

DEVELOPMENT BOUNDARY – agreed by Kingston Parish Council at their meeting in January 2020

Summary:

1. Use the term ‘Development Boundary’ (rather than ‘Settlement Boundary’) to avoid confusion.
2. Provide a definition of the purpose of the Development Boundary.
3. Define the criteria that specify the location of the Development Boundary.
4. Re-adopt the Development Boundary that was used in the Neighbourhood Plan Questionnaire (possibly with minor amendments).

Background - Regulation 14 comments

A clear majority of respondents supported the settlement boundary proposed in the Reg14 draft of the Neighbourhood Plan (68% positive responses). This was the boundary established in the saved SHDC Local Plan (2001) and is drawn tightly around the village, with the aim of:

- protecting the character of the village in the landscape and the AONB;
- ensuring that any new development outside the boundary is only permitted if it meets proven need for housing in the parish and is appropriate in scale.

Nevertheless, a significant number of responses expressed concern about retaining the old development boundary. The main concerns were:

- the boundary is different to the boundary used in the Questionnaire (ie the boundary proposed in first drafts of the JLP);
- there is no clear explanation of why the boundary is where it is;
- the boundary is drawn too tightly and does not include all properties;
- the proposed boundary excludes, or cuts through, the curtilages of a number of properties (eg Torr Farm).

There was also general confusion amongst respondents about what the ‘Settlement Boundary’ is supposed to do and whether or not there is any difference between a ‘Settlement Boundary’ and ‘Development Boundary’.

What the ‘Development Boundary’ means

Many planning documents use the terms ‘Settlement Boundary’ and ‘Development Boundary’ interchangeably, but as noted, this can cause confusion.

The purpose of having a boundary in the Neighbourhood Plan is to specify areas of the parish where different planning policies apply to proposed developments. It is proposed therefore that this boundary is known only as the ‘Development Boundary’.

Many Neighbourhood Plans (eg Thurlestone’s) provide a definition of the purpose of the Development Boundary and specify criteria for how it is located. Drawing on these examples, the following definition and criteria are proposed for Kingston’s Development Boundary:

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“The Development Boundary is a line drawn around the village that demarcates the built form from the surrounding countryside. The purpose of the Development Boundary is to define where planning policies apply in order to prevent encroachment into the countryside. Inside the Development Boundary, development will be supported, providing that normal planning rules are met. Outside the Development Boundary, Neighbourhood Plan Policy KNP1 applies. This means that development will only be supported where it meets a proven local housing need that cannot be met inside the Development Boundary”.

The criteria used in this Plan for deciding the location of the Development Boundary were as follows:

- Clearly defined physical features were used where appropriate e.g. walls, fences, roads, streams, field boundaries, hedgerows etc.
- Curtilages of dwellings were included, unless (1) functionally separate to the dwelling, or (2) where the land has the capacity to extend the built form of the village.
- Recreational and amenity open space at the edge of settlement is included only where the land is surrounded by the built form of the village.
- Freestanding, individual or groups of dwellings, farm buildings or other structures detached or peripheral to the built form of the village, were excluded.

Revised Development Boundary

It is proposed to re-adopt the Development Boundary that was defined in the Plymouth & South West Devon Joint Local Plan “Thriving Towns and Villages Settlement Boundary Topic Paper (2017)” and that was used in the Neighbourhood Plan Questionnaire.

A key question used in setting the boundary given in the JLP document was: “Does the land within the boundary form a functional part of the settlement, or the countryside?”. As such, the boundary is consistent with the definition and criteria for Kingston’s Development Boundary set out above.

The proposal remedies key objections raised in the Reg 14 consultation. Specifically, the Development Boundary now:

- has a defined purpose, and clear criteria are specified for where it is placed;
- is identical to that used in the Questionnaire;
- is drawn more widely allowing greater potential for in-fill development;
- includes property curtilages (eg Torr Farm, Pounds Barn)
- includes properties previously excluded (eg Gabberwell Cottages)

The proposal also continues to respect the views of the majority of Reg14 respondents who supported the old settlement boundary. It continues to ensure that new development will protect the character of the village, will be of appropriate scale and focussed on meeting proven housing need. It is also consistent with, and supports, the statutory Heritage Coast and Undeveloped Coast designations and AONB Management Plan. It is also consistent with Chapter 3 and paras 172 and 173 of the national planning framework NPPF (2019).

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PROPOSED DEVELOPMENT BOUNDARY

