

## East Devon Villages Plan – Proposed Built-up Area Boundary (Black Line) Criteria Guide

Built-up Area Boundaries are black lines drawn on maps that the Council use to help decide where it is acceptable for new homes and other buildings to be built. Inside of the black lines new buildings are generally acceptable, but outside they are only acceptable in special circumstances. Being outside of a black line just means that planning is less likely to be granted for new housing and industry and does not mean that your house is not part of the village in any other way. It does not affect changes to your home that can be made without planning permission.

We are considering where black lines should be drawn for the settlements of Beer; Broadclyst; Clyst St Mary; Colyton; East Budleigh; Feniton; Kilmington; Musbury; Newton Poppleford; Sidbury; Uplyme; West Hill; Whimble and Woodbury. It's important to have a fair process for deciding where the black lines should be drawn so we've drafted some guidelines to help us decide which sort of areas to include. We consulted on these guidelines last year and have made some changes to take account of the comments we received. You can see the full criteria on our web site [proposed criteria for defining built-up area boundaries](#) or call us if you want more details.

In summary the criteria say:

- Criteria A1 – black lines will be drawn around the main groups of existing buildings and not around undeveloped areas. If communities want additional development this can be looked at through 'neighbourhood planning' (a separate planning process undertaken by or on behalf of the Parish Council)
- Criteria A2 – black lines will generally follow recognisable features such as fences and hedges, although large gardens may be excluded to help control the building of extra houses in their grounds.
- Criteria B1 – sites with existing planning permissions will be included in the black lines if they are close to the village, unless there were particular circumstances that justified the permission such as outstanding design or low density development.
- Criteria B2 – community buildings will be included in the black lines if they are close to the village, unless they include large grounds on the edge of the village.
- B3 – where a site has been allocated for housing, employment or community development in the local plan or a neighbourhood plan it will be included in the black lines, unless it includes large areas of open space.
- C1 – large gardens or grounds associated with buildings will be excluded where they could extend the built up area if developed.
- C2 – large gardens will not be included in the black lines unless they are surrounded by buildings and any new buildings would look like part of the existing village.

- C3 – groups of buildings detached from the main village area will not be included in the black lines.
- C4 – If different parts of the village are separated from the part of the village that has the services and facilities they will not be in the black lines unless they have services and facilities of their own.

Technical note:

This paper has been prepared to help inform discussions on where 'Built-up Area Boundaries' (referred to as black lines from now on in this paper) should be drawn as part of the East Devon Villages Plan. It supplements, but does not supplant the published criteria. Comments received on the black lines proposed will be taken into account by the Council before finalising the plan to be put before an independent Inspector. Any unresolved issues will be considered by the Inspector before the black lines are finalised.

The Built-up Area Boundary for Lypstone is defined in the Lypstone Neighbourhood Plan.