

How settlement boundaries have been drawn

The draft plan draws black lines around certain settlements to define the areas where development is likely to be acceptable in principle (inside the boundary). These 'settlement boundaries' have been drawn in accordance with the methodology set out in Appendix 1. The method uses a two staged process. Firstly, the existing built-up areas are defined together with areas that could enable some limited small scale growth: criteria are used to guide this process, as set out in Appendix 2. Secondly, the boundaries drawn in 'stage 1' are assessed to determine if they are appropriate locations for development. Most settlements boundaries were not altered as a result of the 'stage 2' assessment. The exceptions to this were Newton Poppleford and West Hill, where two areas identified under stage 1 were removed following the stage 2 process. Plans showing the settlement boundaries at both stage 1 and stage 2 are shown in Appendix 3 and 4, including the reasons that certain areas were taken out at stage 2. All other settlement boundaries are shown on the policies map that accompanies the draft plan.

Appendix 1 - Methodology

East Devon Local Plan 2020 - 2040 – Settlement Boundary Methodology

1. Introduction

1.1 The draft plan draws black lines (settlement boundaries) around certain settlements to show where development is most likely to be acceptable in principle (inside of the black lines).

1.2 In order to achieve a consistent approach to the drawing of settlement boundaries, we have devised a methodology to set out the circumstances in which land will or will not be included within the settlement boundary (see Appendix 2).

2 Methodology Stage 1

2.1 The first stage of the process is to map boundaries using a set of criteria as a guide (Appendix 2). This approach should result in settlement boundaries that will enable some, limited, small scale incremental growth for the settlement in addition to any allocations of land for development.

Methodology Stage 2

2.2 Maps produced using the criteria shown in Appendix 2 will be reviewed to establish whether they would be appropriate locations for development when assessed in light of the emerging plan policies, particularly whether people living in these areas would have good access to services and facilities by means other than the private car. Some areas included at Stage 1 may be removed on this basis.

Appendix 2 - Criteria to guide boundary definition

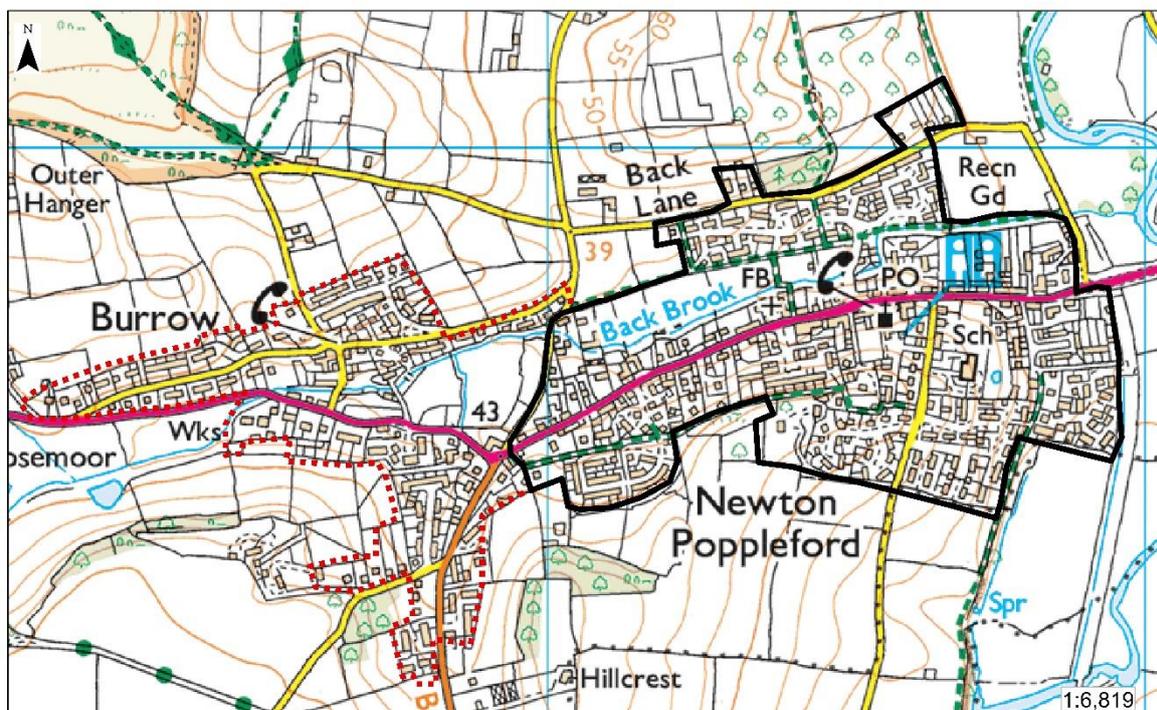
	Ref	Criteria	Commentary
General Criteria	A1	Boundaries should reflect the existing scale and core built form of the settlement while enabling small scale, incremental growth.	It is important that the settlement boundaries are prepared in accordance with the strategy set out in the local plan. This seeks to encourage and manage growth through policies and allocations, Settlement boundaries have been designed as a policy tool to give a high degree of certainty to both local communities and the development industry about where development is generally encouraged and where it is more closely controlled. Plan allocations and policies provide opportunities for sustainable growth of settlements. This approach, coupled with the drawing of boundaries that limit, but do not stifle all outward growth of settlements will enable the pattern of growth to be managed in line with the NPPF. Where a site is allocated in a made neighbourhood plan, that site may be included within the settlement boundary under criteria B3.
	A2	Where practical, boundaries should follow clearly defined physical features such as walls, fences, hedgerows, roads and water courses.	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, if there is significant development potential, it may be appropriate for the settlement boundary not to follow physical features. Where this is the case, an assessment will be made to make it clear why the land has been excluded.
Areas to be included	B1	Built and extant planning permissions for residential and employment uses which are both physically and functionally related to the settlement.	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. However, where planning permission has been granted as an exception to normal planning policy, including any market housing built to enable affordable housing under Strategy 35 of the adopted East Devon Local Plan 2013 - 2031 OR where planning permission has been granted but due to special circumstances, such as low density development to protect mature trees, exclusion may appropriate.
	B2	Built and extant planning permissions for community facilities, such as religious buildings, schools and community halls which are considered to be physically and functionally related to the settlement.	Where buildings are physically well related to the built form of a settlement, inclusion is appropriate. However, where the buildings are set in very extensive grounds that are clearly beyond the built form of a settlement they may be excluded.
	B3	Site allocations identified in the draft local plan or any made neighbourhood plan for residential, community or employment uses which are physically	Significant areas of open space on the edge of a site allocation may be excluded, together with any neighbourhood plan allocation that restricts the nature of the development (such as requiring only housing for older persons).

	Ref	Criteria	Commentary
		and functionally related to the settlement.	
	B4	Areas of land that are largely contained between site allocations proposed in the draft local plan and the main built-up area of the related settlement.	Any land included on this basis will be considered on a case by case basis having regard to landscape, townscape and any other considerations relevant in specific circumstances. More detailed assessments will be provided of potential sites that could meet this criteria so that it is clear why they have been either included or excluded.
	B5	Parcels of land smaller than 0.15 of a hectare ¹ that may provide opportunities for no more than 4 homes to be built where generally compatible with the general layout and landscape setting of the settlement	No all sites that would potentially meet this criteria will be included within settlement boundaries. The purpose of this criteria is to allow for limited incremental growth in keeping with the scale of settlement and its character. More detailed assessments will be provided of potential sites that could meet this criteria so that it is clear why they have been either included or excluded. These assessment will have regard to landscape, townscape and any other considerations relevant in specific circumstances. This criteria only applies to sites where the existing boundaries are below the threshold set – it will not apply to parcels of larger sites.
	B6	Parcels of land larger than 0.15 of a hectare that may not have been considered suitable for allocation, but nevertheless may provide suitable development opportunities if applicants demonstrate through the development management process that individual proposals would be acceptable.	The inclusion of any site on this basis is likely to be exceptional as our preference is to specifically allocated sites of this scale. However, it is possible that there may be some sites that are constrained so that they are unlikely to yield enough dwellings to justify allocation. It may be difficult to resolve the potential difficulties of developing such sites through the local plan process, but they may still have potential to enable small scale incremental growth of settlements, if specific proposals are found to be acceptable through the development management process. Very few sites are likely to be included based on this criteria.
Areas to be excluded	C1	The curtilage of any property with the capacity to very significantly extend the built form of the settlement.	The definition of Settlement Boundaries is about defining a group of land and buildings that together take the physical form of a settlement plus small scale opportunities for development growth. It is not about including outlying land and buildings simply because they share an address or post code.
	C2	Large areas of open recreational or amenity space at the edge of settlements which have a predominantly open visual character.	
	C3	Development which is physically or visually detached from the settlement (including farm buildings or renewable energy installations).	
	C4	Parts of settlements that might comprise of groups of houses or buildings but which are separated from the main core of the village by fields or open space.	

¹ The Housing and Economic Land Availability Assessment (which forms the main ‘supply’ of sites to be considered for allocation in the local plan) does not consider sites below this threshold - [HELAA Methodology - May 2021 \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/HELAA-Methodology-May-2021) at paragraph 5.2

Appendix 3 – Newton Poppleford Assessment

The solid black and dotted red line show the area that was included at 'stage 1'. The area to the west, inside the dotted red line was excluded at 'stage 2'. The solid black line shows the area proposed to be included in the settlement boundary in the draft plan as defined at 'stage 2'.



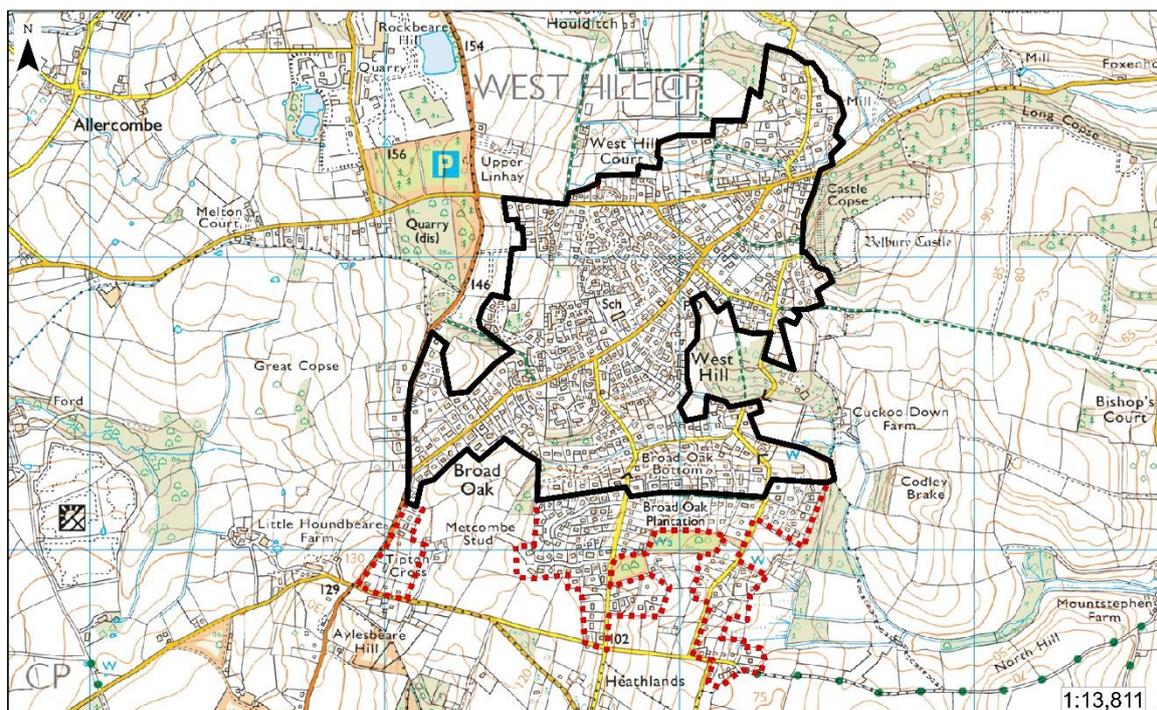
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Reason for excluding land at stage 2

The village extends for around 1.8 km (1.1 miles) from east to west and the majority of services and facilities are located in the east. The narrow carriageway and lack of footways on the busy A3052 near its junction with the B3178 make it an unattractive and substandard route for pedestrians and cyclists. The western part of the village was excluded from the settlement boundary at 'stage 2' because of the difficulties for people living in those areas accessing services and facilities by means other than the private car.

Appendix 4 – West Hill Assessment

The solid black and dotted red line show the area that was included at 'stage 1'. The areas to the south, inside the dotted red line were excluded at 'stage 2'. The solid black line shows the area proposed to be included in the settlement boundary in the draft plan as defined at 'stage 2'.



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Reason for excluding land at stage 2

West Hill is, for the most part, developed at a low density and is characterised by many detached properties in large gardens. There is a hub of services in a central/northern part of the village (school, shop and village hall) and to the north of this there are other facilities along Bendarroch Road.

The physical size of West Hill, over two kilometres from north to south, means that walking distances to access facilities can, for some, be lengthy. Problems of pedestrian accessibility are compounded by the fact that many walking routes are on roads with no street lighting, no footpaths and in some parts gradients are steep. Away from roads some footpaths are inaccessible, or at least challenging to use, for wheelchair users and those pushing buggies. The southern part of the village, in particular, is remote from these facilities and the steep valley slopes, absence of street lighting and pavements and the winding, narrow roads combine to act as a deterrent to walking. The most southerly parts of the village included in the settlement boundary at stage 1 were therefore excluded at stage 2.