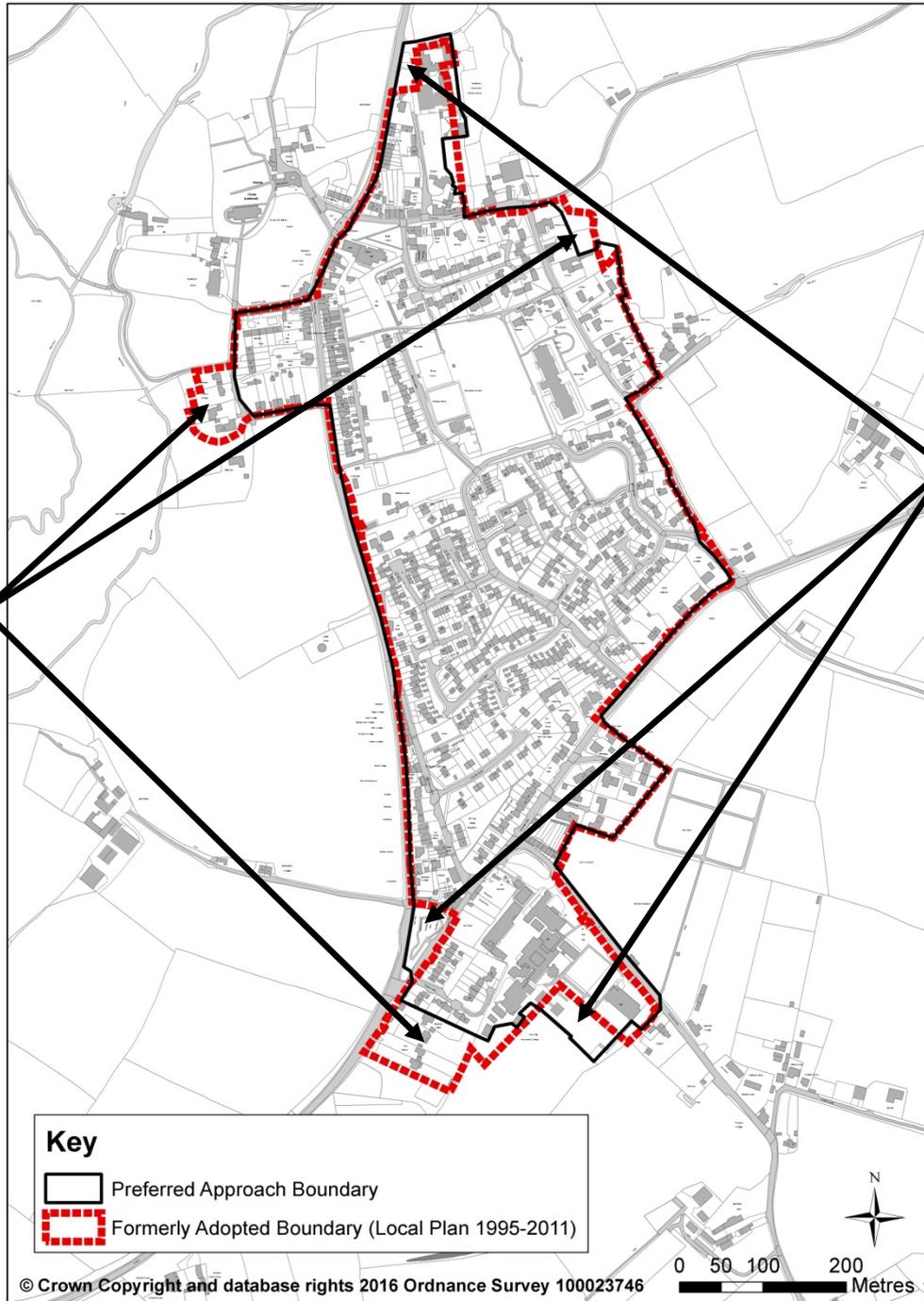


# East Devon Villages Plan Summary – Broadclyst



Main areas now proposed to fall **outside** of the 'black line'

Main areas now proposed to fall **inside** of the black line boundary.

## How do I comment?

We want to hear what you think about the Villages Plan! If you want to comment please either email [localplan@eastdevon.gov.uk](mailto:localplan@eastdevon.gov.uk) or write to Planning Policy, East Devon District Council, Station Road, Sidmouth, EX10 8HL.

Please include 'Villages Plan' in your email/letter title and state which settlement your comments relate to. You can make general comments about the approach we are putting forward or more detailed comments on land you would like to see included or excluded. If you are referring to a specific site please include a map so that it is clear where the boundaries of the land are.

**We need comments by 28<sup>th</sup> September 2016 so we can consider them before the plan is finalised.**

What is the East Devon Villages Plan?

The East Devon Villages Plan is being produced by East Devon District Council to help guide decisions on where new development should be directed in selected villages – including Broadclyst.

How will the Villages Plan work?

The Villages Plan will show a black line (called a Built-up Area Boundary) around Broadclyst. Inside of the black line new houses will generally be acceptable, but outside they will only be acceptable in special circumstances.

What will the Villages Plan Change?

The approach of drawing black lines to guide new development in East Devon goes back many years. The Villages Plan will review where these lines should be drawn and provides an opportunity for anyone to comment on where the line should be drawn. For Broadclyst, the main changes proposed when compared to the existing black line are that a small number of homes to the south and west are now excluded from the boundary, together with some garden areas to the north east. A couple of small areas are proposed for inclusion, including part the secondary school, land in front of the primary school and a small triangle of open land opposite Tower View.

How have the new black lines been drawn?

We have used a set of criteria to help us draw the lines so that a consistent approach has been used. We generally try to ensure that the main existing built-up areas are included, together with areas already agreed for development (through planning permission or planning allocations). Buildings with large grounds on the edge of settlements tend to have been excluded.

Have alternative approaches to defining lines been considered?

Yes, we have considered a range of alternatives including not having boundaries, drawing boundaries more tightly or drawing them more loosely, but these options have not been progressed, partly because they differ from the approach set out in the Local Plan (which was adopted in January 2016). However, further work has been done to see if the boundaries drawn using our criteria should be reduced where it is difficult to access local services and facilities on foot. This was not an approach followed in Broadclyst as all areas included within the black line are within ready walking distance of local services and facilities.

How does this affect me?

Being outside of the black line just means that planning permission is less likely to be granted for new housing and industry, it 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.

Where can I get more information?

The draft consultation Villages Plan and supporting documents, including a site by site appraisal of the sites considered are available:

- At the Council Offices at Station Road, Sidmouth, EX10 8HL
- Online at:  
<http://eastdevon.gov.uk/planning/planning-policy/villages-plan/villages-plan-2016-consultation/>
- In local libraries and a copy has also been sent to the Parish Council.

What happens next?

We will consider all the comments made before producing a plan for further public consultation. It will then be formally submitted for consideration by an independent Inspector who will decide whether the plan is 'sound'.