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**From:** Peter Bowler [REDACTED]  
**Sent:** 06 January 2018 18:44  
**To:** Planning Policy  
**Cc:** [REDACTED]  
**Subject:** East Devon Villages Plan  
**Attachments:** Can I build outside the built-up area boundary\_ - East Devon.pdf

Dear Sir,

The current version of the East Devon Villages Plan remains subject to clauses that effectively override all Neighbourhood Plans and I object on the grounds that it negates local democracy.

Below I quote from the Plan that indicates very clearly that development in the countryside should be controlled by the relevant Neighbourhood Plan:

[Strategy7 - Development in the Countryside - Page 50 first paragraph:](#)

"Development in the countryside will only be permitted where it is in accordance with specific Local or Neighbourhood Plan policy that explicitly permits such development....."

But the following clause permits "exceptions" to the above, which under Strategy 35 would allow an unlimited number of developments of up to 15 houses on the borders of our villages. Moreover the words "will only be permitted" are untrue:

[Built-up Area Boundary Assessment - Page 2 Ref A1 Commentary:](#)

"and potential for affordable housing at the edges justified as an exception."

The intention by the EDDC to override Neighbourhood Plans is demonstrated by typing the question below into their website. (*Copy of download attached*):

[Information "Can I build outside the built-up area boundary? Updated 26th January 2017:](#)

"Under Strategy 35, exception sites providing mixed affordable and open market housing schemes for up to or around 15 dwellings may be allowed in villages and outside of Built Up Area Boundaries (BUAB)"

There are conditions attached, but they are widely drawn and easily evaded. For example the affordable housing are supposed to be for people connected to the relevant village, but if the properties are not taken "in a reasonable time", the criteria is widened to be virtually meaningless.

**Reading the Local Villages Plan in isolation, you are led to believe that the Neighbourhood Plans had the final say in all development. Unless you are aware of the numerous Strategies in the Local Plan itself, you would not realise the significance of the few obscure words slipped in on page 2 Ref A1, allowing licence to build virtually anywhere on the boundaries of our villages, thus rendering the Neighbourhood Plans pointless.**

Yours faithfully,



## Information

# Can I build outside the built-up area boundary?

Under Strategy 35, exception sites providing mixed affordable and open market housing schemes for up to or around 15 dwellings may be allowed in villages and outside of Built Up Area Boundaries (BUAB).

There must be a proven local need demonstrated through an up to date robust housing need survey and affordable housing must account for at least 66% of all the houses built.

- Villages with a BUAB the scheme should be abutting or physically closely related to that boundary.
- Villages without a BUAB the scheme should be physically very well related to the built form of the village.

You will need to demonstrate the following:

- The affordable housing need would not otherwise be met
- The settlement has a population of less than 3,000 persons
- The scheme is well designed and sympathetic to the character of the settlement
- The scheme is close to community services and facilities (four or more of the following; school, pub, village hall, shop/post office, doctors surgery, place of worship or public transport service)
- Satisfactory highway access
- That the occupants, both initially and in the future, are in housing need and are a resident of the Parish group or have a local connection.

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## Contact this service

Opening hours:

Monday to Friday from 8.30am to 5pm

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