

East Devon Villages Plan

Statement of Common Ground

Reference Historic England (Representor Number 329)

30th October 2017

Purpose

During the preparation of the East Devon Villages Plan Historic England expressed concern about the inclusion of some sites within the proposed Built-up Area Boundaries (BUABs) and any potential impact upon the historic environment. By 'publication' stage these concerns were limited to sites in the villages of Kilmington and Musbury only and proposed changes to the text relating to the respective villages was put forward. The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between East Devon District Council and Historic England in relation to the text of the proposed East Devon Villages Plan (EDVP).

Areas of Common Ground

The parties have agreed changes to the text of Chapter 8 Kilmington and Chapter 10 Musbury of the proposed EDVP to address the issues raised in Historic England's representation (329) to ensure that the historic environment is properly considered. The proposed modifications are attached to this statement of common ground at Appendix 1 for Kilmington and Appendix 2 for Musbury.

AGREEMENT

Signed on behalf of East Devon District Council



**Matt Dickins
Planning Policy Manager
Dated: 26 October 2017**

Signed on behalf of Historic England



**Ross Simmonds
Principal Historic Environment Planner, Historic Places
Dated: 26 October 2017**

Appendix 1 Modifications to Kilmington Chapter

- 8.1 Kilmington is situated on the western side of the Axe Valley, some two miles from the market town of Axminster.
- 8.2 The conservation area in relation to the village as a whole is small and centred on the eastern half of The Street. There are 9 listed buildings within the conservation area but more are spread throughout the village, indicating that it was once several small clusters of development which have joined through infilling
- 8.3 Within the village centre there are several modern housing estates with street lighting and pavements but otherwise the lanes tend to be narrow and this increases to the south of the village where passing places are limited.
- 8.4 A paddock to the south east of the village (north of Ravenscroft) that was excluded from the BUAB defined in the previously adopted Local Plan has now been included. The inclusion of this land inside the BUAB does not mean that the land is now less important from a heritage perspective as it could be that the land provides a valuable landscape setting to the significance and setting of listed historic buildings and the character and appearance of conservation area.

Appendix 2 Proposed Modification to Musbury Chapter

- 10.1 Musbury is the smallest settlement to have a built-up area boundary defined in the Villages Plan. It lies within the Axe Valley and is wholly within the East Devon AONB. A conservation area covers the historic core of the village.
- 10.2 There is a farm complex adjoining the village centre that has been supported locally for redevelopment for residential use. The site has been included within the BUAB, but is not allocated for development, although a development brief will be produced to inform any development proposals that may be put forward. Within the centre of the village is an area that was excluded from the BUAB defined in the previously adopted Local Plan, adjacent to the Mountfield grade II listed building. Whilst this has now been included in the BUAB, it lies at the heart of the conservation area and close to a number of listed buildings. The relationship of this land to these heritage assets, coupled with the open nature of ~~this the~~ land, ~~coupled with~~ its topography, and tree cover ~~and relationship with neighbouring listed buildings~~ makes it unlikely that it ~~will~~ would be suitable for development, ~~unless, in~~ except in exceptional circumstances, development would minimise harm in all respects upon the historic environment and secure the future of Mountfield, a heritage asset at risk.