Broadclyst site by site assessment

This report has been produced by the Planning Policy Section of East Devon District Council and provides a critique of the Built-up Area Boundary for Broadclyst proposed at the 'Publication' stage of consultation on the East Devon Villages Plan. The document updates the previous 'Site by Site' assessment by taking into account consultation responses received and any change in circumstance, such as the grant of planning permission. Details of the previous site by site assessments and the comments received may be found at Villages Plan 2016 consultation - East Devon.

In Broadclyst the main changes from the previous site by site assessment are:

- Exclusion of community orchard (BC18);
- Exclusion of land to front of primary school (BC17);
- Inclusion of new buildings at secondary school (BC10B);
- Additional photographs included; and
- Summarisation of additional representations received.

The sites highlighted have been assessed in accordance with the approach set out in the consultation draft Villages Plan Section 4 'Built-up Area Boundaries and how they are defined'. The full document is available at consultation draft Villages Plan , but the standard criteria used are shown below for ease of reference. Following the definition of a BUAB using the criteria set, an alternative approach to assess whether all of the land identified for inclusion using the criteria based approach is within a reasonable walking distances of services and facilities is undertaken. This assessment is summarised at the end of this document and it is concluded that the alternative approach is not appropriate for Broadclyst. The BUAB shown in the publication villages plan has therefore been defined using the criteria based approach as detailed in the first part of this document.

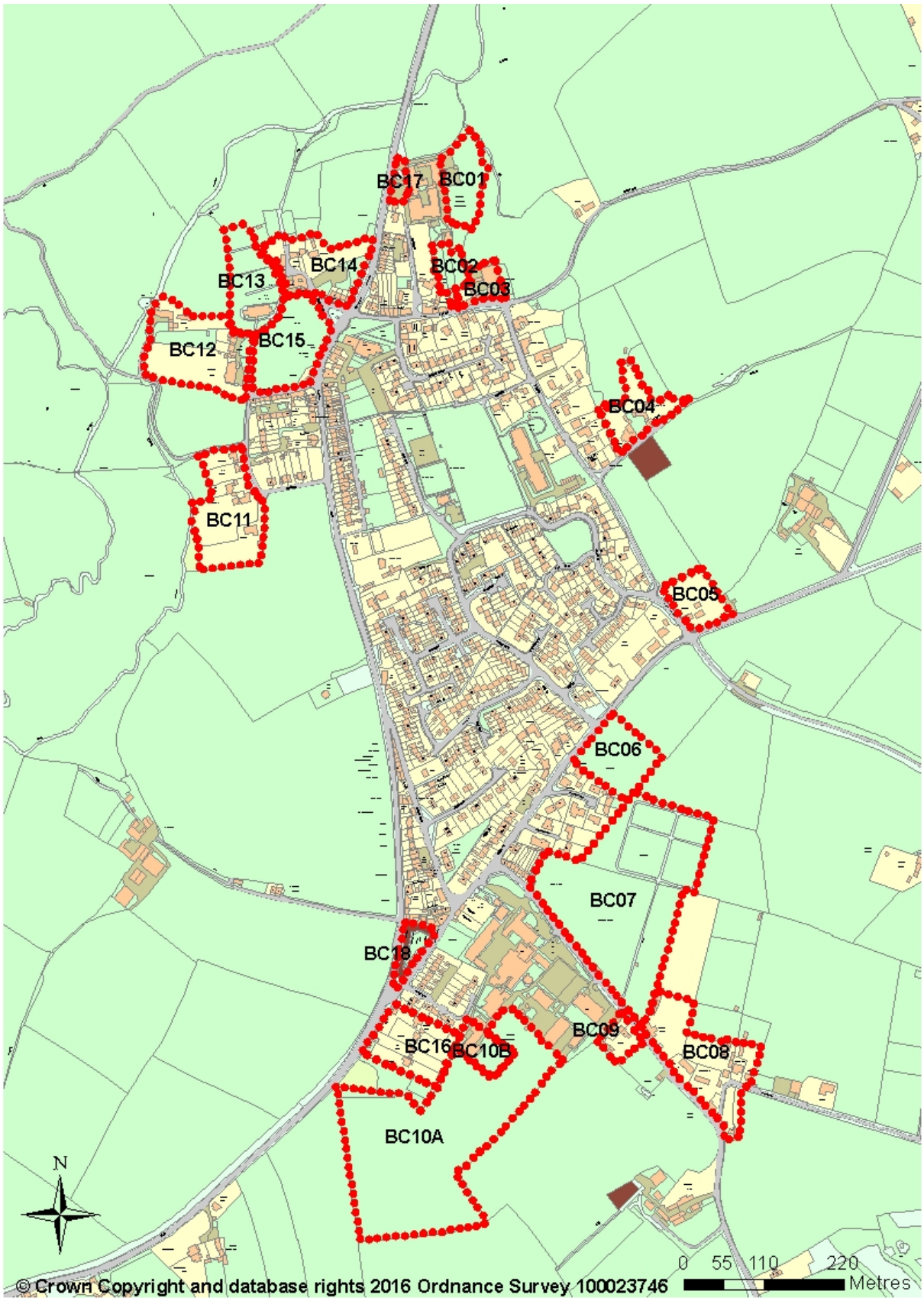
Table of Criteria Used to Define Built-up Area Boundary

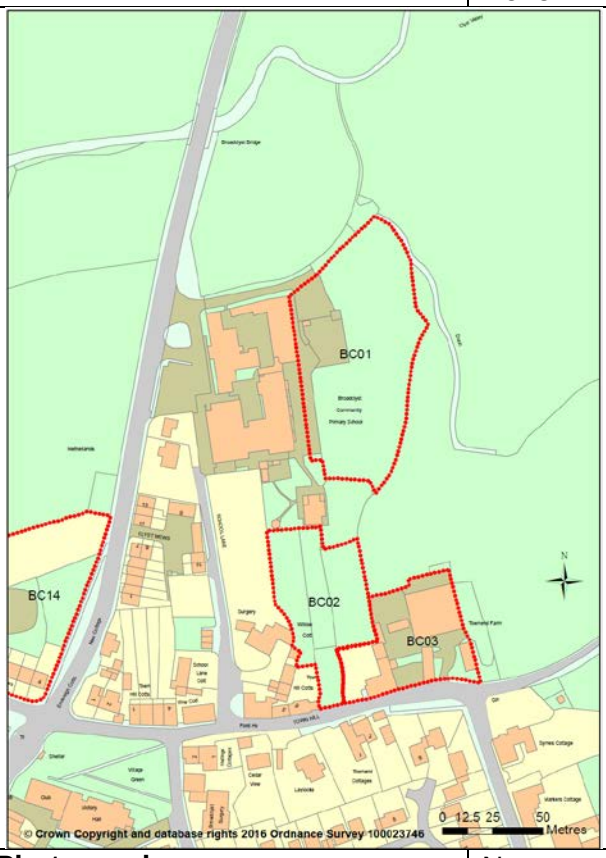
	Ref	Criteria	Exceptions	Commentary
General Criteria	A1	Boundaries should reflect the existing scale and core built form of the settlement and should not seek expansion to facilitate additional development.	Communities may wish to allocate specific sites to accommodate additional development through neighbourhood 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 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	Where planning permission has been granted as an exception to normal	Where sites with permission will secure development that will fall

	Ref	Criteria	Exceptions	Commentary
		employment uses which are both physically and functionally related to the settlement.	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.	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 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	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

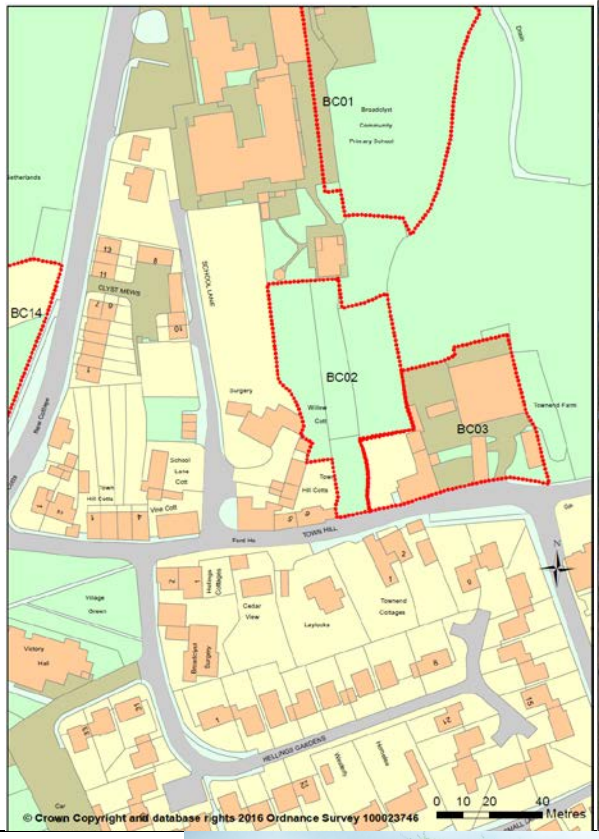
	Ref	Criteria	Exceptions	Commentary
			settlement, subject to detailed landscape assessment.	including outlying land and buildings simply because they share an address or post code or including land with future development potential.
	C2	Recreational or amenity space at the edge of settlements which has 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.	

Map of sites considered as part of BUAB definition



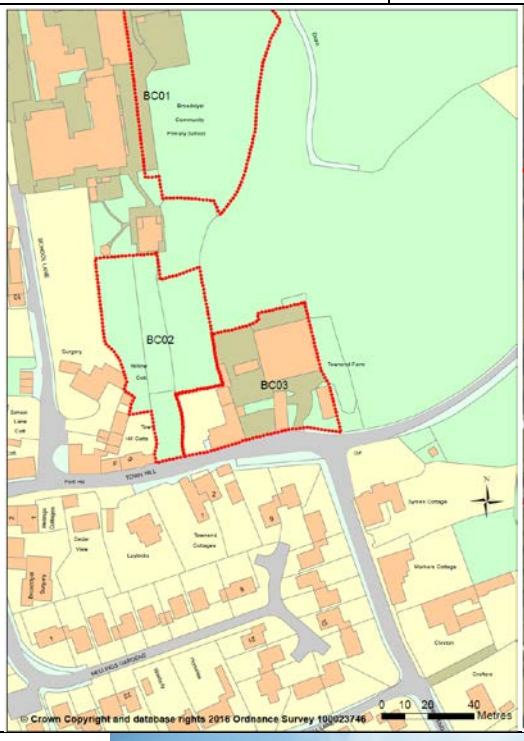
Settlement	Broadclyst
Site Reference	BC01
Address	Playing fields at Broadclyst Community Primary School.
Planning Application Reference	None
SHLAA Reference	None
	
Photograph	None
Representation Reference	None
Representation Summary	None
Issues Considered	Playing field for school adjacent to open countryside to north and east of village.
Recommendation	Exclude from BUAB on criteria B2.

Settlement	Broadclyst
Site Reference	BC02
Address	Land north of Town Hill and west of Townend Farm
Planning Application Reference	None
SHLAA Reference	None



Representation Reference	None
Representation Summary	None
Issues Considered	Area of small fields/garden land with housing to north and south, doctor's surgery to west and farm complex to part of eastern boundary.
Recommendation	Exclude from BUAB on criteria A1.

Settlement	Broadclyst
Site Reference	BC03
Address	Buildings at Townend Farm, Town Hill, Broadclyst
Planning Application Reference	None
SHLAA Reference	None



Representation Reference	None
Representation Summary	None
Issues Considered	Farmhouse and associated complex on village fringe.
Recommendation	Exclude from BUAB on criteria A1.

Settlement	Broadclyst
Site Reference	BC04
Address	Land at Lake Farm, Townend, Broadclyst
Planning Application Reference	None
SHLAA Reference	None

Representation Reference	None
Representation Summary	None
Issues Considered	Housing on edge of village with extensive gardens.
Recommendation	Exclude from BUAB on criteria A1 and C1.

Settlement	Broadclyst
Site Reference	BC05
Address	Lowdens, Green Tree Lane, Broadclyst
Planning Application Reference	None
SHLAA Reference	None

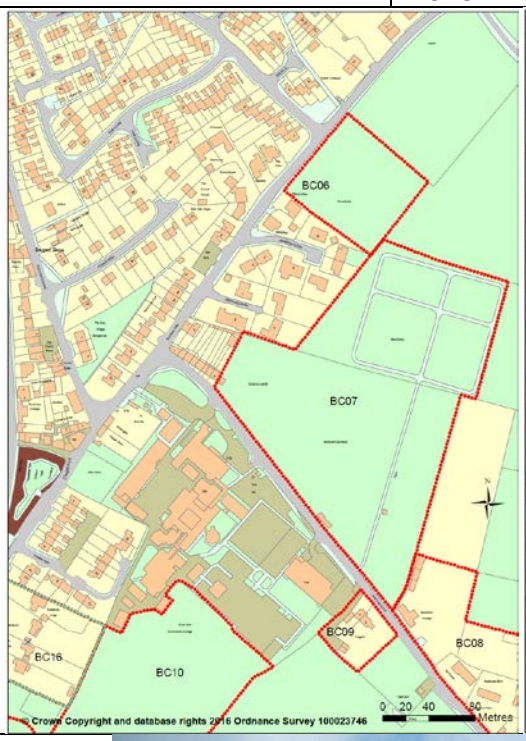
Representation Reference	None
Representation Summary	None
Issues Considered	Dwelling set in substantial grounds on edge of village.
Recommendation	Exclude from BUAB on criteria A1 and C1.

Settlement	Broadclyst
Site Reference	BC06
Address	Field adjacent Elbury View, Bouchers Cotts, Broadclyst
Planning Application Reference	None
SHLAA Reference	W060

Representation Reference	178 (2016) 6940 (2016)
Representation Summary	Suitable sites such as this that are adjacent to the current boundary are included in the BUAB. Broadclyst needs sustainable development to meet future family needs. Site BC06 (SHLAA W060) is visually contained, not in Green Belt, conservation area or an AONB and is not prone to flooding. Site is the most suitable and sustainable location for housing in Broadclyst.

Issues Considered	Field on edge of village that was proposed as a housing allocation in a previous draft of the villages plan. The plan is no longer seeking allocations.
Recommendation	Exclude from BUAB on criteria A1.

Settlement	Broadclyst
Site Reference	BC07
Address	Allotments north of Station Road, Dog Village, Broadclyst.
Planning Application Reference	None
SHLAA Reference	None



Representation Reference	None
Representation Summary	None
Issues Considered	Large allotments on edge of village.
Recommendation	Exclude from BUAB on criteria A1and C2.

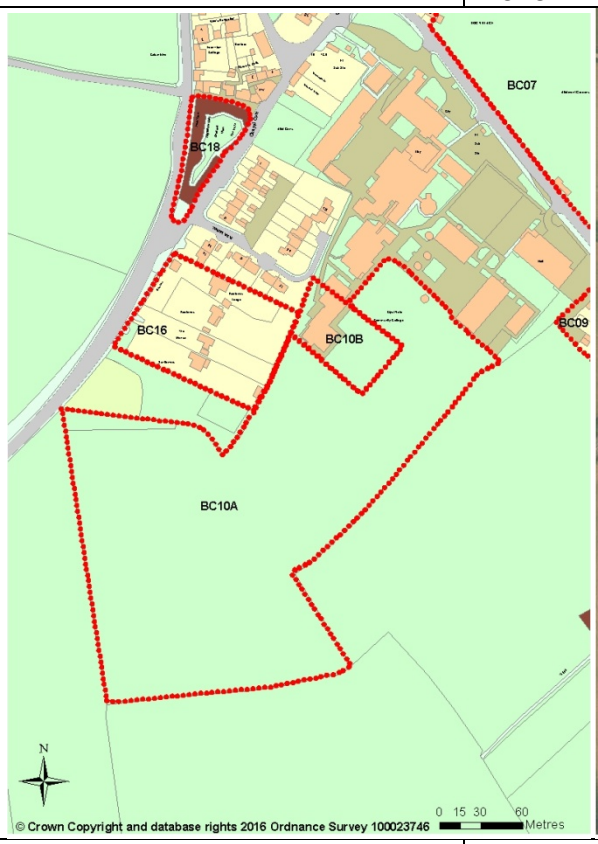
Settlement	Broadclyst
Site Reference	BC08
Address	Housing north of Station Road and Sandy Lane, Broadclyst
Planning Application Reference	None
SHLAA Reference	None

Representation Reference	None
Representation Summary	None
Issues Considered	Houses set in large gardens and extending into open countryside to south of village.
Recommendation	Exclude form BUAB on criteria A1, C1 and C3.

Settlement	Broadclyst
Site Reference	BC09
Address	Nos. 1 and 2 Station Road, Broadclyst
Planning Application Reference	None
SHLAA Reference	None

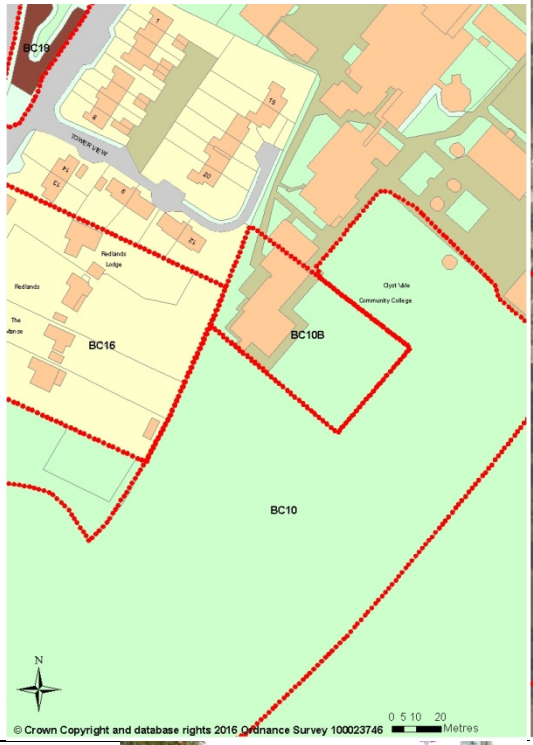
Representation Reference	None
Representation Summary	None
Issues Considered	Housing set in large gardens to south of village.
Recommendation	Exclude on criteria A1, C1 and C3.

Settlement	Broadclyst
Site Reference	BC10A
Address	Playing Fields at Broadclyst Community College, Station Road, Broadclyst.
Planning Application Reference	None
SHLAA Reference	None



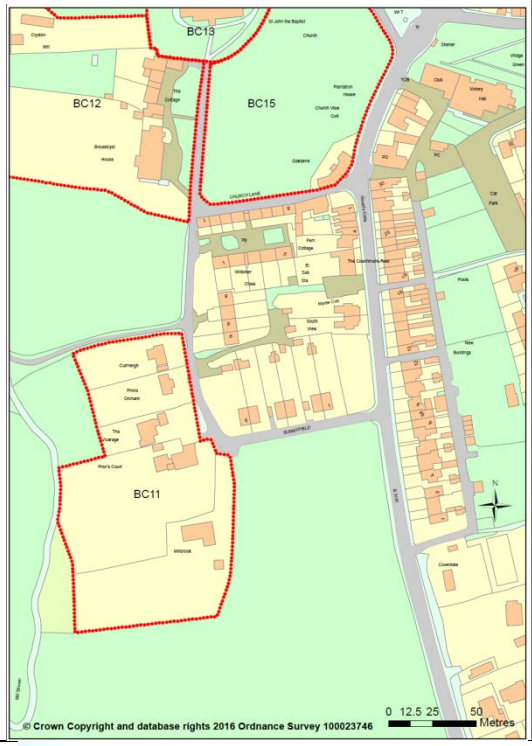
Photograph	None
Representation Reference	250 (2016)
Representation Summary	Recommend that the BUAB follow the line of the existing buildings at the community college (as proposed) but if college wish to use some of playing fields for classrooms to benefit students this should be considered.
Issues Considered	Large open space on the edge of the village.
Recommendation	Exclude playing field from BUAB on criteria A1 and C2.

Settlement	Broadclyst
Site Reference	BC10B
Address	Science Block at Broadclyst Community College, Station Road, Broadclyst.
Planning Application Reference	13/2363/MFUL
SHLAA Reference	None



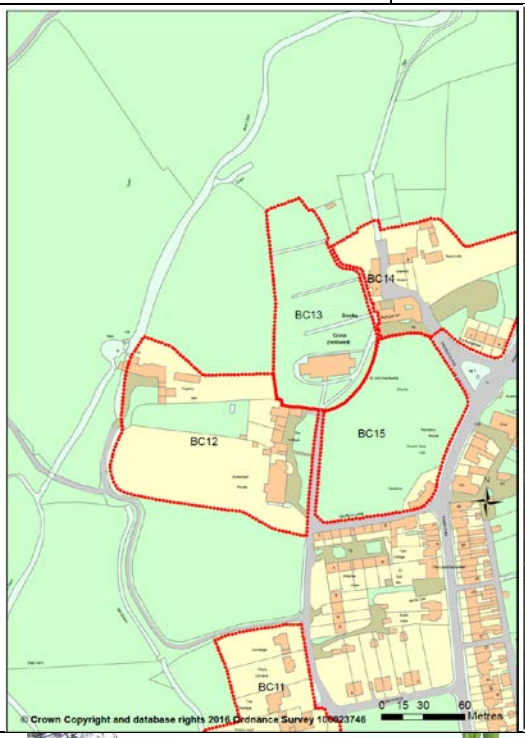
Representation Reference	250 (2016)
Representation Summary	Recommend that the BUAB follow the line of the existing buildings at the community college (as proposed) but if college wish to use some of playing fields for classrooms to benefit students this should be considered.
Issues Considered	Recently constructed classrooms.
Recommendation	Include on criterion B2.

Settlement	Broadclyst
Site Reference	BC11
Address	Housing West of Sunnyfield
Planning Application Reference	None
SHLAA Reference	None



Representation Reference	None
Representation Summary	None
Issues Considered	Houses set in large gardens on village fringe.
Recommendation	Exclude from BUAB on criteria A1, C1 and C3.

Settlement	Broadclyst
Site Reference	BC12
Address	Housing south west of St. John the Baptist Church, Broadclyst.
Planning Application Reference	None
SHLAA Reference	none

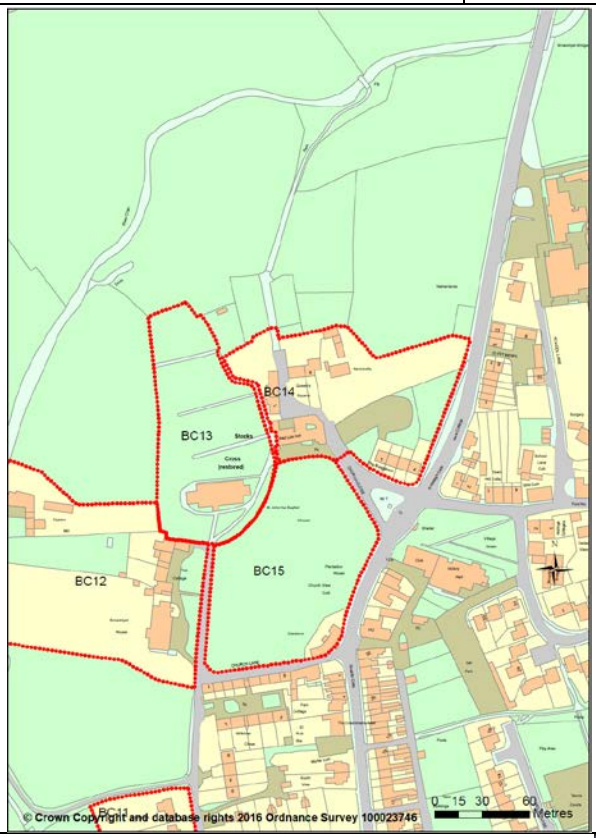


Representation Reference	None
Representation Summary	None
Issues Considered	Church and churchyard on edge of settlement.
Recommendation	Exclude from BUAB on criteria B2.

Settlement	Broadclyst
Site Reference	BC14
Address	Housing at Church Close, Broadclyst
Planning Application Reference	None
SHLAA Reference	none

Representation Reference	None
Representation Summary	None
Issues Considered	Group of houses on edge of village surrounded by extensive gardens.
Recommendation	Exclude from BUAB on criteria C1.

Settlement	Broadclyst
Site Reference	BC15
Address	Open space in front of St. John the Baptist Church
Planning Application Reference	None
SHLAA Reference	none

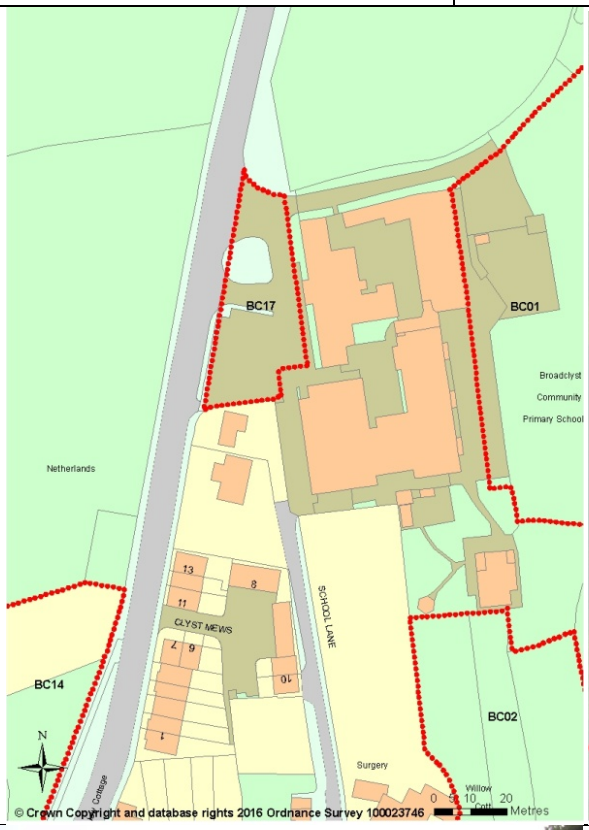


Representation Reference	None
Representation Summary	None
Issues Considered	Amenity space in front of Church.
Recommendation	Exclude from BUAB on criteria A1and C2.

Settlement	Broadclyst
Site Reference	BC16
Address	Redlands, Redlands Lodge, The Manse and Sunflowers, B3181, Broadclyst
Planning Application Reference	None
SHLAA Reference	None

Representation Reference	None
Representation Summary	None
Issues Considered	Houses set in large gardens on edge of village.
Recommendation	Exclude from BUAB on criteria C1.

Settlement	Broadclyst
Site Reference	BC17
Address	Land to front of Primary School
Planning Application Reference	None
SHLAA Reference	None



Representation Reference	250
Representation Summary	Recommend that area to front of primary school is excluded from BUAB to protect the frontage from further development and retain existing village gateway.
Issues Considered	Small parking/landscape area at front of school.
Recommendation	Exclude as an exception as discussed in Criterion B2.

Settlement	Broadclyst
Site Reference	BC18
Address	Community Orchard at Station Road
Planning Application Reference	None
SHLAA Reference	None

Representation Reference	250
Representation Summary	Orchard at Dog Village should be excluded as any development would be detrimental to character of landscape and local history.
Issues Considered	Small community orchard
Recommendation	Exclude on criteria A1 and C2.

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

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

Broadclyst has a primary school to the northern edge of the village and a secondary school to the south with a range of services and facilities in between, although mainly clustered around the historic core in the north. The distance between the schools is around 1200 metres with good pedestrian links and on relatively flat terrain. No alternative approach factoring in barriers to walking has therefore been identified for Broadclyst.