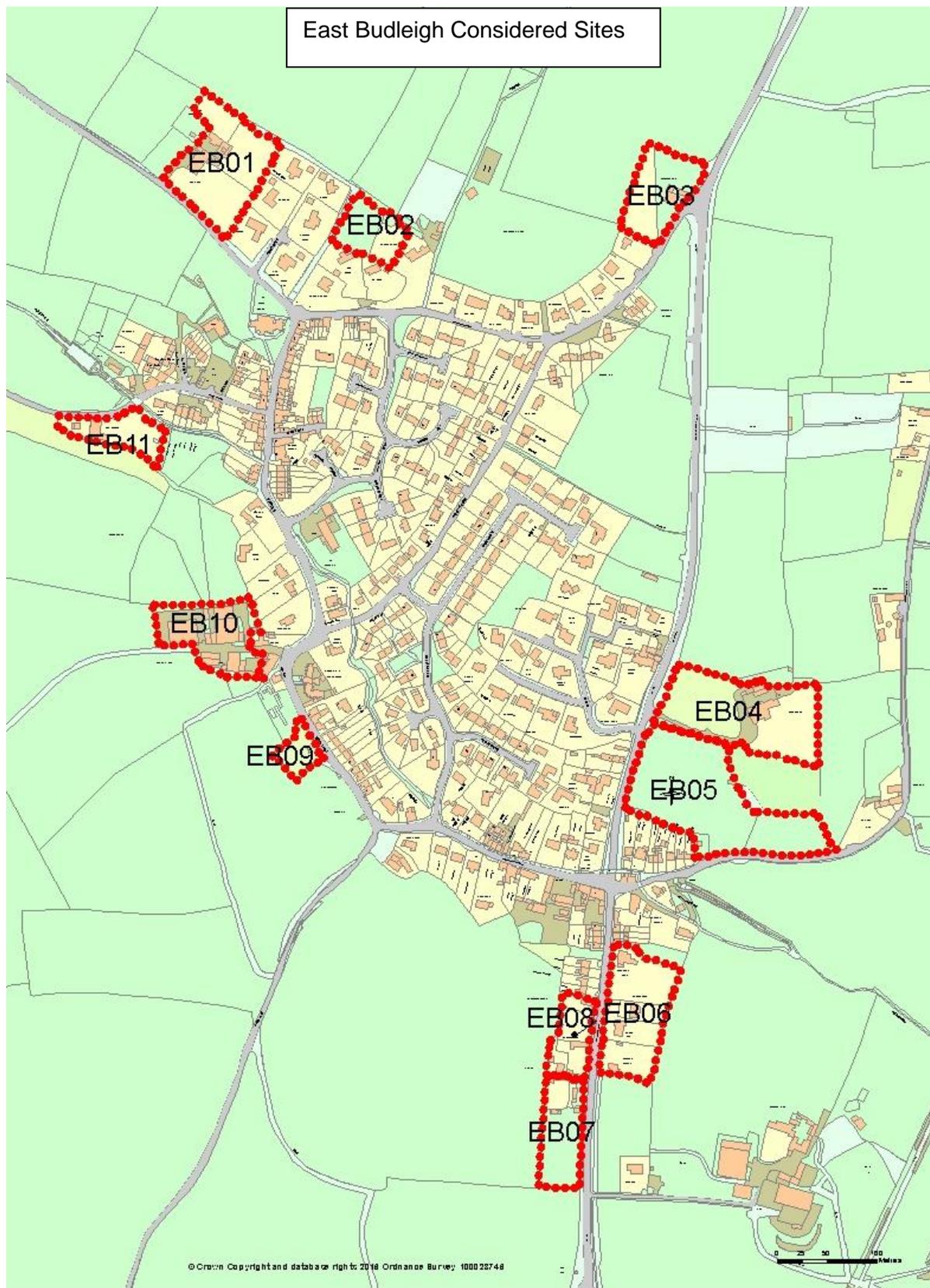
East Budleigh Site by site assessment

This report has been produced by the Policy Planning Section of East Devon District Council and provides a critique of the proposed Built-up Area Boundary for East Budleigh. Criteria referred to in this document are taken from the East Devon Villages Plan Proposed Built-up Area Boundary Criteria and are shown below for ease of reference. The overarching methodology should be read for a complete picture – see [Proposed criteria for revised built-up area boundaries - East Devon](#). An alternative approach that takes account of walking distances to services and facilities is included at the end of the document.

	Ref	Criteria	Exceptions	Commentary
General Criteria	A1	Boundaries should reflect the existing scale and core built form of the settlement and should not seek expansion to facilitate additional development.	Communities may wish to allocate specific sites to accommodate additional development through neighbourhood planning. If a neighbourhood plan is made that allocates development, that site may be included within the Built-up Area Boundary under criteria B3, although this may be at a future review of the Villages Plan, depending on the timing.	It is important that the Villages Plan is prepared in accordance with the strategy set out in the adopted local plan, which does not make provision for increased levels of development in rural settlements (rather it provides for infill development within the boundary and potential for affordable housing at the edges justified as an exception).
	A2	Where practical, boundaries should follow clearly defined physical features such as walls, fences, hedgerows, roads and water courses.	Where buildings are set in large grounds physical features may not form the appropriate boundary, depending on the relationship with the fabric of the settlement. For example, large gardens that ‘stretch out’ from the main built up area may be specifically excluded despite the absence of a physical boundary feature.	It is clearly desirable for lines on maps to follow physical features that have a degree of permanence. This enables the plan to be easily read and understood by interested parties and often such features on the edge of settlements mark a change in character from built settlement to rural. However, sometimes the change in character is more gradual, for example where large gardens form a ‘buffer’ between the main built

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				form of the settlement and the wider countryside. In these circumstances it may be appropriate for the BUAB not to follow physical features.
Areas to be included	B1	Built and extant planning permissions for residential and employment uses which are both physically and functionally related to the settlement.	Where planning permission has been granted as an exception to normal planning policy, including any market housing built to enable affordable housing under either the interim 'mixed market affordable housing' policy or Strategy 35 of the emerging East Devon Local Plan OR where planning permission has been granted but due to special circumstances, such as low density development to protect mature trees, exclusion is appropriate.	Where sites with permission will secure development that will fall in line with the criteria detailed in this methodology it will typically be appropriate to include them in the boundary.
	B2	Built and extant planning permissions for community facilities, such as religious buildings, schools and community halls which are considered to be physically and functionally related to the settlement.	Where the buildings are set in extensive grounds either the grounds or the buildings and grounds may be excluded, depending upon the physical and functional relationship with the settlement.	Where buildings are physically well related to the built form of a settlement inclusion is appropriate. However, to include spacious grounds that are clearly beyond the built form of a settlement would suggest that development would be permitted in them when this is not the intention.
	B3	Site allocations identified in the development plan for residential, community or employment uses which are physically and functionally related to the settlement.	Significant areas of open space on the edge of site allocations with the countryside will not be included	If site allocations are contained in a neighbourhood plan that is Made, the Built-up Area Boundary defined in the Villages Plan will be amended when the plan is reviewed. In the interim there may be a

	Ref	Criteria	Exceptions	Commentary
				discrepancy between the neighbourhood and villages plan.
Areas to be excluded	C1	The curtilage of any property with the capacity to extend the built form of the settlement, including large residential gardens.	Where there are small areas of land surrounded on more than two sides or predominantly surrounded by buildings that would not extend the visual appearance of the settlement, subject to detailed landscape assessment.	The definition of Built-up Area Boundaries, is about defining a group of land and buildings that together take the physical form of a settlement. It is not about including outlying land and buildings simply because they share an address or post code or including land with future development potential.
	C2	Recreational or amenity space at the edge of settlements which has a predominantly open visual character.	Built structures, such as clubhouses, may be included where they 'read' as being part of the built form of the village.	
	C3	Isolated development which is physically or visually detached from the settlement (including farm buildings or renewable energy installations).	There is no expectation of there being exceptions.	
	C4	Parts of settlements that might comprise of groups of houses or buildings but which are separated by fields or open space from the main core of the village.	The only exception would apply where an outlying area also contains a range of services and facilities which might form a core service area in its own right.	



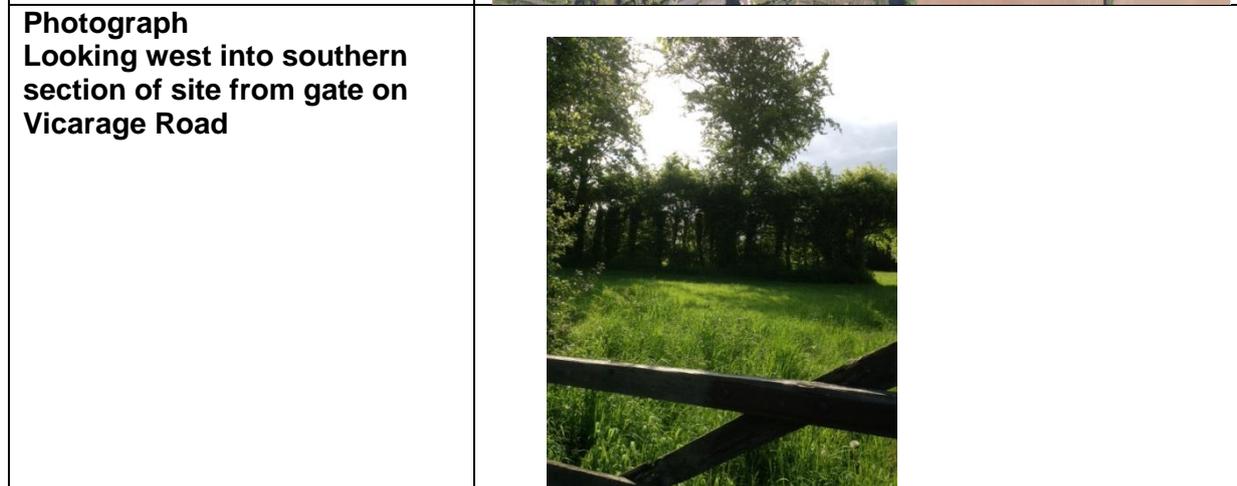
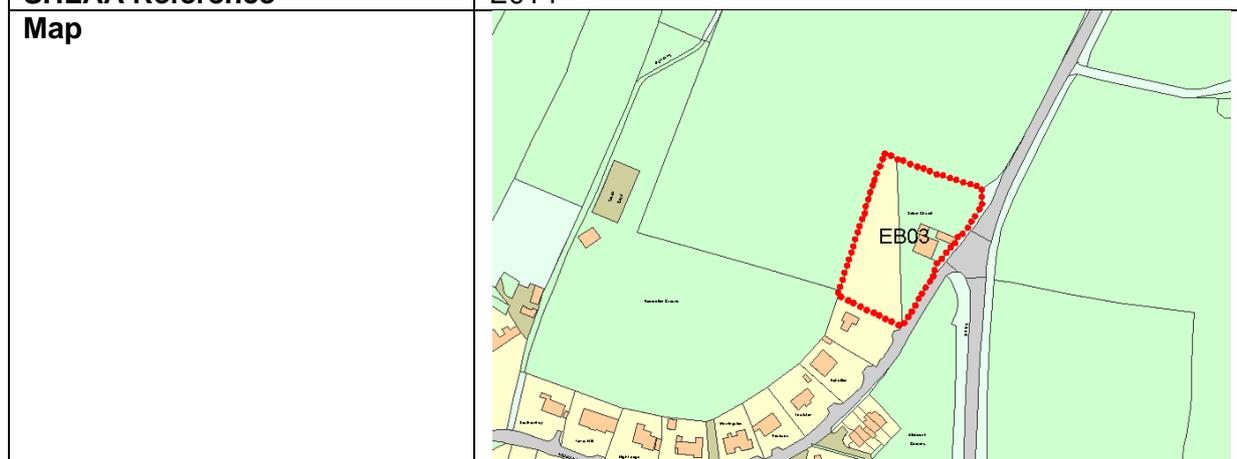
Settlement	East Budleigh
Site Reference	EB01
Address	The Coach house, Yettington Road

Planning Application Reference	None directly relevant
SHLAA Reference	None
Map	
Aerial Photo	
Photograph Site approach, looking northwest	
Representation Reference	None
Representation Summary	None
Issues Considered	Listed buildings in extensive grounds separating them from the built up part of the village.
Recommendation	Exclude from BUAB on A1, C1 and C4
Settlement	East Budleigh

<p>Site Reference</p>	<p>EB02</p>
<p>Address</p>	<p>Land west of the Old Vicarage</p>
<p>Planning Application Reference</p>	<p>None , application for development of 3 dwellings withdrawn</p>
<p>SHLAA Reference</p>	<p>C082</p>
<p>Map</p>	
<p>Aerial Photo</p>	
<p>Photograph Top- looking east into site from private track off Yettington Road Middle- looking west into site from the recreation ground Bottom- Looking west along vicarage Road on the southern boundary of the site</p>	

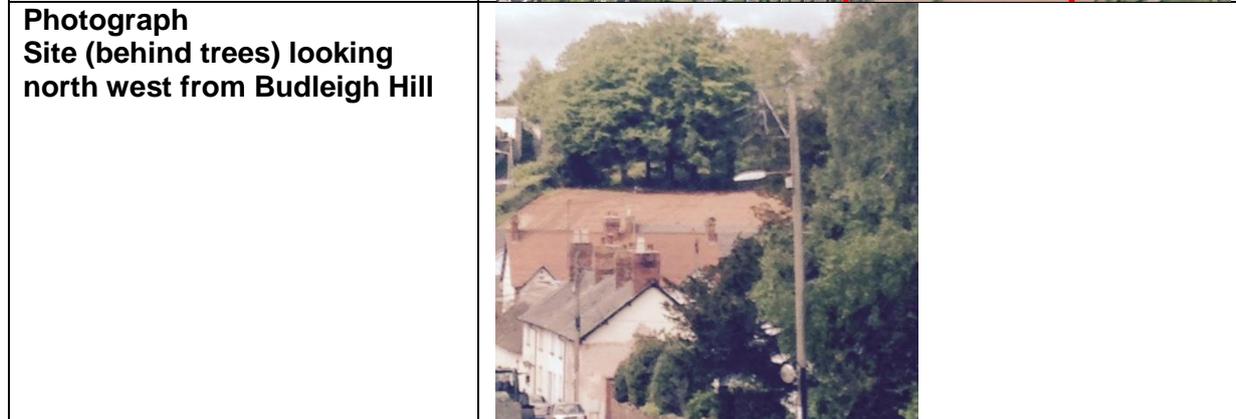
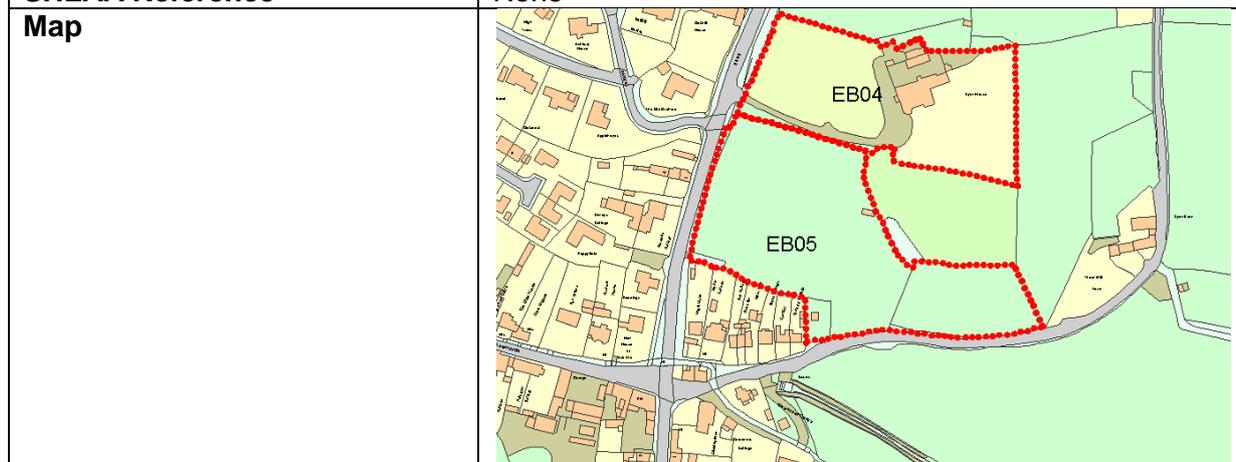
Representation Reference	None
Representation Summary	None
Issues Considered	Detached house in substantial grounds and adjoining paddock. Adjoins countryside.
Recommendation	Exclude from BUAB on A1 and C1

Settlement	East Budleigh
Site Reference	EB03
Address	Salem Church and garden to west
Planning Application Reference	None
SHLAA Reference	E014



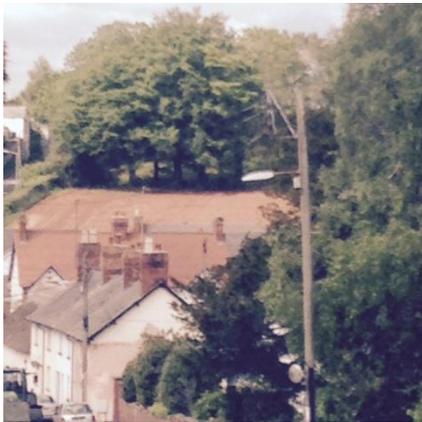
Representation Reference	None
Representation Summary	None
Issues Considered	Listed Church in large grounds and garden to west. Ribbon development, visually extending into countryside
Recommendation	Exclude from BUAB on A1 and C1

Settlement	East Budleigh
Site Reference	EB04
Address	Syon House and garden
Planning Application Reference	None
SHLAA Reference	None



Representation Reference	None
Representation Summary	None

Issues Considered	This is a substantial house in large gardens, separated from the built core of the village by a main road. Surrounded by fields.
Recommendation	Exclude from BUAB on criteria A1

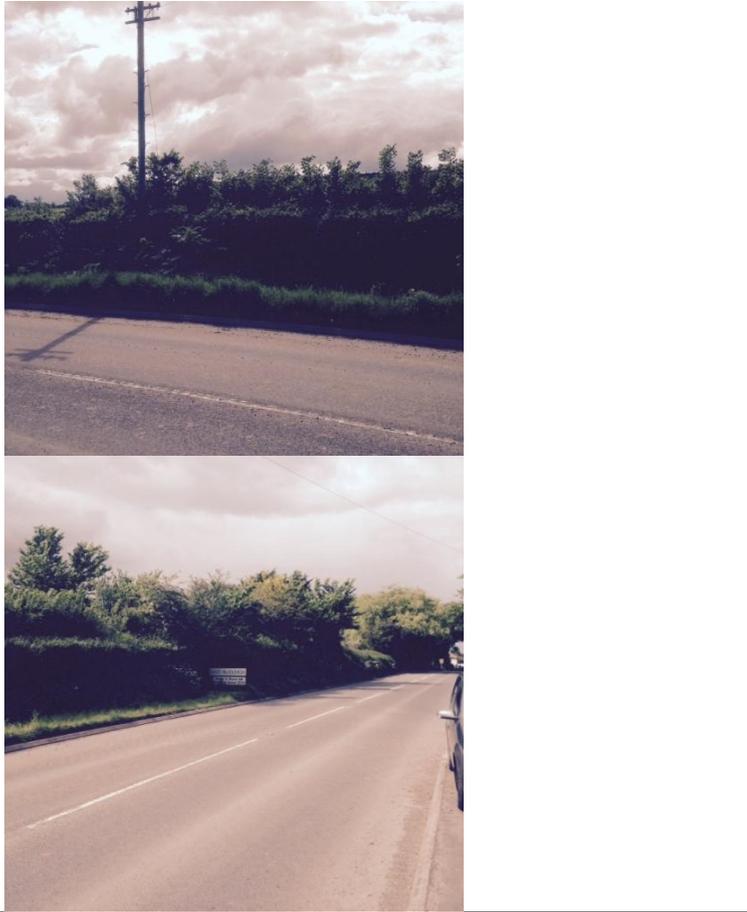
Settlement	East Budleigh
Site Reference	EB05
Address	Land at Frogmore Road, East of Oak Hill
Planning Application Reference	14/2959/Mout (18 dwellings- 66% affordable, pending consideration)
SHLAA Reference	C059
Map	
Aerial Photo	
<p>Photographs Top- Site (fields) looking north west from Budleigh Hill</p> <p>Bottom- Site looking north east from Frogmore Road</p>	

		
Representation Reference	7285	
Representation Summary	Well related to village centre and local services and adjoins existing BUAB	
Issues Considered	Close to built core and facilities but separated by main road. Visually part of the countryside. Undeveloped agricultural land.	
Recommendation	Exclude from BUAB on A1 and C4	

Settlement	East Budleigh	
Site Reference	EB06	
Address	Houses east of Budleigh Hill	
Planning Application Reference	None	
SHLAA Reference	None	
Map		
Aerial Photo		

<p>Photographs Top- looking northeast from Budleigh Hill</p> <p>Bottom- looking south from bottom of Budleigh Hill (site is behind trees on left of picture)</p>	
Representation Reference	None
Representation Summary	None
Issues Considered	Large detached houses in substantial plots, forming the transition between built up part of the village and countryside beyond
Recommendation	Exclude from BUAB on A1 and C1

Settlement	East Budleigh
Site Reference	EB07
Address	Carter's Yard and adjoining field
Planning Application Reference	None
SHLAA Reference	E307

<p>Map</p>	
<p>Aerial Photo</p>	
<p>Photographs</p> <p>Top- Field adjacent Carters Yard looking south west</p> <p>Middle- Field adjacent Carters Yard to the left of the picture, Carters Yard is behind the trees in centre of picture</p>	

	
Representation Reference	6989, 6996
Representation Summary	Brownfield site covered with unsightly, rusty industrial sheds
Issues Considered	Employment site and adjoining field on edge of built-up area, with greenfields beyond and on three sides. Development for residential would extend ribbon development into the countryside.
Recommendation	Exclude from BUAB on A1 and C1

Settlement	East Budleigh
Site Reference	EB08
Address	Land west of Budleigh Hill
Planning Application Reference	None
SHLAA Reference	None
Map	

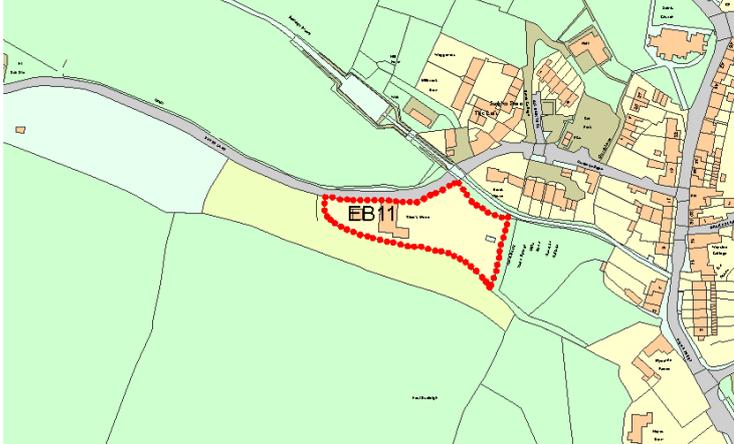
<p>Aerial Photo</p>	
<p>Representation Reference</p>	<p>None</p>
<p>Representation Summary</p>	<p>None</p>
<p>Issues Considered</p>	<p>Ribbon of development of houses in large gardens</p>
<p>Recommendation</p>	<p>Exclude from BUAB on A1 and C1</p>

<p>Settlement</p>	<p>East Budleigh</p>
<p>Site Reference</p>	<p>EB09</p>
<p>Address</p>	<p>Franks patch</p>
<p>Planning Application Reference</p>	<p>None</p>
<p>SHLAA Reference</p>	<p>None</p>
<p>Map</p>	
<p>Aerial Photo</p>	

Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Overgrown small area of land on the edge of the built core of the village (opposite side of lane) but surrounded on three sides by open, but well screened, countryside
Recommendation	Exclude from BUAB on A1

Settlement	East Budleigh
Site Reference	EB10
Address	Wynards Farm, High Street
Planning Application Reference	None
SHLAA Reference	None
Map	

<p>Aerial Photo</p>	
<p>Photograph</p> <p>Looking east into farmyard from Wynards Farm</p>	
<p>Representation Reference</p>	<p>None</p>
<p>Representation Summary</p>	<p>None</p>
<p>Issues Considered</p>	<p>Working farm on edge of village. Extensive agricultural buildings. Redevelopment would extend residential built form into open countryside.</p>
<p>Recommendation</p>	<p>Exclude from BUAB on A1 and A3 (part)</p>

<p>Settlement</p>	<p>East Budleigh</p>
<p>Site Reference</p>	<p>EB11</p>
<p>Address</p>	<p>Vicar's Mead</p>
<p>Planning Application Reference</p>	<p>None</p>
<p>SHLAA Reference</p>	<p>None</p>
<p>Map</p>	

<p>Aerial Photo</p>	
<p>Photograph Top- looking east towards village, Vicar’s Mead is on the right</p>	
<p>Representation Reference</p>	<p>None</p>
<p>Representation Summary</p>	<p>None</p>
<p>Issues Considered</p>	<p>Detached house separated from built form of village by large gardens</p>
<p>Recommendation</p>	<p>Exclude from BUAB on A1 and C1</p>

Application of the Alternative/Refinement of Built-up Area Boundary Definition for East Budleigh

As an alternative to the proposed methodology for Built-up Area Boundary, assessment was also undertaken in East Budleigh of walking distance and ease of walking, (especially in respect of access for the disabled/those with limited mobility and for parents/carers looking after children (for example pushing a pushchair).

East Budleigh is a small settlement and offers a good range of services and facilities located fairly centrally and to the south of the village. All are readily accessible on foot. The access lanes leading from the wider village to the services and facilities are mainly narrow, unpaved and poorly lit but they are relatively quiet, except for the B3178 which is busy and lacks pavements to the south.

All of the housing is within reasonable walking distance of the goods and facilities so no alternative approach factoring in barriers to walking has therefore been identified for east Budleigh.