

Musbury 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 Musbury proposed at the 'Publication' stage of consultation on the East Devon Villages Plan. The document updates the previous 'Site by Site' assessments 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 Musbury the main changes from the previous site by site assessment are:

- The subdivision of site MB17 into three separate areas (A, B and C) to reflect the detailed characteristics of the site;
- The consideration of an additional sites MB18 and MB19;
- Additional photographs included; and
- The summarisation of additional representations received.

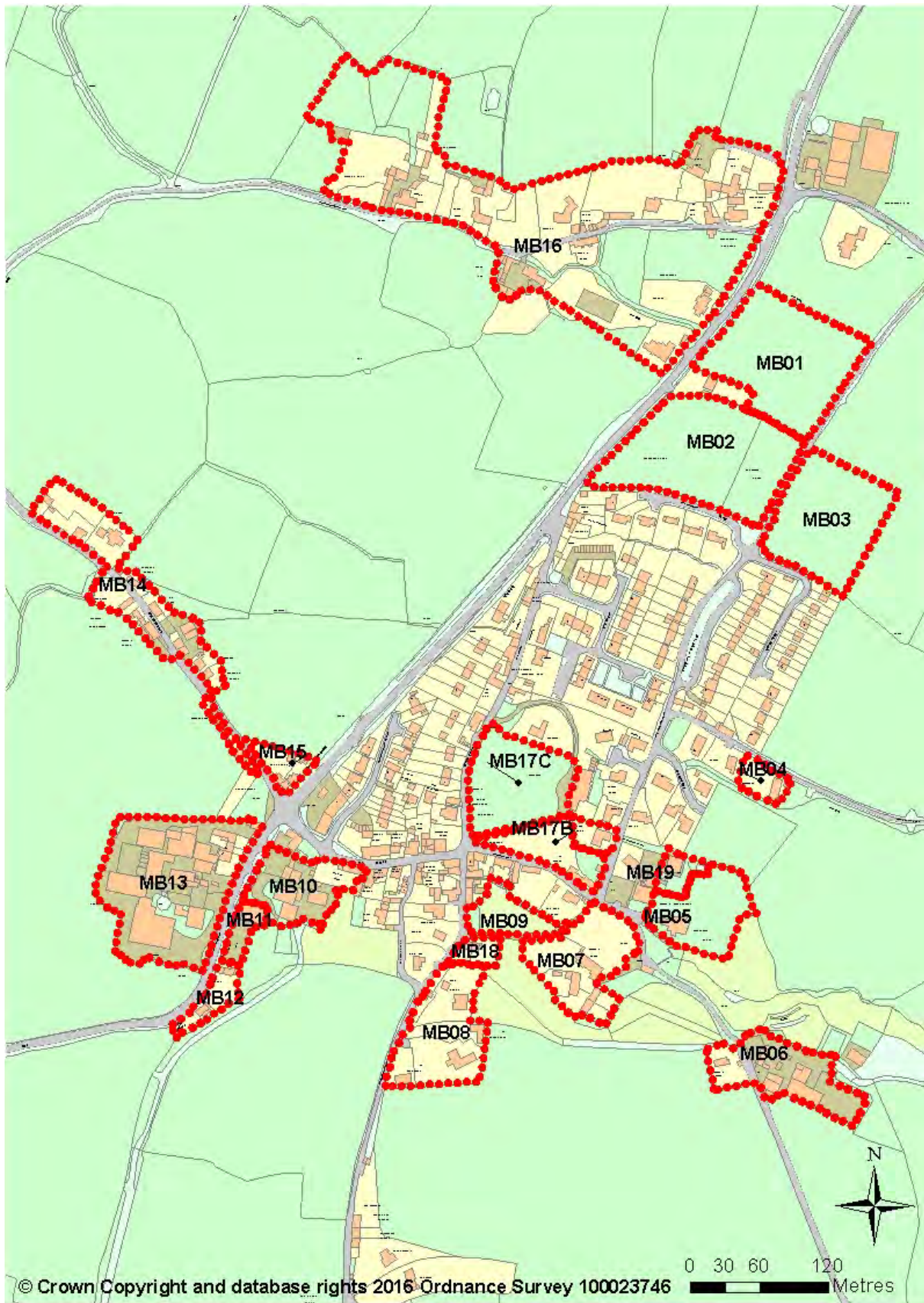
The sites highlighted have been assessed in accordance with the approach set out in the consultation draft Villages Plan Section 4 'Built-up Area Boundaries and how they are defined'. The full document is available at [consultation draft Villages Plan](#), but the standard criteria used are shown below for ease of reference. The alternative approach that takes account of walking distances to services and facilities is included at the end of this document.

Table of Criteria Used to Define Built-up Area Boundaries

	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

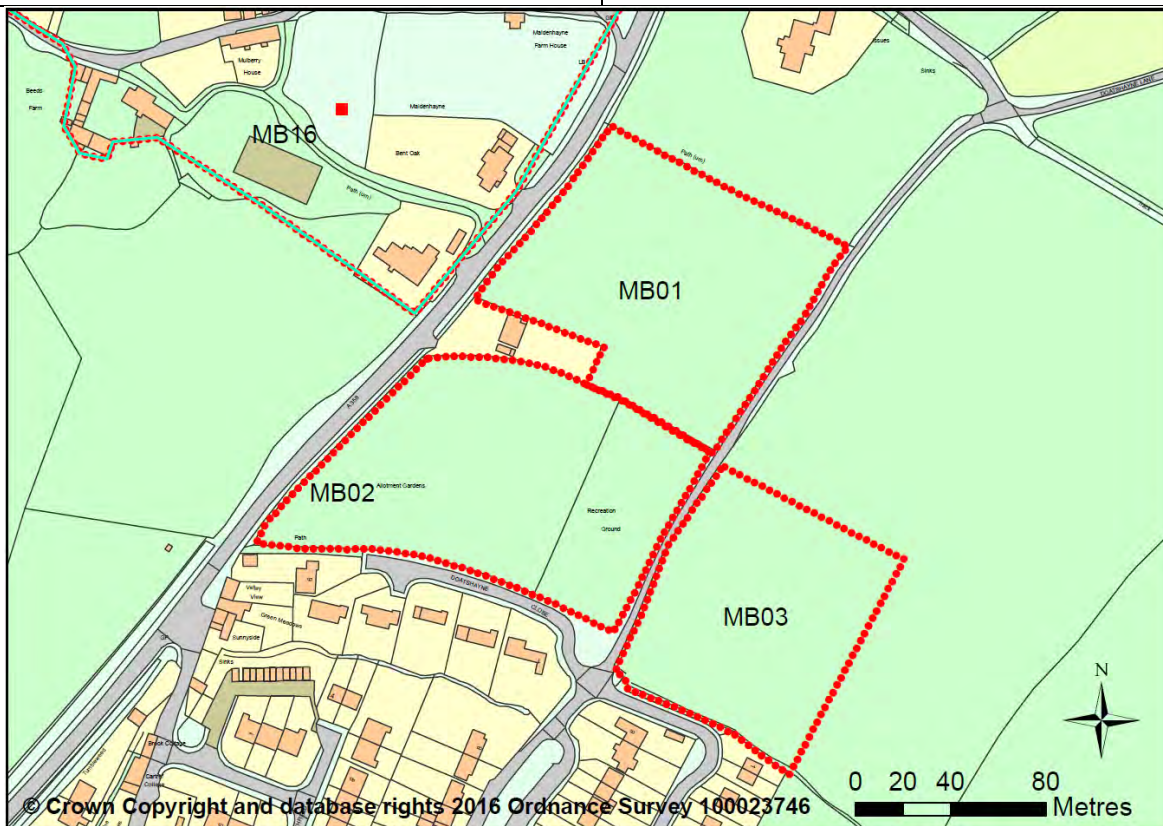
	Ref	Criteria	Exceptions	Commentary
		employment uses which are both physically and functionally related to the settlement.	planning policy, including any market housing built to enable affordable housing under either the interim 'mixed market affordable housing' policy or Strategy 35 of the emerging 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.	



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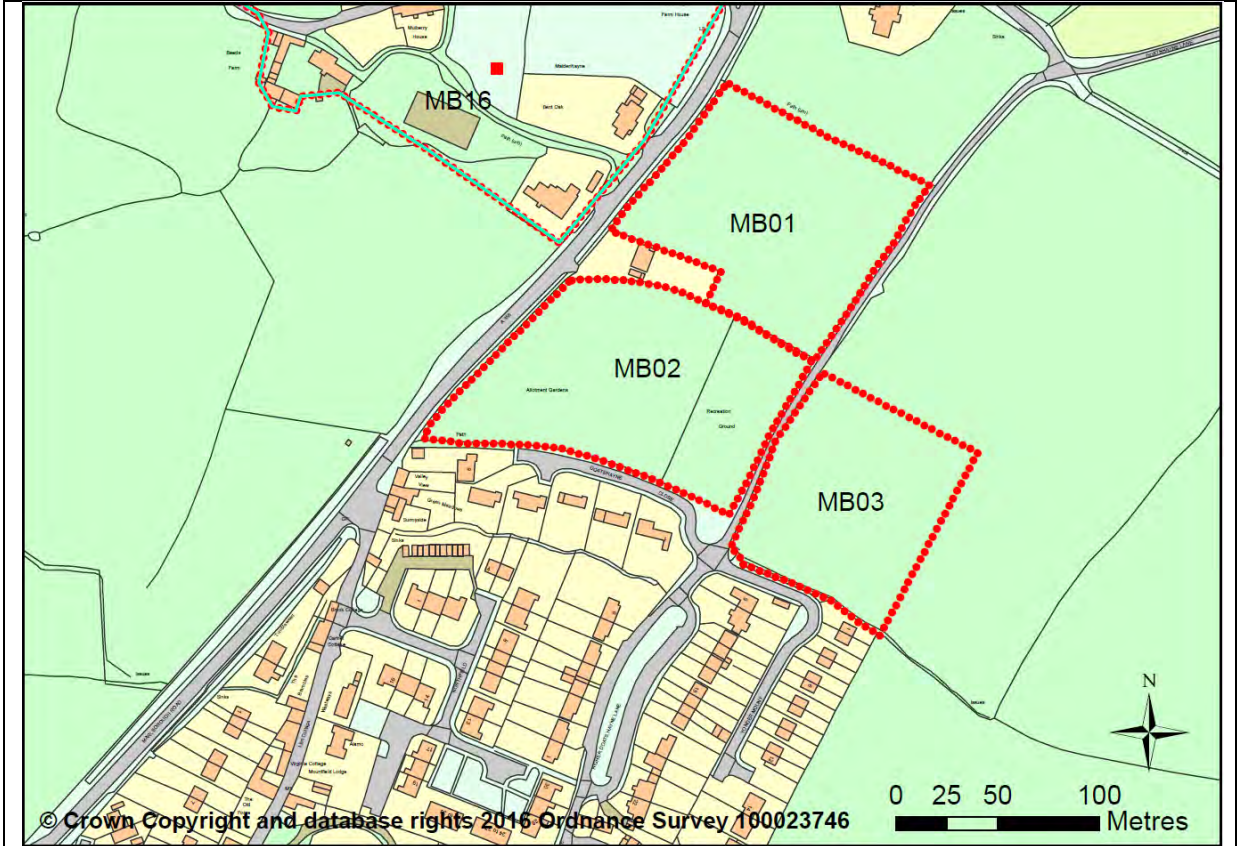
Settlement	Musbury
Site Reference	MB01
Address	Land North of Allotments, Musbury
Planning Application Reference	None
SHLAA Reference	E131





Representation Reference	7294 (2015 consultation)
Representation Summary	Sustainable, physically and functionally well related to the village.
Issues Considered	Part of large field beyond main built up part of village.
Recommendation	Exclude from BUAB on criteria A1.

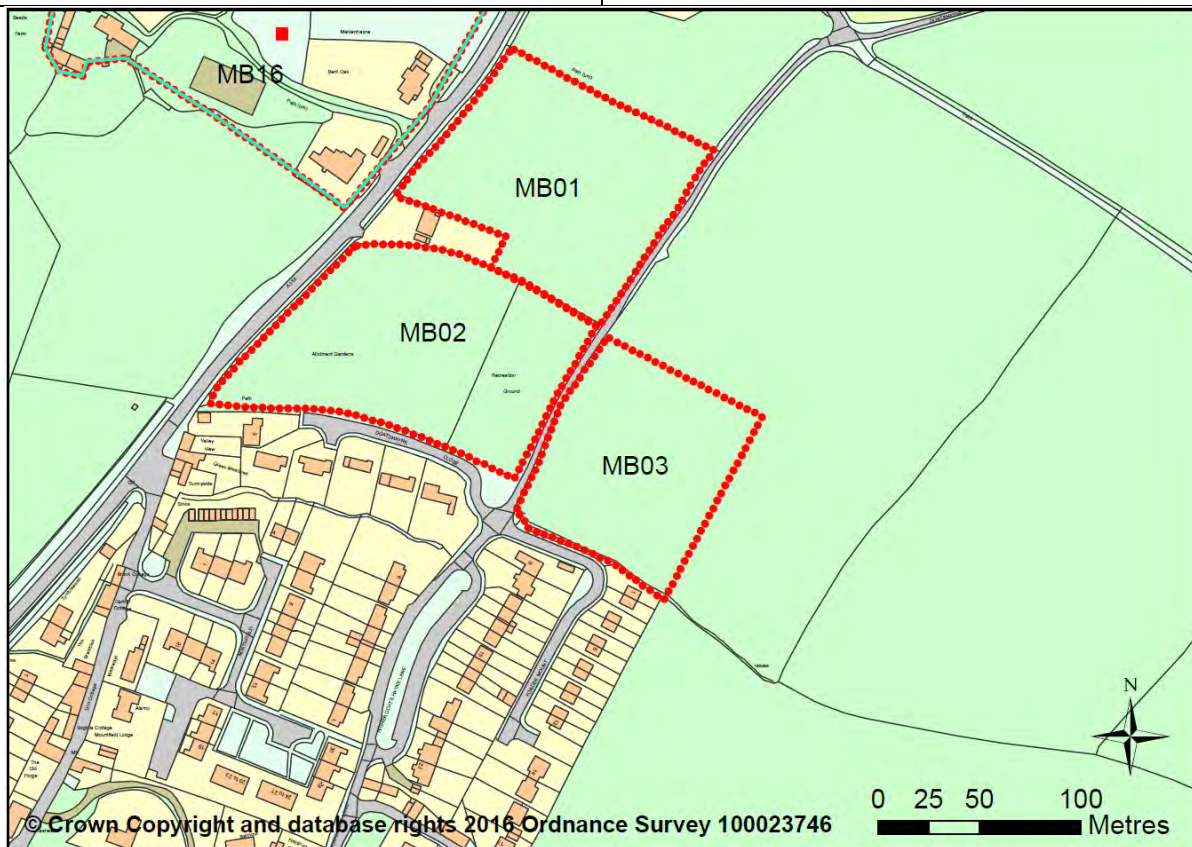
Settlement	Musbury
Site Reference	WB02
Address	Allotments north of Doatshayne Close, Woodbury
Planning Application Reference	None
SHLAA Reference	None





Representation Reference	None
Representation Summary	None
Issues Considered	Large allotment site adjacent to main built up area.
Recommendation	Exclude from BUAB on criteria A1 and C2.

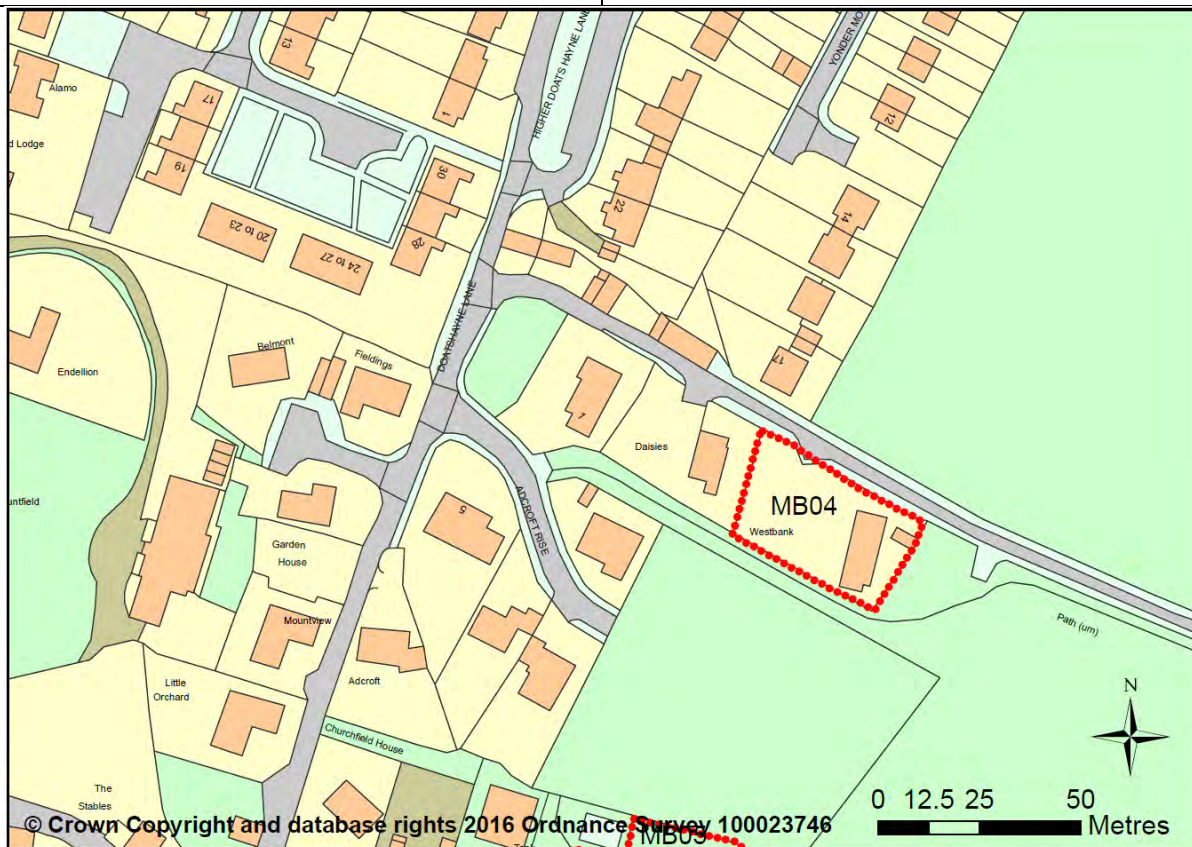
Settlement	Musbury
Site Reference	WB03
Address	Land North of Yonder Mount, Musbury
Planning Application Reference	16/1026/MOUT
SHLAA Reference	E128





Representation Reference	7294 (2015 consultation) 7662 (2016 consultation)
Representation Summary	Sustainable, physically and functionally well related to the village. Village needs to grow to maintain the viability of local services/facilities. Site forms small, natural addition outside of the conservation area.
Issues Considered	Part of large field beyond main built-up area of village.
Recommendation	Exclude from BUAB on criteria A1.

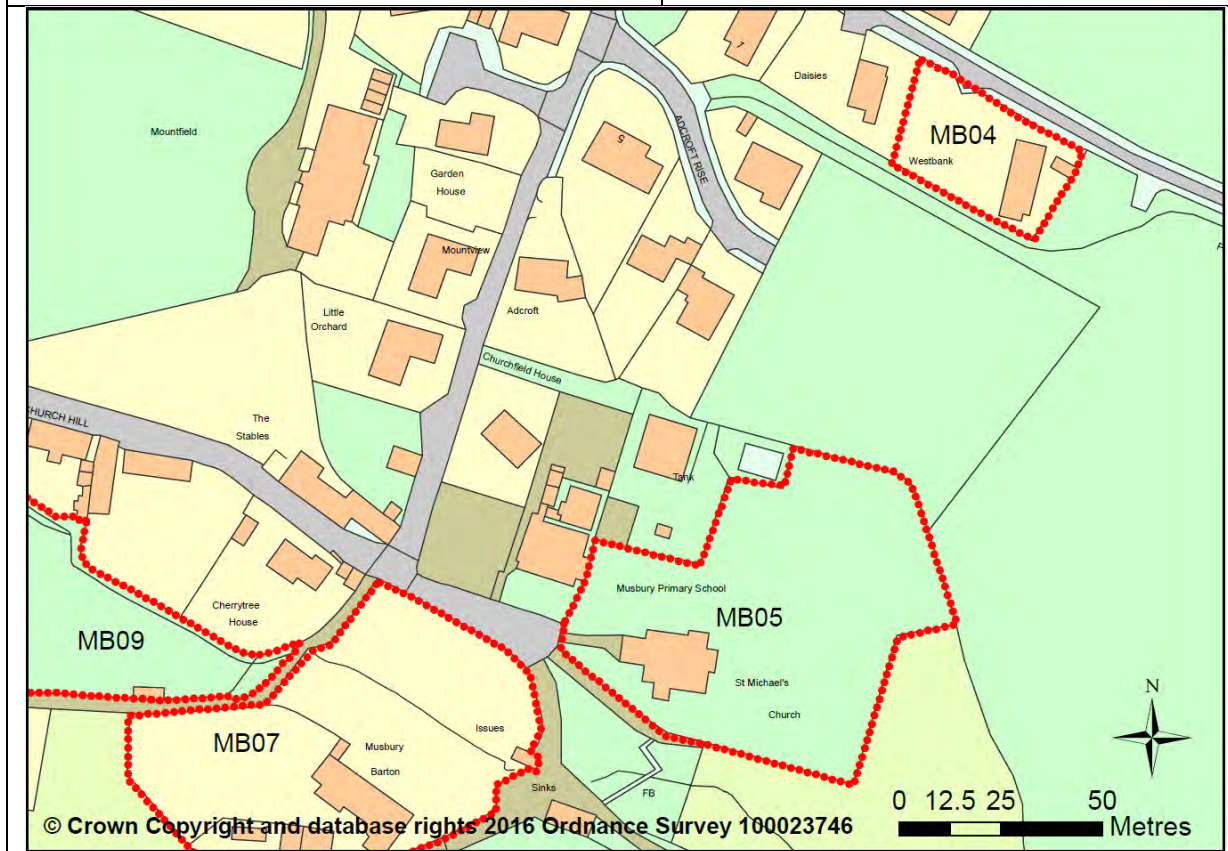
Settlement	Musbury
Site Reference	MB04
Address	Westbank, Mounthill Lane, Musbury
Planning Application Reference	None
SHLAA Reference	None





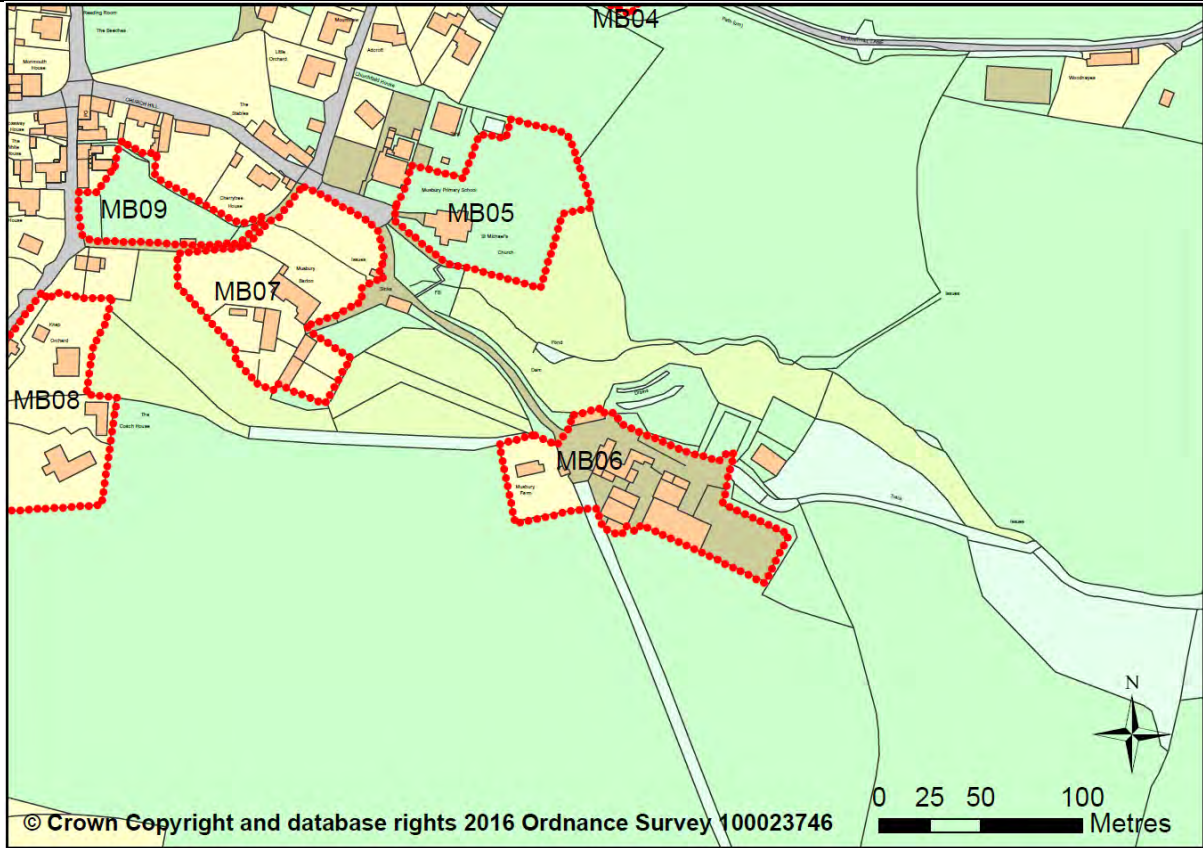
Representation Reference	7563
Representation Summary	Inconsistent to include this site but exclude Hillside Villas (MB18).
Issues Considered	House and garden extending beyond line of main built up area, but any new development on site would be between existing dwelling and main built-up area.
Recommendation	Include within BUAB on criteria A1.

Settlement	Musbury
Site Reference	MB05
Address	St. Michael's Church, Musbury
Planning Application Reference	None
SHLAA Reference	None



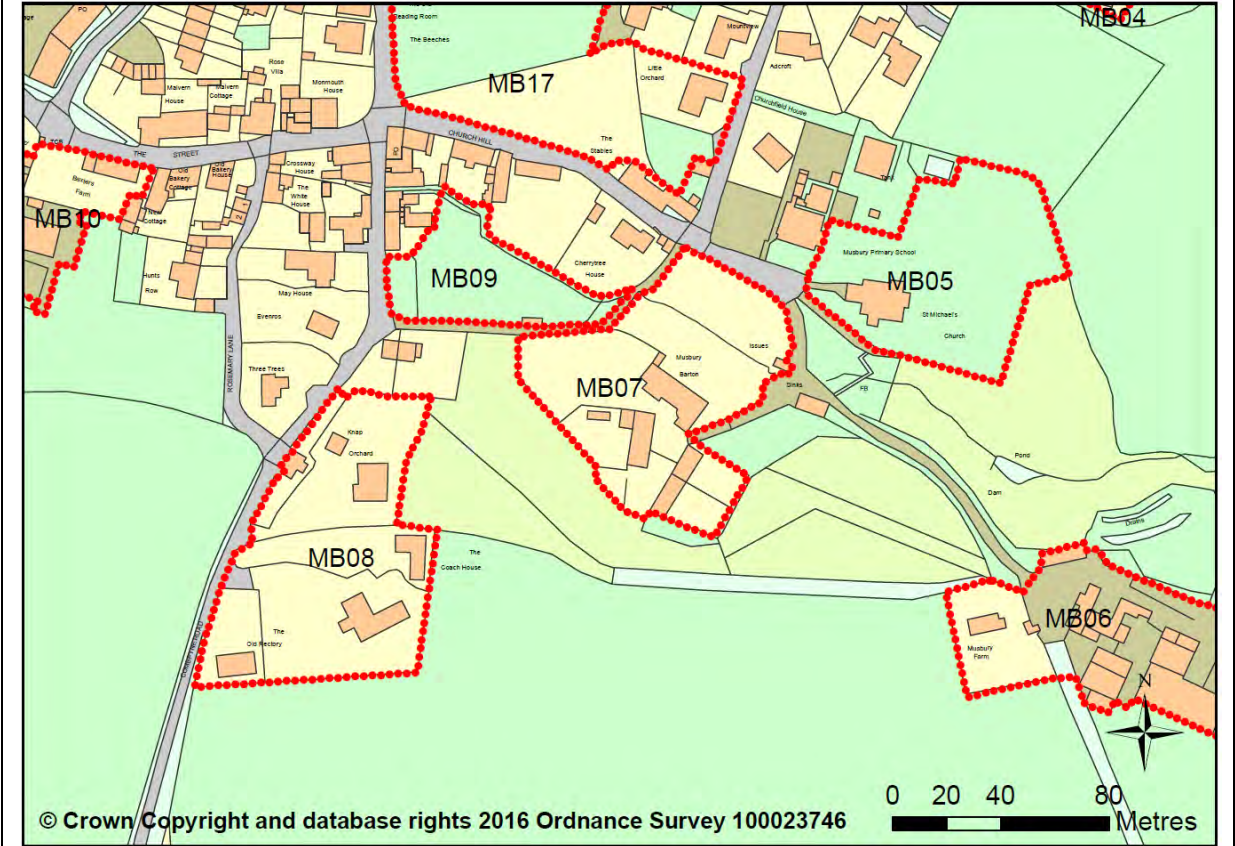
	
Representation Reference	None
Representation Summary	None
Issues Considered	Historic church and churchyard adjacent to main built up area of village.
Recommendation	Exclude form BUAB as one of the exceptions set out to criteria B2.

Settlement	Musbury
Site Reference	MB06
Address	Musbury Farm, Musbury
Planning Application Reference	15/0522/FUL
SHLAA Reference	None



Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Farm complex beyond main built up area of village. Planning permission granted in 2015 for replacement of farm building to form two industrial workshops.
Recommendation	Exclude from BUAB on criteria A1 and C3.

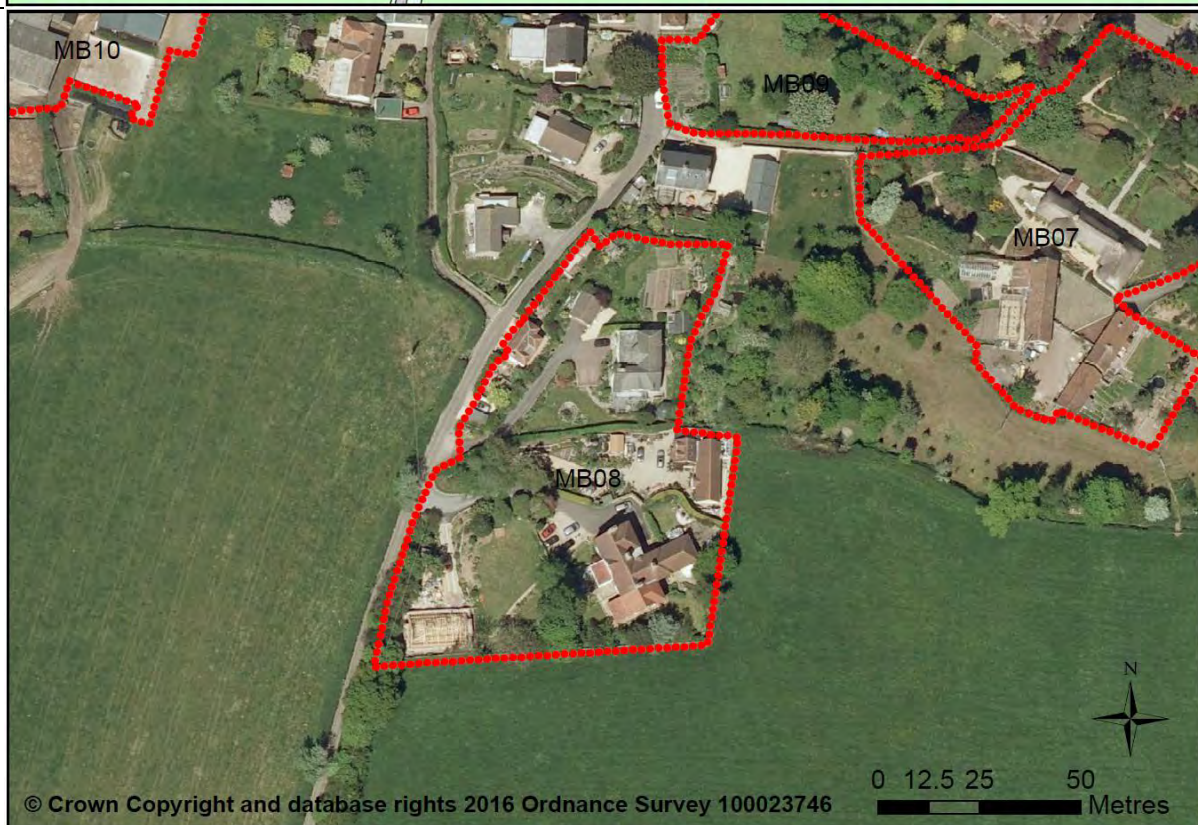
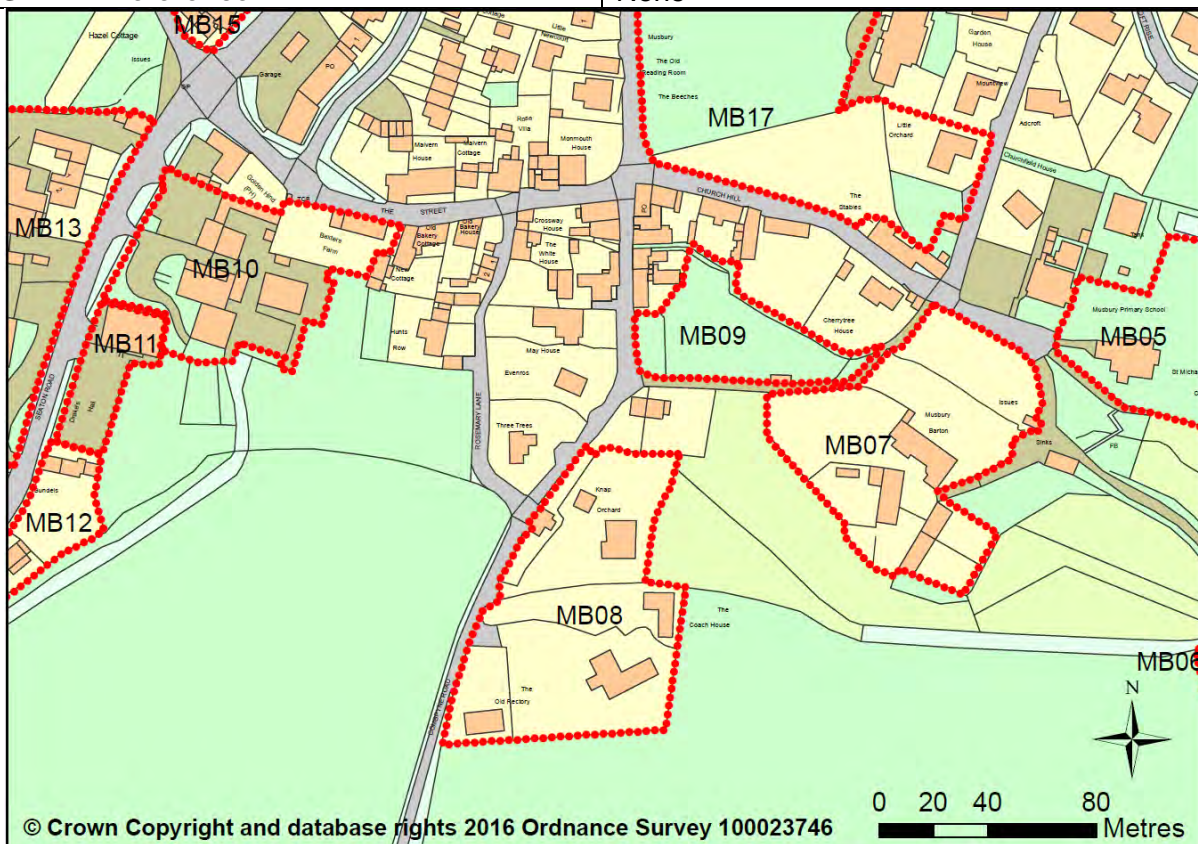
Settlement	Musbury
Site Reference	MB07
Address	Housing around Musbury Barton, Musbury
Planning Application Reference	None
SHLAA Reference	None





Representation Reference	None
Representation Summary	None
Issues Considered	Houses set in large grounds on edge of settlement.
Recommendation	Exclude from BUAB on criteria A1 and C1.

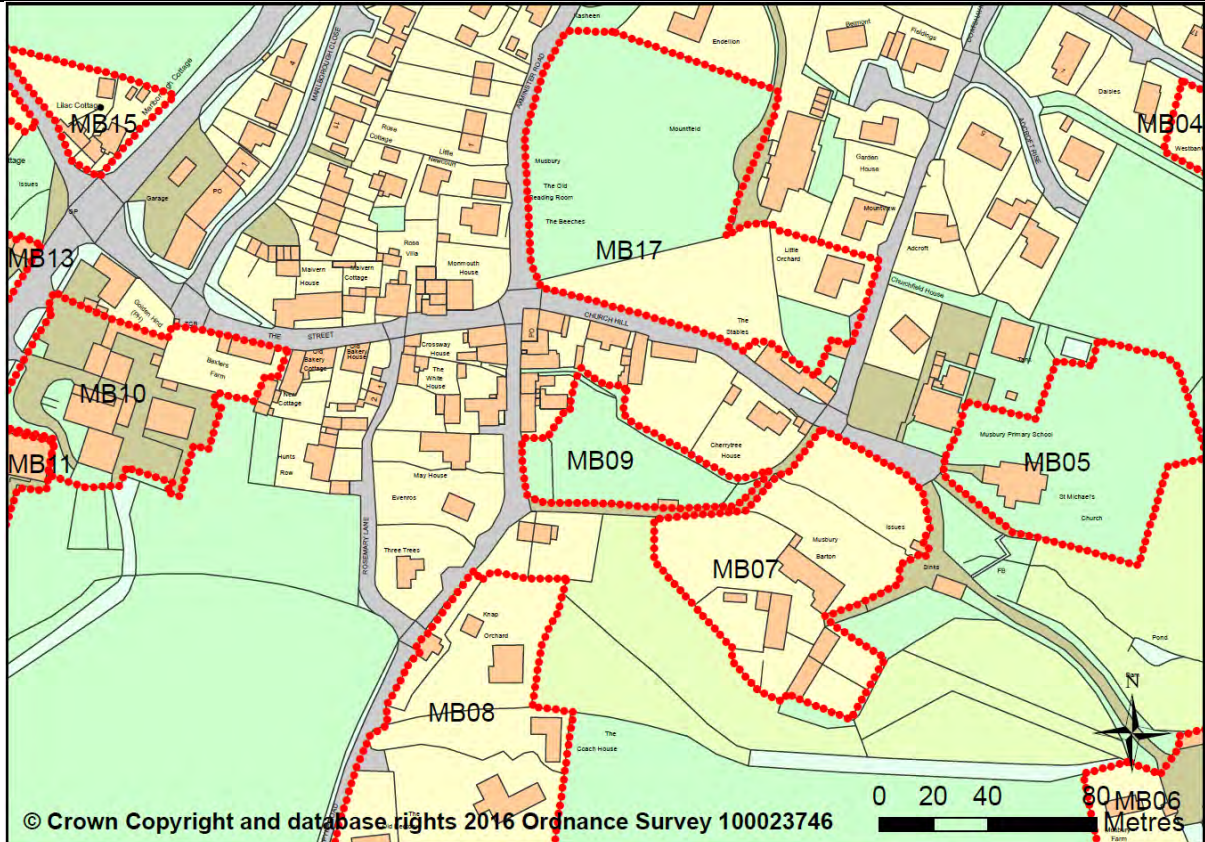
Settlement	Musbury
Site Reference	MB08
Address	Housing East of Compyne Road, Musbury
Planning Application Reference	None
SHLAA Reference	None





Representation Reference	None
Representation Summary	None
Issues Considered	Housing set in large grounds on the edge of the main built up area.
Recommendation	Exclude from BUAB on criteria A1 and C1.

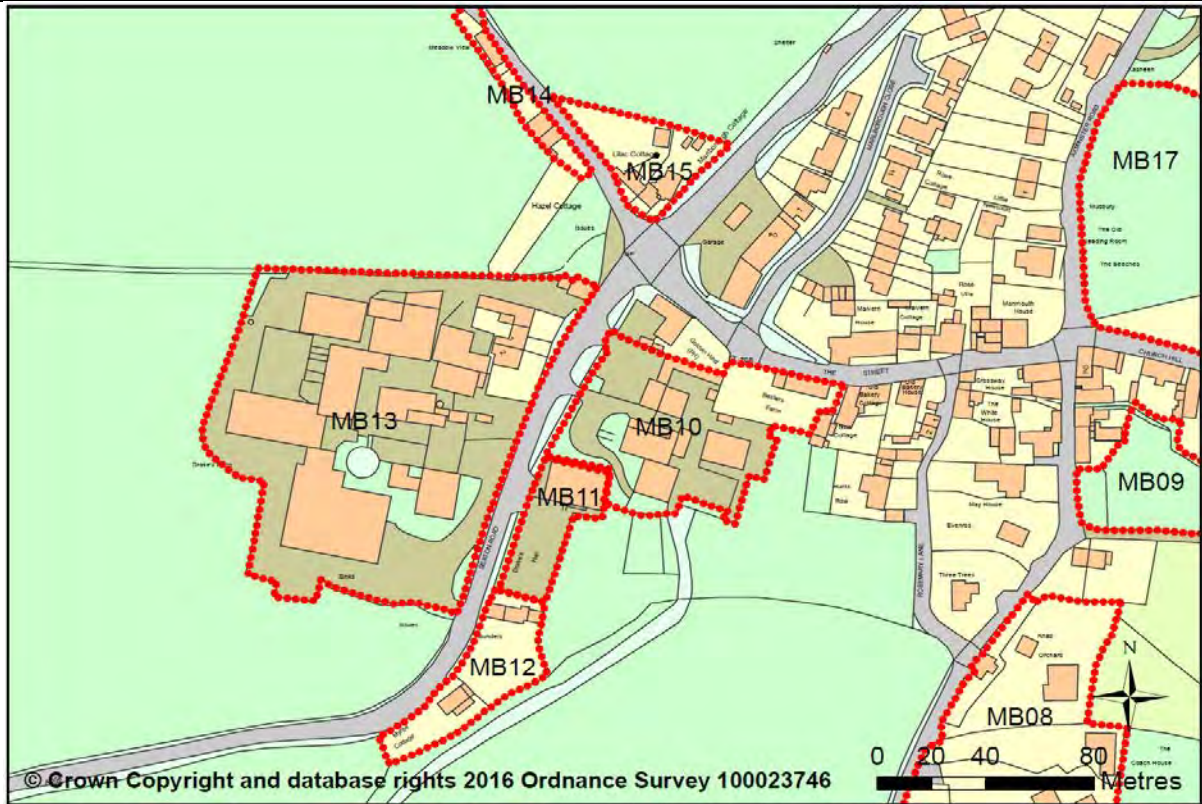
Settlement	Musbury
Site Reference	MB09
Address	Garden of Yew Tree House
Planning Application Reference	None
SHLAA Reference	None





Representation Reference	7711
Representation Summary	Site could accommodate housing needed by community, is close to village facilities and meets the criteria set.
Issues Considered	Large garden towards edge of main built up area of village. Whilst there are houses to the south of this land, they tend to be set in generous plots that contribute to the low density, edge of settlement character of this part of Musbury, which is largely proposed to be excluded from the BUAB.
Recommendation	Exclude from BUAB on criteria A1 and C1.

Settlement	Musbury
Site Reference	MB10
Address	Baxters Farm
Planning Application Reference	None
SHLAA Reference	E312

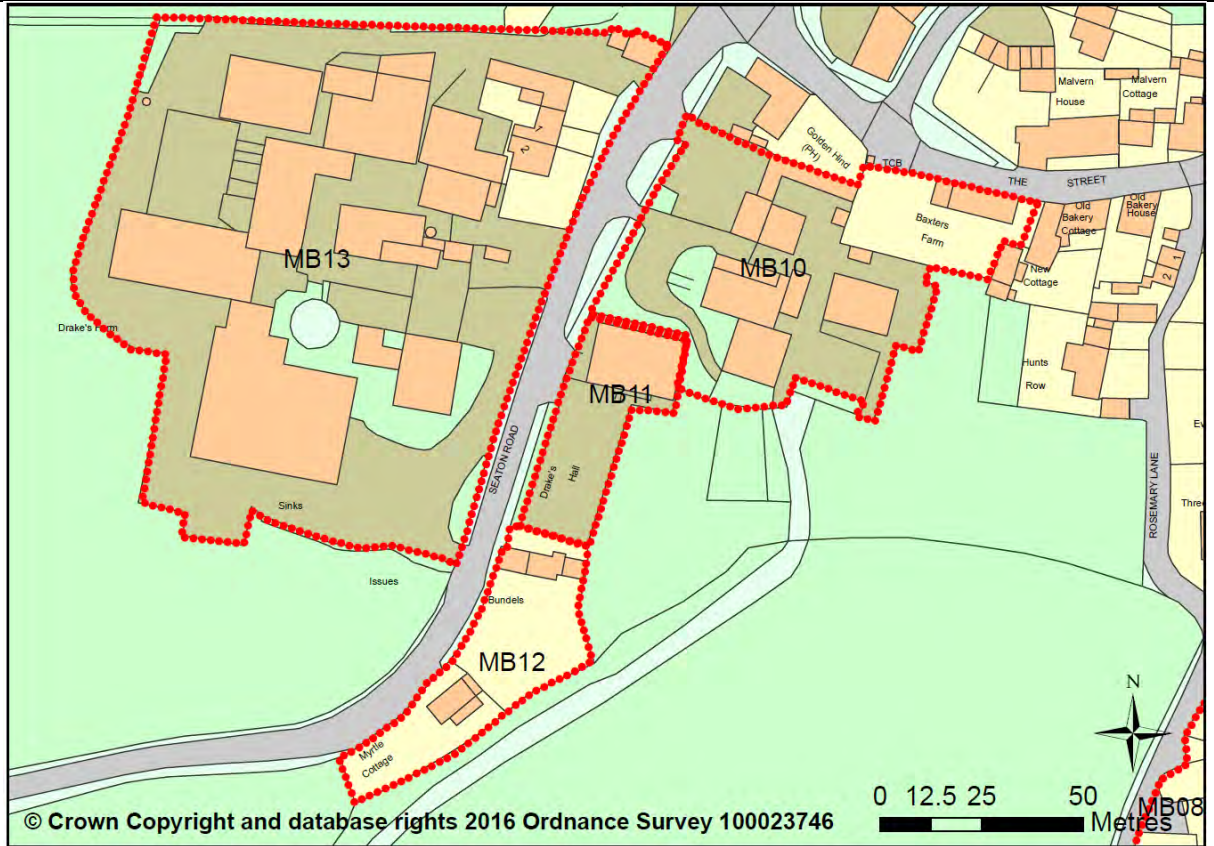




<p>Representation Reference</p>	<p>447 (2015 consultation) 447 (2016 consultation) 7646 on behalf of landowner 1883 7476</p>
<p>Representation Summary</p>	<p>The site fits criteria B3 and it is physically and functionally related to the settlement and was the plot chosen by residents. Small scale development on site supported by residents and inclusion in the BUAB may save resources needed to do a neighbourhood plan.</p>
<p>Issues Considered</p>	<p>Site includes farm buildings and yard</p>

	<p>together with a pub car park. The site (excluding the pub car park) was proposed as an allocation for 10 homes and small scale employment in the 2014 consultation draft of the Villages Plan. This allocation was supported by Musbury Parish Council, following consultation with the local community, and the Parish Council have put forward the site for inclusion within the BUAB. The site lies partly within the Musbury Conservation Area and in close proximity to a number of listed buildings so a heritage assessment has been undertaken. This concludes that, whilst there is potential for harm to the conservation area, there is also an opportunity for enhancement from redevelopment of the site. Criteria A1 states that boundaries should reflect the existing scale and core built form of the settlement. This site already has a built up appearance and is on the edge of the historic core of the village. The local support shown for the inclusion of this site within the BUAB, coupled with its already developed nature help to support inclusion of the site within the BUAB.</p>
<p>Recommendation</p>	<p>Include within BUAB under criteria A1.</p>

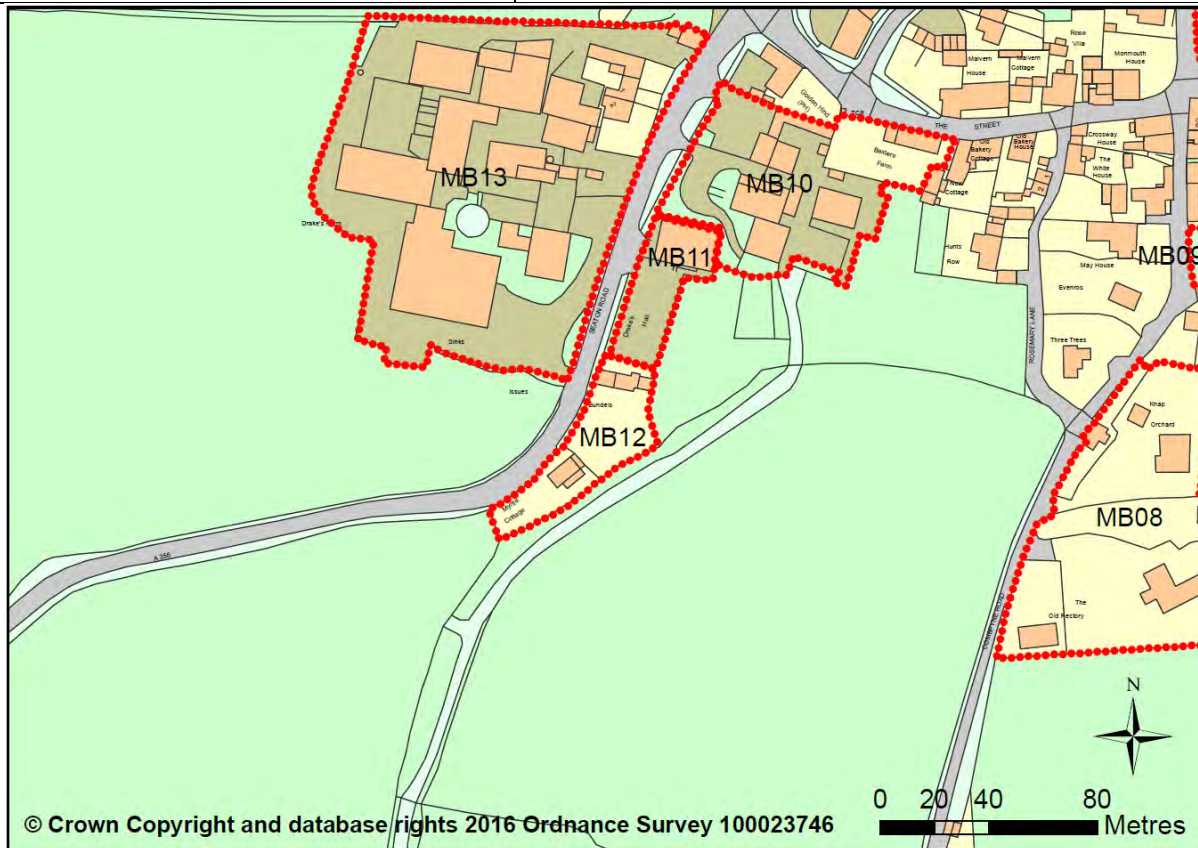
Settlement	Musbury
Site Reference	MB11
Address	Village Hall and car park.
Planning Application Reference	None
SHLAA Reference	None





Representation Reference	None
Representation Summary	None
Issues Considered	Community building physically and functionally related to settlement and not set in extensive grounds.
Recommendation	Include hall on criteria B2, but exclude car park as an exception to criteria B2.

Settlement	Musbury
Site Reference	MB12
Address	Myrtle Cottage and Blundels, Seaton Road, Musbury
Planning Application Reference	None
SHLAA Reference	None

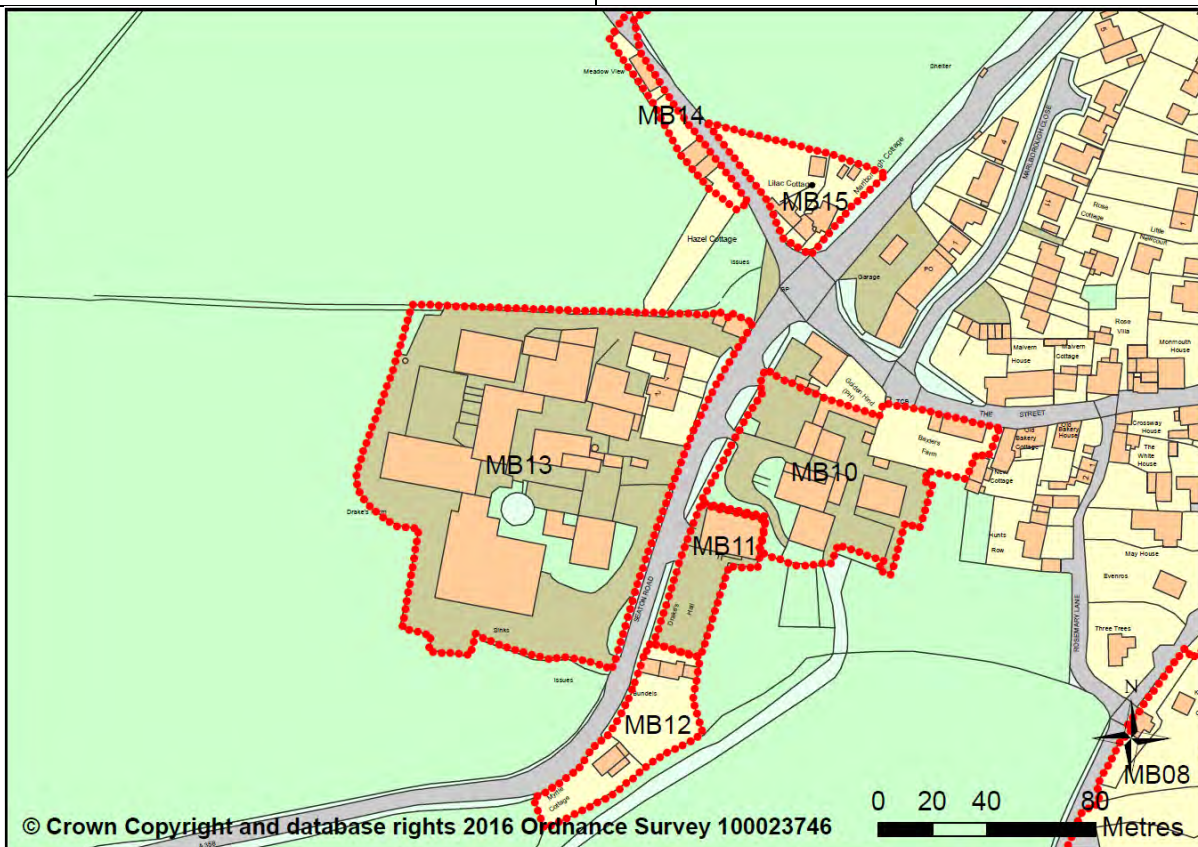




Representation Reference	None
Representation Summary	None
Issues Considered	Two detached houses on the southern fringe of

	the built up area.
Recommendation	Exclude from BUAB on criteria A1 and C1.

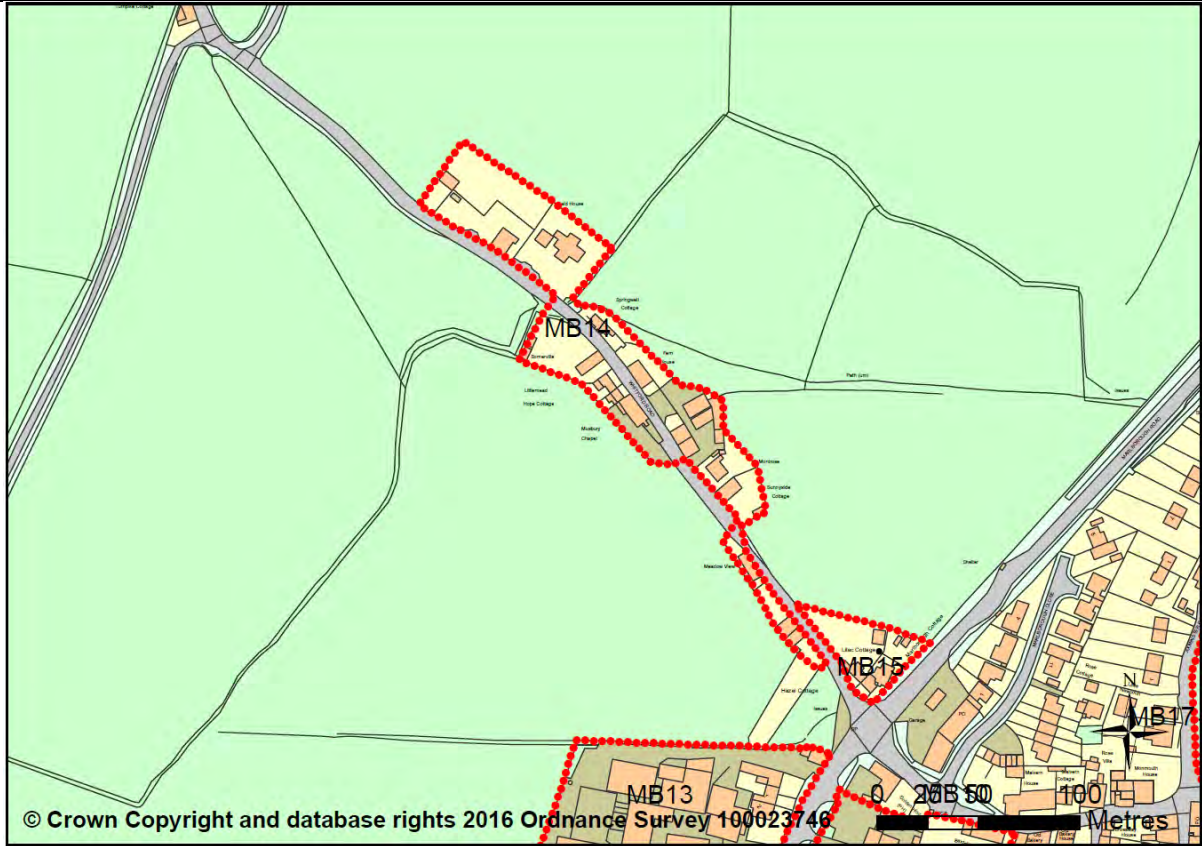
Settlement	Musbury
Site Reference	MB13
Address	Drake's Farm, Seaton Road, Musbury
Planning Application Reference	None
SHLAA Reference	None





Representation Reference	None
Representation Summary	None
Issues Considered	Large farm complex on edge of village.
Recommendation	Exclude from BUAB on criteria A1 and C3.

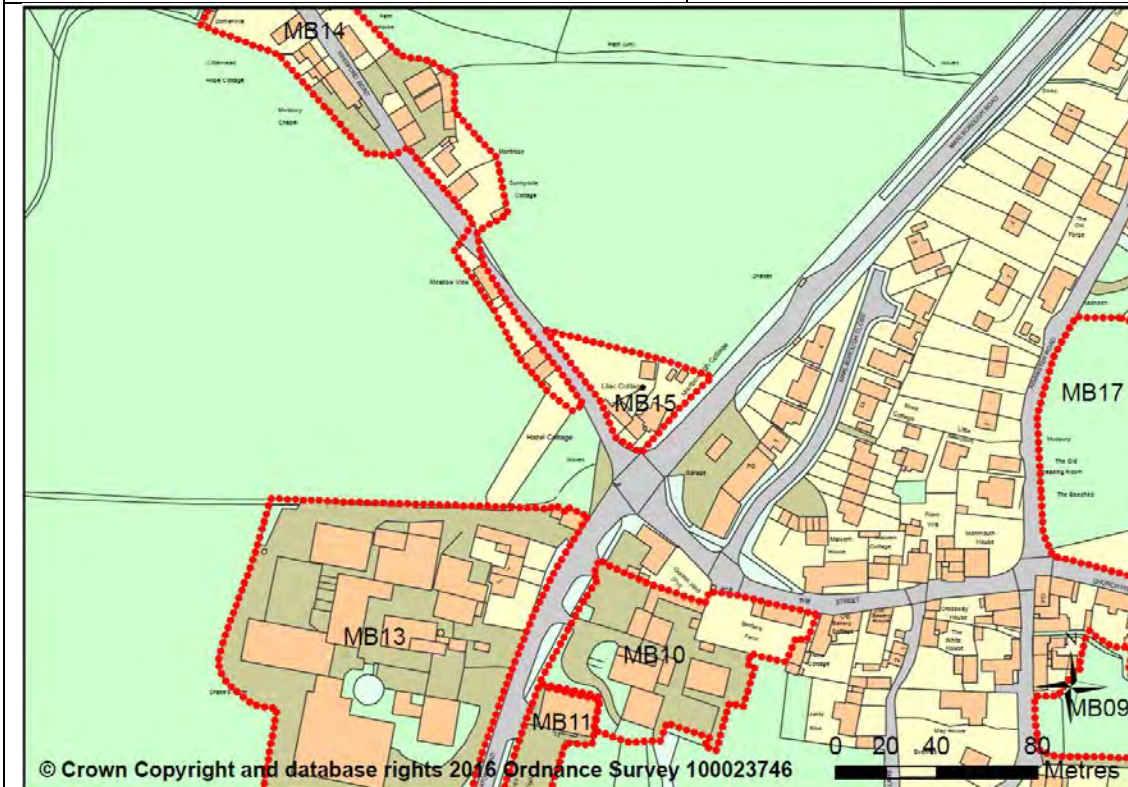
Settlement	Musbury
Site Reference	MB14
Address	Housing along Whitford Road, Musbury
Planning Application Reference	14/0970/FUL
SHLAA Reference	None





Representation Reference	None
Representation Summary	None
Issues Considered	Planning permission was granted on appeal in 2014 for the demolition of existing outbuildings and erection of two dwellings at Ferndale, Whitford Road. The main issues considered in the appeal were impact on the character of the street scene and the wider AONB (there was a lack of a 5 year land supply at the time).
Recommendation	Excluded from BUAB on criteria A1 and C3.

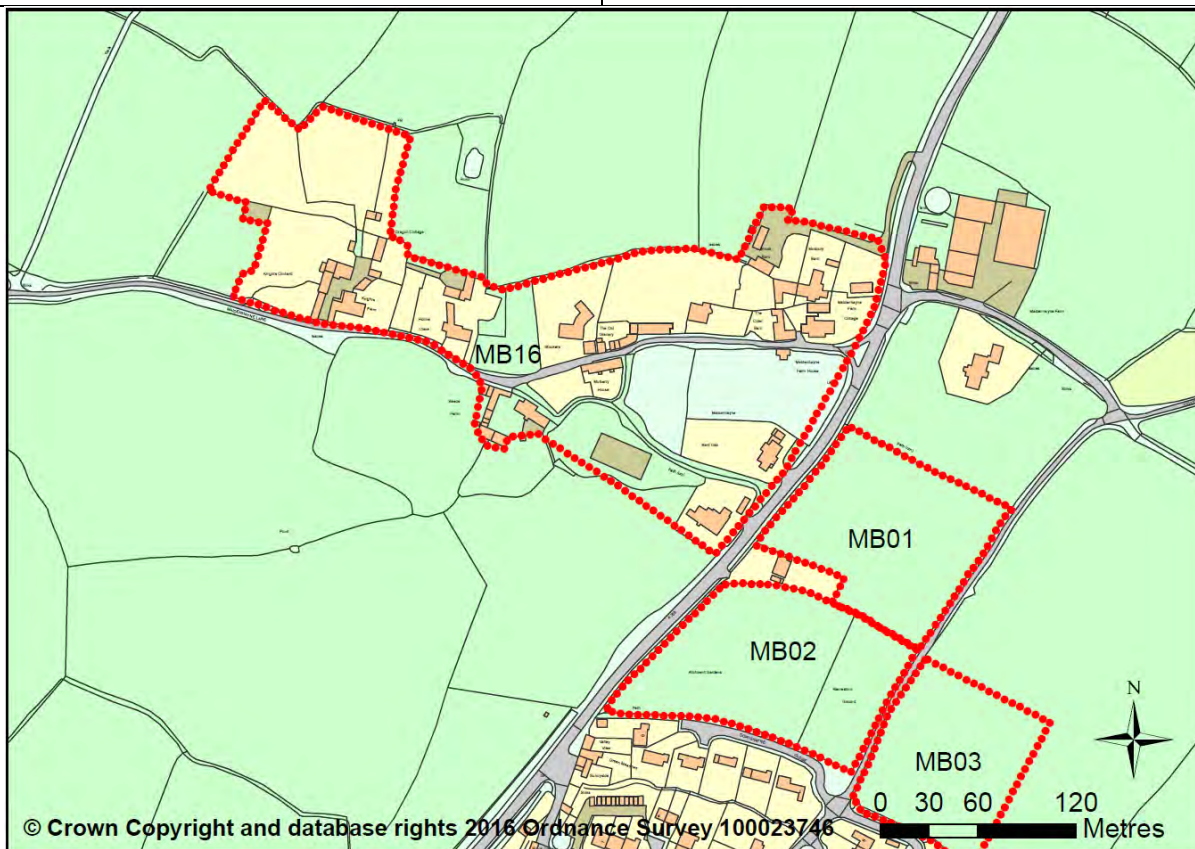
Settlement	Musbury
Site Reference	MB15
Address	Lilac Cottage and Malborough Cottage, Whitford Road, Musbury
Planning Application Reference	None
SHLAA Reference	None





Representation Reference	None
Representation Summary	None
Issues Considered	A small group of houses very close to the centre of the village, but separated by a busy road and adjoining open fields to the north.
Recommendation	Exclude from BUAB on criteria A1 and C3.

Settlement	Musbury
Site Reference	MB16
Address	Land at Maidenhayne Lane, Musbury
Planning Application Reference	None
SHLAA Reference	None







Representation Reference	None
Representation Summary	None
Issues Considered	Area of large residential buildings set in open countryside to the north and west of the main part of the village.
Recommendation	Exclude from BUAB on criteria A1, C1 and C3.

Settlement	Musbury
Site Reference	MB17A
Address	Land at Little Orchard, Musbury.
Planning Application Reference	None
SHLAA Reference	None
	
	
Representation Reference	447 (Musbury Parish Council) 7563
Representation Summary	Site should be included as similar properties have.
Issues Considered	Single storey dwelling set in a modest garden alongside similar properties that are included within the BUAB. A heritage assessment has been undertaken to assess the impact of development within this site on heritage assets, including listed buildings and the conservation area. This concludes

	that inclusion of this site in the BUAN would have a negligible impact on heritage assets.
Recommendation	Include within the BUAB under criteria A1.

Settlement	Musbury
Site Reference	MB17B
Address	Land at The Stables, Musbury.
Planning Application Reference	None
SHLAA Reference	None



	
<p>Representation Reference</p>	<p>447 (Musbury Parish Council) 7648 (for land owner) 1883; 7476; 7563; 7631; 7631.</p>
<p>Representation Summary</p>	<p><u>7648</u> Site should be included as similar properties have. Site should be included because it is in the heart of the village and surrounded by housing and complies with criteria set.</p> <p><u>447 (Musbury Parish Council)</u> The remainder of the Mountfield land should be excluded as it is in a conservation area, has historical significance to the village and contributes to local identity and visual amenity as a green space fronting a listed building. It should continue to be at the heart of the village as an amenity space (criterion C2).</p> <p><u>Other representations</u> Should be excluded as at heart of village, wildlife and trees should be protected, development would have negative impact on outlook and value of surrounding properties and dangerous access.</p>
<p>Issues Considered</p>	<p>Site comprises extensive gardens for 'The Stables' and extends along Church Hill on sloping ground with mature trees, which are protected by a tree preservation order and the sites designation as part of the Musbury Conservation Area. A heritage review of this site has concluded that development of this site could have an impact on both the setting of listed buildings (Mountfield and the cottages fronting Church Hill) and the conservation area. However, there are policies in the local plan that protect the setting of heritage assets and apply to development regardless of whether sites fall within the defined BUABs. The issue that needs to be considered for the purposes of the villages plan is whether the site is suitable for inclusion in the BUAB and criteria have been established against which these</p>

	<p>judgements should be made. When considered against these criteria it is clear that the site should be included within the BUAB, although there may be very good reasons for not allowing development on the site.</p>
<p>Recommendation</p>	<p>Include within the BUAB under criteria A1.</p>

Settlement	Musbury
Site Reference	MB17C
Address	Land at Mountfield, Musbury.
Planning Application Reference	None
SHLAA Reference	None





Representation Reference	447 (Musbury Parish Council) 1883; 7476; 7563; 7631; 7631.
Representation Summary	<p><u>447 (Musbury Parish Council)</u> The remainder of the Mountfield land should be excluded as it is in a conservation area, has historical significance to the village and contributes to local identity and visual amenity as a green space fronting a listed building. It should continue to be at the heart of the village as an amenity space (criterion C2).</p> <p><u>Other representations</u> Should be excluded as at heart of village, wildlife and trees should be protected, development would have negative impact on outlook and value of surrounding properties and dangerous access.</p>
Issues Considered	<p>Large grassed area surrounded by mature trees and set on sloping ground in front of Grade 2 Listed Building (Mountfield) and within the Musbury Conservation Area. A heritage review has been undertaken that concludes that development of the site could have an impact on the setting of both listed buildings and the conservation area.</p> <p>However, there are policies in the local plan that protect the setting of heritage assets and apply to development regardless of whether sites fall within the defined BUABs. The issue that needs to be considered for the purposes of the villages plan is whether the site is suitable for inclusion in the BUAB and criteria have been established against which these judgements should be made. When considered against these criteria it is clear that the site should be included within the BUAB, although there may be very good reasons for not allowing development on the site.</p>
Recommendation	Include within the BUAB under criteria A1.

Settlement	Musbury
Site Reference	MB18
Address	Hillside Villas, Musbury.
Planning Application Reference	08/2920/FUL
SHLAA Reference	None
 <p>SHLAA map showing site MB18 in Musbury. The map includes labels for various properties such as Rose Villa, Monmouth House, Walvern Cottage, Old Bakery House, Crossway House, The White House, May House, Evenros, Three Trees, Knap Orchard, The Coach House, and The Stables. Boundaries are marked with red dashed lines. A scale bar indicates 0, 5, 10, and 20 metres.</p>	 <p>Aerial photograph of site MB18. A red dashed line outlines the site boundary. Other nearby sites MB09 and MB07 are also visible. A scale bar indicates 0, 3.25, 6.5, and 13 metres.</p>
 <p>Photograph of a stone house behind a wall.</p>	 <p>Photograph of a gravel driveway leading to a garage.</p>
Representation Reference	7563
Representation Summary	Does not agree with Hillside Villas and houses at the top of Blacksmiths Hill being excluded from boundary. Appears inconsistent with inclusion of Westlands at Mounthill and the school orchard.
Issues Considered	A pair of semi-detached houses with limited curtilage and large detached garage to the side (east). Only the housing to the immediate west of the site is proposed for

	<p>inclusion within the BUAB The site is separated from main part of village by large garden area to north and adjacent to dwellings with larger gardens to the south, which are excluded from the proposed BUAB. The site has limited development potential, is well related to the existing built-up area and complies with the criteria set.</p>
<p>Recommendation</p>	<p>Include in BUAB.</p>

Settlement	Musbury
Site Reference	MB19
Address	School Hall, Musbury.
Planning Application Reference	08/2920/FUL
SHLAA Reference	None



Representation Reference	None
Representation Summary	
Issues Considered	Modern building on edge of settlement designed with curving green roof. Land helps form 'soft' edge to settlement which should be retained.
Recommendation	Exclude from BUAB on criteria A1.

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

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

Given the compact form of the Built-up Area Boundary defined under the standard methodology where all the services and facilities are within easy walking distance no additional areas fall to be considered under this approach.