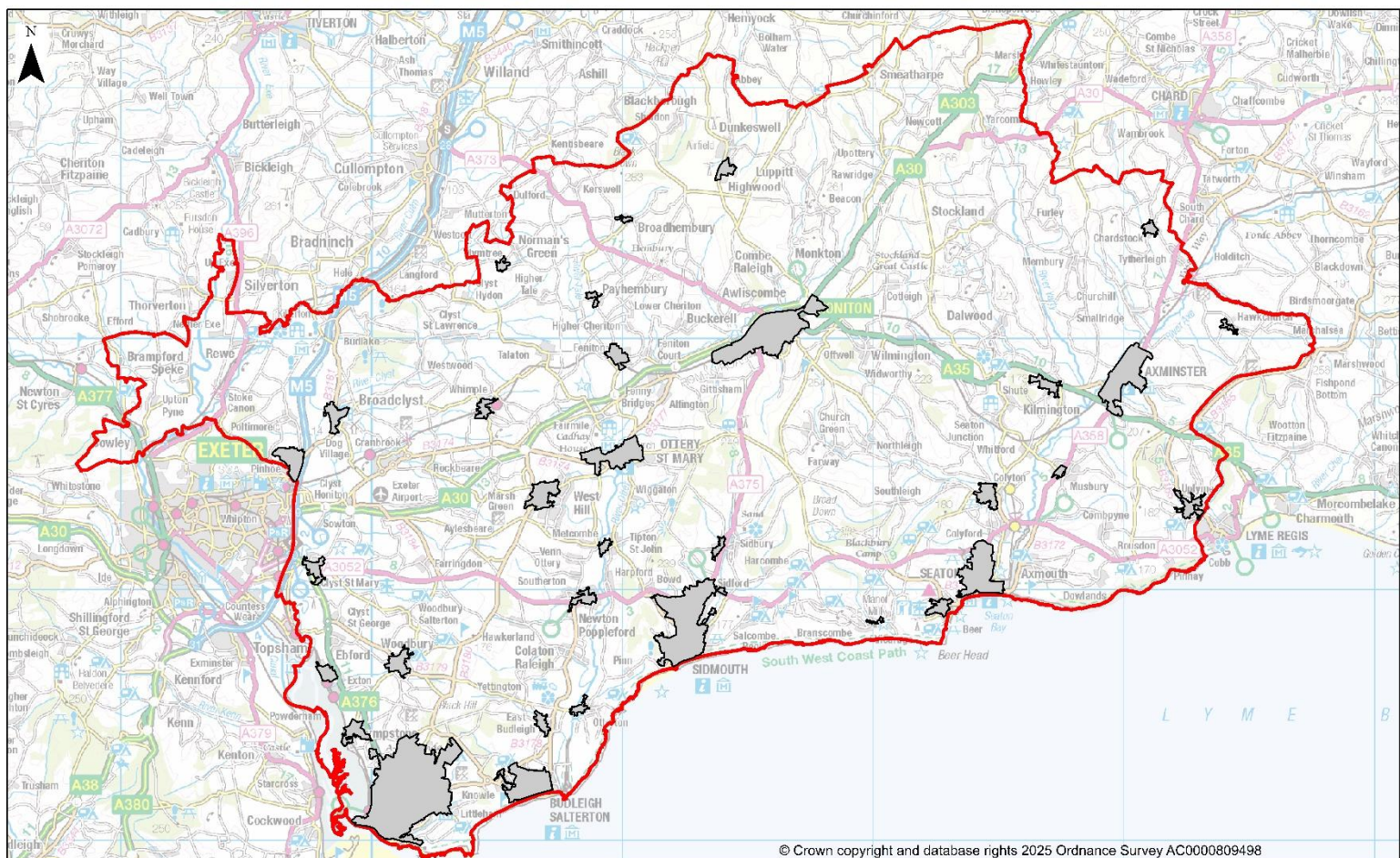


KSD-010(rev) East Devon Local Plan – Settlement Boundaries Topic Paper

Second Regulation 19 consultation version 01



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1 Introduction

- 1.1 This topic paper sits behind and helps to explain how the settlement boundaries¹ proposed in previous consultations have been revised for inclusion in the Publication (second Regulation 19) version of the East Devon Local Plan. All settlements with a proposed settlement boundary² are considered in alphabetical order. A map for each settlement is included that shows any existing settlement boundary together with the boundaries proposed at different stages of consultation. Where settlement boundaries have been drawn in the same place in successive consultations, only the most recent boundary will show on the maps. More detailed maps of the settlement boundaries defined for the second Regulation 19 plan, together with allocations, are shown on the interactive local plan map³.
- 1.2 The first draft plan where settlement boundaries were defined was published in 2022⁴. The plan was informed by a methodology⁵ that set out a two stage process for defining the settlement boundaries. Firstly, areas of land were assessed against a set of criteria and then consideration given to whether areas within the proposed settlement boundary would be generally appropriate locations for development when assessed against 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.
- 1.4 The proposed settlement boundaries defined in this manner were included in the consultation on the draft plan (Autumn 2022)⁶, following which further assessment work was undertaken, including the consideration of comments⁷ received during the consultation, to inform the settlement boundaries recommended by officers to the Strategic Planning Committee for inclusion in the Publication plan. These assessments were undertaken in accordance with the then agreed methodology and by applying the following principles:
- a. Where settlement boundaries are defined in the ‘development plan’⁸, the focus was on assessing areas where changes are proposed.

¹ Settlement boundaries may be referred to as ‘Built-up Area Boundaries’ or similar terms in other plans.

² Defined in policy SP 01: Spatial Strategy of the publication plan [Evidence and Examination Library - Core Submission Documents \(CSD\) - East Devon](#)

³ [Evidence and Examination Library - Core Submission Documents \(CSD\) - East Devon](#)

⁴ [commonplace-reg-18-final-071122.pdf](#)

⁵ [settlement-boundary-process.pdf \(eastdevon.gov.uk\)](#)

⁶ [Draft Local Plan Consultation \(Nov 2022 to Jan 2023\) - East Devon](#)

⁷ [Comments made during the Draft Local Plan Consultation and Feedback Report - East Devon](#)

⁸ The parts of the ‘development plan’ relevant for this study are the East Devon Local [Plan](#) 2013-2031, The East Devon Villages [Plan](#) and any made neighbourhood [plan](#).

- b. Where there is no settlement boundaries defined in the development plan, the core built form of the settlement was identified and assessment focussed on any peripheral areas.
- c. All sites proposed in the local plan for residential, mixed use and/or employment uses that are well related to a relevant settlement were included within settlement boundaries.
- d. Generally, sites that were considered as part of the site allocation process and 'rejected' were excluded, but there were some exceptions where part or all of these sites were included.
- e. Unless specifically allocated for development, predominantly open land designated as either a green wedge or a Coastal Preservation Area in the emerging local plan was generally excluded from the settlement boundaries to avoid potential policy conflicts.
- f. Many settlements are wholly or partly within a National Landscape, but this was not used to determine the extent of the settlement boundaries as development is not necessarily incompatible with this designation.
- g. There may be constraints such as flooding, heritage assets or highway issues that could limit development opportunities within the settlement boundaries. Such areas were not generally excluded from the settlement boundaries because the aim was to set out areas that are broadly acceptable for development, recognising that further details will be addressed through the development management system. An exception to this was the village of Stoke Canon, where the whole built-up area is at risk of flooding, and no settlement boundary was proposed.
- h. Where possible. boundaries were drawn to follow physical features on the ground, and this resulted in some 'tidying up' amendments to the 2022 boundaries.

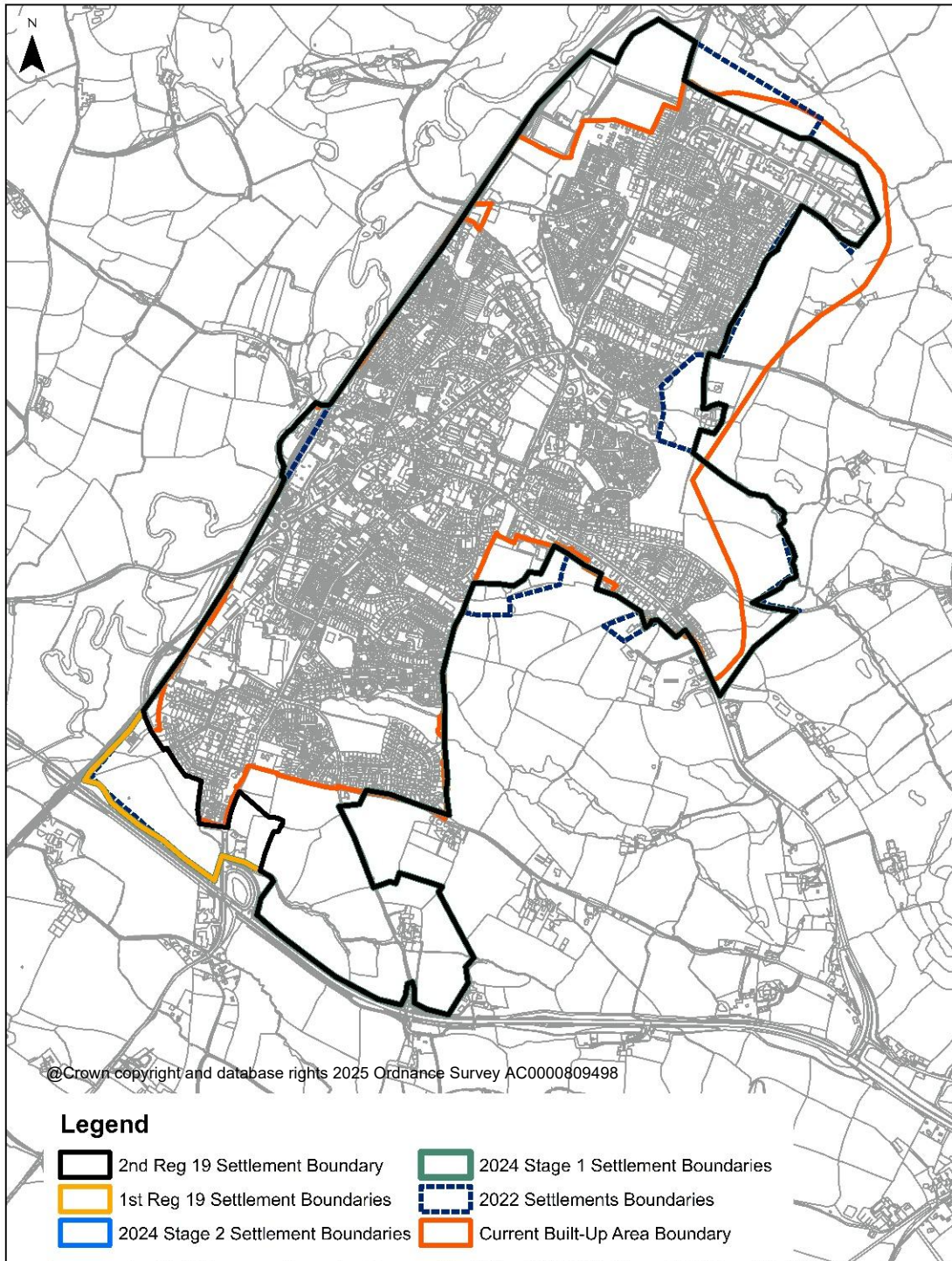
1.5 The recommended settlement boundaries were considered by the Strategic Planning Committee on 22nd November 2024⁹. Committee agreed to amend the methodology, so that 'exception' housing sites are included in the settlement boundary if they meet the other criteria. It also agreed the following: a. Exmouth – inclusion of three houses in Settlement Boundary at the north eastern edge; b. Budleigh Salterton – subject to discussions on the boundary of allocation site Budl_01; c. Tipton St John - that the boundary should be moved to exclude Otry_04 and Otter Close; d. West Hill – boundary as per officer recommendation with exception of the small section on the west adjacent to the B3180; e. Whimple - to reduce the Settlement Boundary to the orange line of the Villages Plan boundary at the north western edge; f. Newton Poppleford – that the Settlement Boundary be drawn as including Stage 2 plus area adjacent to Exmouth Road, with the exact boundary to be drawn by officers for delegated approval by the Assistant Director and the Chair of Strategic Planning Committee.

⁹ [Printed minutes 22nd-Nov-2024 10.00 Strategic Planning Committee.pdf \(eastdevon.gov.uk\)](#)

- 1.6 The amended methodology is included as Appendix 1 to this report. Consultation responses to the settlement boundaries included in the first Regulation 19 consultation are summarised in the appropriate section of this report where relevant.
- 1.7 Changes made to the settlement boundaries since the first Regulation 19 plan relate to:
- a. Deleted allocations removed from settlement boundary: Axmi_01a and Honi_12. For Axmi_01a, in addition to removing the deleted allocation site from the settlement boundary, open land between it and the existing edge of the urban area has also been taken out.
 - b. Sites with permission for housing included in the settlement boundary for: Feniton ([24/0431/MOUT](#)); Lympstone ([23/2540/VAR](#)) and Ottery St. Mary ([24/2515/PIP](#)).
 - c. Newton Poppleford settlement boundary redrawn in accordance with the [resolution](#) of the Strategic Planning Committee on 2nd September 2025.
 - d. Amendments to the settlement boundary for Clyst St. Mary to align with the made Neighbourhood Plan¹⁰.

¹⁰ [Neighbourhood Plans being produced in East Devon - Bishops Clyst \(Clyst St Mary and Sowton\) \(made / First Review\) - East Devon](#)

2 Axminster



- 2.1 The existing settlement boundary is defined in the adopted East Devon Local Plan 2013 - 2031¹¹. The boundary was drawn to include planning permissions granted at the time of the plan preparation together with proposals in that local plan for an 'eastern urban extension' to the town. Otherwise, the boundaries tended to reflect the existing built-up area rather than to specifically facilitate additional development beyond that specified through allocations.
- 2.2 The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy¹². However, there are significant numbers of allocations proposed in Axminster in the emerging local plan, so the boundaries have mainly been drawn to reflect these. Parts of the eastern urban extension that were included in the adopted local plan but are not allocated in the Regulation 19 plan have been excluded from the settlement boundary. 2.3

2.3 Stage 2 Assessment

Much of Axminster has a close knit urban fabric and the railway line forms a clear boundary to the west for most of the existing urban area. To the north, south and parts of the east the settlement boundary has been extended to include allocations. The proposed boundary is around 2.8 km from north to south and around 1.5 km from east to west. Although the town centre is focussed in the west of the urban area, very few areas are more than 1,600 meters from it in a straight line. 1,600m is set out in the methodology for site assessments¹³ and is considered to be the maximum distance most people are prepared to walk to reach a destination. Gradients within the town are quite gentle and there is a good system of footways and cycle routes. No areas have been excluded from the settlement boundary at stage 2.

- 2.4 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, and in the first Regulation 19 plan, but no comments were received specifically on Axminster.
- 2.5 Land to the south of the town between an employment allocation and the existing urban edge was included in the settlement boundary defined in the first Regulation 19 plan in accordance with criteria 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. The employment allocation is no longer proposed so the settlement boundary has been redrawn to follow the existing edge of the built-up area.

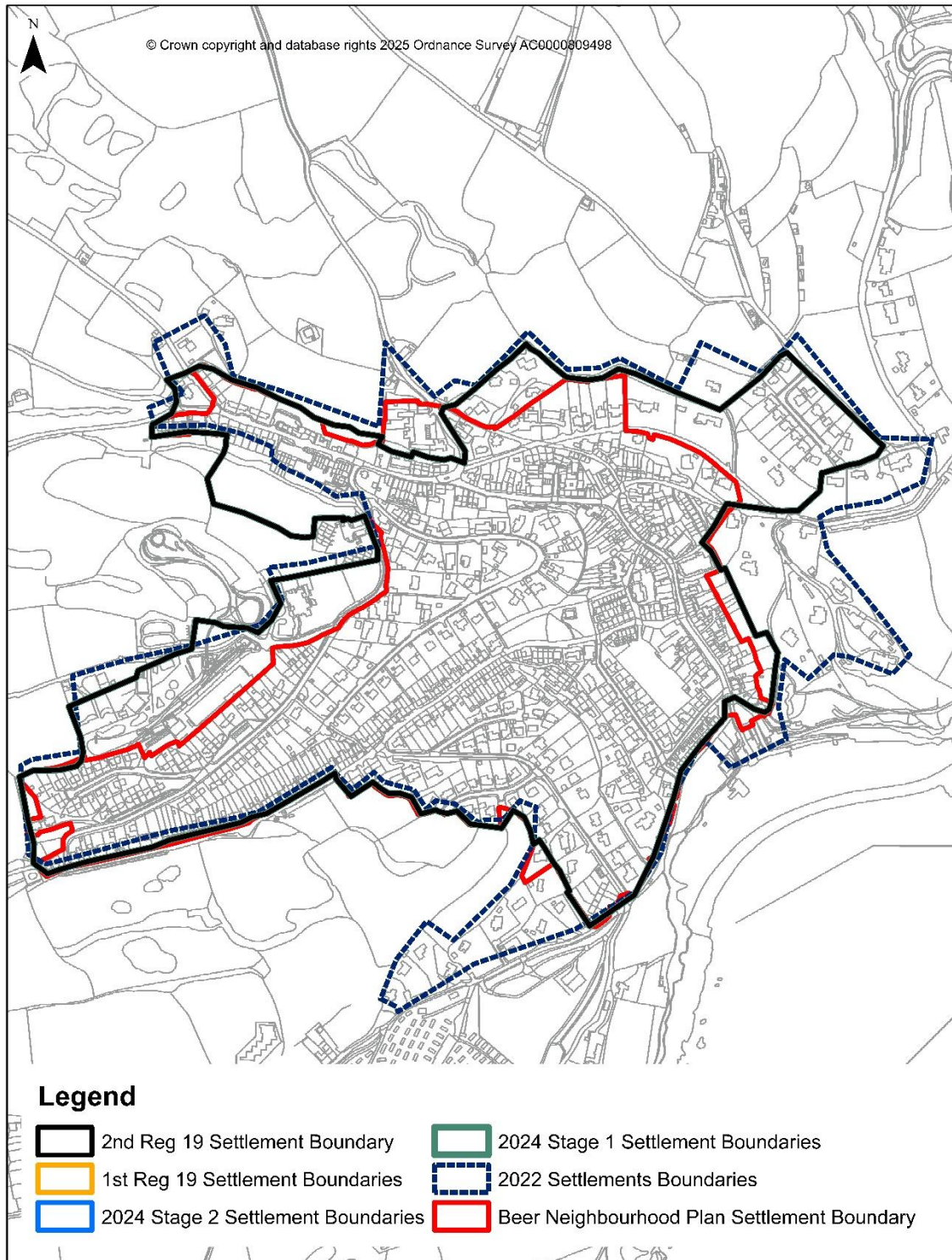
¹¹ [Axminster Town Centre inset map \(eastdevon.gov.uk\)](http://eastdevon.gov.uk)

¹² See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](http://eastdevon.gov.uk)

¹³ [sal-001-site-selection-methodology_v2-2020-2042.pdf](http://eastdevon.gov.uk)

- 2.6 November 2024 Strategic Planning Committee changes – none.
- 2.7 Changes from first to second Regulation 19 - southwestern boundary amended to remove previous employment allocation and land between it and the existing urban edge (agreed at 2nd September 2025 Strategic Planning [Committee](#)).

3 Beer



- 3.1 The existing settlement boundary is defined in the Beer Neighbourhood Plan¹⁴, which was made in 2019, following the adoption of the Villages Plan¹⁵ in 2018. The Neighbourhood Plan was based on the boundary defined in the Villages Plan, with the exception of the inclusion of the site at Short Furlong, which was allocated for housing under Policy H3 of the Beer Neighbourhood Plan.
- 3.2 The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan¹⁶. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy¹⁷. Whilst the settlement boundary proposed for Beer is slightly larger than that defined in the Neighbourhood Plan, the constraints of other designations, particularly the Coastal Preservation Area, restrict opportunities for growth.

3.3 Stage 2 Assessment

Beer is located at the mouth of several valleys, so that the roads from the tight knit village centre (where the facilities are located) radiate outwards towards a looser grain beyond, with a periphery of large, detached houses in substantial grounds to the north and east. The distance of around a kilometre from the centre to the eastern edges of the village together with steep gradients means pedestrian accessibility can be challenging, particularly for wheelchair users and those pushing buggies. However, the changes now proposed will not result in significant additional difficulties when compared with the settlement boundary defined in the Beer Neighbourhood Plan and no areas are proposed for exclusion as a result of the stage 2 assessment.

- 3.4 In the Villages Plan and Beer Neighbourhood Plan, areas of low density housing were excluded from the settlement boundary in line with the approach set out in the adopted local plan. The settlement boundary proposed in the draft local plan consulted on in 2022 generally included these areas in accordance with the methodology used to define the boundaries. However, since the 2022 consultation, work has been undertaken to justify the Green Wedges and Coastal Preservation Areas proposed for inclusion in the local plan. Small parts of the green wedge between Seaton and Beer had been included in the settlement boundary together with larger areas of the Coastal Preservation Area (CPA). The main difference between the settlement boundary proposed in the 2022 draft plan and

¹⁴ [Neighbourhood Plans being produced in East Devon - Beer \(made\) - East Devon](#)

¹⁵ See page 10 of [edvp-adopted-version.pdf \(eastdevon.gov.uk\)](#)

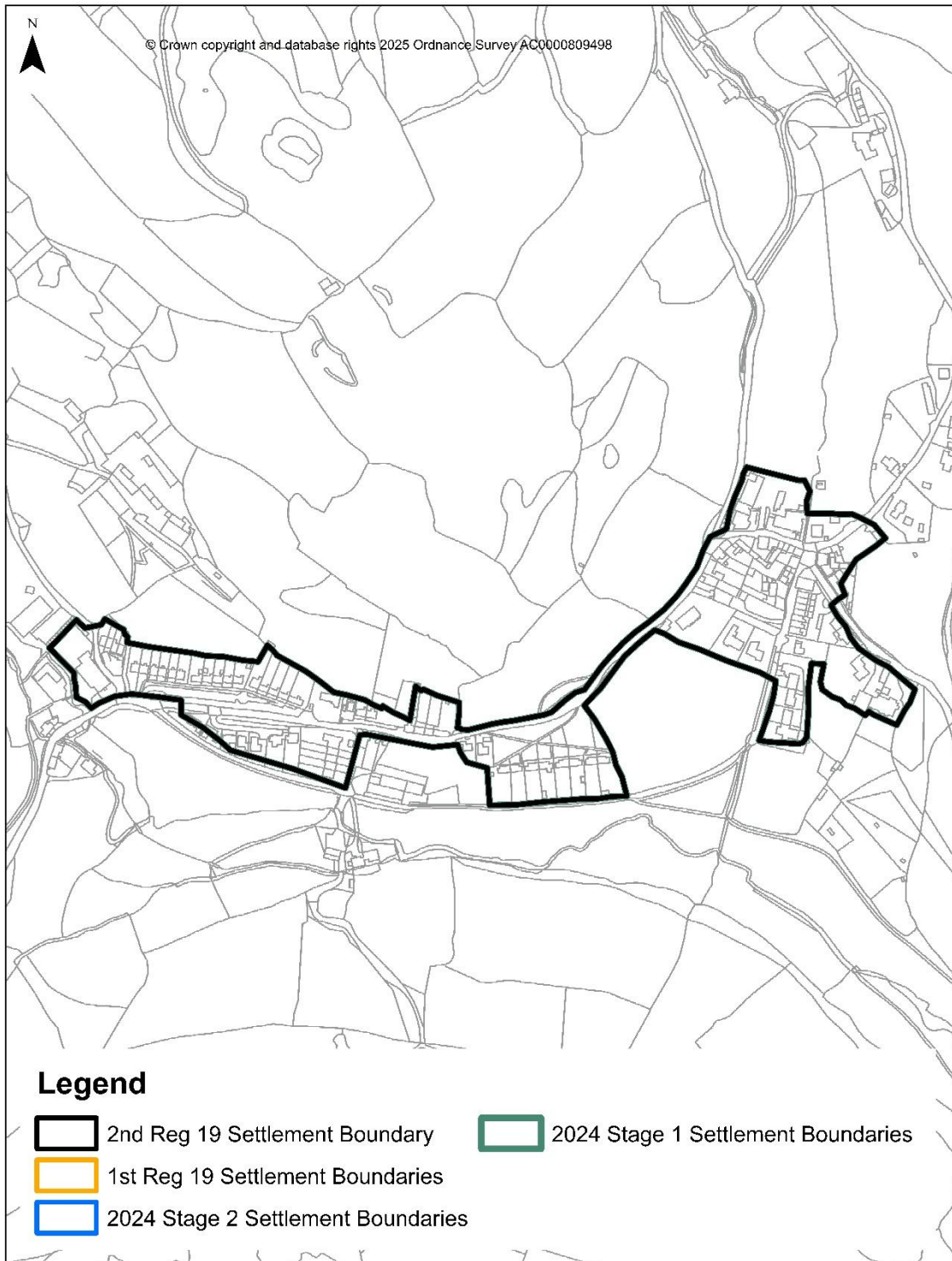
¹⁶ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

¹⁷ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

that now proposed is that any land in the Coastal Preservation Area has been excluded from the settlement boundary to avoid policy conflicts.

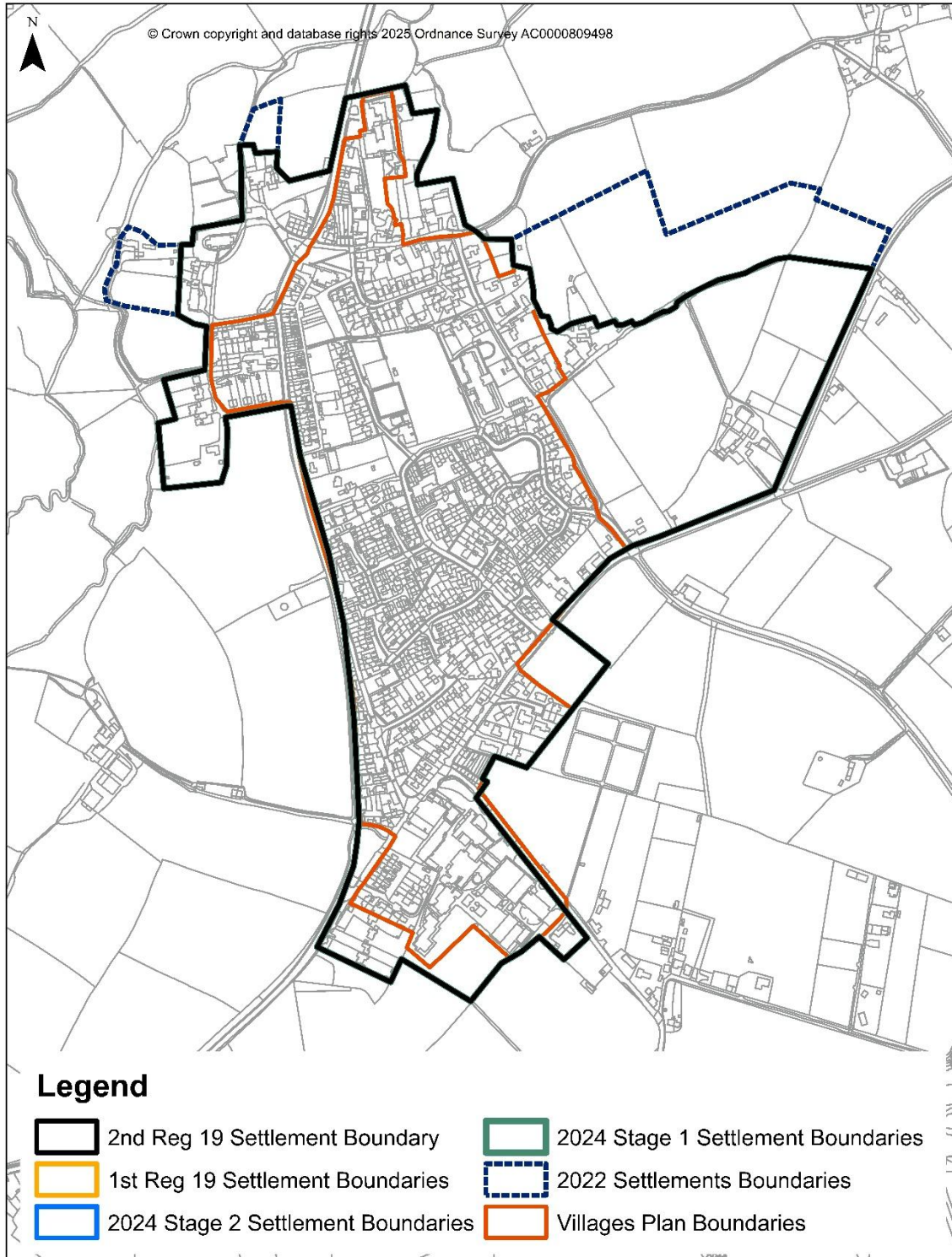
- 3.5 The main difference between the land included in the Neighbourhood Plan settlement boundary and that now proposed is that, where they are not within a Green Wedge or the Coastal Preservation Area, areas of lower density housing have been included. The other main difference between the boundary defined in the Neighbourhood Plan and that now proposed is the inclusion of most of the 'Pecorama' site and the school. This is justified as they are community, recreational or commercial premises that are well related to the existing urban form.
- 3.6 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, and in the first Regulation 19 plan, but no comments were received specifically on Beer.
- 3.7 November 2024 Strategic Planning Committee changes – none.
- 3.8 Changes from first to second Regulation 19 – none.

4 Branscombe



- 4.1 Branscombe does not have a settlement boundary defined in the development plan and no boundary was included in the 2022 consultation. Branscombe has an extremely elongated form and is reputed to be one of the longest villages in England. The village extends along two small valleys and down to the beach at Branscombe Mouth, but areas of development are intermittent and highly linear in nature. Facilities, including a primary school and village hall are focussed towards the bottom of the valley, with Public Houses to both the east and the west.
- 4.2 The physical form of Branscombe makes it difficult to identify a core built-up area, and the way that facilities are spread out means that it has not been possible to include them all in the settlement boundary. The boundary defined includes the two main clusters of housing in the village and also the community hall and one of the Public Houses.
- 4.3 Stage 2 Assessment
- Although Branscombe has a very long form overall, the settlement boundary is around 700 metres long by about 240 metres. The main road lacks separate footways and is narrow in places, but traffic speeds tend to be low and no areas have been excluded at this stage.
- 4.4 November 2024 Strategic Planning Committee changes – none.
- 4.5 Changes from first to second Regulation 19 – none.

5 Broadclyst



- 5.1 The existing settlement boundary is defined in the Villages Plan¹⁸ that was adopted in 2018. The Broadclyst Neighbourhood Plan¹⁹ was ‘made’ in July 2023 and includes site allocations but does not alter the settlement boundary defined in the Villages Plan.
- 5.2 The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan²⁰. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy²¹. The settlement boundary proposed for Broadclyst is substantially larger than that defined in the Villages Plan. This is mainly as a result of including proposed allocations to the east of the village, together with some of the open land between these and the existing built-up area (See paragraph 5.5) in accordance with criteria B4 of the methodology. Smaller areas of land to the north, west and south are also proposed to be included. These include some houses, the community orchard and part of the school playing field to the south, all of which were specifically excluded from the Villages Plan in order to constrain opportunities for development in these areas. To the west an area of lower density housing is proposed for inclusion together with the Church, small field, Public House and houses. Two areas that were excluded from the Villages Plan but included in the draft local plan consulted on in 2022 are now proposed for exclusion because they do not meet the criteria for inclusion.
- 5.3 Broadclyst is a historic settlement where much of the land is owned by the National Trust, there is a Conservation Area and many listed buildings. Some of the land now proposed for inclusion in the settlement boundary includes heritage assets and may be unsuitable for development due to these and other factors, such as flooding or highway access. The purpose of defining settlement boundaries is not to definitively determine which land will be suitable for development. The justification for the relevant policy states that “Settlement boundaries direct growth to areas that align with our plan objectives, providing clarity on where development is likely to be acceptable.” (paragraph 3.31 of the draft plan²²).
- 5.4 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022. One comment was received specifically on Broadclyst: that increasing the boundary by 50% will change character of village. This increase in scale of the settlement boundary is primarily as a result of the proposed allocations and the inclusion of some intervening land. However, the exclusion of part of the land proposed for allocation in 2022

¹⁸ See page 10 of [edvp-adopted-version.pdf \(eastdevon.gov.uk\)](#)

¹⁹ [Broadclyst Neighbourhood Plan Referendum Version \(eastdevon.gov.uk\)](#)

²⁰ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

²¹ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

²² [Evidence and Examination Library - Core Submission Documents \(CSD\) - East Devon](#)

has resulted in a reduction in the size of the settlement boundary now proposed to the northeast of the village. The reduction in the scale of the allocation has also resulted in the removal of land to the north of Lake Farm, which was previously included on the basis that it was between the built-up area and the proposed allocation. It should be noted that two areas proposed as part of an allocation in the second Regulation 19 local plan, but which do not include development and are intended as areas of public and open space are excluded from the settlement boundary.

5.5 One site is now included in accordance with criteria 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. The land comprises a dwelling and range of agricultural buildings together with a separate detached dwelling and small field. Land to the north of the site is a proposed allocation (Brcl_12 and Brcl_29). Part of the Winter Gardens site is allocated for employment uses in the Broadclyst Neighbourhood Plan. More than half of the site comprises either existing housing and associated garden land or is allocated for employment in the neighbourhood plan, which would be suitable for inclusion under either criteria B1 (built and extant planning permissions for residential and employment uses which are both physically and functionally related to the settlement) or criteria B3 (site allocations identified in the draft local plan or any made neighbourhood plan for residential, community or employment uses which are physically and functionally related to the settlement). The remaining land forms a small field of approximately 0.8 ha that would have open land on the opposite side of the road to the south but would otherwise be surrounded by development and allocated sites. In these circumstances it would be difficult to justify excluding the land from the settlement boundary.

5.6 Stage 2 assessment

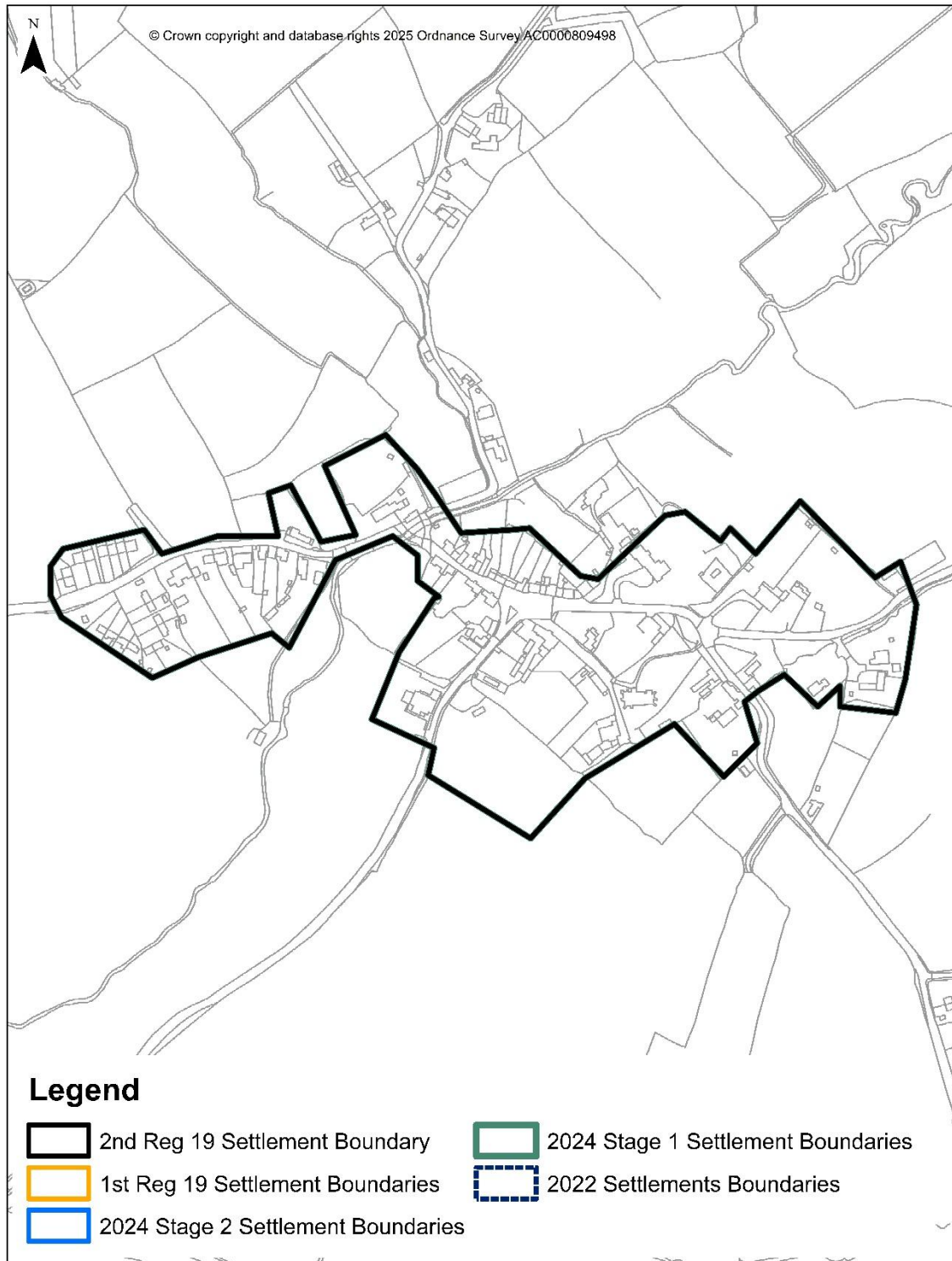
Broadclyst is situated on flat land where the main roads tend to have footways and the roads that lack footways are generally historic in nature with relatively low traffic volumes. Services and facilities tend to be focussed towards the north of the village, although the secondary school is in the south. The proposed settlement boundary is a maximum of around 1300 metres from north to south and 1100 metres from east to west. 1,600m is set out in the methodology for site assessments²³ and is considered to be the maximum distance most people are prepared to walk to reach a destination. There are no physical barriers (e.g. roads, railway lines, built form, topography) that would significantly increase the distance for walkers and cyclists. No changes to the boundary defined in stage 1 of this assessment are proposed.

5.7 November 2024 Strategic Planning Committee changes – none.

²³ [sal-001-site-selection-methodology_v2-2020-2042.pdf](#)

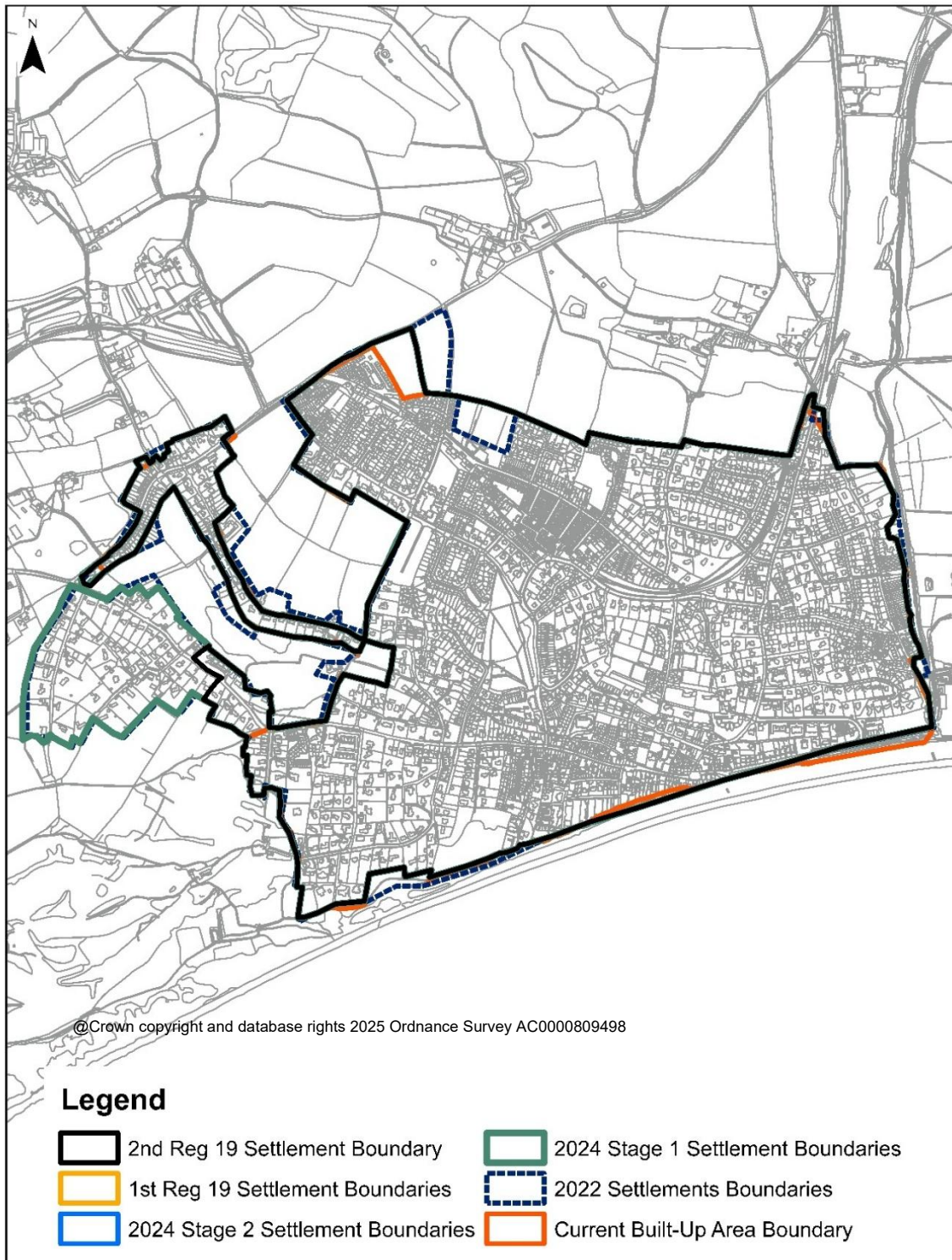
- 5.8 First Regulation 19 consultation – concerns expressed that there is no justification for re-drawing boundary to include allocations that are outside the boundary defined in the neighbourhood plan.
- 5.9 November 2024 Strategic Planning Committee changes – none.
- 5.10 Changes from first to second Regulation 19 – none.

6 Broadhembury



- 6.1 Broadhembury does not currently have a defined settlement boundary. The proposed boundary includes the core built-up area and the proposed housing allocation (Brhe_09). There is some limited, intermittent housing to the north of this area that is not included in the settlement boundary in accordance with criteria A1 - boundaries should reflect the existing scale and core built form of the settlement while enabling small scale, incremental growth (the proposed allocation allows for small scale incremental growth).
- 6.2 Broadhembury is a small, compact settlement and no areas were excluded from the 'stage 2' assessment.
- 6.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 and several respondents felt that a settlement boundary was not justified and that it did not take account of the whole village being a heritage asset and would preclude affordable housing which the community was already trying to provide.
- 6.4 November 2024 Strategic Planning Committee changes – none.
- 6.5 Changes from first to second Regulation 19 – none.

7 Budleigh Salterton



7.1 The existing settlement boundary is defined in the adopted East Devon Local Plan 2013 - 2031²⁴. This boundary is also used to inform policies in the made Budleigh Salterton Neighbourhood Plan²⁵. The boundary was drawn to include the housing allocation in the local plan and to otherwise reflect the existing built-up area, rather than to specifically facilitate additional development. An area of low density detached housing on the west of the town was specifically excluded from the settlement boundary.

7.2 Stage 2 Assessment

Budleigh Salterton has quite a compact form, although there are large areas of undeveloped land within the town to the northwest, which are designated as a green wedge. Services and facilities are concentrated in the town centre to the south of the town, although the primary school is in the north. No parts of the urban area, including Knowle village to the north, are further than 1,600 metres from the town centre. 1,600m is set out in the methodology for site assessments²⁶ and is considered to be the maximum distance most people are prepared to walk to reach a destination. Gradients within the town tend to be quite gentle and, although not all roads have separate footways, traffic volumes in most cases tend to be low so that it is pleasant to walk and cycle to the town centre from most areas of the town. The exception to this is the B3179 along West Hill and Exmouth Road, where traffic volumes are high, and pavements are intermittent. However, for much of the housing served off this section of road where pavements are lacking, suitable alternative walking and cycling routes are available. The exception to this is the western section of Exmouth Road (as indicated on the map below) and this area has been excluded from the settlement boundary accordingly.

²⁴ [Local Plan Budleigh \(eastdevon.gov.uk\)](http://eastdevon.gov.uk)

²⁵ The Budleigh Salterton Neighbourhood Plan can be viewed at [Layout 1 \(eastdevon.gov.uk\)](http://eastdevon.gov.uk)

²⁶ [sal-001-site-selection-methodology_v2-2020-2042.pdf](#)

Map of area excluded at stage 2



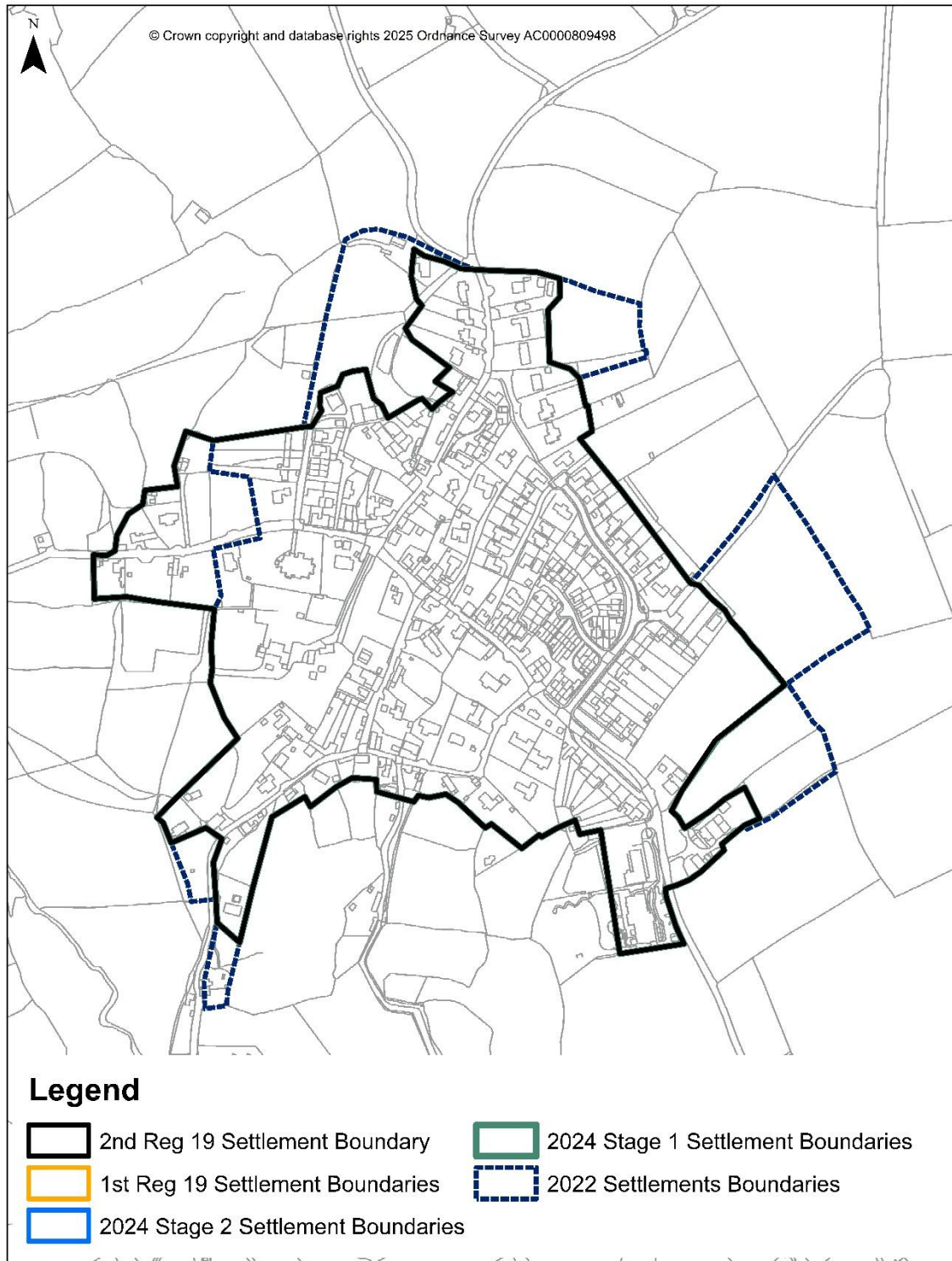
7.3 The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy²⁷. However, Budleigh Salterton is located within the East Devon National Landscape and opportunities for growth are further limited by the designation of a 'green wedge' (defined in the adopted local plan and proposed in the Regulation 19 plan). The settlement

²⁷ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf](https://www.eastdevon.gov.uk/commonplace-reg-18-final-071122.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk))

boundary defined for the 2022 consultation did not take account of the green wedge designation because this was being reviewed. The 2022 boundary included some land within the green wedge in the proposed settlement boundary to allow for some small scale incremental growth, if other constraints allowed. The green wedge boundary now proposed is the same as that in the adopted plan so this land is excluded from the Regulation 19 settlement boundary.

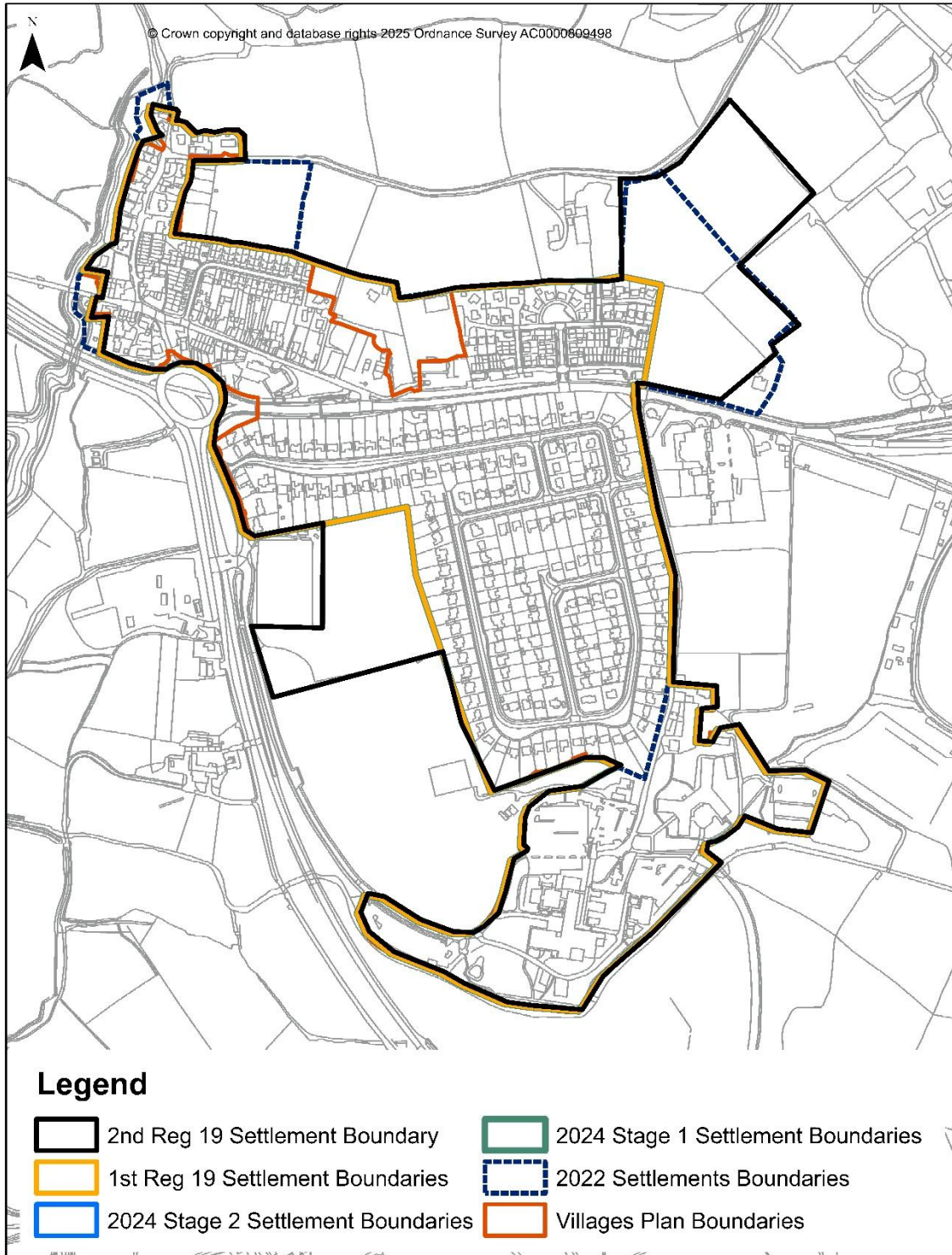
- 7.4 November 2024 Strategic Planning Committee changes – none.
- 7.5 Changes from first to second Regulation 19 – none.

8 Chardstock



- 8.1 Chardstock does not currently have a defined settlement boundary. The proposed boundary includes the core built-up area and the proposed housing allocation (Char_04a). The northeastern part of the village has quite a tight knit urban form, but there are areas of large, detached housing that radiate out from the village to the south and west. These houses have been included in the settlement boundary where they form part of the main built-up area. Some of these houses were previously excluded from the boundary and have now been included, together with an area of open land that has extensive tree/vegetation coverage. This was submitted as a potential development site during the 2022 draft plan consultation. The ecological, heritage and extensive vegetation make the available site area too small for an allocation, but there may be some limited potential for 1-2 suitably designed dwellings. Several areas of open land to the north, east and south of the village were included in the 2022 settlement boundary in error and have now been excluded.
- 8.2 Chardstock is quite a small, compact settlement and no areas were excluded from the 'stage 2' assessment.
- 8.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 and a comment was received that there should be no settlement boundary in Chardstock Neighbourhood Plan due to lack of suitable infrastructure – this had been supported by planning inspectors. The justification for which settlements have boundaries drawn is related to the plan strategy and not relevant to detailed considerations of where boundaries should be drawn.
- 8.4 Changes from first to second Regulation 19 – none.

9 Clyst St. Mary



- 9.1 At the time of the first Regulation 19 plan, the existing settlement boundary had been defined in the Villages Plan²⁸ that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan²⁹. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy³⁰.
- 9.2 A neighbourhood plan³¹ for Clyst St. Mary and Sowton that includes housing allocations, and a settlement boundary was subject to a successful referendum on 2nd October 2025 and was formally ‘made’ at the Cabinet meeting on 29th October 2025. The settlement boundary in the referendum version of the neighbourhood plan is based on that included in the first Regulation 19 local plan, with the addition of the neighbourhood plan allocation and a site with planning permission that was previously excluded in error (21/2235/MRES). The same boundary is included in the second Regulation 19 plan.
- 9.3 Stage 2 assessment
- Clyst St. Mary is situated on quite flat land where the most roads have footways and the roads that lack footways are generally historic in nature, although the parish council are concerned about traffic issues in the village. Services and facilities are located to the north of the A3052, which bisects the village and is a very busy route. However, a pedestrian bridge and pelican crossing allow for pedestrians to cross the road safely. The proposed settlement boundary is a maximum of around 1300 metres across. 1,600m is set out in the methodology for site assessments³² and is considered to be the maximum distance most people are prepared to walk to reach a destination. No changes to the boundary defined in stage 1 of this assessment were made as a result of the stage 2 assessment.
- 9.4 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, and in the first Regulation 19 plan, but no comments were received specifically on Clyst St. Mary.
- 9.5 November 2024 Strategic Planning Committee changes – none.

²⁸ See page 10 of [edvp-adopted-version.pdf \(eastdevon.gov.uk\)](#)

²⁹ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

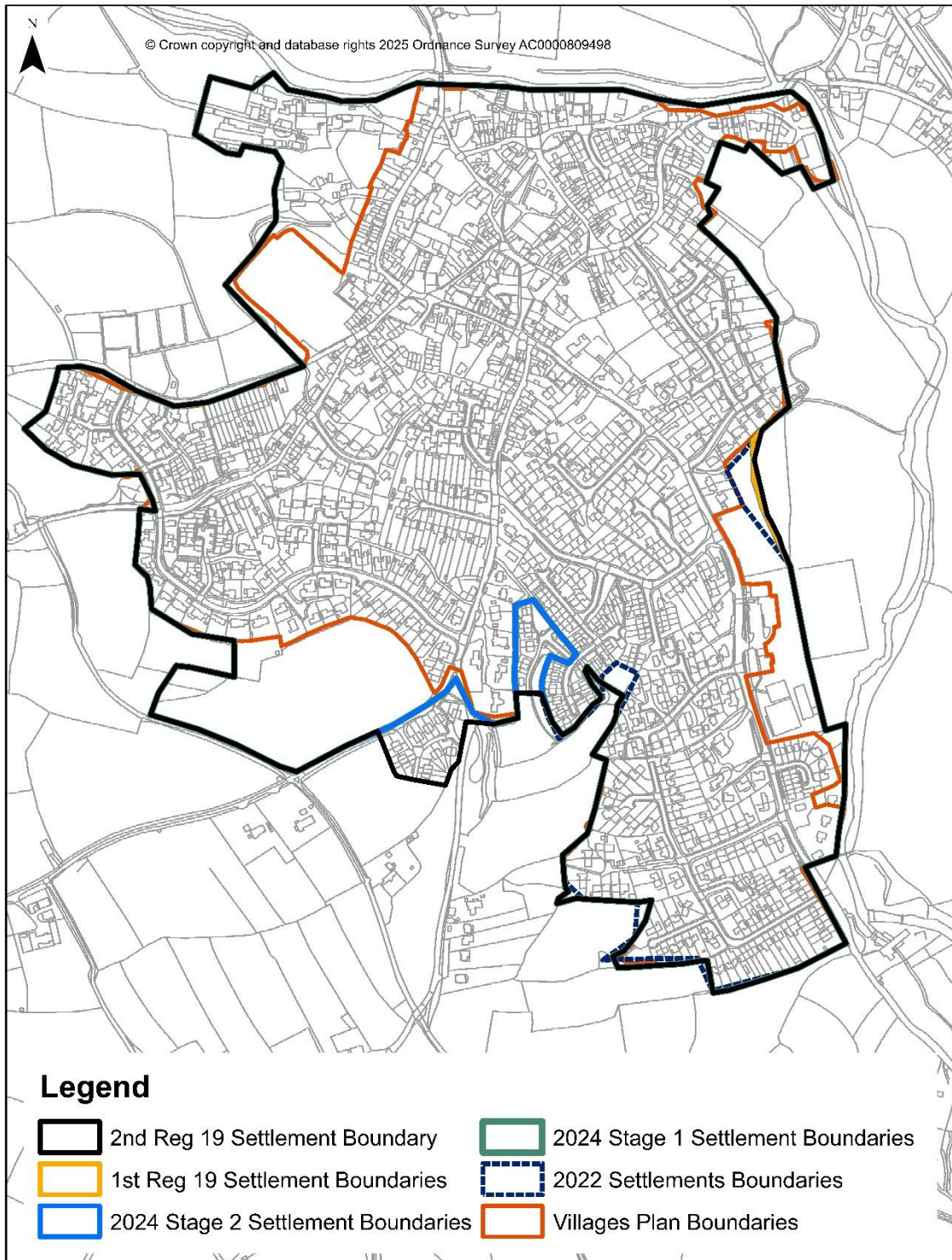
³⁰ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

³¹ [Neighbourhood Plans being produced in East Devon - Bishops Clyst \(Clyst St Mary and Sowton\) \(made / First Review\) - East Devon](#)

³² [sal-001-site-selection-methodology_v2-2020-2042.pdf](#)

- 9.6 Changes from first to second Regulation 19 – alignment with made neighbourhood plan as set out in paragraph 9.2.

10 Colyton



10.1 The existing settlement boundary is defined in the Villages Plan³³ that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan³⁴. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy³⁵. The main changes from the settlement boundary defined in the Villages Plan are the inclusion of land in accordance with criteria B1 and B2, most notably:

- The tennis courts and some areas of green open space to the east of B3161;
- Industrial buildings at Mill Lades to the northwest of the town;
- Housing/agricultural buildings west of King Street; and
- A grassed area with trees between these industrial and residential/agricultural buildings.

10.2 Stage 2 assessment

Colyton has a good range of services and facilities that are mainly grouped together in the town centre to the north. The settlement is on a gradient from the west to the east and offers a fairly steep climb in areas to the west. On the whole, the town offers excellent pedestrian walkways and is not a main thoroughfare to other key settlements meaning that the roads are generally quiet.

Colyton is fairly compact, and the proposed settlement boundary is a maximum of around 1250 metres across. 1,600m is set out in the methodology for site assessments³⁶ and is considered to be the maximum distance most people are prepared to walk to reach a destination. No changes to the boundary defined in stage 1 of this assessment are proposed.

10.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, and in the first Regulation 19 plan, but no comments were received specifically on Colyton.

10.4 November 2024 Strategic Planning Committee changes – ‘exception’ sites included.

10.5 Changes from first to second Regulation 19 – none.

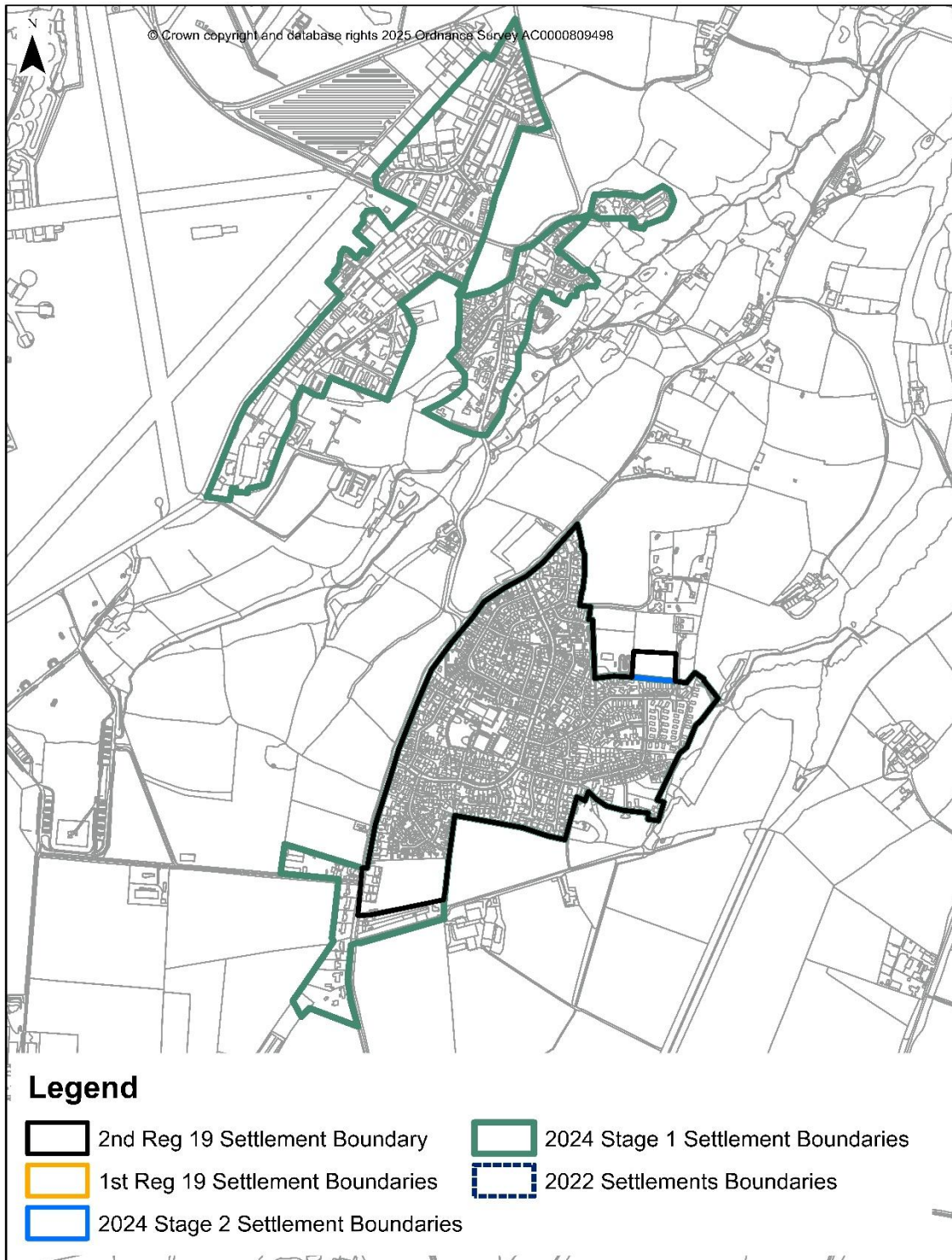
³³ See page 10 of [edvp-adopted-version.pdf \(eastdevon.gov.uk\)](#)

³⁴ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

³⁵ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

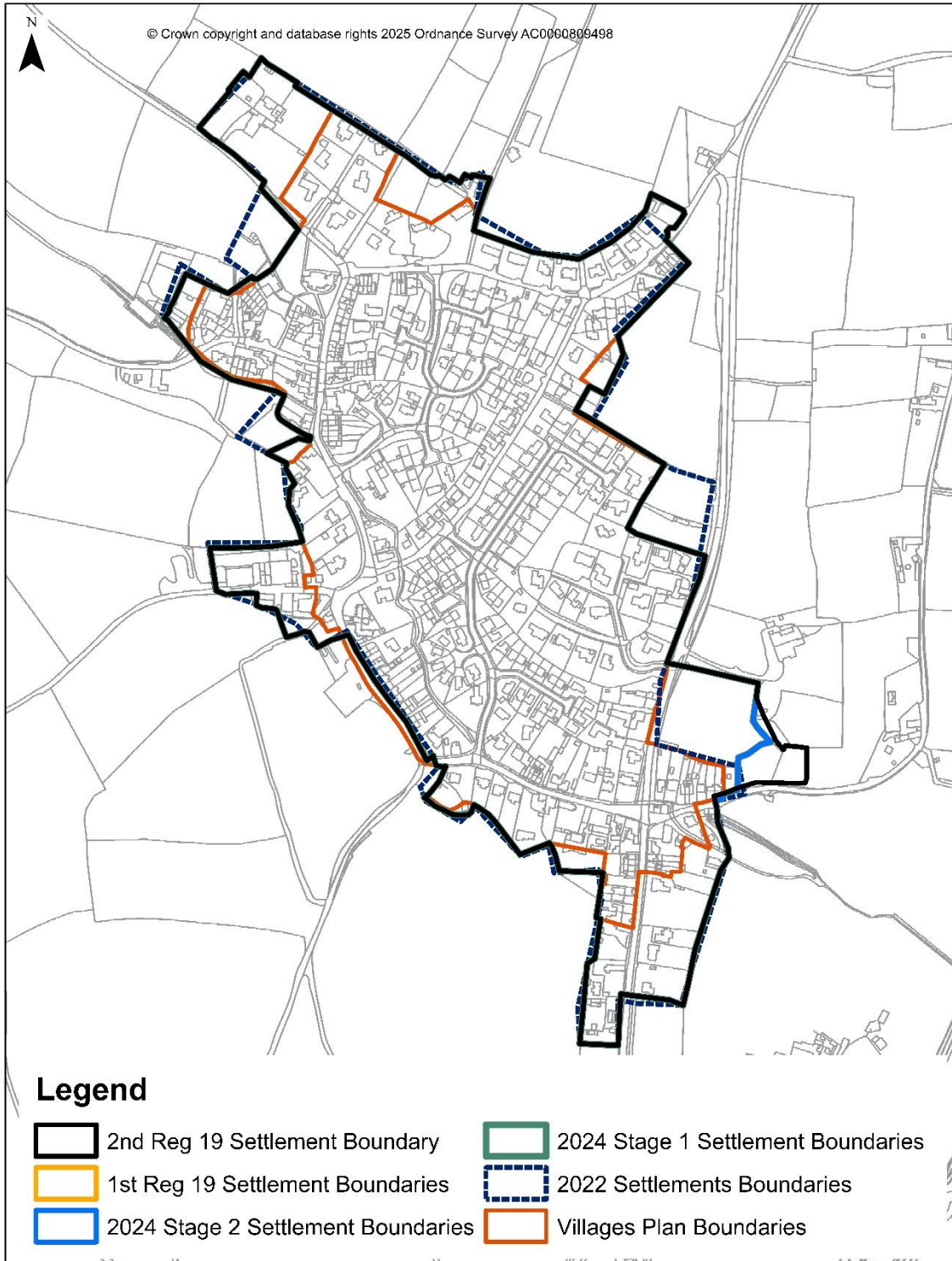
³⁶ [sal-001-site-selection-methodology_v2-2020-2042.pdf](#)

11 Dunkeswell



- 11.1 Dunkeswell does not currently have a defined settlement boundary. The village forms three distinct and physically separate built-up areas, and three separate settlement boundaries were defined according to the defined methodology to reflect this (although two of these are linked). The settlement boundaries include the core built-up area, and one also includes the proposed housing allocation (Dunk_05). There are several dispersed houses/buildings around and between the different parts of the village that are not included in the settlement boundary in accordance with criteria A1 - boundaries should reflect the existing scale and core built form of the settlement while enabling small scale, incremental growth (the proposed allocation allows for incremental growth).
- 11.2 Stage 2 assessment
- Dunkeswell is divided into three distinct areas. The old village of Dunkeswell has two churches and a village hall. To the northwest is an area of industrial buildings on part of the old airfield. The road between these areas is around 80 metres and lacks a separate footway, although the road itself is relatively wide with white lines to demark two carriageways. The third area of 'new' Dunkeswell comprises a series of housing estates dating from the second half of the 20th Century. It also includes most of the services and facilities, including a small group of shops, a post office, GP surgery and a vehicle repair shop. It is joined to 'old' Dunkeswell via a road with no separate footway which is around 500 metres long and crosses the valley so that gradients are steep. Although all areas included in the settlement boundary are within 1600 metres of the main facilities in 'new' Dunkeswell when measured in a straight line, the lack of alternative routes means that actual walking distances are often longer. This, coupled with the nature of the route mean that people living in old Dunkeswell and/or working in the employment areas would be unlikely to access services and facilities in new Dunkeswell by foot or cycle. These areas are therefore excluded from the settlement boundary at stage 2, together with an area to the south of the proposed allocation. The inclusion of the southern area could be considered following the development of the allocation site with the provision of improved footpath links.
- 11.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, and in the first Regulation 19 plan, but no comments were received specifically on Dunkeswell.
- 11.4 November 2024 Strategic Planning Committee changes – One 'exception' site included.
- 11.5 Changes from first to second Regulation 19 – none.

12 East Budleigh



12.1 The existing settlement boundary is defined in the Villages Plan³⁷ that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan³⁸. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy³⁹. The settlement boundary now proposed for East Budleigh is slightly larger than that defined in the Villages Plan due to the inclusion of a housing allocation (Ebud_01) and some of the developed areas on the periphery of the village that had previously been excluded.

12.2 Stage 2 Assessment

East Budleigh has a compact form, and the proposed settlement boundary is no more than 1,100 metres across. 1,600m is set out in the methodology for site assessments⁴⁰ and is considered to be the maximum distance most people are prepared to walk to reach a destination. A busy road passes through the eastern part of the village (the B3178), but the speed limit through the village is 30 mph and there are footways along the sections with houses accessed off it. Many of the roads within the village have intermittent or no separate footways, but traffic speeds and volumes tend to be low, and this is not considered to be a deterrent to pedestrian and cycling activity. No changes to the boundary were made following the stage 2 assessment.

12.3 The main difference between the settlement boundary defined at Regulation 19 and that defined in the 2022 plan is the inclusion of the housing allocation and the exclusion of the small fields to the east of Russell Drive (Budl_03). Although this site had been rejected through the Housing and Economic Land Availability Assessment⁴¹ (HEELA) due to lack of a safe access to the B3178, it had (in 2022) been considered for inclusion in the settlement boundary on criteria 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. A major consideration in including this land was that no housing allocations were proposed for East Budleigh and, although not suitable for allocation due to access uncertainties, if a suitable access could be achieved (through neighbouring residential land rather than directly to the B3178) its inclusion in the settlement boundary would allow modest

³⁷ See page 10 of [edvp-adopted-version.pdf \(eastdevon.gov.uk\)](#)

³⁸ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

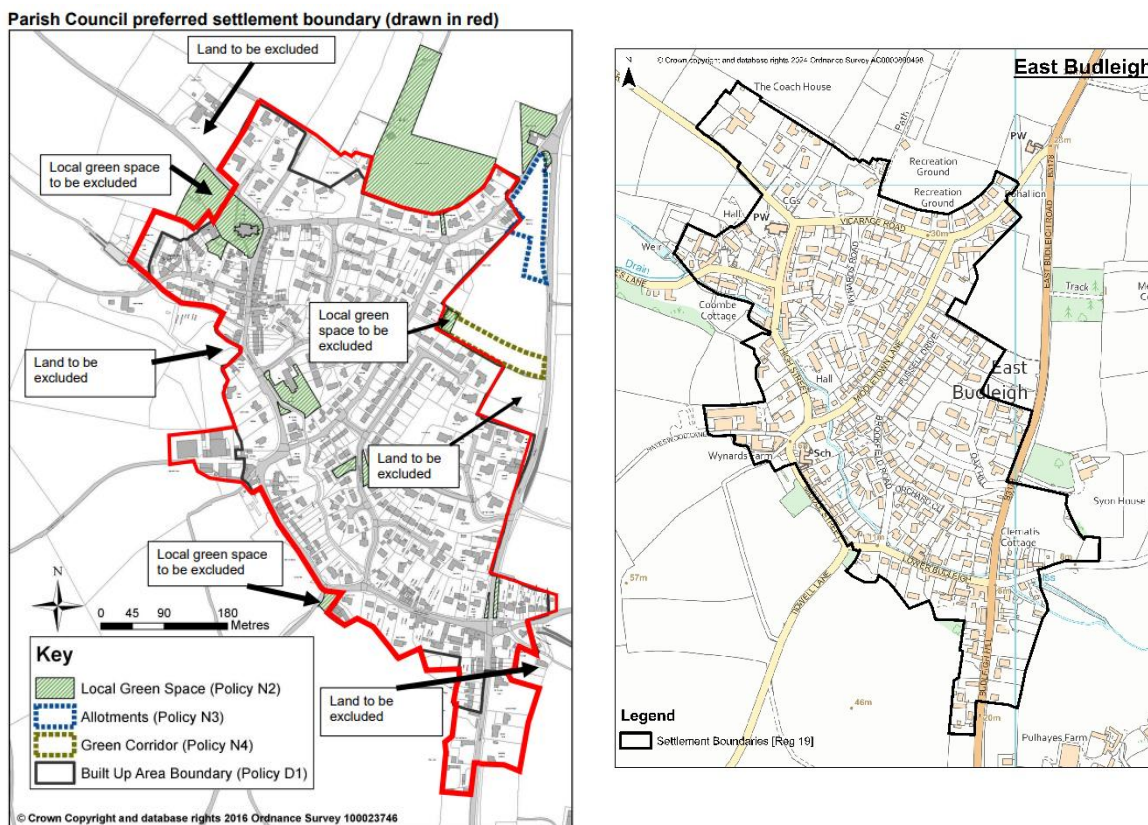
³⁹ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

⁴⁰ [sal-001-site-selection-methodology_v2-2020-2042.pdf](#)

⁴¹ [Housing and Economic Land Availability Assessment - East Devon](#)

housing growth. The inclusion of a housing allocation for East Budleigh and the scale of the site, together with its location in the East Devon National Landscape, mean that it is now considered unreasonable to include the site in the settlement boundary.

- 12.4 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 and a number of comments were received, including detailed representations from the Parish Council⁴². The Parish Council proposed a settlement boundary as shown on the plan below (shown alongside the boundary now proposed to make comparison easier).



- 12.5 The majority of changes requested by the Parish Council have were incorporated into the Regulation 19 boundary, with the exceptions of the housing allocation, the inclusion of land north of the Church and land south of Frogmore Road.

- 12.6 The case put forward by the Parish Council for excluding the land north of the Church was that it failed Criteria C4 and that the development does not reflect the form of the settlement: it was also noted that the house is a listed building. Other comments received (by individuals rather than the Parish Council) were that the land should be excluded

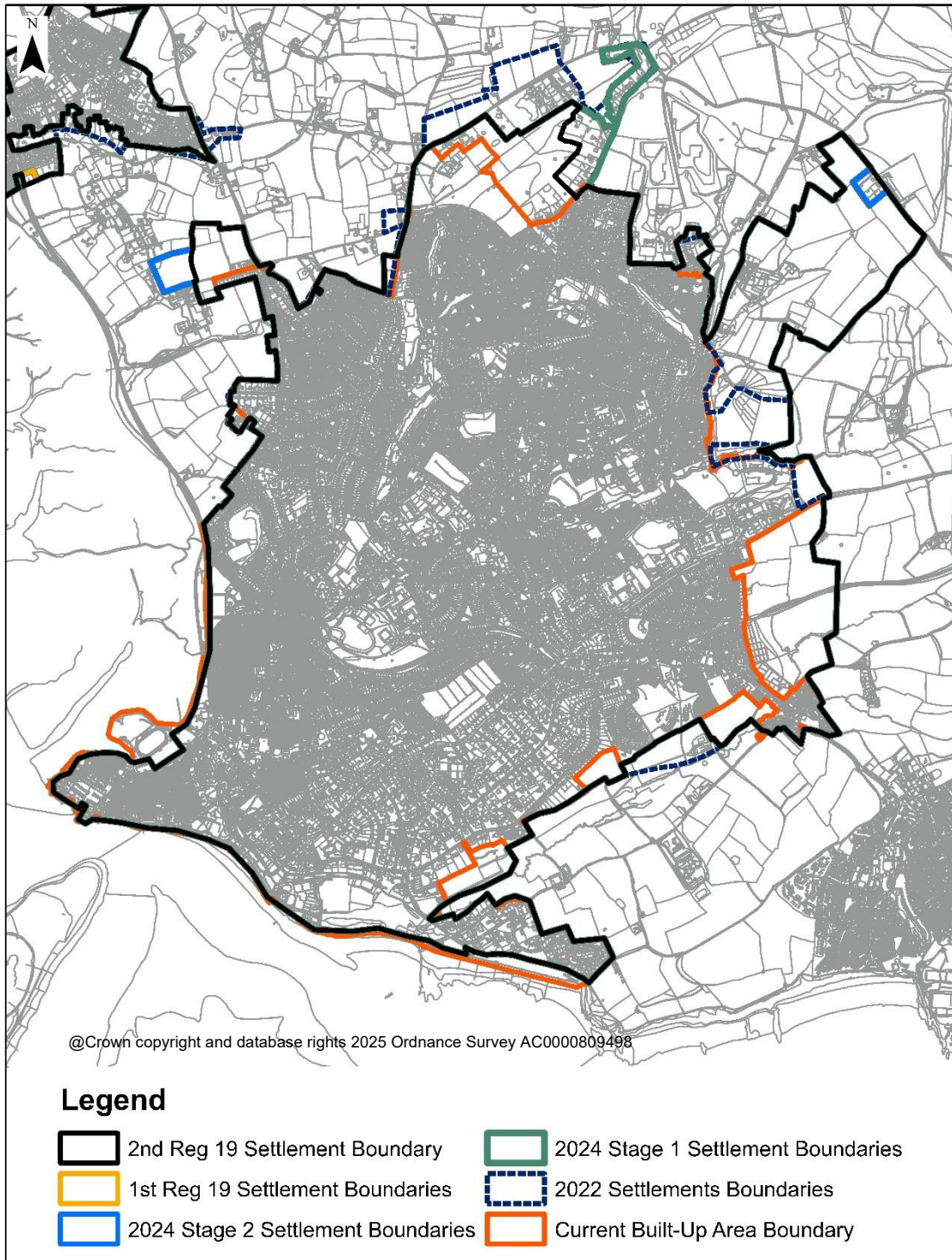
⁴² eastbu-1.pdf (eastdevon.gov.uk)

because of the listed building and because it is separated from the main core of the village by an open space. It was also noted that there is no footway along Yettington Road, there are significant height differences and highway safety issues. In response to these comments, it is noted that, although separated from the adjoining housing by a large garden (which is around 45 metres 'deep'), the site is not consistent with criteria C4, which refers to buildings separated from the main core of the village by fields or open spaces. The land is located on the periphery of the village, but it is contiguous with other housing, forms part of the physical form of the settlement and is functionally very well related to the historic core. The highways and heritage constraints cited may mean that the site would not be suitable for development. However, the purpose of defining settlement boundaries is not to definitively determine which land will be suitable for development. The justification for the relevant policy states that "Settlement boundaries direct growth to areas that align with our plan objectives, providing clarity on where development is likely to be acceptable." (paragraph 3.31 of the draft plan⁴³). In order to achieve a consistent approach to the drawing of settlement boundaries Strategic Planning Committee has resolved to use the agreed methodology. Applying the methodology is considered to support the inclusion of this site within the settlement boundary.

- 12.7 The site south of Frogmore Road was included within the settlement boundary on the basis of Criteria B1 – Built and extant planning permissions for residential and employment uses which are both physically and functionally related to the settlement. The Parish Council commented that it should be excluded under Criteria C4, because it is separated from the main core of the village by a main road. They also noted that the land is in flood zone 3 and suggest that the methodology be altered to exclude small parcels of land at risk of flooding on the edge of villages. Criteria C4 does not apply in this case because it refers to groups of houses separated from the main core by fields or open space rather than a road. The land is contiguous with the built form of the village and should not be excluded on Criteria C4. Consideration has been given to the suggestion of excluding land on the basis of various planning constraints, such as impact on heritage assets and flooding risk, but this would make the methodology unduly cumbersome and such detailed considerations are best dealt with through the development management process.
- 12.8 November 2024 Strategic Planning Committee changes – 'exception' site included.
- 12.9 Changes from first to second Regulation 19 – none.

⁴³ [Evidence and Examination Library - Core Submission Documents \(CSD\) - East Devon](#)

13 Exmouth



13.1 The existing settlement boundary is defined in the adopted East Devon Local Plan 2013 - 2031⁴⁴. This boundary was also used to inform policies in the made Exmouth Neighbourhood Plan⁴⁵. The boundary was drawn to include the allocations in the local plan and to otherwise reflect the existing built-up area, rather than to specifically facilitate additional development. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁴⁶. However, there are significant numbers of allocations proposed in Exmouth through the new local plan, so the boundaries have mainly been drawn to reflect these.

13.2 Stage 2 Assessment

Exmouth is the largest town in East Devon by both population and area. Strategic services and facilities tend to be concentrated in the town centre, which lies towards the southwest of the town. Over the years the urban area has spread out from the town centre so that it is now approximately 4 kilometres across in most directions. There is a good spread of local services across the town and a network of bus routes that enable access to an excellent range of services and facilities. Despite its size, the urban fabric is quite compact with a well-defined relationship with the surrounding countryside. The exception to this is in the north of the town along Higher Marley Road, where lower density, detached housing is interspersed with open fields. Parts of this road lack footways and are unsuitable for pedestrian use. It is therefore excluded from the settlement boundary as indicated on the map below, as it was from the adopted local plan.

⁴⁴ [Local Plan Budleigh \(eastdevon.gov.uk\)](http://eastdevon.gov.uk)

⁴⁵ The Exmouth Neighbourhood Plan can be viewed at exmouth-neighbourhood-plan-referendum-version-jan-2019.pdf (eastdevon.gov.uk)

⁴⁶ See paragraph 3.75 of commonplace-reg-18-final-071122.pdf (eastdevon.gov.uk)

B2 and B3 of the methodology because the areas are specifically protected by the Exmouth Neighbourhood Plan and are not well related to the built form of the settlement. Policy EN1 of the Neighbourhood Plan includes a clause that the areas defined in Figure 7 (replicated below) are locally important and distinctive areas outside of the settlement boundary where only minor proposals associated with existing buildings are likely to be acceptable. Although the area is on the periphery of Exmouth, it is considered to be physically and functionally related to it and therefore comply with criteria B2. This link will be further strengthened by proposed allocations. Criteria B3 relates to 'allocations' in a made neighbourhood plan and so is not applicable in this case. However, areas defined on Fig.7 of the neighbourhood plan that lie outside of proposed allocations are largely excluded from the settlement boundary.

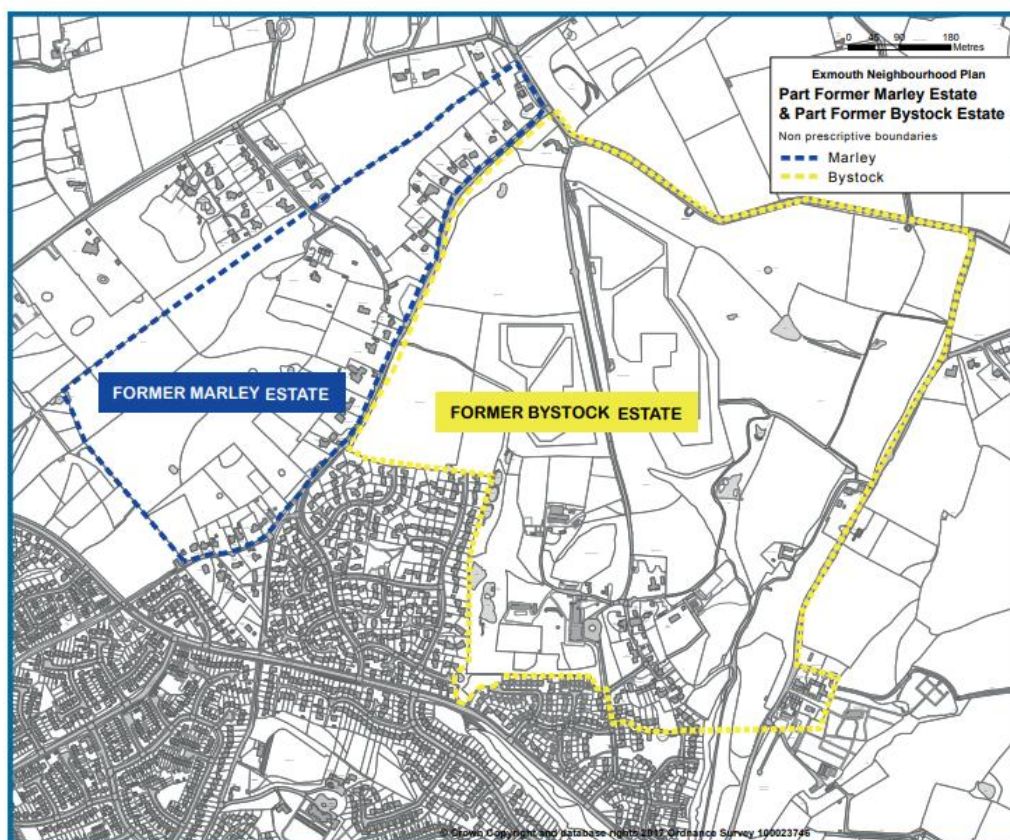
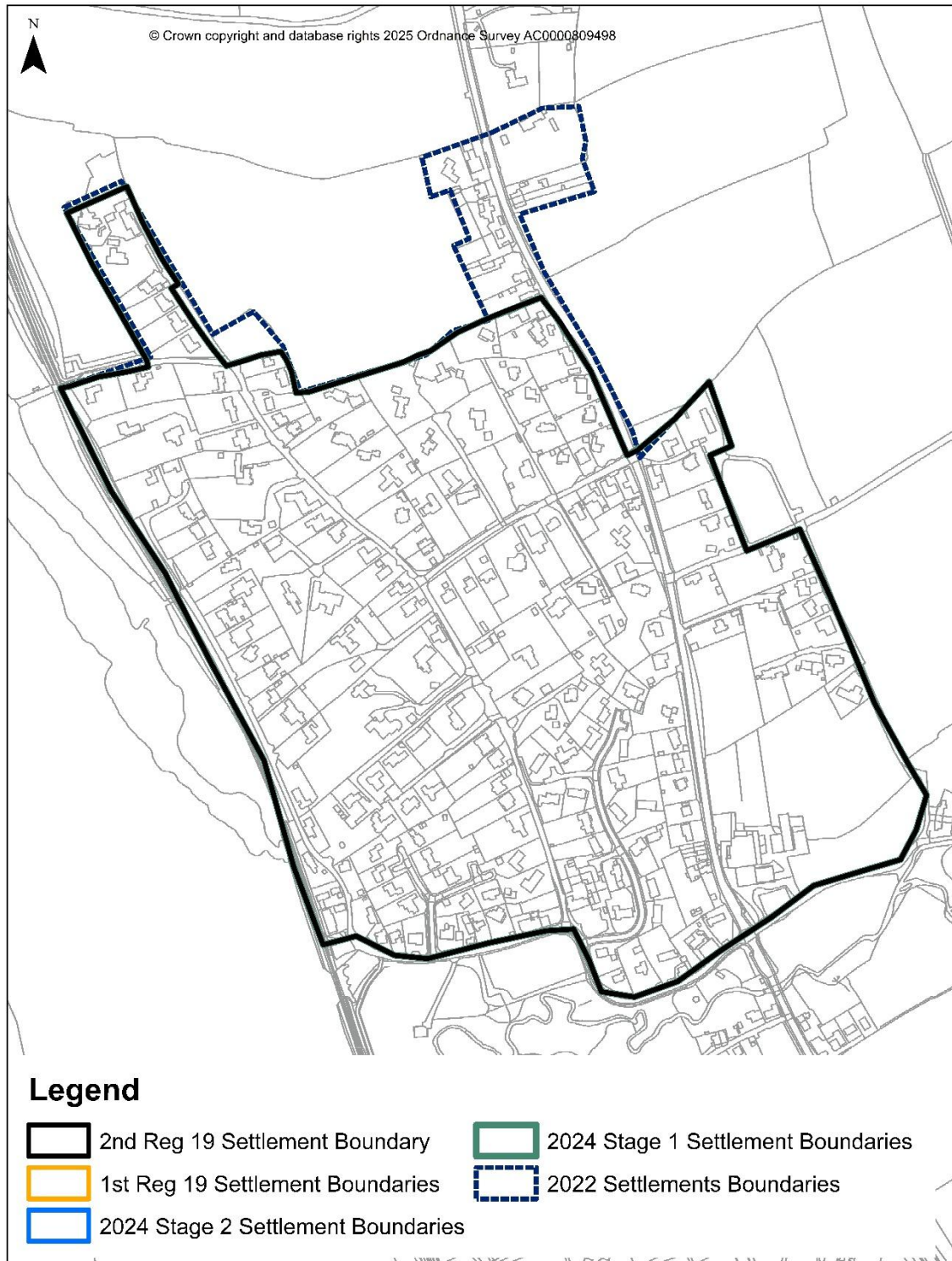


FIG 7.

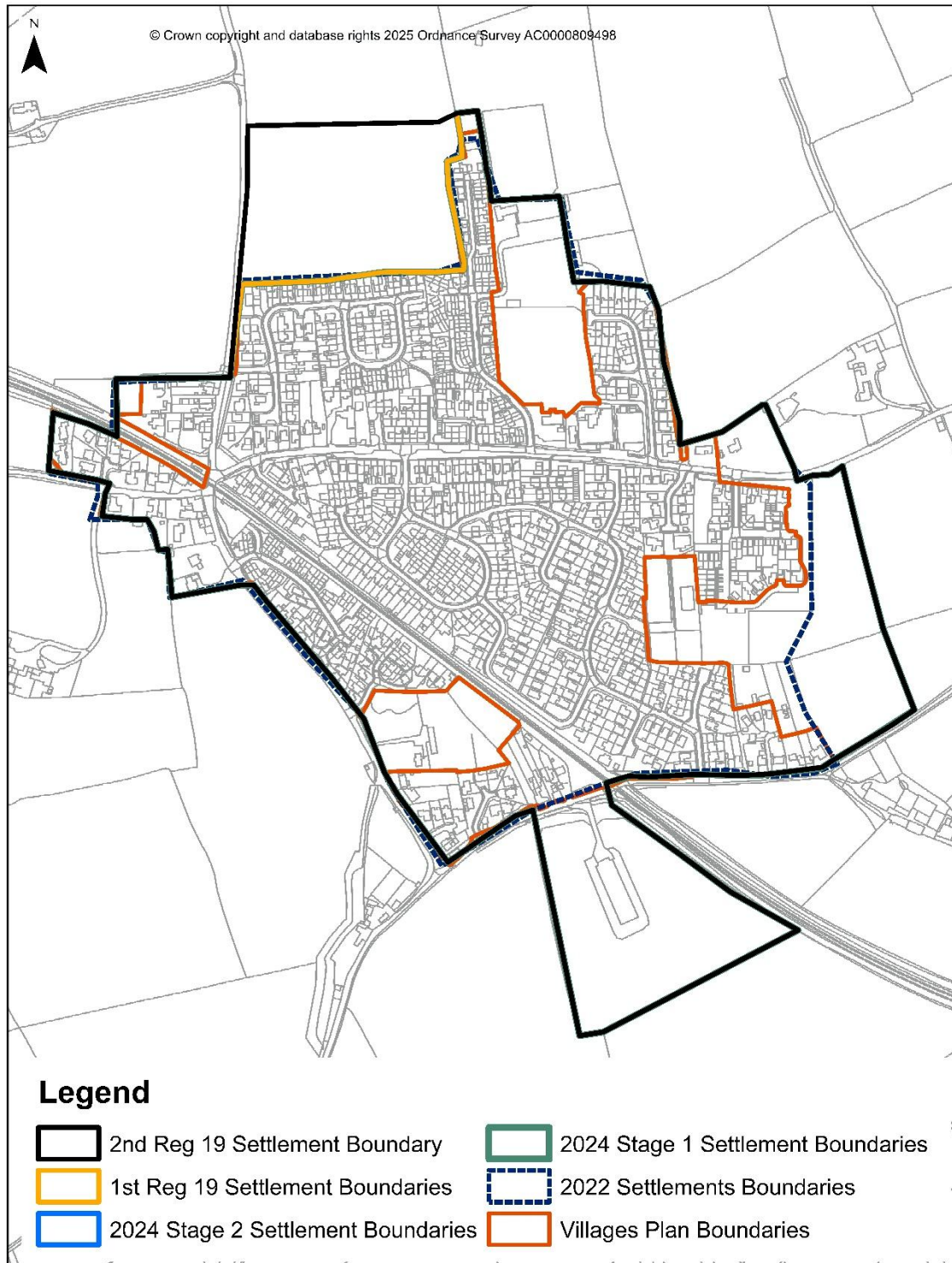
- 13.6 November 2024 Strategic Planning Committee changes – inclusion of houses to northeast and exclusion of proposed playing pitch to northwest.
- 13.7 First Regulation 19 consultation – concern expressed about land within Lypstone Parish being included in the Exmouth settlement boundary.
- 13.8 Changes from first to second Regulation 19 – none.

14 Exton



- 14.1 Exton does not currently have a defined settlement boundary. The proposed boundary includes the core built-up area and the proposed housing allocations (Wood_01 and Wood_28). There is some limited and visually isolated housing along the A376 that is not included in the settlement boundary in accordance with criteria A1 - boundaries should reflect the existing scale and core built form of the settlement while enabling small scale, incremental growth (the proposed allocation allows for small scale incremental growth).
- 14.2 Stage 2 assessment
- Exton is a small, compact settlement that is dissected by a very busy road (the A376) where services and facilities are located to the west. However, housing allocations to the east of this road were found to be acceptable and no areas were excluded from the 'stage 2' assessment.
- 14.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 but no responses were received in relation to the Exton settlement boundary. Changes to the boundary for the Regulation 19 plan related to the exclusion of land within the green wedge and some of the housing to the east of the main road.
- 14.4 November 2024 Strategic Planning Committee changes – none.
- 14.5 Changes from first to second Regulation 19 – none.

15 Feniton



- 15.1 The existing settlement boundary is defined in the Villages Plan⁴⁷ that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁴⁸. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁴⁹.
- 15.2 The original settlement of ‘old’ Feniton is physically separate from ‘new’ Feniton, where most of the facilities are located and the settlement boundary has been defined. The two road links between the built-up areas do not provide for easy pedestrian accessibility and it would not be appropriate to include ‘old’ Feniton in the settlement boundary.
- 15.3 Stage 2 assessment
- Feniton, for the most part, comprises of modern houses (later part of the 20th century) that are served by reasonable or good quality footpaths. The main services of the village are grouped to the west (pub, shops and the station) and to the north (school, social club and sports facilities). The village has a compact form, and no parts of the settlement boundary are more than 1 km across. The village is flat though is cut through by the Exeter-Waterloo railway line with pedestrian and vehicle crossing points at the eastern and western edges. Roughly 20% of the village lies to the south of the railway and parts of this southerly area have less good pedestrian accessibility to services. Crossing the railway line via the bridge on the eastern side of the village involves use of roads with no pavements. However, traffic volumes are quite low, and the route is not considered to be a significant deterrent to pedestrians or cyclists. No areas were excluded at stage 2.
- 15.4 The settlement boundary now proposed for Feniton is larger than that defined in the Villages Plan due to the inclusion of the proposed allocations, planning permissions and some areas on the periphery of the village that had previously been excluded. Part of the cricket ground has also been included on the basis that it is surrounded by development on three sides. It is recognised that part of this land was put forward for development (Feni_06) and was rejected as an allocation on the grounds that loss of the sports pitch without suitable alternative provision would be unacceptable. Inclusion of the site within the development boundary would not overcome the need to provide alternative provision.
- 15.5 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received specifically on Feniton.

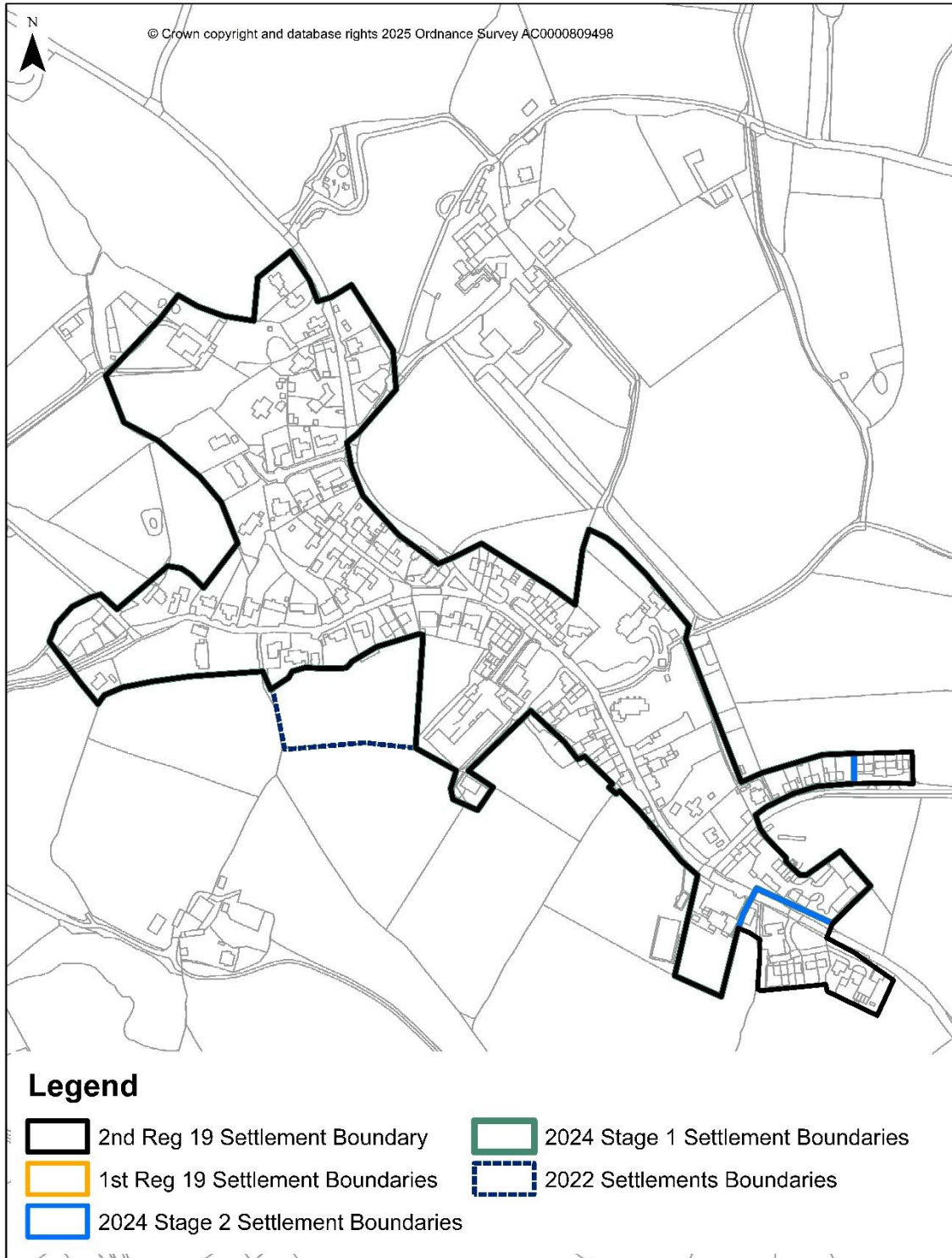
⁴⁷ See page 10 of [edvp-adopted-version.pdf \(eastdevon.gov.uk\)](#)

⁴⁸ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

⁴⁹ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

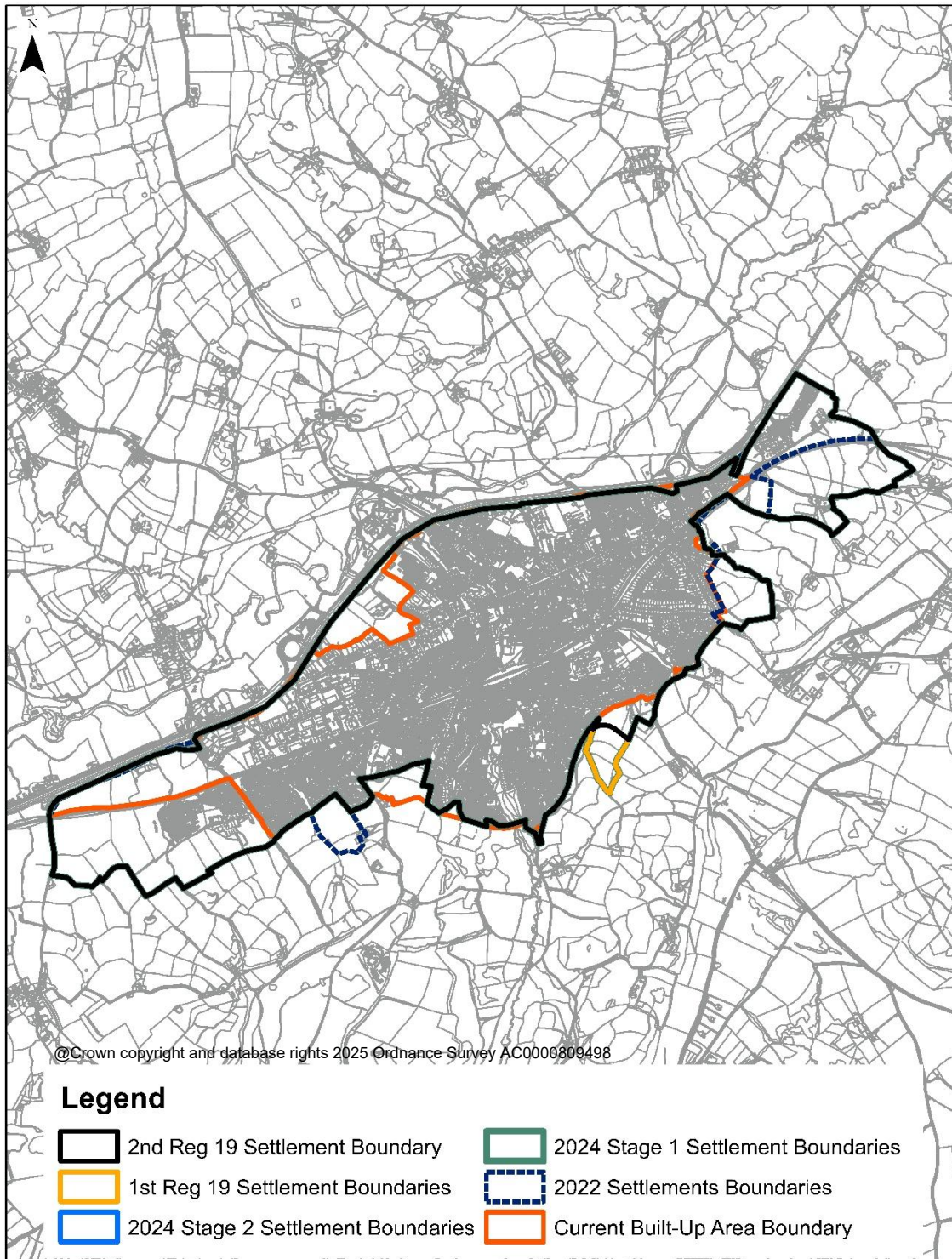
- 15.6 November 2024 Strategic Planning Committee changes – none.
- 15.7 First Regulation 19 consultation – changing the settlement boundary to include allocations has been done without debate in the village and is therefore undemocratic.
- 15.8 Changes from first to second Regulation 19 – inclusion of site to north of village with planning permission for up to 86 homes ([24/0431/MOUT](#)).

16 Hawkchurch



- 16.1 Hawkchurch does not currently have a defined settlement boundary. The proposed boundary includes the core built-up area and the proposed allocation (Hawk_01). The settlement boundary does not include the relatively isolated pockets of development around the main village core.
- 16.2 The Hawkchurch settlement boundary is quite small and compact, and no areas were excluded from the 'stage 2' assessment.
- 16.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022. Responses received in relation to the Hawkchurch settlement boundary included concern that the boundary would allow inappropriate development and a large industrial site (as part of the proposed allocation) and that including the village shop would result in its loss. There was also concern that changes to the settlement boundary were not clear in terms of both revisions made and the rationale for the inclusion of land.
- 16.4 For the 2024 version of the plan prepared by officers, the Hawkchurch allocation was reduced in size, and the settlement boundary was reduced accordingly.
- 16.5 November 2024 Strategic Planning Committee changes – inclusion of 'exception' sites.
- 16.6 Changes from first to second Regulation 19 – none.

17 Honiton



17.1 The existing settlement boundary is defined in the adopted East Devon Local Plan 2013 - 2031⁵⁰. The boundary was drawn to include the plan allocations and planning permissions and to otherwise reflect the existing built-up area, rather than to specifically facilitate additional development. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁵¹.

17.2 Stage 2 Assessment

Honiton is a traditional market town that has grown from east to west along the Roman road and along the wider valley. The current urban area is around 4.2 km from east to west and 1.7 km from north to south. Services and facilities tend to cluster along the High Street, which is to the east of the town. The secondary school, train station, hospital and GP practice are a short walk from the town centre. Employment sites are focussed to the west of the town at Heath Park, which also includes some retail and leisure uses. The urban fabric is quite compact, and the A.30 provides a clear boundary to the north. To the south the town has extended up the valley side to (and in places slightly over) the boundary of the national landscapes that encircle most of Honiton. There is a good system of pedestrian routes within the town and, although the railway line restricts opportunities for north to south travel, detours tend to be relatively short. Gradients are fairly level from east to west, where walking distances are longer, but can be quite steep from the town centre to the south, where distances are shorter. No areas have been excluded from the 'stage 2' assessment.

17.3 Other than proposed allocations, the main changes to the boundary now proposed, when compared with the adopted local plan, relate to: the inclusion of land around St. Rita's; the inclusion of a field between Otter Valley Park and the A.30 and the exclusion of land south of Tesco (which was a proposed housing allocation in the first East Devon Local Plan, which was adopted in 2006, but has not been put forward for development and comprises agricultural land).

17.4 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 and a number of representations were received, including site specific

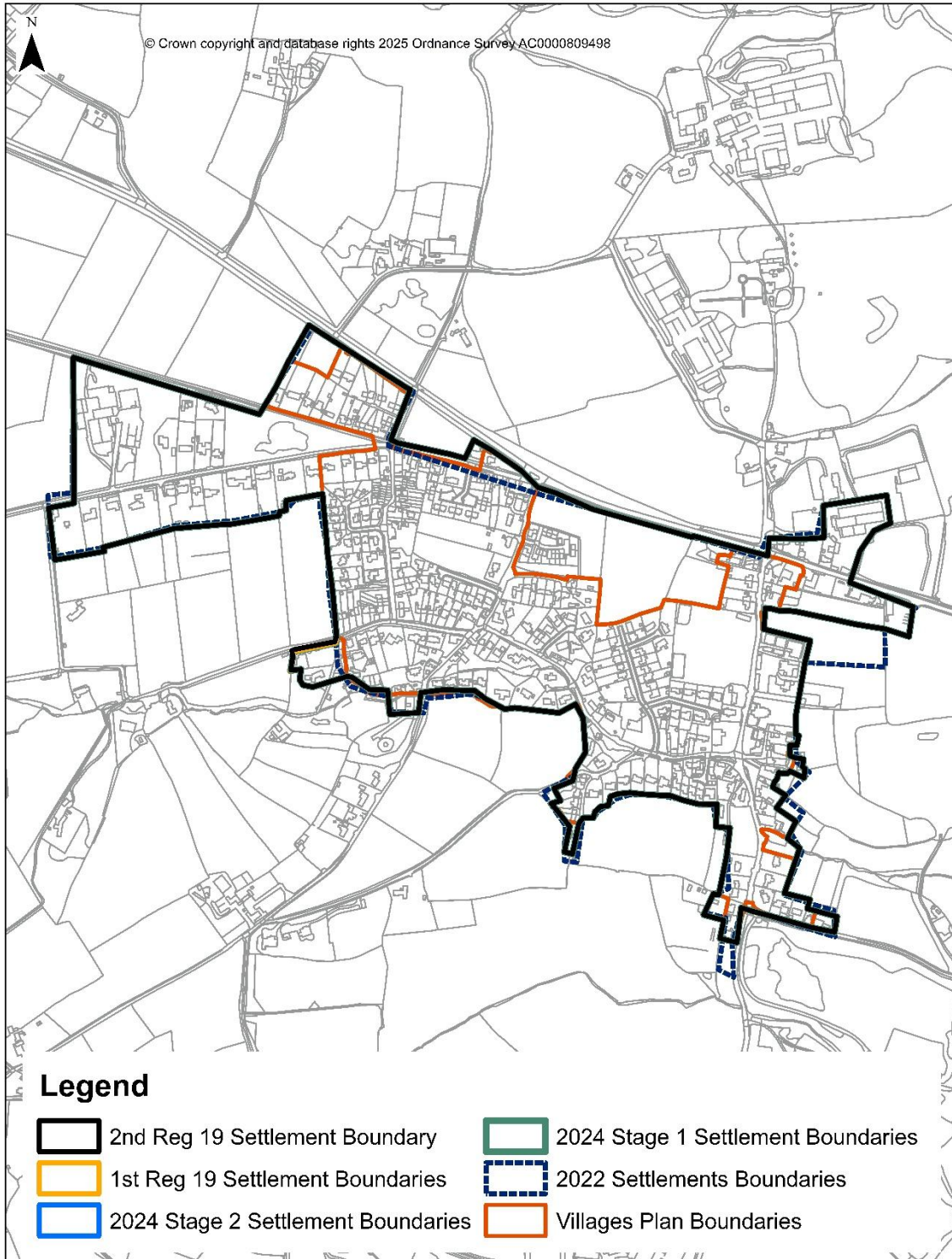
⁵⁰ [Local Plan Budleigh \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk)

⁵¹ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

comments from Gittisham Parish Council objecting to the inclusion of allocations to the west in the settlement boundary because not all of this land may be required.

- 17.5 Changes between 2022 consultation and first Regulation 19 plan – exclusion of former allocation (Honi_01) and inclusion of new allocation GH/ED/39b.
- 17.6 November 2024 Strategic Planning Committee changes – none.
- 17.7 First Regulation 19 consultation – comments received that allocations to east of Honiton should not be included and settlement boundaries redrawn to existing boundaries.
- 17.8 Changes from first to second Regulation 19 – exclusion of site no longer allocated (Honi_12).

18 Kilmington



- 18.1 The existing settlement boundary is defined in the Villages Plan⁵² that was adopted in 2018. The Kilminster Neighbourhood Plan⁵³ was ‘made’ in October 2022 and includes site allocations but does not alter the settlement boundary defined in the Villages Plan.
- 18.2 The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁵⁴. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁵⁵.
- 18.3 Stage 2 Assessment
- Kilminster has a linear, but quite compact form and the proposed settlement boundary is no more than 1,500 metres across. 1,600m is set out in the methodology for site assessments⁵⁶ and is considered to be the maximum distance most people are prepared to walk to reach a destination. A busy road passes along the northern part of the village (the A35), although the majority of the settlement boundary is to the south of this. The exception is Millers farm shop, together with a small commercial premises and some houses. Crossing the road here can be challenging due to traffic volumes and speeds (50mph speed limit). However, to catch the bus it is also necessary to cross this road (in one direction) and on balance it is not considered that exclusion of this area from the settlement boundary is justified. Elsewhere in the village the roads have intermittent or no separate footways, but traffic speeds and volumes tend to be low, and this is not considered to be a deterrent to pedestrian and cycling activity. No changes to the boundary defined in stage 1 were made at stage 2.
- 18.4 The main changes between the Villages Plan boundary and that now proposed are: the inclusion of some allocations, areas of lower density housing, a small common and a farm complex in the west of the village, commercial buildings and some houses in the east of the village and various minor adjustments to include residential land in the south of the village.
- 18.5 Consultation was undertaken on the settlement boundary in 2022, but no specific comments were received about Kilminster.
- 18.6 Changes from 2022 consultation to first Regulation 19 plan – exclusion of the Neighbourhood Plan housing allocation to the north of the church (Kilm_11). This change was made to reflect the very specific types of housing allocated to avoid pressure to allow

⁵² See page 10 of [edvp-adopted-version.pdf \(eastdevon.gov.uk\)](#)

⁵³ [Kilminster Neighbourhood Plan Referendum Version \(eastdevon.gov.uk\)](#)

⁵⁴ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

⁵⁵ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

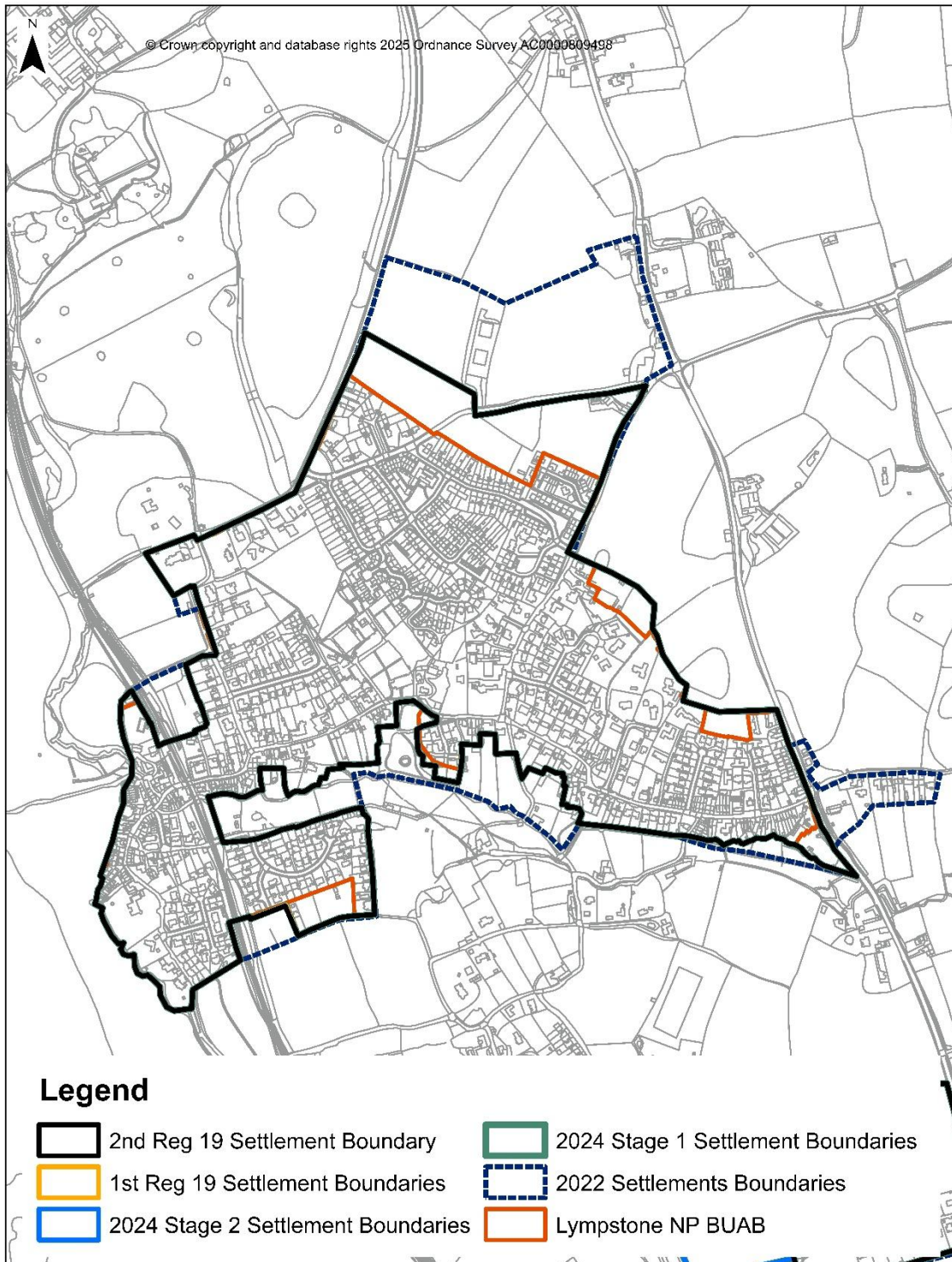
⁵⁶ [sal-001-site-selection-methodology_v2-2020-2042.pdf](#)

general housing on the site if included, which would be contrary to the intentions of the neighbourhood plan. The other difference, other than 'tidying' the boundary, was the exclusion of land to the south of the village adjoining Whitford Road, which extends beyond the core built form of the village.

18.7 November 2024 Strategic Planning Committee changes – none.

18.8 Changes from first to second Regulation 19 – none.

19 Lympstone



- 19.1 The current settlement boundary is defined in the made Lympstone Neighbourhood Plan⁵⁷. This was defined in the context of the adopted Local Plan⁵⁸, which was different to the emerging local plan, which promotes opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements⁵⁹.
- 19.2 Stage 2 Assessment
- Lympstone has a fairly compact form, and the proposed settlement boundary is no more than 1,300 metres across. 1,600m is set out in the methodology for site assessments⁶⁰ and is considered to be the maximum distance most people are prepared to walk to reach a destination. A busy road passes along the eastern edge of the village (the A376). In much of the village the roads have intermittent or no separate footways, but traffic speeds and volumes tend to be low, and this is not considered to be a deterrent to pedestrian and cycling activity that would justify excluding areas from the settlement boundary.
- 19.3 The Regulation 19 boundary is similar to that defined in the Lympstone Neighbourhood Plan, but with the inclusion of the allocations, permissions, two small areas to the northern boundary and the carpark to a Public House on the A376.
- 19.4 Consultation was undertaken on the settlement boundary in 2022 and a comment was received that the proposed boundary was too large. The main differences between the 2022 consultation boundary and the Regulation 19 boundary reflects the decision not to allocate land north of Meeting Lane (GH/ED/72), the exclusion of land to the east of the A376 and the exclusion of areas that are in the Green Wedge, unless the land has been allocated or developed or has planning permission. An exception to including land with planning permission is a site off Underhill Close which has permission for a single storey dwelling, but remains in the Green Wedge ([23/2540/VAR](#)).
- 19.5 November 2024 Strategic Planning Committee changes – none.
- 19.6 First Regulation 19 consultation - a representation was received regarding the exclusion of Hillcroft, Burgmann's Hill from the settlement boundary. It was pointed out that the property is at the heart of the village close to the High Street and the train station and that to exclude the property from the settlement boundary while accepting development on the periphery of the village goes against the key sustainability aims of the planning policy. The respondent did not support the designation of green wedge on this site and requested that the property be included within the settlement boundary. The site was included within the settlement boundary defined in

⁵⁷ [Inp-final-referendum.pdf \(eastdevon.gov.uk\)](#)

⁵⁸ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

⁵⁹ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

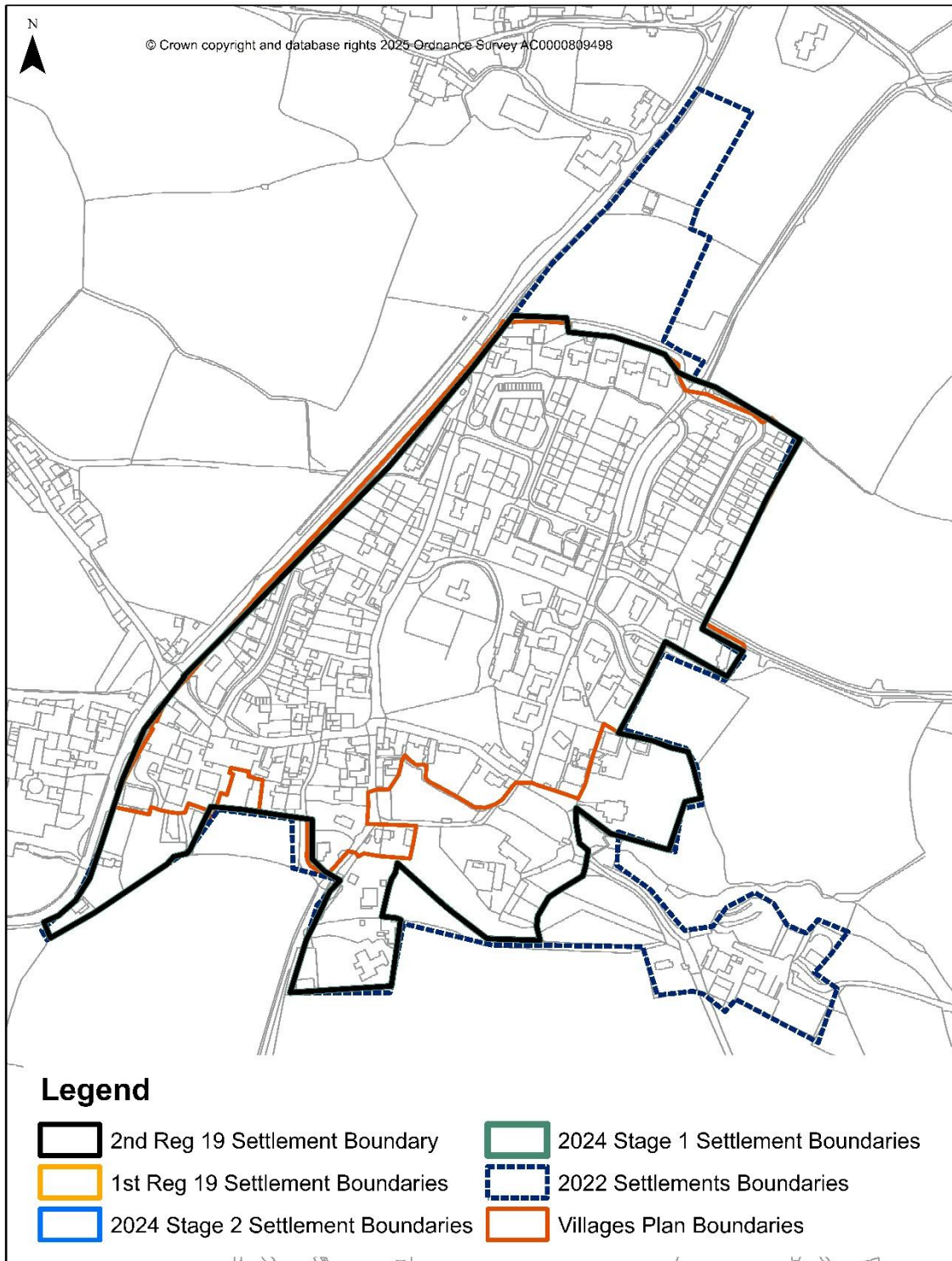
⁶⁰ [sal-001-site-selection-methodology_v2-2020-2042.pdf](#)

2022 but was excluded following the decision of the Strategic Planning Committee to use the green wedges defined in the adopted local plan in the draft plan (or relevant neighbourhood plan) unless there was a planning permission or allocation⁶¹. To include this site within the settlement boundary would not be consistent with the purposes of the green wedge and so the site is not included within the settlement boundary. A further representation expressed concerns that land within Woodbury Parish included as an allocation on the edge of Lympstone and included in the Lympstone settlement boundary.

- 19.7 Changes from first to second Regulation 19 – none. include land off Underhill Close with permission for housing ([23/2540/VAR](#)).

⁶¹ [2. Green Wedges report- retaining existing boundaries V2-compressed.pdf](#) provides a summary and links to previous meetings

20 Musbury



20.1 The existing settlement boundary is defined in the Villages Plan⁶² that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁶³. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁶⁴.

20.2 Stage 2 Assessment

Musbury has a very compact form and is no more than 600 metres across so walking distances are short. A busy main road (A358) skirts the western side of the village, but the proposed boundary does not cross this. There is a footway along the majority of the A358 and on the more modern roads within the village. The older roads lack separate footways, but traffic speeds and volumes are low, so no areas were removed from the boundary at this stage.

20.3 The main changes between the Villages Plan boundary and that now proposed relate to the inclusion of additional residential areas.

20.4 Consultation was undertaken on the settlement boundary in 2022, but no specific comments were received on Musbury. A significant change between the 2022 boundary and the Regulation 19 boundary reflects the removal of an allocation (Musb_03a) and the allotment that lies between it and the main village form. A farm complex to the south of the village was also removed from the boundary as it is not part of the core built form of the village.

20.5 November 2024 Strategic Planning Committee changes – none.

20.6 First Regulation 19 consultation – no specific comments made.

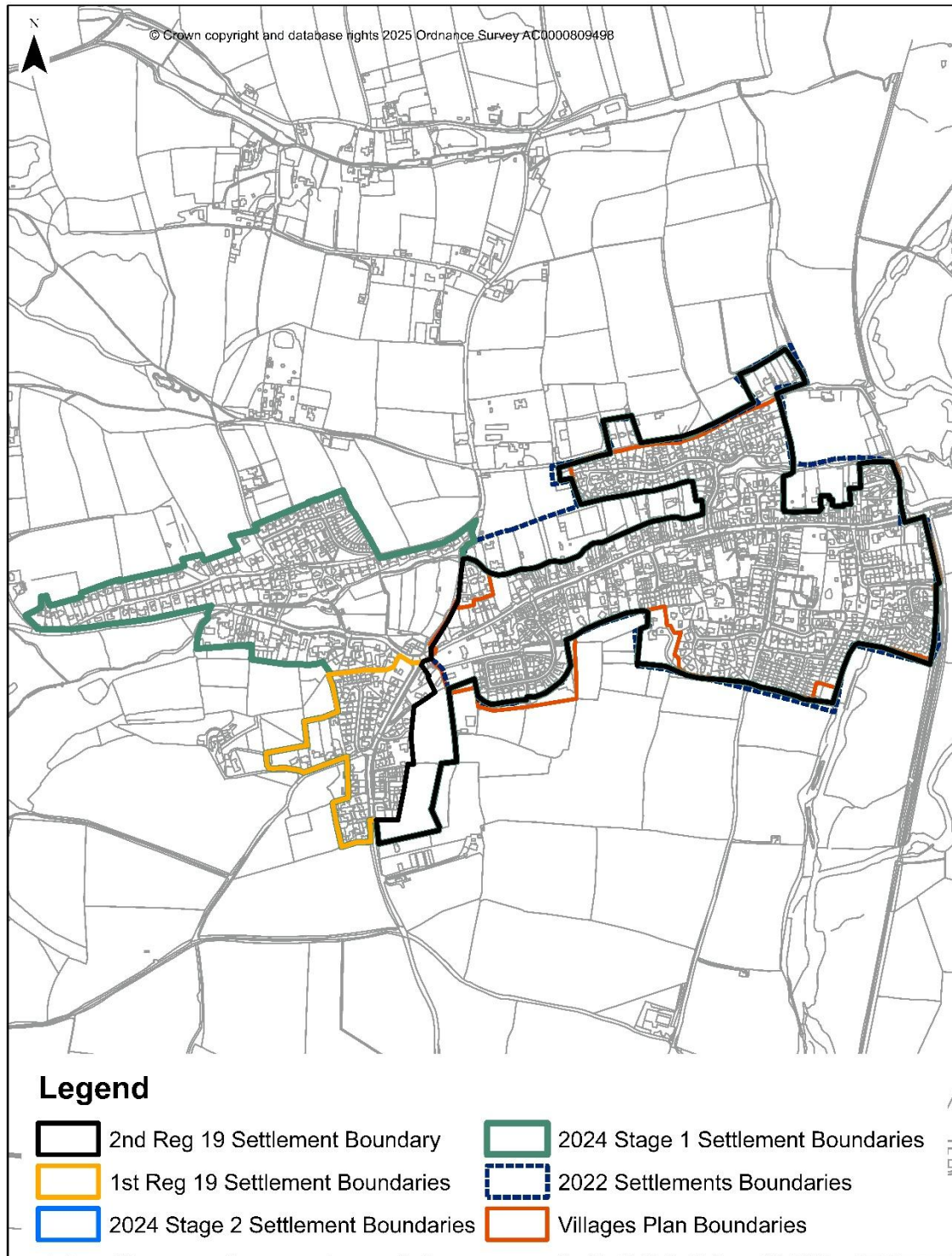
20.7 Changes from first to second Regulation 19 – none.

⁶² See page 10 of [edvp-adopted-version.pdf \(eastdevon.gov.uk\)](#)

⁶³ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

⁶⁴ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

21 Newton Poppleford



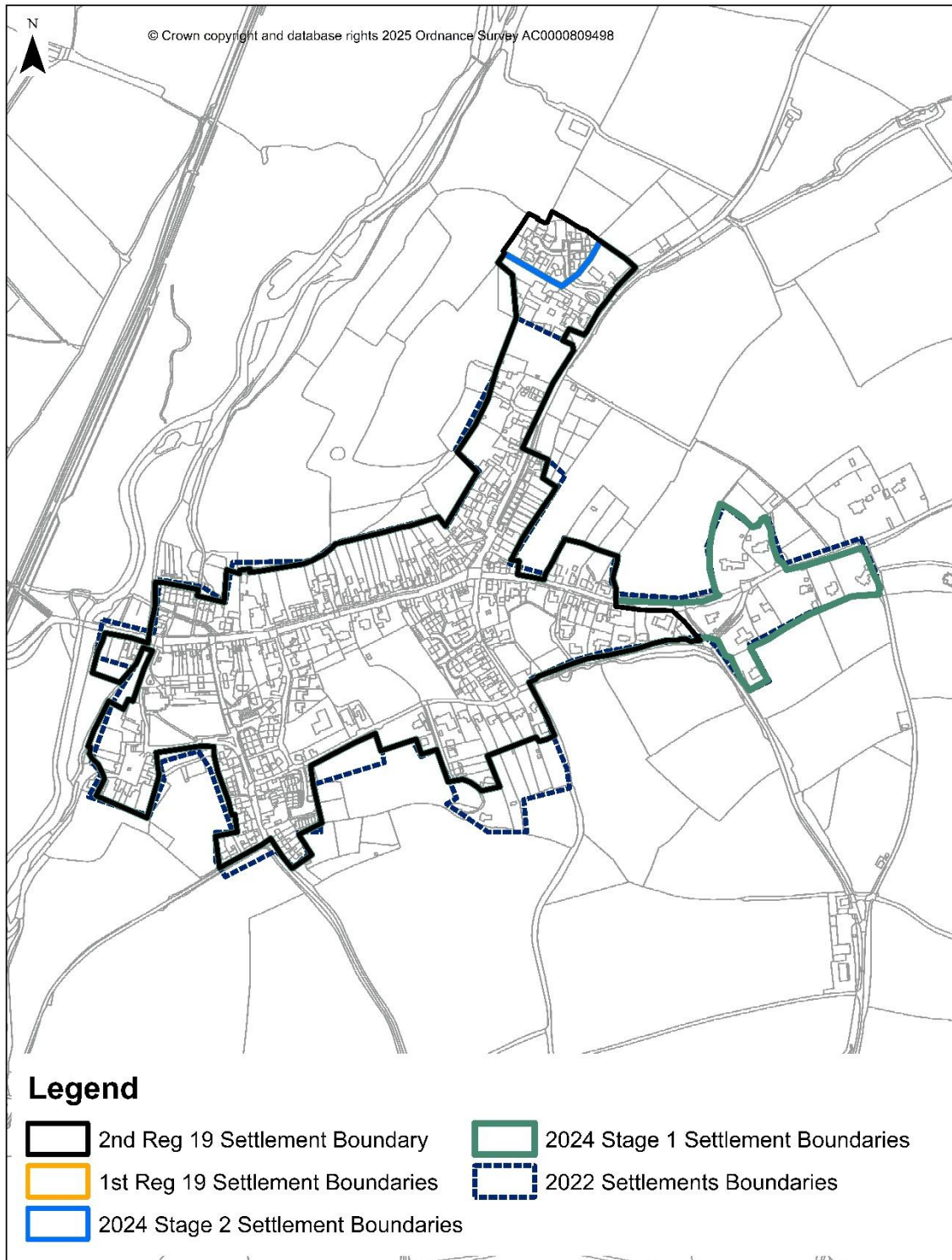
- 21.1 The existing settlement boundary is defined in the Villages Plan⁶⁵ that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁶⁶. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁶⁷.
- 21.2 Stage 2 Assessment
- The village extends for around 1.8 km from east to west and the majority of services and facilities are located in the east. The A3052 runs through the middle of the village from east to west and lacks a continuous footway. There are some traffic free routes from the west of the village to services and facilities in the east, but they lack hard surfaces and lighting. The inadequacy of safe and convenient pedestrian and cycling routes have been highlighted in appeal decisions and this has been a key factor in Inspectors refusing planning permission for housing. The western part of the village is excluded from the boundary on this basis
- 21.3 The boundary now proposed is larger than that defined in the Villages Plan due to the allocations, the inclusion of a couple of small areas of housing to the north, a small play area to the southeast and a large house to the south.
- 21.4 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022. Newton Poppleford and Harpford Parish Council did not support proposed changes as the additional areas included were considered to be unsuitable for development because they are in the floodplain, AONB or good agricultural land.
- 21.5 Changes between 2022 consultation and first Regulation 19 plan - removal of areas of garden/ open land north of Poppleford Brook and also between the brook and development near the village hall.
- 21.5 November 2024 Strategic Planning Committee changes – additional land included to west of Exmouth Road.
- 21.6 First Regulation 19 consultation – no specific comments made.
- 21.7 Changes from first to second Regulation 19 – area to west of Exmouth Road added following November 2024 now removed in accordance with the [resolution](#) of the Strategic Planning Committee on 2nd September 2025.

⁶⁵ See page 10 of [edvp-adopted-version.pdf \(eastdevon.gov.uk\)](#)

⁶⁶ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

⁶⁷ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

22 Otterton



22.1 Otterton does not currently have a defined settlement boundary. The proposed boundary includes the core built-up area, including the proposed housing allocation (Otto_01) and a small paddock that is almost wholly surrounded by housing.

22.2 Stage 2 Assessment

The main urban core of Otterton is unusual because it is compact, but includes two small fields surrounded by housing, which are proposed as a housing allocation. Development extends to the east and northeast of the centre along Ottery Street and Bell Street/ Ladram Road. Many roads in the village lack separate footways, but traffic speeds tend to be low, and most routes are considered to be suitable for pedestrians. However, Ladram Road is very narrow with hedgebanks to either side and seasonally high volumes of traffic, including caravans accessing the Ladram Bay Holiday Park. A small area of lower density housing in this area was included in the boundary at stage 1 but was excluded at stage 2 due to the difficulties of safe pedestrian access along Ladram Road.

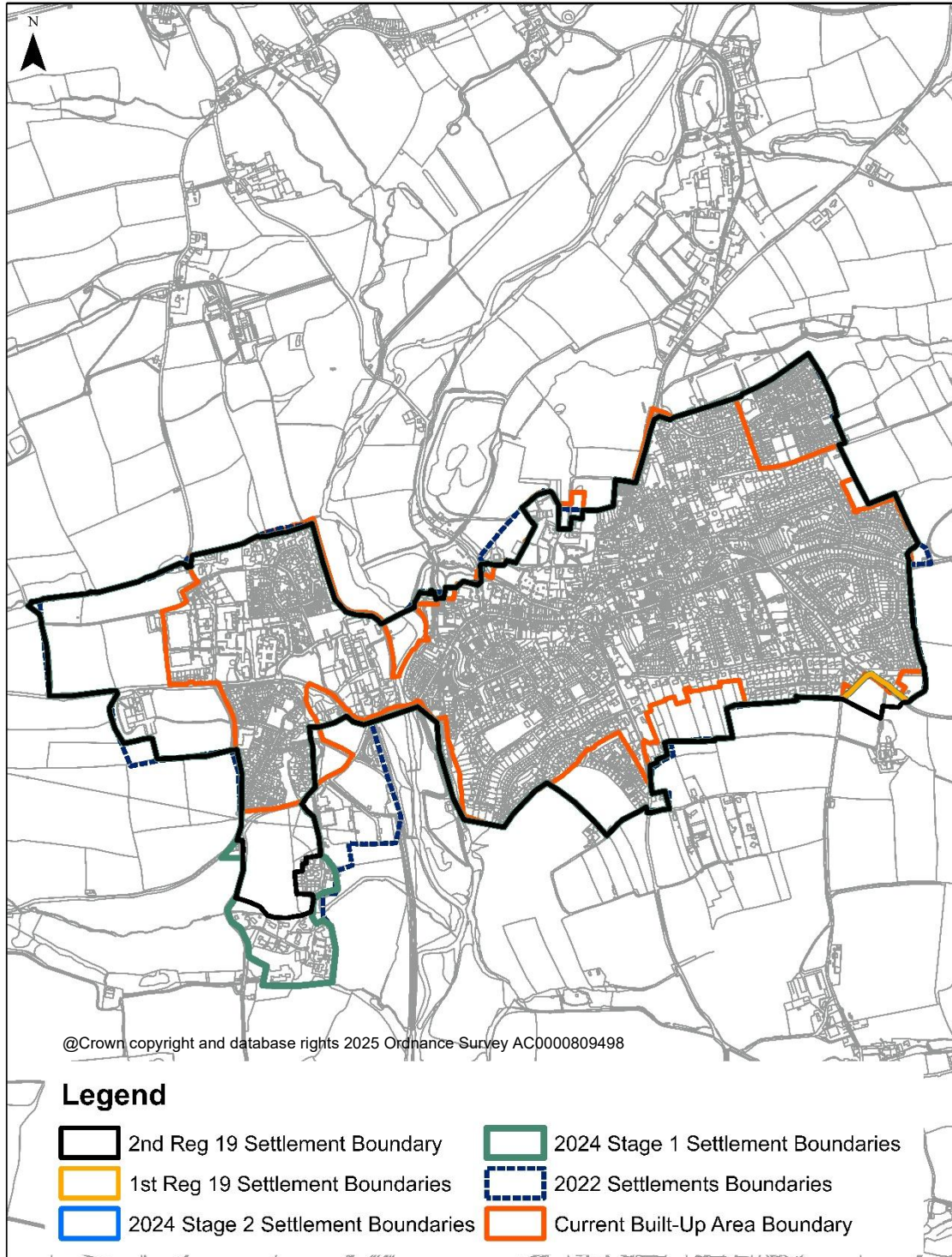
22.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no responses were received in relation to the Otterton settlement boundary.

22.4 November 2024 Strategic Planning Committee changes – ‘exception’ site added.

22.5 First Regulation 19 consultation – no specific comments made.

22.6 Changes from first to second Regulation 19 – none.

23 Ottery St. Mary



23.1 The existing settlement boundary is defined in the adopted East Devon Local Plan 2013 - 2031⁶⁸. This boundary was drawn to include the allocations in that plan and to otherwise reflect the existing built-up area, rather than to specifically facilitate additional development. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁶⁹.

23.2 Stage 2 Assessment

Much of Ottery St. Mary has a close knit urban fabric and the proposed settlement boundary is no more than 2.5 km across, with all areas being within 1,600 of the town centre. 1,600m is set out in the methodology for site assessments⁷⁰ and is considered to be the maximum distance most people are prepared to walk to reach a destination. Most of the town is to the east of the River Otter, where the historic core, town centre and health centre are located. The secondary school, hospital and main industrial areas are located to the west of the river with access to the rest of the town via the B3174 and a couple of footbridges to the north and south of this. There are footways to most of the built-up areas to the west of the river, but there are none along the rural lanes that lead to Salston Barton, Salston Ride and Salston Manor. These areas were included in the 'stage 1' boundary because an allocation (Ottry_10) will 'join' them to the urban fabric of the town. However, the site assessment for Ottry_10 states that a footpath and cycle link will need to be provided along Strawberry Lane. Until this is achieved it would be premature to include the additional land in the settlement boundary. In excluding this area at stage 2 it is recognised that planning permission was granted for 13 dwellings in 2022 as 'enabling development' to fund the upkeep of Salston Manor (20/1647/MFUL). 23.3

23.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 but no responses were received in relation to the Ottery St. Mary settlement boundary.

23.4 November 2024 Strategic Planning Committee changes – none.

23.5 First Regulation 19 consultation – no specific comments made.

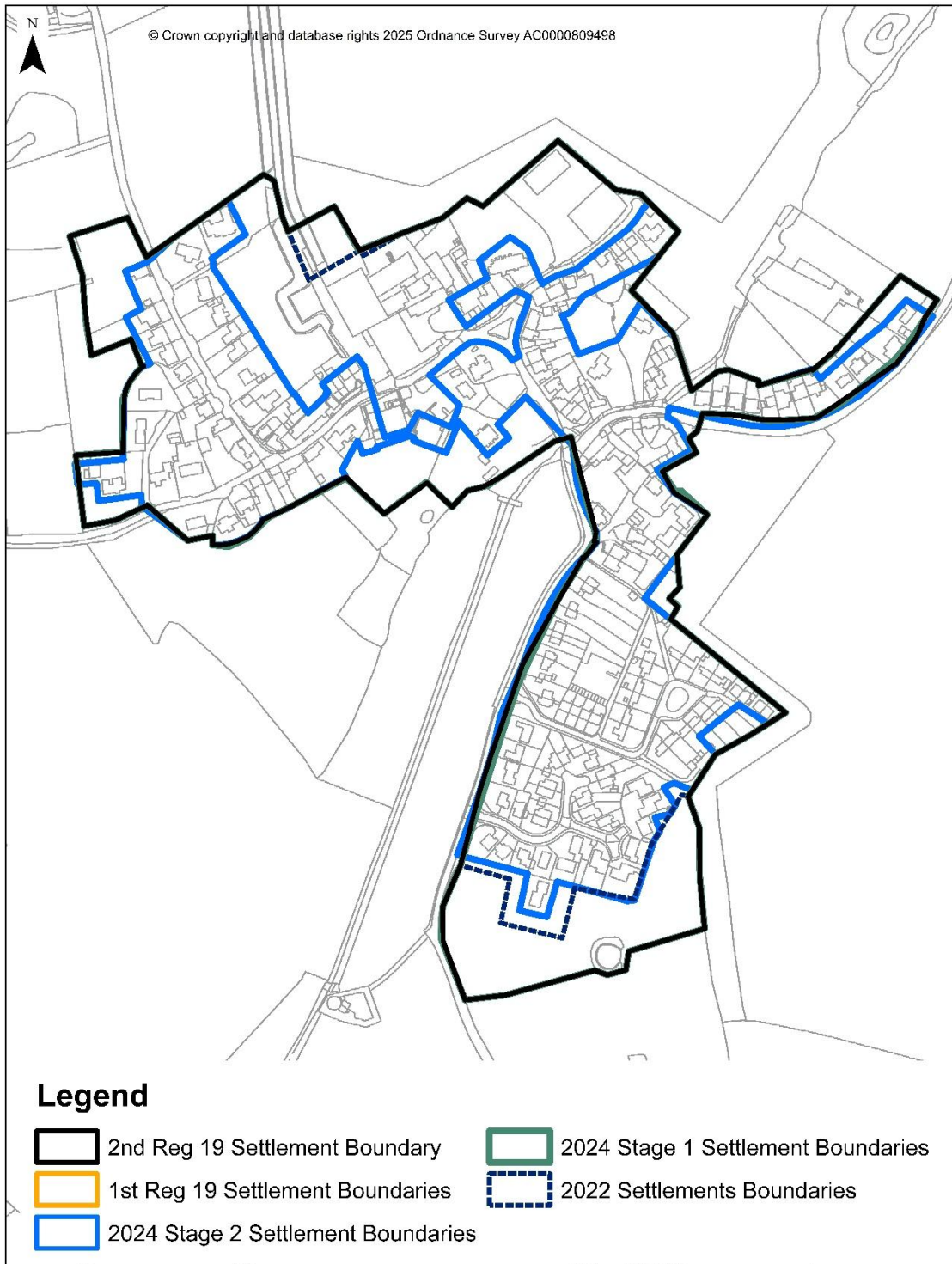
⁶⁸ [Local Plan Budleigh \(eastdevon.gov.uk\)](http://eastdevon.gov.uk)

⁶⁹ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

⁷⁰ [sal-001-site-selection-methodology_v2-2020-2042.pdf](#)

23.7 Changes from first to second Regulation 19 – include land off Slade Road with permission for housing ([24/2515/PIP](#)).

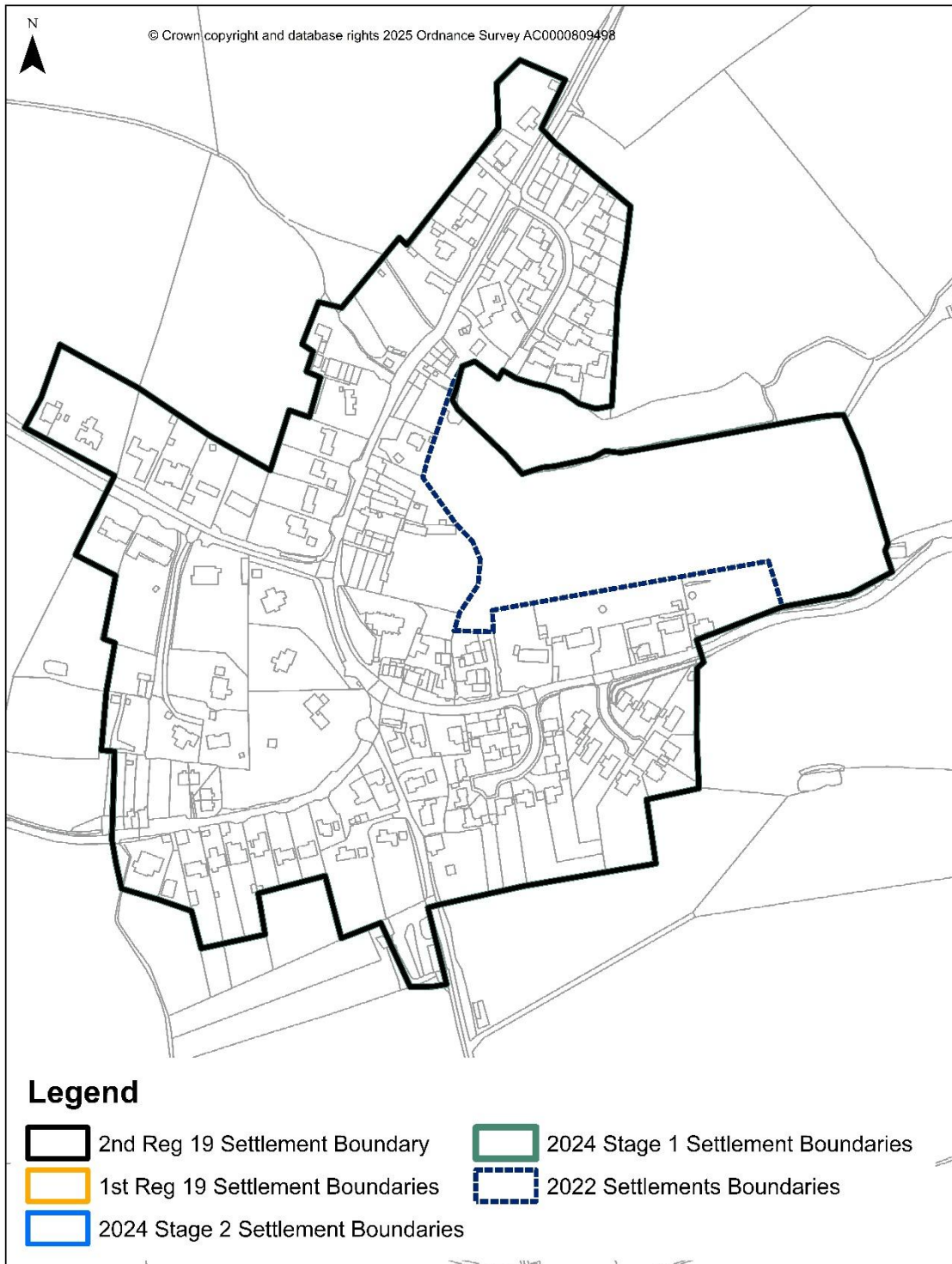
24 Payhembury



- 24.1 The Payhembury Neighbourhood Plan⁷¹ defines a settlement boundary that has a specific and more restrictive policy than used elsewhere in East Devon. The neighbourhood plan was made in June 2019 at a time when the strategic policy was not to promote development in smaller villages like Payhembury, unless supported through a neighbourhood plan.
- 24.2 Payhembury is a small, compact settlement and no areas were excluded from the 'stage 2' assessment.
- 24.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 but no responses were received in relation to the Payhembury settlement boundary.
- 24.4 The proposed boundary is larger than that defined in the neighbourhood plan due to an allocation to the south and a planning permission.
- 24.5 November 2024 Strategic Planning Committee changes – none.
- 24.6 First Regulation 19 consultation – no specific comments made.
- 24.7 Changes from first to second Regulation 19 – none.

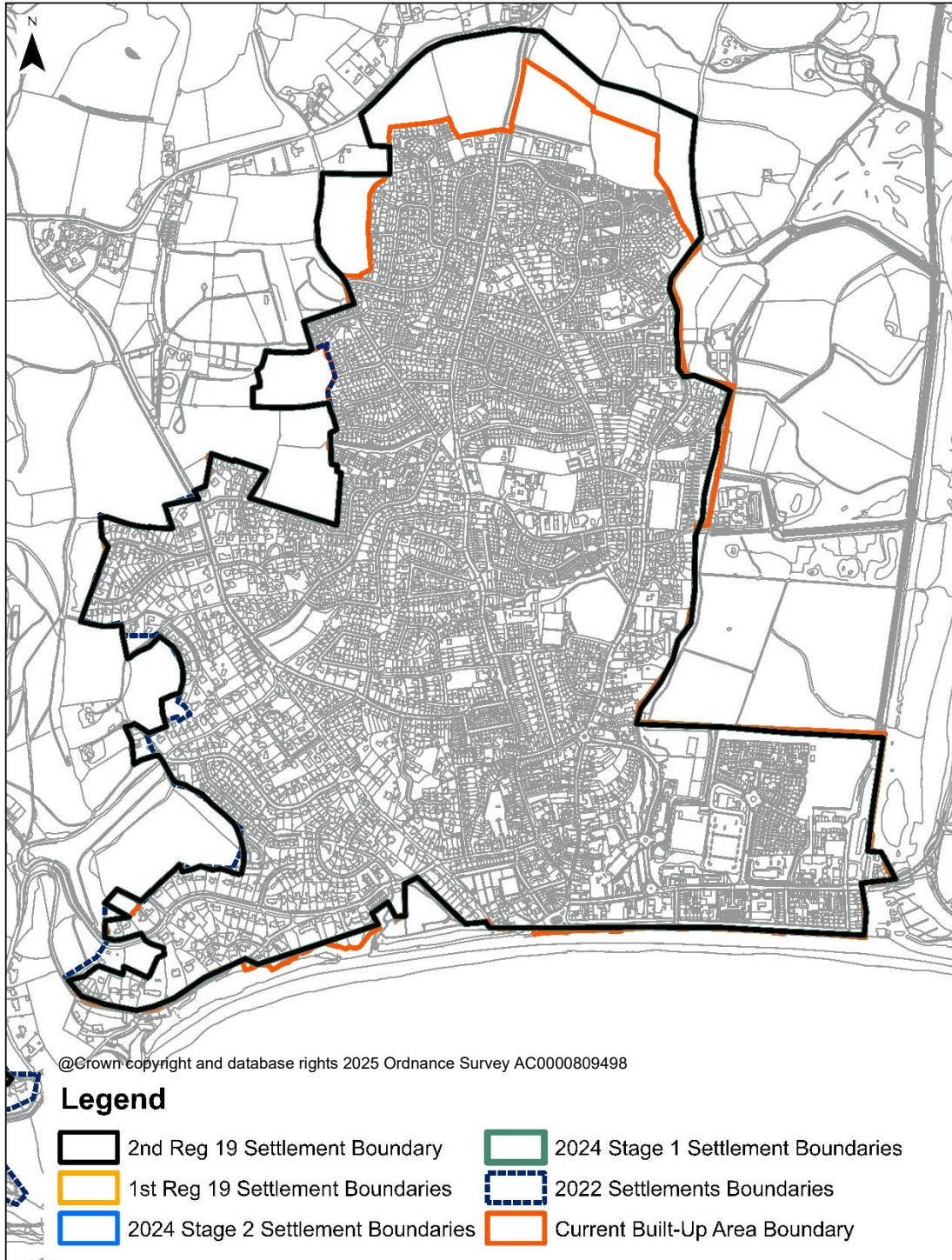
⁷¹ [payhembury_np_postexamination_version.pdf \(eastdevon.gov.uk\)](#)

25 Plymtree



- 25.1 Plymtree does not currently have a defined settlement boundary. The proposed boundary includes the core built-up area, but the nearby grouping of houses known as Norman's Green is excluded from the boundary in accordance with criteria C4.
- 25.2 Plymtree is a small, compact settlement and no areas were excluded from the 'stage 2' assessment.
- 25.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 but no responses were received in relation to the Plymtree settlement boundary.
- 25.4 Changes between 2022 consultation and first Regulation 19 plan - inclusion of allocation.
- 25.5 November 2024 Strategic Planning Committee changes – none.
- 25.6 First Regulation 19 consultation – no specific comments made.
- 25.7 Changes from first to second Regulation 19 – none.

26 Seaton



26.1 The existing settlement boundary is defined in the adopted East Devon Local Plan 2013 - 2031⁷². The boundary was drawn to include the allocations of that plan and to otherwise reflect the existing built-up area, rather than to specifically facilitate additional development. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁷³. However, opportunities for incremental growth in Seaton are constrained by the coastline and green wedge designations so the boundary now proposed is similar to the existing, with the exception of allocations.

26.2 Stage 2 Assessment

Seaton has a close knit urban fabric, and the proposed settlement boundary is no more than 2 km from north to south and around 1.9 km from east to west. The town centre is focussed in the south and most areas of the existing urban area is within 1,600m of this. 1,600m is set out in the methodology for site assessments⁷⁴ and is considered to be the maximum distance most people are prepared to walk to reach a destination. Gradients within the town are generally quite level, although the southwest of the town is on more steeply sloping land. However, this is relatively close to the town centre, and it would not be reasonable to exclude any areas on this basis.

26.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 but no responses were received in relation to the Seaton settlement boundary.

26.4 Changes between 2022 consultation and first Regulation 19 plan – inclusion of allocation (Seat_13a) and exclusion of a small parcel of land to the west of the town, which is in the Coastal Preservation Area.

26.4 November 2024 Strategic Planning Committee changes – none.

26.5 First Regulation 19 consultation – no specific comments made.

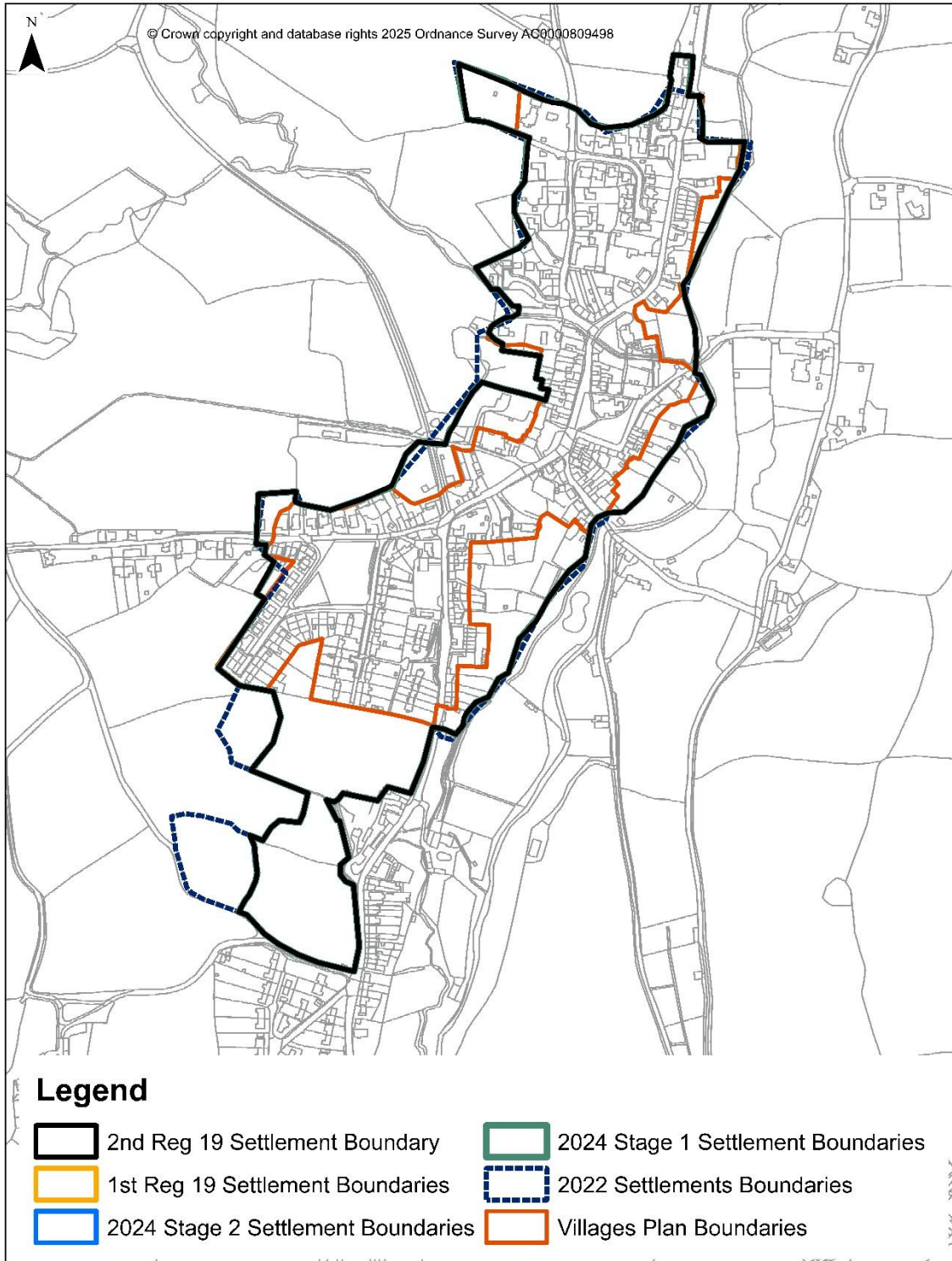
26.6 Changes from first to second Regulation 19 – none.

⁷² [Local Plan Budleigh \(eastdevon.gov.uk\)](http://eastdevon.gov.uk)

⁷³ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](http://eastdevon.gov.uk)

⁷⁴ [sal-001-site-selection-methodology_v2-2020-2042.pdf](http://eastdevon.gov.uk)

27 Sidbury



- 27.1 The existing settlement boundary is defined in Villages Plan⁷⁵ that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁷⁶. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁷⁷.
- 27.2 Stage 2 Assessment
- The village is concentrated predominantly along the A375 and is fairly linear in nature. The busy road, combined with very poor to nil footways, makes pedestrian movement through the village a challenge. The core services and facilities including the shop, pub, village hall school and church are concentrated fairly centrally in the village, along or adjacent to the A375. The settlement is set in a valley along the River Sid and there is a fairly steep incline towards the east and the west. Quite large clusters of dwellings are situated further along the A375 to the north and the south and are separated from the core of the village by fields. Despite the barriers to pedestrian movement, walking distances from the core services and facilities from the main part of the village never exceeds 800m and therefore no alternative areas to exclude have been identified.
- 27.3 The settlement boundary defined in 2022 was larger than in the Villages Plan because additional garden land and some recreational areas were included. The built-up area of northern Sidbury was largely included, but a partially detached area of the village to the south was excluded on the basis of criteria C4, as it was in the Villages Plan. An allocation (Sidm_34) between these parts of the village includes provision for a pedestrian and cycle route between the separate areas, but it would not be appropriate to include the southern area in the settlement boundary in advance of this.
- 27.4 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 but no responses were received in relation to the Sidbury settlement boundary.
- 27.5 Changes between 2022 consultation and first Regulation 19 plan – exclusion of parts of allocation on higher ground that policy requires to remain open and a separate area of agricultural land to the west of the village.
- 27.6 November 2024 Strategic Planning Committee changes – none.
- 27.7 First Regulation 19 consultation – no specific comments made.

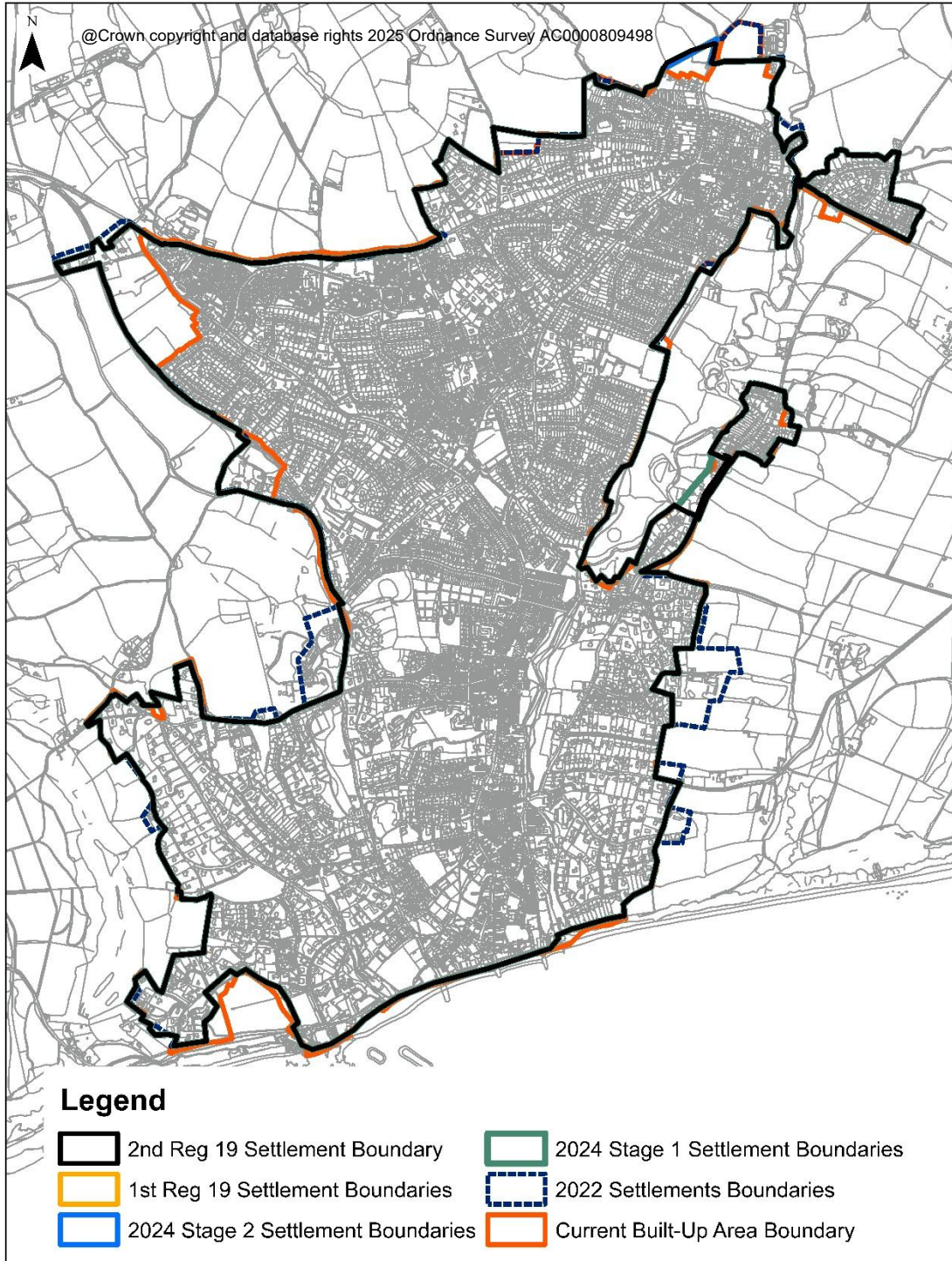
⁷⁵ See page 10 of [edvp-adopted-version.pdf \(eastdevon.gov.uk\)](#)

⁷⁶ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

⁷⁷ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

27.8 Changes from first to second Regulation 19 – none.

28 Sidmouth



28.1 The existing settlement boundary is defined in the adopted East Devon Local Plan 2013 - 2031⁷⁸. The boundary was drawn to include the allocations and planning permissions in that plan and to otherwise reflect the built-up area at that time, rather than to specifically facilitate additional development. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁷⁹. However, growth in Sidmouth is constrained by the coast and the town is also surrounded by the East Devon National Landscape. The Regulation 19 plan also includes a green wedge northeast of the town. The main changes proposed to the boundary in the Regulation 19 plan compared to the adopted local plan, are the inclusion of allocation Sidm_01 and adjacent housing off Greenway Lane, together with the other allocations and the exclusion of some housing off Sid Road, Fortescue.

28.2 Stage 2 Assessment

Sidmouth extends along the Sid Valley from the sea to Sidford. The proposed settlement boundary is around 4.2 km from northeast to southwest and around 3 km at its widest from east to west. The town centre is focussed to the south, although there are clusters of shops at Sidford and Woolbrook. The main industrial estate, schools, main GP surgery and supermarket are spread around the town, and all parts of the urban area are within 1,600 of a good range of services and facilities. 1,600m is set out in the methodology for site assessments⁸⁰ and is considered to be the maximum distance most people are prepared to walk to reach a destination. Gradients within the town are generally quite level, although the far eastern side of the town and parts of the north are on more steeply sloping land. Some of the roads within the town have intermittent or no separate footways, but traffic speeds and volumes tend to be low, and this is not usually considered to be a deterrent to pedestrian and cycling activity. The exception is Sid Road, which is a 'C' class road that forms one of the main routes to the town centre from the northeast and is quite busy, including with heavy vehicles. The pavement along Sid Road is intermittent, but for the southern part of the route, until 'Sidlands' there are suitable alternative routes to the sections that lack footways and these are comparatively short so that there is not considered to be a justification for excluding parts of the built up area in this vicinity. However, there is a section of road to the north of the entrance to Sidlands that is around 500 metres, is narrow and lacks any separate footway. This is considered to be a significant barrier that makes pedestrian access inadvisable, and it is not considered appropriate to include the few houses along this stretch of road within the settlement boundary. The Fortescue area of Sidmouth lies to the north of this stretch of road. This area is 'traffic

⁷⁸ [Local Plan Budleigh \(eastdevon.gov.uk\)](http://eastdevon.gov.uk)

⁷⁹ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

⁸⁰ [sal-001-site-selection-methodology_v2-2020-2042.pdf](#)

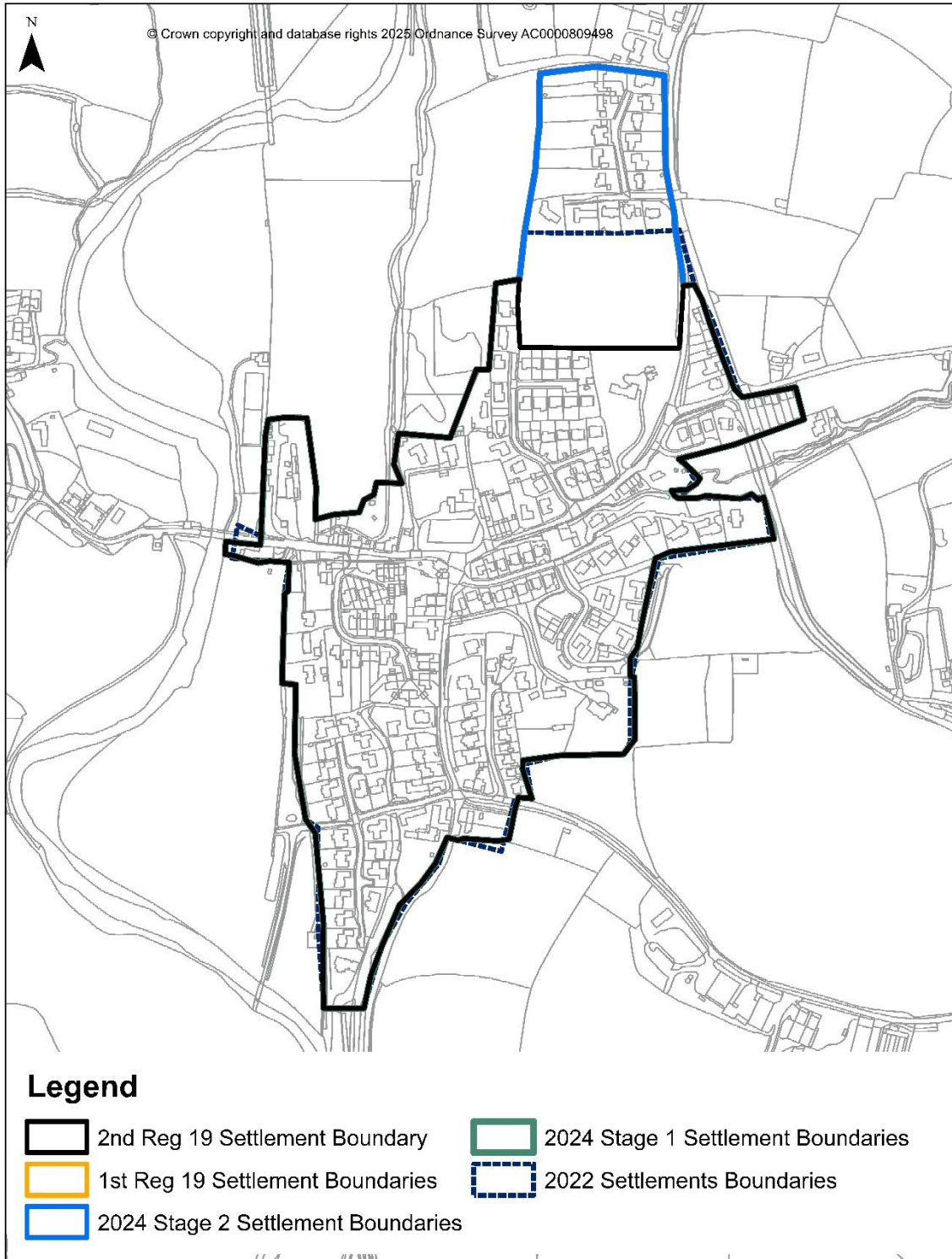
calmed' and has some footway provision, together with a surfaced public footpath/cycle link to the west that gives easy access to the secondary school and facilities in the Woolbrook and Sidford areas. This area was not included in the 2022 settlement boundary, but was included in the first Regulation 19 plan.

- 28.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 and a few responses were received specifically in relation to the Sidmouth settlement boundary, including support for the proposed boundary. Greenway Lane residents requested that the boundary follow the line of Greenway Lane to exclude the small cluster of dwellings to the north of Greenway Lane. This group of houses has been included on criteria A1 because they are functionally and physically well related to the urban area. They are in the East Devon National Landscape and have large gardens, but are located adjacent to a proposed allocation and there are not considered to be sound grounds for excluding this area. However, land to the north that does not form a residential curtilage was removed from the settlement boundary. A resident queried why a house on Broadway had been excluded when neighbouring properties had been included; both dwellings are in the Coastal Preservation Area (CPA) and were removed from the boundary accordingly.
- 28.4 Changes between 2022 consultation and first Regulation 19 plan – as noted in paragraph 28.3 together with the exclusion of areas of housing and a hotel to the east of the town which are in the Coastal Preservation Area.
- 28.5 November 2024 Strategic Planning Committee changes – none.
- 28.6 First Regulation 19 consultation – no specific comments made.
- 28.7 Changes from first to second Regulation 19 – none.

29 Stoke Canon

- 29.1 Stoke Canon does not currently have a defined settlement boundary. The 2022 consultation proposed a boundary around the core built-up part of the village, but no boundary is now proposed due to the risk of flooding to the whole of the existing village, notwithstanding the flood protection scheme. Although included in the list of settlements suitable in principle for development, the whole of the built-up area is located in flood zones 2 and 3, and therefore at risk of flooding. Although areas of flood risk have been included in other settlement boundaries, it is not considered appropriate for the whole of an area included in a settlement boundary to be at flood risk. The seriousness of the consequences of developing in the area was highlighted in comments from the Environment Agency in respect of a recent planning application (22/0992/FUL) in relation to a site within the settlement boundary proposed in 2022. The proposal for 7 dwellings included works to raise land levels and other measures so that it was recognised that the development itself could be made safe from flooding. However, the Environment Agency warned that ‘there will be no safe access and egress to the site in the situation of the flood defences breaching or overtopping. The residents would therefore be trapped on site for the duration of flooding’.
- 29.2 November 2024 Strategic Planning Committee changes – none
- 29.3 First Regulation 19 consultation – no specific comments made.
- 29.4 Changes from first to second Regulation 19 – none.

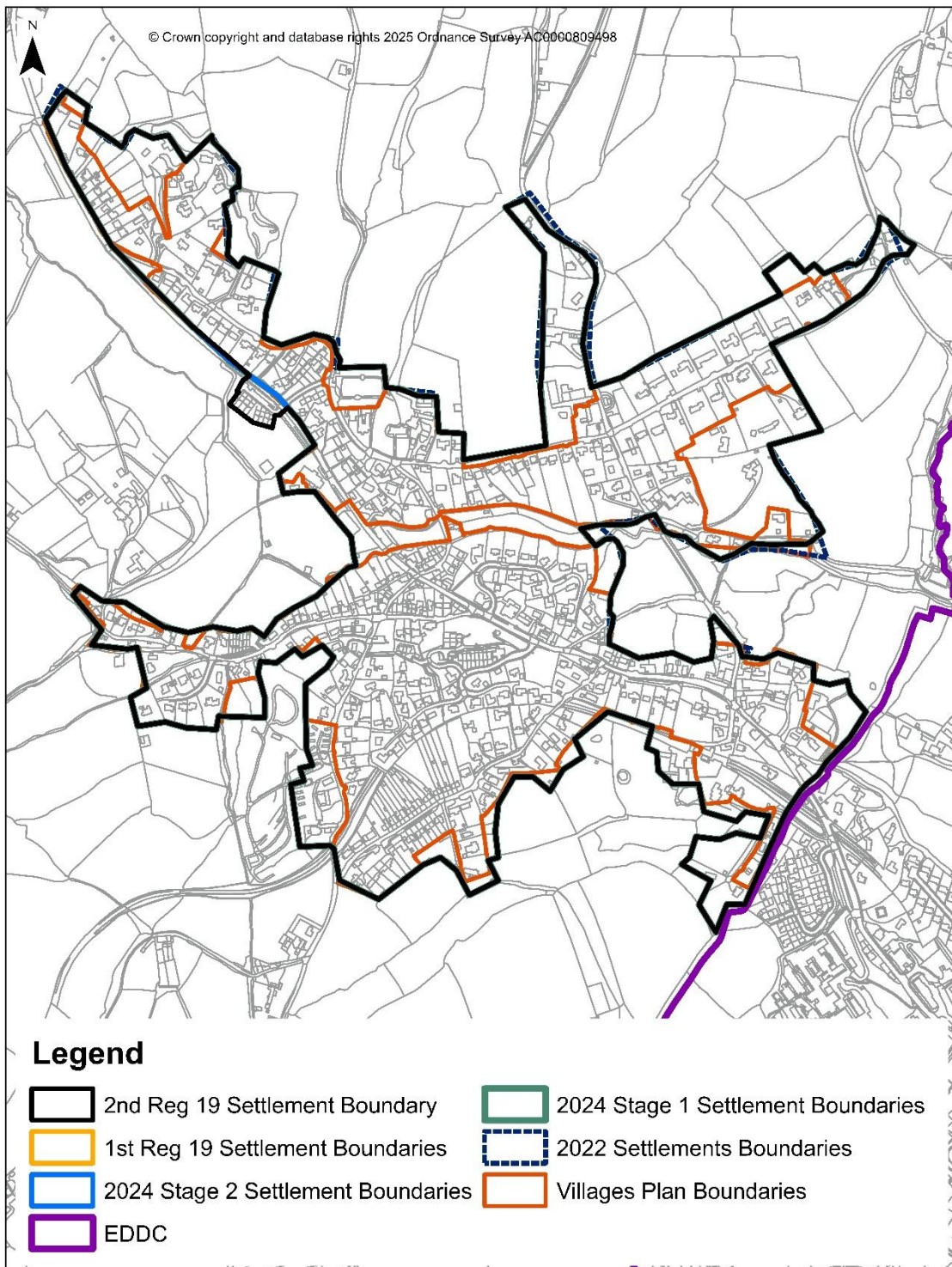
30 Tipton St. John



- 30.1 Tipton St. John does not currently have a defined settlement boundary. The bulk of the village, including a Public House and shop, lies to the east the River Otter and this area is included in the settlement boundary. To the west of the River Otter is Metcombe, which includes a smaller number of houses, plus a primary school, community hall and small care home. Metcombe has not been included in the settlement boundary on the basis that it is separated from the main core of the village (criteria C4).
- 30.2 Tipton St. John is a small, compact settlement and no areas were excluded from the 'stage 2' assessment.
- 30.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received regarding the proposed Tipton St. John settlement boundary.
- 30.4 Changes between 2022 consultation and the boundary recommended by officers to Strategic Planning Committee in November 2024⁸¹ - housing off Otter Close allocation included.
- 30.5 November 2024 Strategic Planning Committee changes – allocation and land at Otter Close excluded.
- 30.6 First Regulation 19 consultation – no specific comments made.
- 30.7 Changes from first to second Regulation 19 – none.

⁸¹ [Printed minutes 22nd-Nov-2024 10.00 Strategic Planning Committee.pdf \(eastdevon.gov.uk\)](#)

31 Uplyme



31.1 The existing settlement boundary is defined in Villages Plan⁸² that was adopted in 2018. It was based on the boundary defined in the Uplyme Neighbourhood Plan, which was made in December 2017. The boundary now proposed is larger because houses set in more extensive gardens have been included together with whole garden areas, part of the caravan park and farm buildings that were previously excluded.

31.2 Stage 2 Assessment

Uplyme is set within the valley of the River Lim next to the town of Lyme Regis in Dorset to the south-east. The core services and facilities including garage, village hall, school and church are situated at the bottom of the valleys to the west of the village. The village itself sprawls up the valleys to the north and south leading to a considerable proportion of residential development set up steep inclines causing a physical and psychological barrier to pedestrians walking to access local services and facilities at the bottom. Pedestrian walkways are also intermittent along the B3165 and often non-existent in other areas. However, no part of the village is more than about 1000m from the village hall/shop and many properties are much closer. Other facilities are spread throughout the village and Woodroffe School is close by (in Dorset). While there are some steep gradients and a lack of pavements in certain areas, there is generally a good network of quiet roads and public footpaths which provide an incentive to walking. On this basis it is not reasonable to exclude any areas from the settlement boundary.

31.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received regarding the proposed Uplyme settlement boundary.

31.4 Changes between 2022 consultation and first Regulation 19 plan – inclusion of ‘exception’ site.

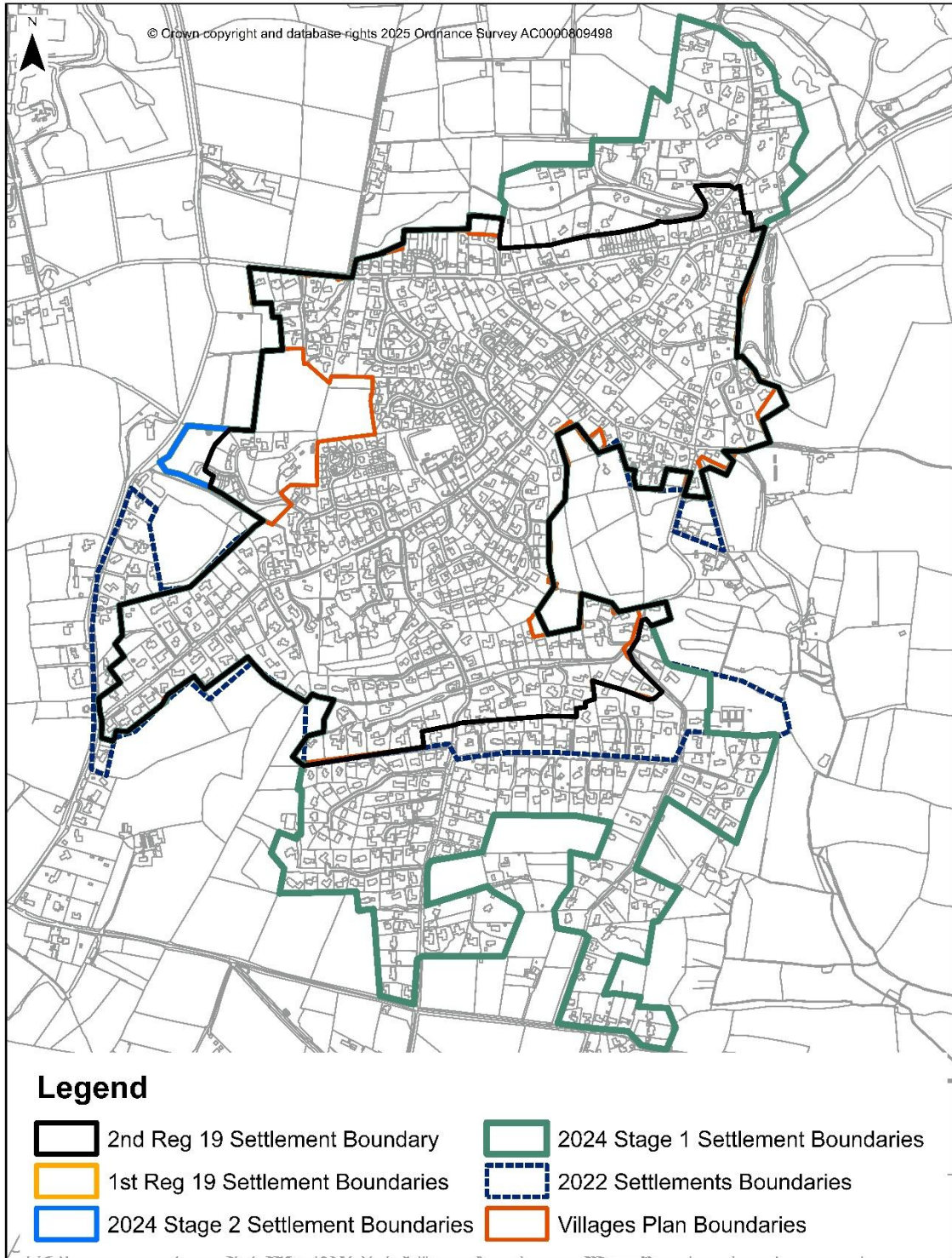
31.5 November 2024 Strategic Planning Committee changes – none.

31.6 First Regulation 19 consultation – no specific comments made.

31.7 Changes from first to second Regulation 19 – none.

⁸² See page 10 of [edvp-adopted-version.pdf \(eastdevon.gov.uk\)](#)

32 West Hill



32.1 The existing settlement boundary is defined in Villages Plan⁸³ that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁸⁴. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁸⁵.

32.2 Stage 2 Assessment

West Hill is, for the most part, developed at a low density and is characterised by many detached properties in large gardens. The physical size of West Hill, over two km from north to south and around 1.2 km from east to west, means that walking distances to access facilities can 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.

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 (Royal British Legion Hall, church, garage, dentist and hairdresser).

Southern areas

Southern parts of the village are quite remote from facilities and barriers to walking are compounded by a steep and winding section of road without lighting or pavements (whether using Higher or Lower Broad Oak Road). Given the additional distance to these properties from the centre of the village, the steep gradients and the poor pedestrian amenity, journeys from this area are not considered comfortable for pedestrians. The bulk of southern part of the village was excluded from the settlement boundary on this basis, an. Approach that was found to be sound through the Villages Plan.

Areas north of Bendarroch Road – this is an area of very low density housing that is accessed from a narrow lane and/or private drives and there have been several planning appeals that were dismissed on the basis that this area lacks good pedestrian access to the services and facilities of the village (amongst other issues). This area is therefore excluded from the settlement boundary.

⁸³ See page 10 of [edvp-adopted-version.pdf \(eastdevon.gov.uk\)](#)

⁸⁴ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

⁸⁵ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

32.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022. Several comments were made regarding the proposed West Hill settlement boundary, including:

- Some developers suggesting that the southern part of West Hill, south of the proposed settlement boundary, has a built-up character comparable to areas inside so the area up to Oak Road should be included in the settlement boundary. They referred to the Strategic Planning Committee resolution of 08.02.22 to draw boundaries more loosely.
- The hilly nature and lack of pavement and street lighting in West Hill mean that the settlement boundary should be reduced and revert back to the Villages Plan BUAB.
- Concern about lack of community consultation and that the boundary extended to unsustainable areas.

32.4 West Hill Parish Council objected on the basis that the boundary is significantly different to the Villages Plan with no rationale for these changes and because it did not consider the changes to comply with the methodology. Specific examples are given in their consultation response, including:

Area north of Bendarrook Road

The Parish Council point out that this area was excluded from the Villages Plan boundary on the basis of criteria C1 and C4 of the methodology and highlight refusals of planning permission/appeals on the basis that the area is unsuitable for development. It is recognised that this area was excluded at 'stage 1' of the Villages Plan assessment on the basis of 'Criteria C1' and 'Criteria C4', but there has been a significant change to criteria C1 to reflect the wider plan strategy (summarised in paragraph 32.1). Previously Criteria C1 referred to the curtilage of a property with the capacity to extend the built form of the settlement, whereas the test is now the capacity to 'very significantly' extend the built form of the settlement. It is not therefore considered reasonable to exclude this area on the basis of Criteria C1. Criteria C4 remains unchanged and relates to parts of a settlement separated from the main core by fields or open space. Whilst there are some extensive bands of mature trees and part of the Churchyard in this area, these features do not provide the sense of separation that would justify exclusion of areas of housing on this basis. However, the land is proposed for exclusion as part of the stage 2 assessment (see paragraph 32.4).

Areas to the east of village

The Parish Council considered parts of 'rejected' development sites West_09, West_10 and West_16 to be unsuitable for inclusion and these areas have now been removed. The removal of West_10 was also requested by another respondent.

Land south of Villages Plan boundary and north of Hawkins Lane

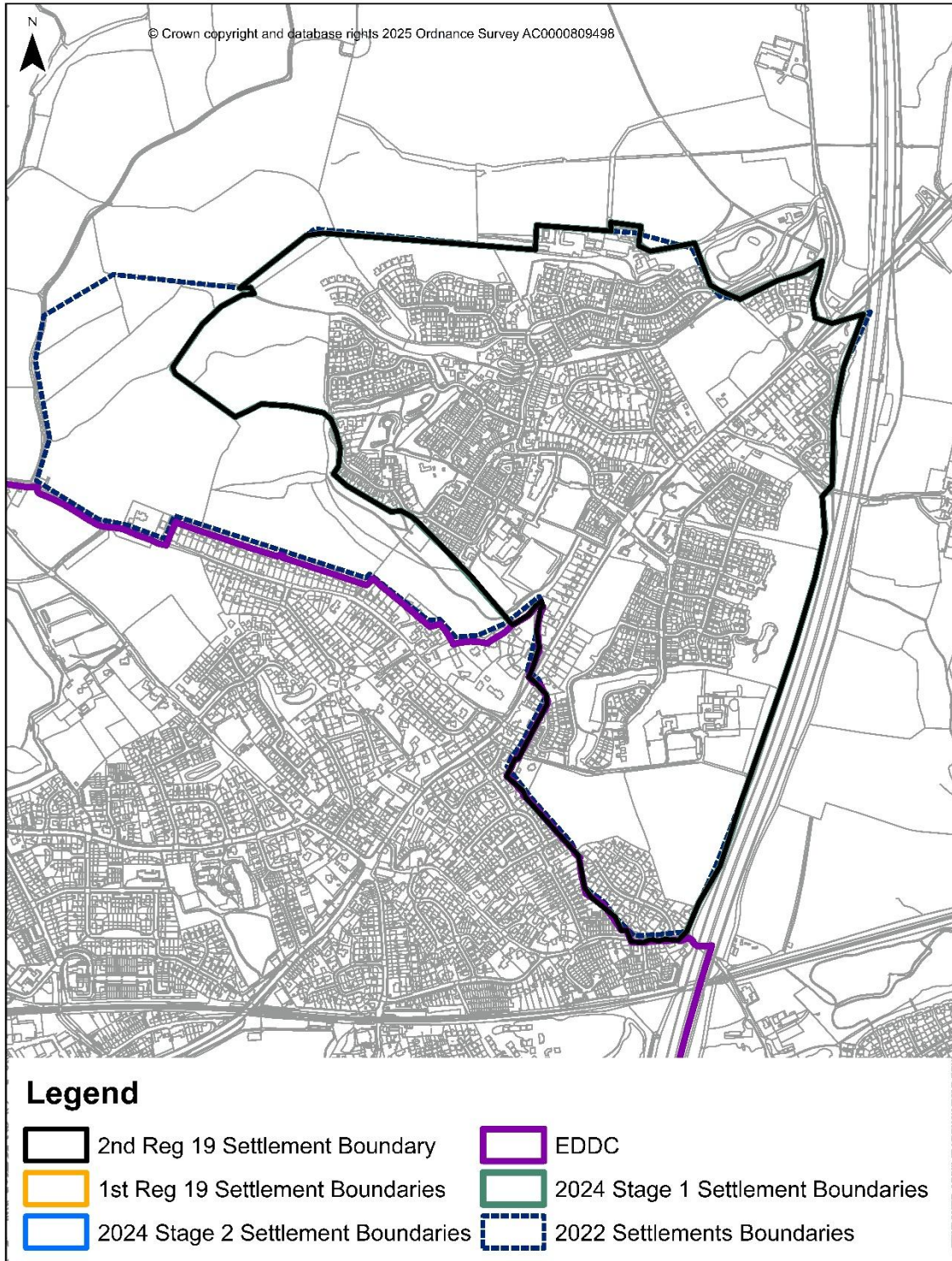
The Parish Council highlight that Villages Plan assessment concluded that the hilly nature of this area made it unlikely that people would walk or cycle to the village centre and facilities, and it was therefore excluded. This area has now been excluded as part of the stage 2 assessment.

Housing off B3180 to west of village

The Parish Council highlight that this was excluded from the Villages Plan boundary at stage 1 and that an appeal on a site nearby was refused as being an unsuitable location for development. The area has now been removed from the boundary on the basis that it is not part of the core form of the village (criteria A1).

- 32.5 November 2024 Strategic Planning Committee changes – area of land to west of Hayes End excluded.
- 32.6 First Regulation 19 consultation – no specific comments made.
- 32.7 Changes from first to second Regulation 19 – none.

33 West Clyst



33.1 West Clyst does not currently have a defined settlement boundary. The boundary includes the whole of the built-up area, most of which has been constructed over recent years.

33.2 Stage 2 Assessment

The settlement boundary is no more than 1.5 km across, and all areas have good access to services and facilities, so no areas were excluded from the 'stage 2' assessment.

33.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received regarding the proposed West Clyst settlement boundary.

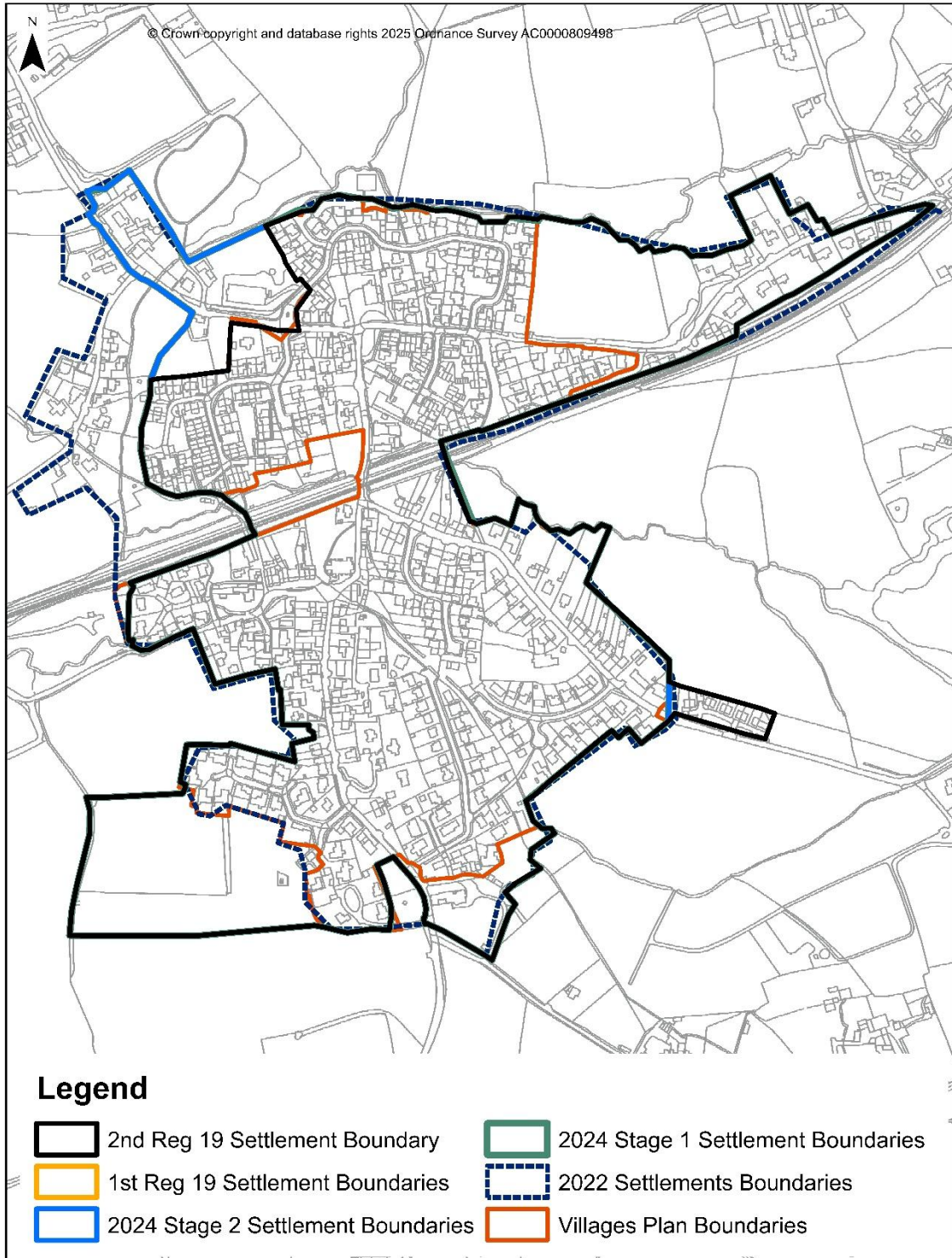
33.4 Changes between 2022 consultation and first Regulation 19 plan – exclusion of land which is in the Clyst Valley Regional Park.

33.5 November 2024 Strategic Planning Committee changes – none.

33.6 First Regulation 19 consultation – no specific comments made.

33.7 Changes from first to second Regulation 19 – none.

34 Whimble



34.1 The existing settlement boundary is defined in Villages Plan⁸⁶ that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁸⁷. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁸⁸.

34.2 Stage 2 Assessment

Whimble offers a good range of services and facilities located fairly centrally to the village, but the railway passes through the village centre, causing a narrow pinch-point in the road and separating the retail facilities and Church (to the south) from the school, pub and community facilities (to the north). This is quite a busy road that lacks pavements for much of its length. An alternative footpath route is available between the Post Office and school (via Elizabeth Close), although it is a detour of around 650 metres compared with 160 metres along the road. Elsewhere in the village, the older roads often have intermittent or no footways, but they tend to be relatively quiet. All areas included in the settlement boundary are within 800 metres of the services and facilities in the centre, and most are considerably closer. No areas were excluded at stage 2.

34.3 The boundary in the Regulation 19 plan is larger than that defined in the Villages Plan through the inclusion of the proposed allocations, a group of housing to the east of Whim_11, an area of housing and recreational land to the northwest of the village, and a large house to the south of the village.

34.4 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received regarding the proposed Whimble settlement boundary.

34.4 Changes between 2022 consultation and first Regulation 19 plan - most of the areas to the northwest of the village that were included in the 2022 consultation plan were excluded due to their retention in the Green Wedge. The exception was a house and part of a field north of Manley Close, as agreed at the Strategic Planning Committee meeting on 1st November 2024.

34.5 November 2024 Strategic Planning Committee changes – area to northwest excluded.

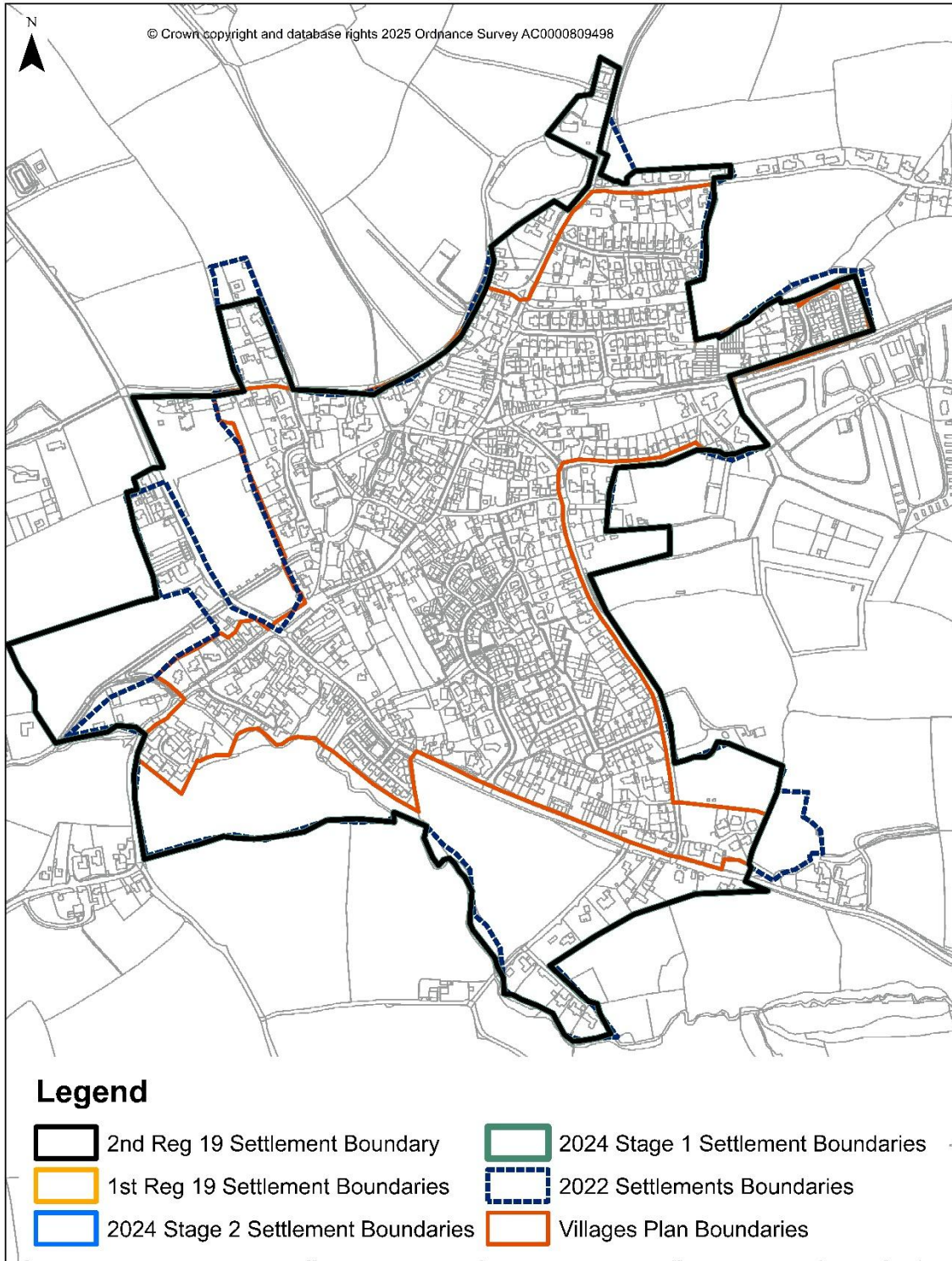
⁸⁶ See page 10 of [edvp-adopted-version.pdf \(eastdevon.gov.uk\)](#)

⁸⁷ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

⁸⁸ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

- 34.6 First Regulation 19 consultation – site Whim_07 should be included in the settlement boundary because it is centrally located with easy pedestrian/cycle access to Whimple’s services, facilities and railway station and can be brought forward at an early stage within the plan period to meet the objectives of Whimple to support development that meets local needs.
- 34.7 Changes from first to second Regulation 19 – none.

35 Woodbury



35.1 The existing settlement boundary is defined in Villages Plan⁸⁹ that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁹⁰. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁹¹.

35.2 Stage 2 Assessment

Although Woodbury is a large village with a good range of services and facilities it has a compact form and the settlement boundary is no more than 1.3 km across. The busy B3179 transects the southern part of the village, but there is a pavement along the northern side and a zebra crossing which provides safe pedestrian access to the village centre. Some of the less busy roads within the village lack pavements, but here traffic is lighter and so does not create a significant barrier to walking. No changes were made at stage 2.

35.3 The Regulation 19 boundary is larger than that defined in the Villages Plan, which mainly reflects the allocation, but also some areas of housing that were previously excluded.

35.4 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received regarding the proposed Woodbury settlement boundary.

35.5 November 2024 Strategic Planning Committee changes – none.

35.6 First Regulation 19 consultation – no specific comments received.

35.7 Changes from first to second Regulation 19 – none.

⁸⁹ See page 10 of [edvp-adopted-version.pdf \(eastdevon.gov.uk\)](#)

⁹⁰ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

⁹¹ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

Appendix 1 – Settlement Boundary Methodology Regulation 19

East Devon Local Plan 2020 - 2040 – Settlement Boundary Methodology

1. Introduction

1.1 This appendix sets out the approach that was taken to defining settlement boundaries for the Regulation 19 local plan. The purpose of settlement boundaries is to distinguish between the different policies approaches set out in Strategic Policies SP05 and SP06 of the local plan. These policies generally mean that, inside the settlement boundaries development is more likely to be acceptable than outside of the boundaries. The main purpose of the work was to establish areas where development is likely to be acceptable in principle.

1.2 In order to achieve a consistent approach to the drawing of settlement boundaries we have followed a methodology that set out the circumstances in which land was included within or excluded from the settlement boundary (see Appendix A).

2 Methodology Stage 1

2.1 The first stage of the process was to map boundaries using a set of criteria as guide (Appendix A).

This approach generally resulted 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 A were 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. In some settlements, areas included at Stage 1 were excluded from the final settlement boundary on this basis.

Appendix A – 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.
	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 and functionally related to the settlement.	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).
	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

	Ref	Criteria	Commentary
			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 ⁹² 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.	

⁹² 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 \(eastdevon.gov.uk\)](#) at paragraph 5.2