

## Whimble Site by site assessment

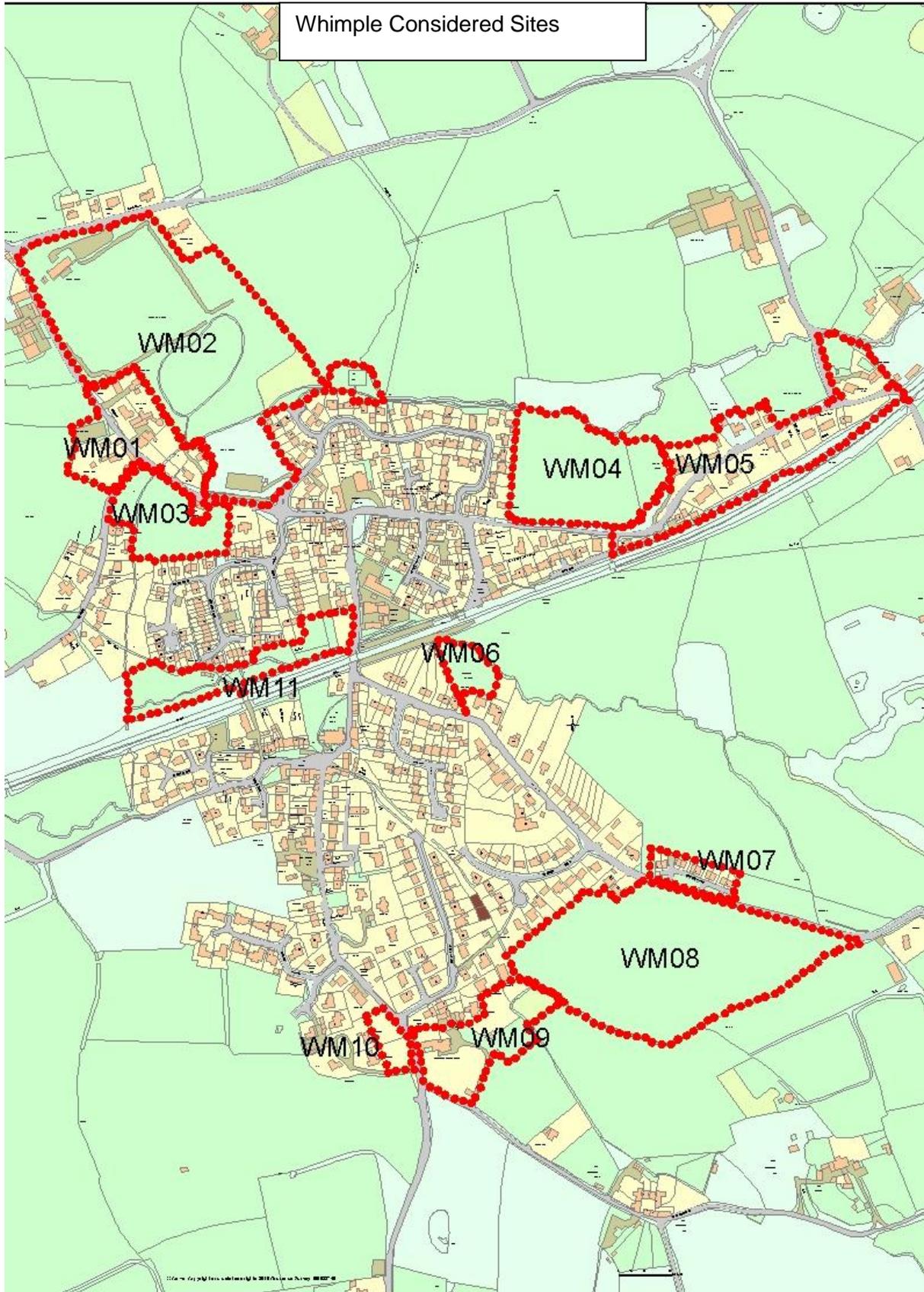
This report has been produced by the Policy Planning Section of East Devon District Council and provides a critique of the proposed Built-up Area Boundary for Whimble. Criteria referred to in this document are taken from the East Devon Villages Plan Proposed Built-up Area Boundary Criteria and are shown 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
<b>General Criteria</b>	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 form of the settlement

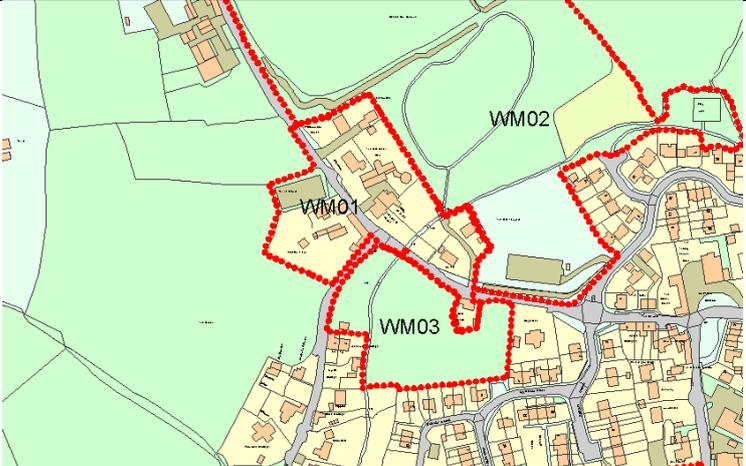
	Ref	Criteria	Exceptions	Commentary
				and the wider countryside. In these circumstances it may be appropriate for the BUAB not to follow physical features.
<b>Areas to be included</b>	B1	Built and extant planning permissions for residential and employment uses which are both physically and functionally 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 discrepancy between the

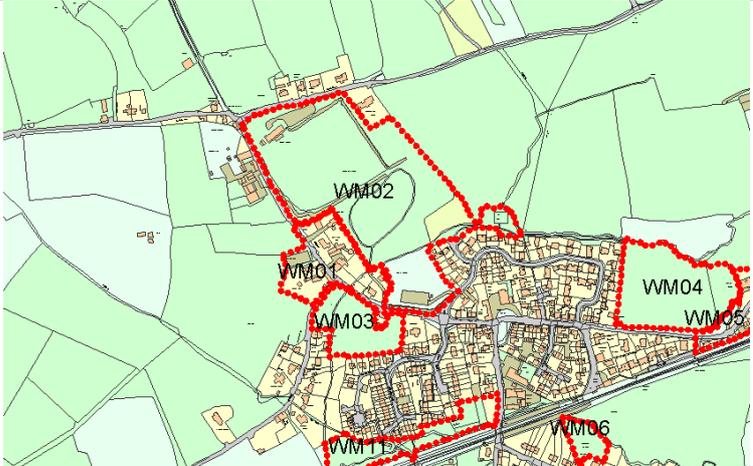
	Ref	Criteria	Exceptions	Commentary
				neighbourhood and villages plan.
<b>Areas to be excluded</b>	C1	The curtilage of any property with the capacity to extend the built form of the settlement, including large residential gardens.	Where there are small areas of land surrounded on more than two sides 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.	

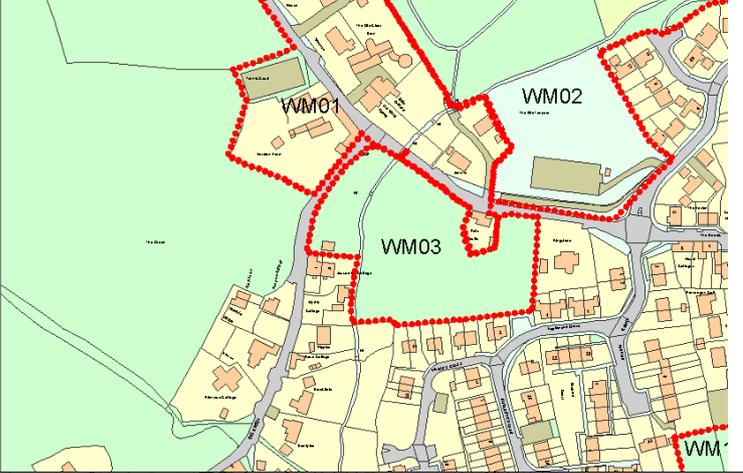




<b>Settlement</b>	Whimble
<b>Site Reference</b>	WM01
<b>Address</b>	Land north west of Whimble, Broadclyst Road (including

	Forton Farm and houses opposite)
<b>Planning Application Reference</b>	None directly relevant
<b>SHLAA Reference</b>	None
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph Top- View from lane looking west away from village (towards WM01)</b>	
<b>Representation Reference</b>	None
<b>Representation Summary</b>	None
<b>Issues Considered</b>	A small group of mainly detached houses either side of the road leading to Knowle Cross. Surrounded on all sides, and separated from the main built up area, by sports pitches or open fields.
<b>Recommendation</b>	Exclude from BUAB on criteria A1, C1 and C4.
<b>Settlement</b>	Whimble
<b>Site Reference</b>	WM02
<b>Address</b>	Sports Field and Cricket Ground, east of Knowle Cross

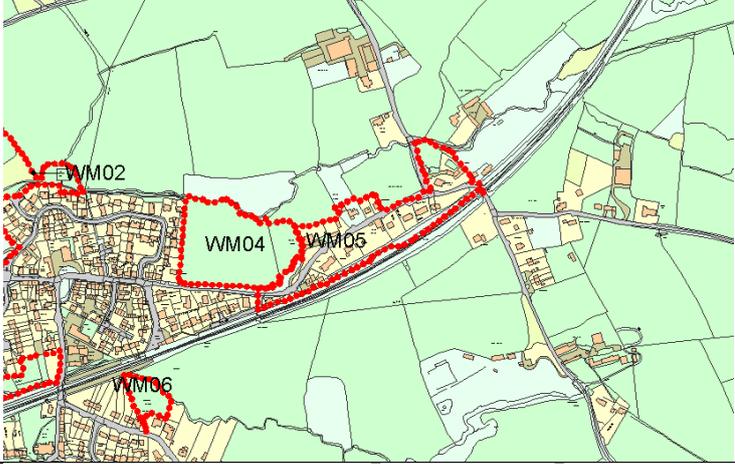
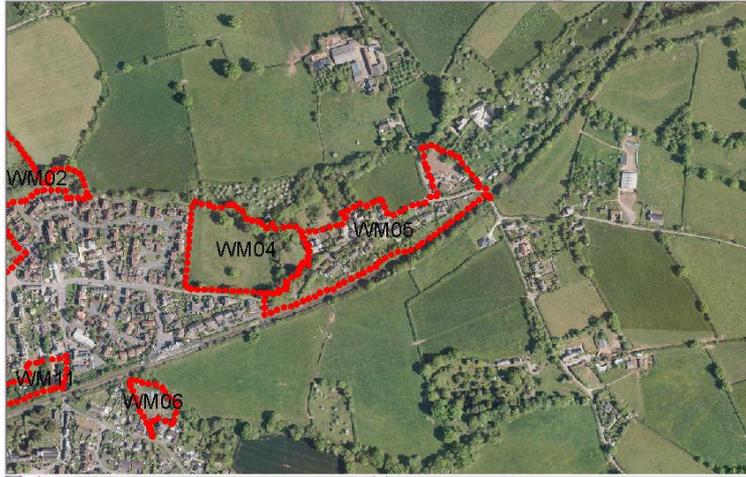
<b>Planning Application Reference</b>	None directly relevant
<b>SHLAA Reference</b>	None
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	
<b>Representation Reference</b>	None
<b>Representation Summary</b>	None
<b>Issues Considered</b>	Sports ground and community facilities to the north of the main built up area. Appearance is predominantly open and undeveloped.
<b>Recommendation</b>	Exclude from BUAB on criteria A1, C2

<p><b>Settlement</b></p>	<p>Whimble</p>
<p><b>Site Reference</b></p>	<p>WM03</p>
<p><b>Address</b></p>	<p>Land south and adjoining Rats Castle, Broadclyst Road</p>
<p><b>Planning Application Reference</b></p>	<p>None</p>
<p><b>SHLAA Reference</b></p>	<p>W003</p>
<p><b>Map</b></p>	
<p><b>Aerial Photo</b></p>	
<p><b>Photograph</b>  <b>Top- view from lane looking into eastern part of site</b>   <b>Bottom- view from lane looking south into middle of site</b></p>	

<b>Representation Reference</b>	None
<b>Representation Summary</b>	None
<b>Issues Considered</b>	This is a privately owned agricultural field adjoining the main built up area of the village to the south and east and bounded by loose development on the other sides. Rats Castle is Grade 2 listed. Floodplain to the south.
<b>Recommendation</b>	Exclude from BUAB on A1

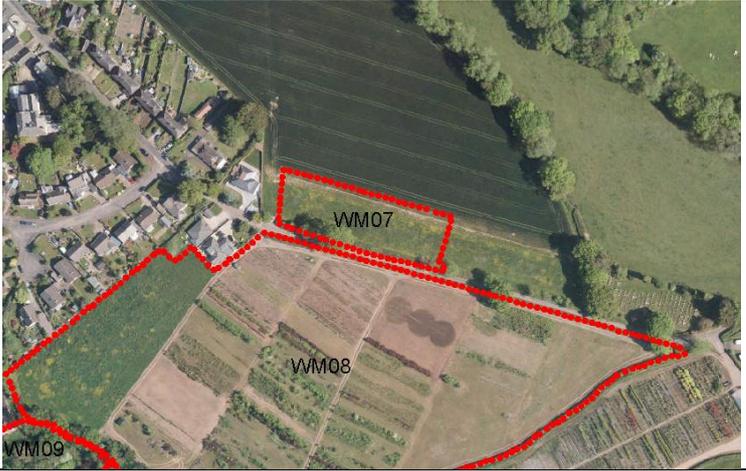
<p><b>Settlement</b></p>	<p>Whimble</p>
<p><b>Site Reference</b></p>	<p>WM04</p>
<p><b>Address</b></p>	<p>'Old Cricket Ground' field, adjacent Slewton Crescent</p>
<p><b>Planning Application Reference</b></p>	<p>None</p>
<p><b>SHLAA Reference</b></p>	<p>W002</p>
<p><b>Map</b></p>	
<p><b>Aerial Photo</b></p>	
<p><b>Photograph</b>  <b>Top- View from the lane looking east into site</b>   <b>Bottom- View from the lane looking north into site</b></p>	

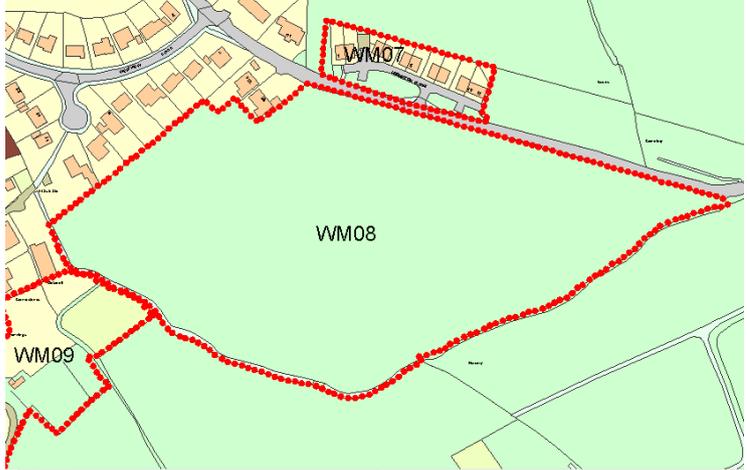
<b>Representation Reference</b>	None
<b>Representation Summary</b>	None
<b>Issues Considered</b>	This is a privately owned agricultural field without public access (although it was historically used by the community for sport). Very well screened. Undeveloped. Floodplain to the north.
<b>Recommendation</b>	Exclude from BUAB on criteria A1

<b>Settlement</b>	Whimble
<b>Site Reference</b>	WM05
<b>Address</b>	Road from Railway Cottages to Perriton Cross
<b>Planning Application Reference</b>	None
<b>SHLAA Reference</b>	None
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	
<b>Representation Reference</b>	None
<b>Representation Summary</b>	None
<b>Issues Considered</b>	Ribbon of development extending eastwards into the countryside.
<b>Recommendation</b>	Exclude from BUAB on criteria A1 and C3

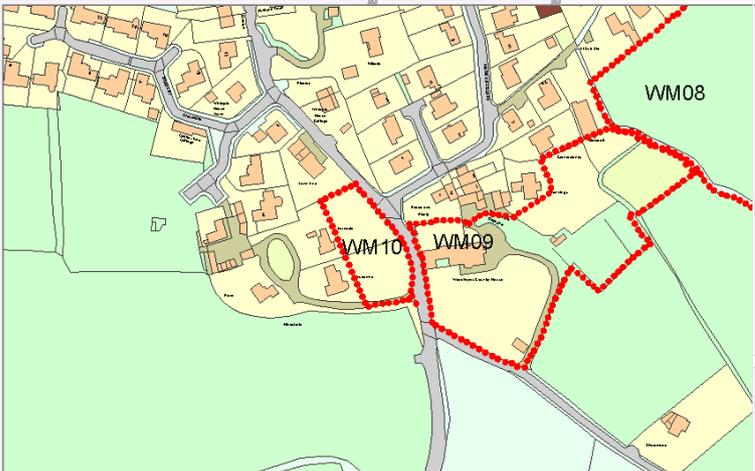
<p><b>Settlement</b></p>	<p>Whimble</p>
<p><b>Site Reference</b></p>	<p>WM06</p>
<p><b>Address</b></p>	<p>Allotments at Grove Road</p>
<p><b>Planning Application Reference</b></p>	<p>None</p>
<p><b>SHLAA Reference</b></p>	<p>W319</p>
<p><b>Map</b></p>	
<p><b>Aerial Photo</b></p>	
<p><b>Photograph</b>  <b>Top- View from lane looking east towards village. Site is behind trees in centre</b>   <b>Bottom- View from lane looking north into site</b></p>	

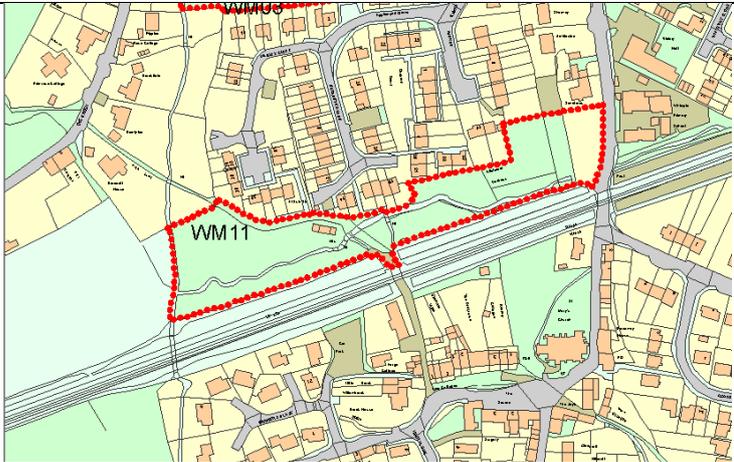
<b>Representation Reference</b>	None
<b>Representation Summary</b>	None
<b>Issues Considered</b>	Allotments in community use. Well used. Poor, narrow access.
<b>Recommendation</b>	Exclude from BUAB on criteria A1 and C2

<b>Settlement</b>	Whimble
<b>Site Reference</b>	WM07
<b>Address</b>	Heberton Close, Whimble
<b>Planning Application Reference</b>	12/0523/MFUL (7 affordable, 4 market houses)
<b>SHLAA Reference</b>	None
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	
<b>Representation Reference</b>	None
<b>Representation Summary</b>	None
<b>Issues Considered</b>	Small scheme of predominantly affordable housing permitted on an exceptions site.
<b>Recommendation</b>	Exclude from BUAB on criteria A1 and B1

<b>Settlement</b>	Whimble
<b>Site Reference</b>	WM08
<b>Address</b>	Land South of Grove Road
<b>Planning Application Reference</b>	None
<b>SHLAA Reference</b>	None
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	
<b>Representation Reference</b>	7289
<b>Representation Summary</b>	“Site is sustainably located to take advantage of a choice of transport options and is suitable, available and achievable for development”
<b>Issues Considered</b>	Undeveloped, agricultural field extending into open countryside.
<b>Recommendation</b>	Exclude from BUAB on criteria A1

<b>Settlement</b>	Whimble
<b>Site Reference</b>	WM09
<b>Address</b>	Land south of Dince Hill Close
<b>Planning Application Reference</b>	None directly relevant
<b>SHLAA Reference</b>	None
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b> Top- view from approach to village, looking north-east	
<b>Representation Reference</b>	None
<b>Representation Summary</b>	None
<b>Issues Considered</b>	The curtilages and land contributing to the setting of several detached houses to the south of the village. Open land, well treed, forming the transition between the countryside and more built up village.
<b>Recommendation</b>	Exclude from BUAB on criteria A1 and C1.

<b>Settlement</b>	Whimble
<b>Site Reference</b>	WM10
<b>Address</b>	Land at Hindstrete (south of Whimble) forming the gardens of Ferndale and Lansdowne
<b>Planning Application Reference</b>	None directly relevant
<b>SHLAA Reference</b>	None
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b> Top- Approach to Whimble village, WM10 is on the left	
<b>Representation Reference</b>	None
<b>Representation Summary</b>	None
<b>Issues Considered</b>	The curtilages of two detached houses to the south of the village. Well treed (with TPO's).
<b>Recommendation</b>	Exclude from BUAB on criteria A1 and C1.

<b>Settlement</b>	Whimble
<b>Site Reference</b>	WM11
<b>Address</b>	Land north of railway, south of Elizabeth Close
<b>Planning Application Reference</b>	None
<b>SHLAA Reference</b>	None
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	
<b>Representation Reference</b>	None
<b>Representation Summary</b>	None
<b>Issues Considered</b>	A band of open space used for local amenity. Liable to flood.
<b>Recommendation</b>	Exclude from BUAB on criteria A1 and C2.

### **Application of the Alternative/Refinement of Built-up Area Boundary Definition for Whimple**

As an alternative to the proposed methodology for Built-up Area Boundary, assessment was also undertaken in Whimple 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).

Whimple is a medium sized settlement and offers a good range of services and facilities located fairly centrally to the village, however the railway passes through/over the village centre, causing a narrow pinch-point in the road and separating the retail facilities and Church (to the south) from the school, pub and community facilities (to the north). All facilities 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 main approach to the south which is busy and also lacks pavements for much of its length. All of the housing not discounted by the criteria above, is within reasonable walking distance of the goods and facilities so no alternative approach factoring in barriers to walking has therefore been identified for Whimple.