

STRATEGIC LAND PARTNERSHIPS

Address for correspondence and Registered Office:

GREENDALE COURT CLYST ST MARY EXETER EX5 1AW

Telephone: +44(0)1395 233433

Fax: +44(0)1395 233270

SSP/MRP/SW/SLP

8th September 2015

Mr A Thickett BA (Hons)
Local Plan Inspector
c/o Amanda Polley – Programme Officer
East Devon District Council
Council Offices
Knowle
SIDMOUTH EX10 8HL

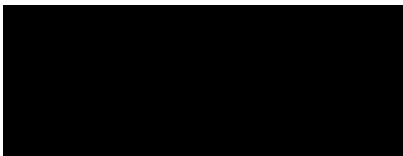
Dear Sir

RE: East Devon Local Plan – Proposed Plan Changes and Revised Evidence

In relation to matters raised at the Examination and the revised evidence submitted to yourself by East Devon District Council on the 28th August 2015, I would like to draw your attention to a further consultation being undertaken by the Council relating to criteria for Built Up Area Boundaries.

There are a number of flaws in this and no doubt various parties will respond to it in due course. However we would specifically refer you to the sentence underlined and in bold at the top of Page 5 which reinforces the Council's position in relation to development in rural areas which was the subject of a number of your key questions and discussions at Examination. It seems that the Council have not changed their position at all since the Examination.

Yours faithfully



SIMON STEELE-PERKINS
STRATEGIC LAND PARTNERSHIPS

East Devon District Council

East Devon Villages Plan Consultation Document

Proposed Criteria for Defining Built-up Area

Boundaries



Consultation runs from 07/08/15 to 21/09/15

What are we being consulted on?

Built-up Area Boundaries are lines drawn on maps that define 'built-up' areas, where planning policies provide for development (subject to other considerations). Outside of these 'built-up' areas the land is considered to be 'countryside' for planning policy purposes, where development is usually only allowed in specified exceptional circumstances.

The new local plan for East Devon only defines Built-up Area Boundaries for the towns of Axminster, Budleigh Salterton, Exmouth, Ottery St Mary, Honiton, Seaton and Sidmouth. If the new local plan progresses as currently drafted, Built-up Area Boundaries will also be drawn around the 17 settlements identified in Table 1.

Table 1

Settlements where Built-up Area Boundaries to be defined in Villages Plan						
Beer	Clyst St. Mary	East Budleigh	Lypstone	Sidbury	Whimple	
Broadclyst	Colyton	Feniton	Musbury	Uplyme	Woodbury	
Chardstock	Dunkeswell	Kilmington	Newton Poppleford	West Hill		

The revised boundaries will be agreed through the East Devon 'Villages Plan', which is a formal development plan document that will guide decisions on planning applications. Although there is uncertainty about the progress of the new local plan it is important to develop the Villages Plan as far possible so that the future of our rural areas can be planned for positively. Work on individual settlements needs to be undertaken on a consistent basis and so we are seeking views on the criteria that will be used to judge where Built-up Area Boundaries should be drawn. The proposed criteria are set out in the Table 2 and we want to know what you think of these criteria – are they the right criteria and are extra criteria needed?

Table 2 - What are the proposed criteria for defining Built-up Area Boundaries?

Ref	Criteria	Exceptions	Commentary
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 new 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.
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.	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	Where the buildings are set in extensive grounds either the grounds or the buildings and grounds may be excluded, depending upon the	Where buildings are physically well related to the built form of a settlement inclusion is appropriate. However, to include spacious grounds that are
General Criteria			
Areas to be included			

Ref	Criteria	Exceptions	Commentary
	buildings, schools and community halls which are considered to be functionally related to the settlement.	physical and functional relationship with the settlement.	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.
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.	
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.	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.
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.	
Areas to be excluded			

Can I put forwards sites for inclusion/exclusion in the Built-up Area Boundaries?

We recognise that some people may like the opportunity to put forward areas of land that they feel should be either included or excluded from the Built-up Area Boundaries for particular settlements. **We do not want to increase levels of development in our rural settlements and are not seeking additional sites for housing,** but we are happy to consider requests for sites to be either included or excluded from the built-up areas when accompanied by a plan that clearly identifies the location and extent of the land concerned. If you put forward a site for consideration please explain the case for inclusion or exclusion by focussing on either how the site meets with the proposed criteria or why and how the criteria should be amended. **Amending the criteria to specifically accommodate development in the rural settlements will not be considered as an option as this would be contrary to the strategic policies of the emerging local plan.** The current Built-up Area Boundaries (except Lypstone) are defined in the adopted East Devon Local Plan and may be viewed at [Proposals and inset maps for the adopted local plan - East Devon](#). **We are only reviewing the built-up area boundaries for the settlements listed in Table 1** and any sites put forward will need to be very well related to the urban area of these settlements. The current Built-up Area Boundaries, with the exception of Lypstone, are defined in the adopted East Devon Local Plan and may be viewed at [Proposals and inset maps for the adopted local plan - East Devon](#). For Lypstone see the Lypstone Neighbourhood Plan at <http://eastdevon.gov.uk/media/1091870/lnp-final-referendum.pdf>

We are inviting responses to the following questions.

1. Are the criteria set out in Table 2 for defining Built-up Area Boundaries the correct ones?
2. Are any additional criteria required to help define Built-up Area Boundaries?
3. Are there any additional areas of land that should be considered for inclusion in the Built-up Area Boundaries for the settlements shown in Table 1? If so please explain either how the site meets with the proposed criteria for inclusion or why and how the criteria should be amended to facilitate the site's inclusion within the Built-up Area Boundary.
4. Are there any additional areas of land that should be excluded from the Built-up Area Boundaries for the settlements shown in Table 1? If so please explain either how the site meets the proposed criteria for exclusion or why and how the criteria should be amended to justify exclusion of the site from the Built-up Area Boundary.
5. Do you have any other comments relevant to the Villages Plan?

To respond to this consultation

You will need to get your comments to us by on or before **Monday 21st September** by one of the following means:

- By emailing your comments to localplan@eastdevon.gov.uk. It would be very helpful if you could compose your e-mail so that it corresponds to the five questions set above (1. Are the criteria correct; 2. Any additional criteria; 3. Additional sites; 4. Sites to be excluded; and 5. Any other comments). **Please put 'Villages Built-up Area Boundary Consultation' in the subject box.**
- By letter to Local Plans, East Devon District Council, The Knowle, Sidmouth, EX10 8HL. Again, it would be very helpful if you compose your letter so that it corresponds to the five questions set above (1. Are the criteria correct; 2. Any additional criteria; 3. Any additional sites; 4. Any sites to be excluded; and 5. Any other comments) and put **'Villages Built-up Area Boundary Consultation' at the top.**

If you put forward sites for either inclusion in or exclusion from the Built-up Area Boundary please identify the precise boundary of the land.