

Plymouth & South West Devon Joint Local Plan

Thriving Towns and Villages Settlement Boundary Topic Paper

Draft – March 2017



Introduction

The NPPF requires the planning system to deliver sustainable development that meets the evidence based needs of identified areas.

There are two parts to the consideration of what constitutes 'sustainable development'. First, a proposal needs to be located in a demonstrably sustainable location. Using the NPPF definition of sustainability as a guide, this requires a site to have safe and reliable access to a range of economic, environmental and social facilities and infrastructure.

Secondly, the proposal needs to show that it contributes net economic, social and environmental benefits to the immediate site and adjoining settlement.

Consideration of whether a proposal can be considered sustainable always requires a balanced understanding of benefits and impacts. In established towns and large villages the principle of sustainability is well accepted, given the good level of access to a wide range of services and facilities that is typical in larger settlements. A proposal site still needs to show how these facilities can be satisfactorily accessed, but the balance of consideration is often, though not always, straightforward.

For smaller settlements understanding the balance of benefits and impacts can be complicated by the limited range of services and facilities found within a settlement.

The NPPF states in paragraph 10 that "Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas."

In order to help inform the balance of considerations, an assessment of all rural settlements in the TTV policy area has been undertaken, providing an up-to-date framework that understand the behavioural patterns of rural communities, and how they interact with each other and the wider world.

Crucially, this assessment takes into account not only the physical assets of a settlement, but how a community benefits from digital connectivity, the proximity to larger settlements and the availability of public transport.

The Joint Local Plan identifies a list of settlements that meet a minimum level of sustainability. The assessment that led to the list of sustainable settlements was subject to two rounds of public consultation, and reflects the views of rural communities in terms of which services and facilities they feel are required to create a sustainable settlement. These settlements will have settlement boundaries drawn around them in order to clarify how development will be managed, and which policy criteria apply in which areas.

The Joint Local Plan applies different criteria to locations that are considered sustainable, and those that can be considered in the countryside. Settlement boundaries around identified sustainable settlements helps to understand where these different policy criteria will be applied.

The application of Settlement Boundaries

Within identified sustainable settlements, the principle of development is broadly accepted, subject to considerations of neighbour amenity and good design.

Outside settlement boundaries, proposals need to show how they meet a different set of criteria that places emphasis on, amongst others, minimising landscape impact and responding to local housing need.

Therefore the settlement boundaries that are drawn around the rural settlements in the TTV policy area need to be reviewed against a consistent set of criteria, to ensure that there is a sound understanding of which JLP policies will apply to which areas, and why.

Both West Devon Borough Council and South Hams District Council have adopted settlement boundaries, although they have been drawn at different times, using slightly different criteria, and are applied in slightly different ways. The purpose of this topic paper is to introduce the principles that will be used to redraw the boundaries across both areas, with the intention of creating consistent boundaries that will allow for better and more consistent decision making.

Crucially, these boundaries are not intended to be used in a way that prevents any development coming forward outside the boundary. Sound planning requires that we are clear about the criteria that any proposal outside a boundary needs to meet. It is appropriate for these criteria to be demanding, because allowing development outside settlement boundaries, on un-allocated sites, are only expected to occur in exceptional circumstances.

When reviewing the settlement boundaries, two key questions were applied to each settlement.

What is the physical extent of the settlement?

Does the land within the boundary form a functional part of the settlement, or the countryside?

The principles applied to the revision of settlement boundaries are proposed as:

- Include all gardens to the edge of curtilage, as these form part of the functional settlement as an ancillary part of a residential dwelling, and as such is more appropriately understood within the settlement than outside, where it would be subject to countryside policies. The JLP proposes policies that seek to resist the creation of new dwellings within residential gardens unless the proposal makes a positive contribution to the character of the settlement. Extending the settlement boundary to include all gardens rectifies the current situation where boundaries have been drawn arbitrarily across residential gardens with no justification for the extent of the boundary.

- Include all play and amenity space where the space adjoins the built form. The exceptions are seasonal cricket pitches that are used for agriculture for the majority of the year.
- Include all churches and churchyards where they adjoin the built form, as these often provide a strong edge of settlement and contribute to the high quality built character of our rural settlements.
- Edge of settlement farms form an area of transition, from residential based land-use to agricultural land use. Buildings that are used for residential purposes should form the furthest extent of the settlement boundary.
- Campsites on the edge of settlement have not been included because, although the consequence of human activity, they do not form part of the functional settlement by meeting the day-to-day needs of the local population. There are clear provisions for dealing with this type of land use in the Development in the Countryside policy.
- Schools have been included, because they form an integral part of how the settlement functions. The exception is where the school is edge, or beyond edge, of settlement and forms an anomalous part of the settlement edge – Stoke Fleming for example.
- Include what appear to be heritage assets. These often form part of the historic fabric of the settlement, influencing how a settlement has evolved, and are subject to their own set of policy requirements.
- Include edge of settlement employment areas, where they form part of the settlement edge, and do not form an incongruous extension into the countryside.
- Departure sites, and sites with current planning permissions will be included.

The Policy Implications

The crucial aspect of any development proposal, is whether it delivers sustainable development as defined by the NPPF. Settlement boundaries help to understand what is required to deliver sustainable development, but the line itself should not be used to pre-determine the assessment of a proposal. All proposals should strive to meet the policy requirements of STP1 and STP2 of the Joint Local Plan. In addition, policy TTV2 contains more criteria that have been refined to apply to the rural areas, and the achievement of these should be a requirement of all development proposals, either within or outside a settlement boundary.

For sites that are outside a settlement boundary, the criteria of policy TTV31 – Development in the Countryside, will also apply. If a proposal can satisfy the relevant criteria in TTV31, then a planning permission may be granted.

All other policies designed to assess the various types of impact of a development proposal will apply to all development proposals.

The settlement boundary line will be used to differentiate which policies and criteria will need to be achieved by a development proposal, and not be used to form a

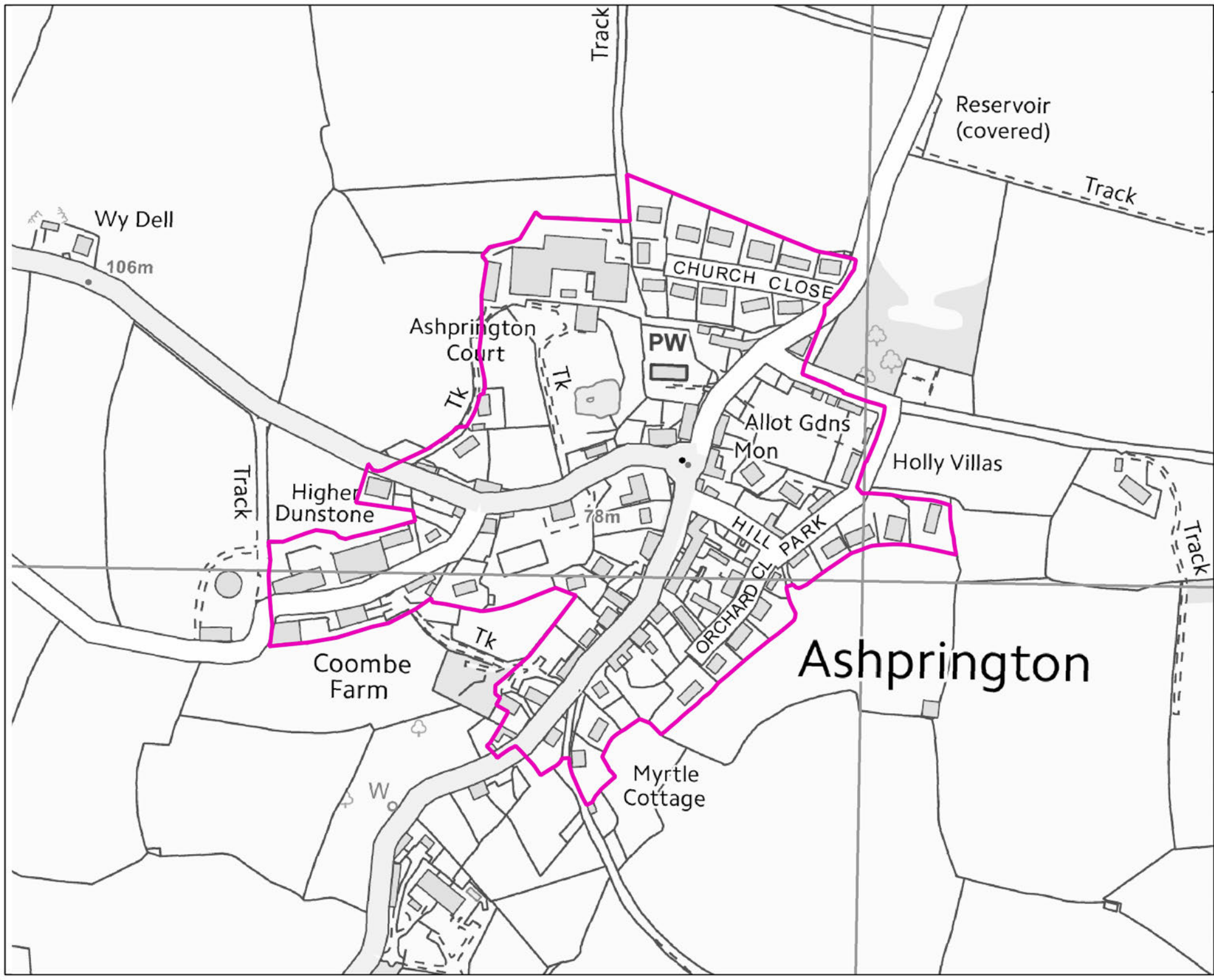
judgement about the suitability of a proposal before a thorough assessment has been made.

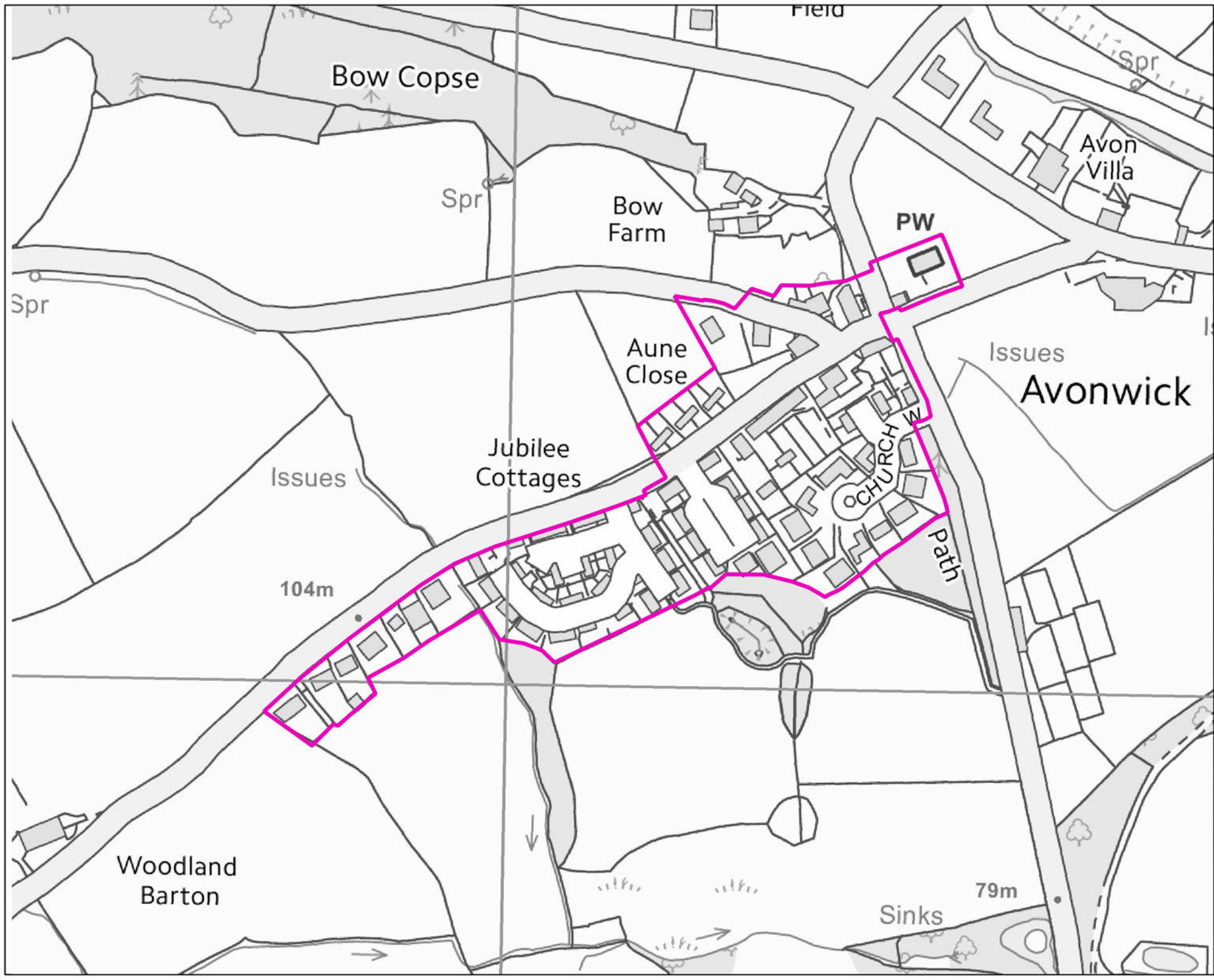
For the purposes of this consultation, we are seeking responses to the following questions:

Do you agree with the principles for reviewing the settlement boundaries that will be drawn around identified sustainable settlements in the TTV policy area?

If not, what principles would you add/amend, and why?

Draft



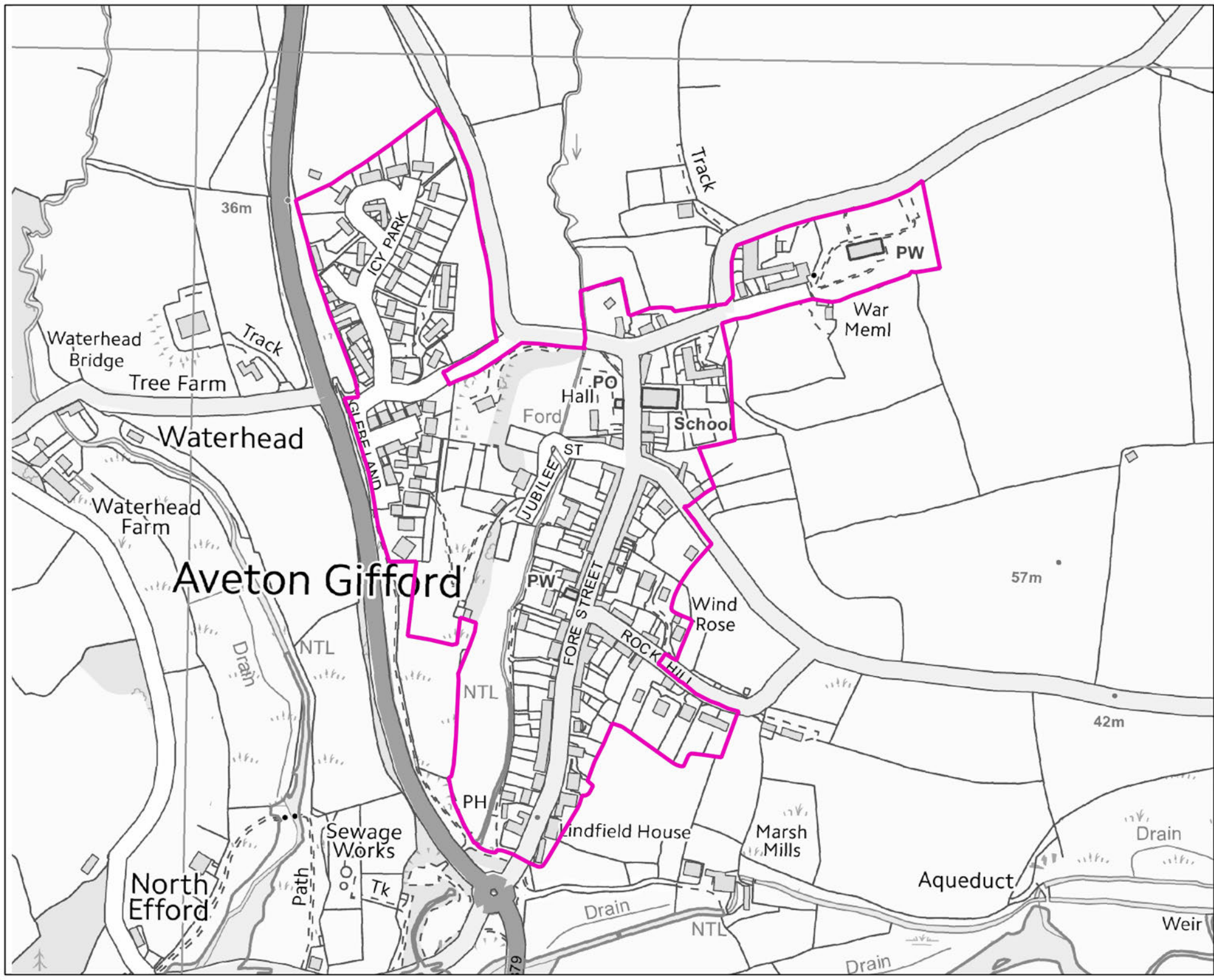


Avonwick

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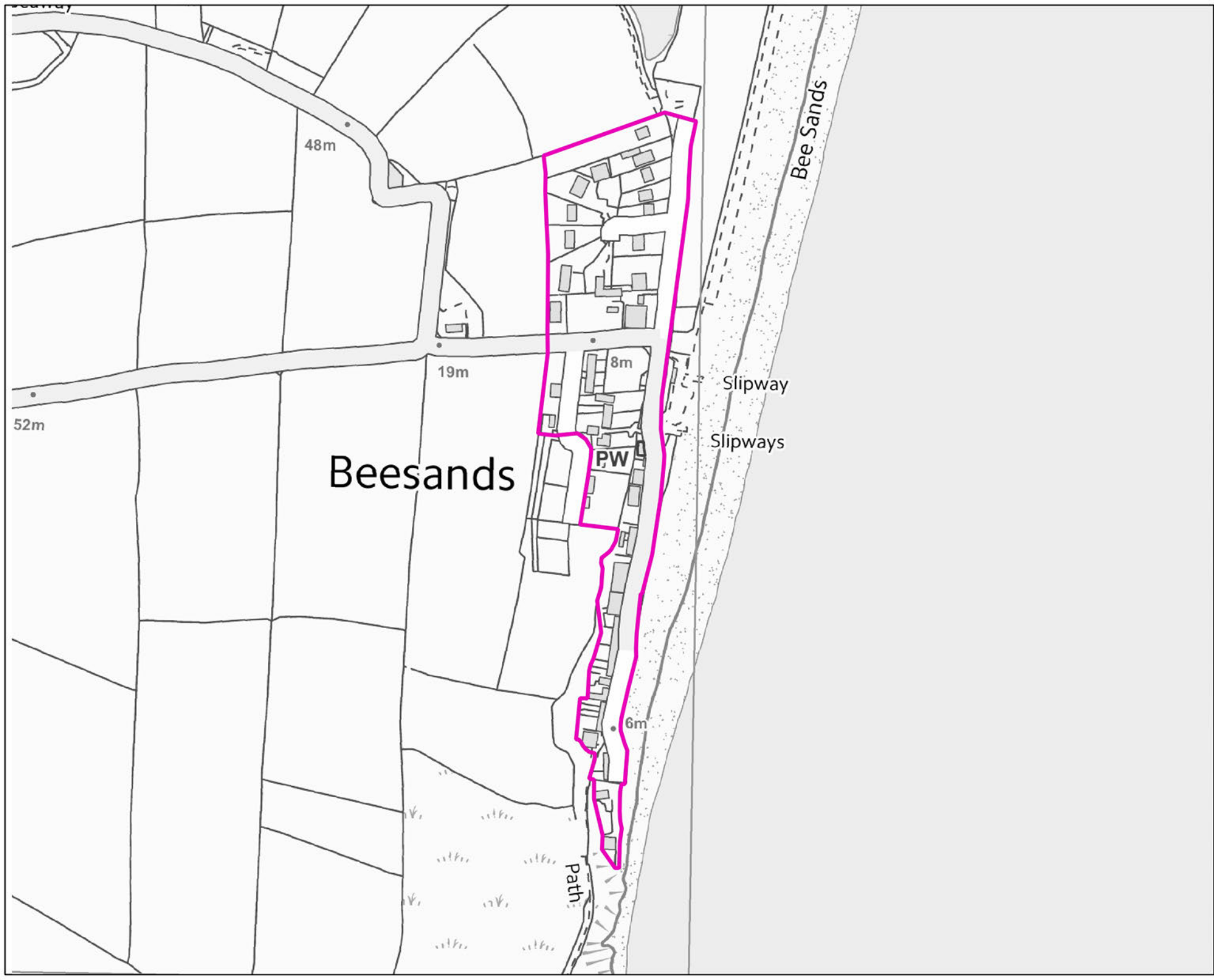


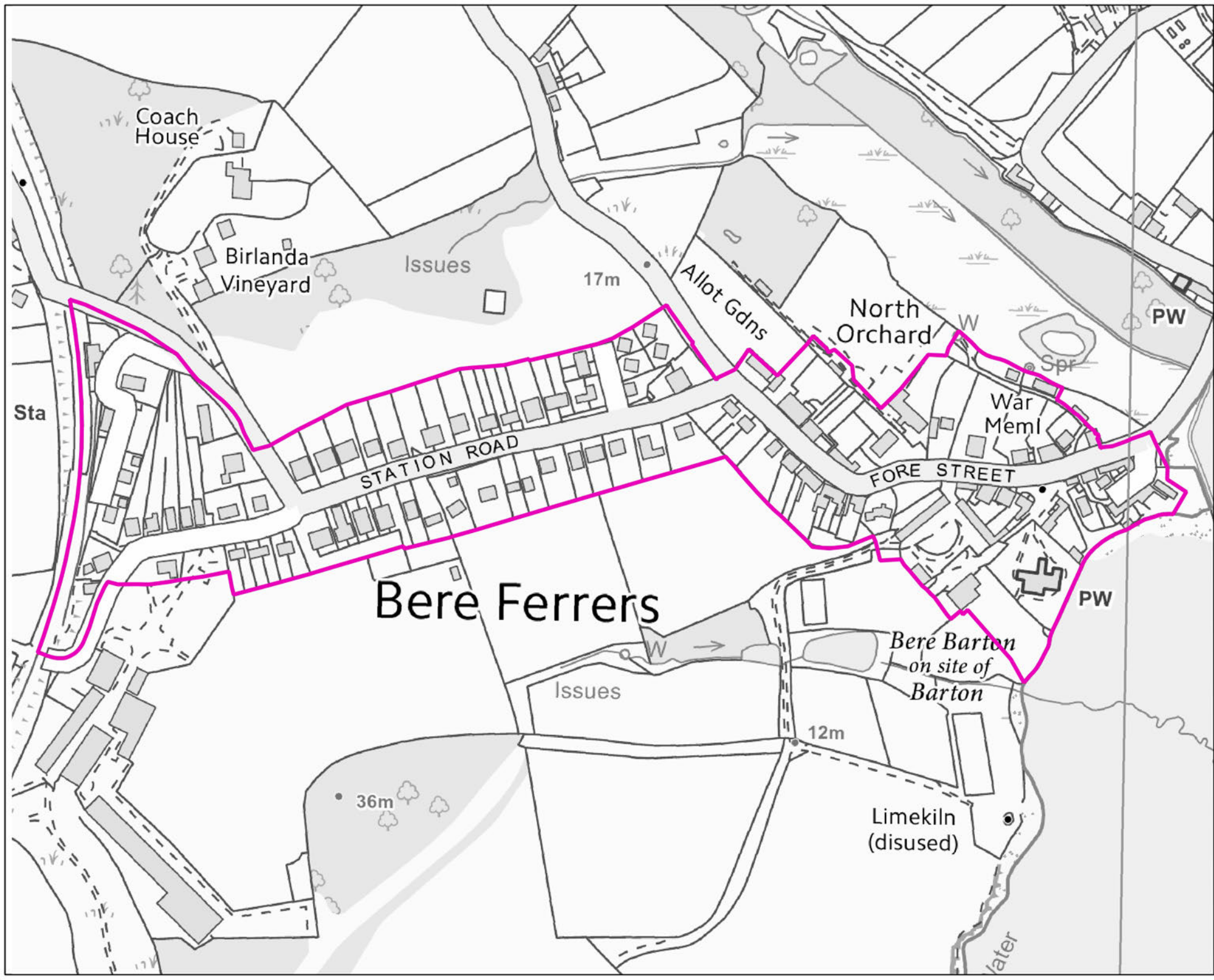
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Averton Gifford

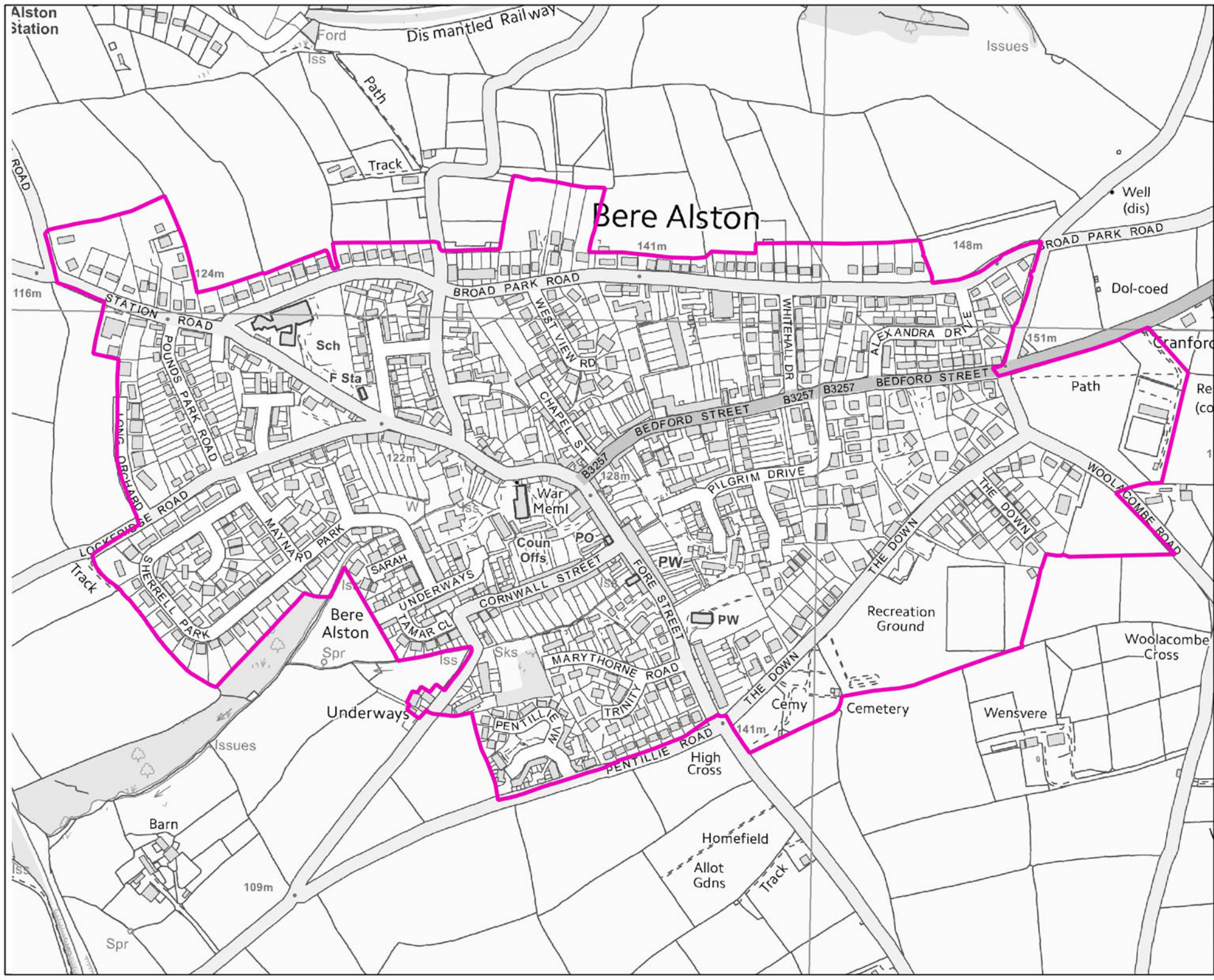






Bere Ferrers





Berry Pomeroy

Berry Pomeroy
Parochial C of E
Primary School

Sinks

W

62m

Berry Farm

lss

PW

War Meml

Southfield

Cemy

The Old Vicarage

The Byre

48m



122m

PW

BIGBURY

TK

Bigbury Court Farm

PH

Bigbury

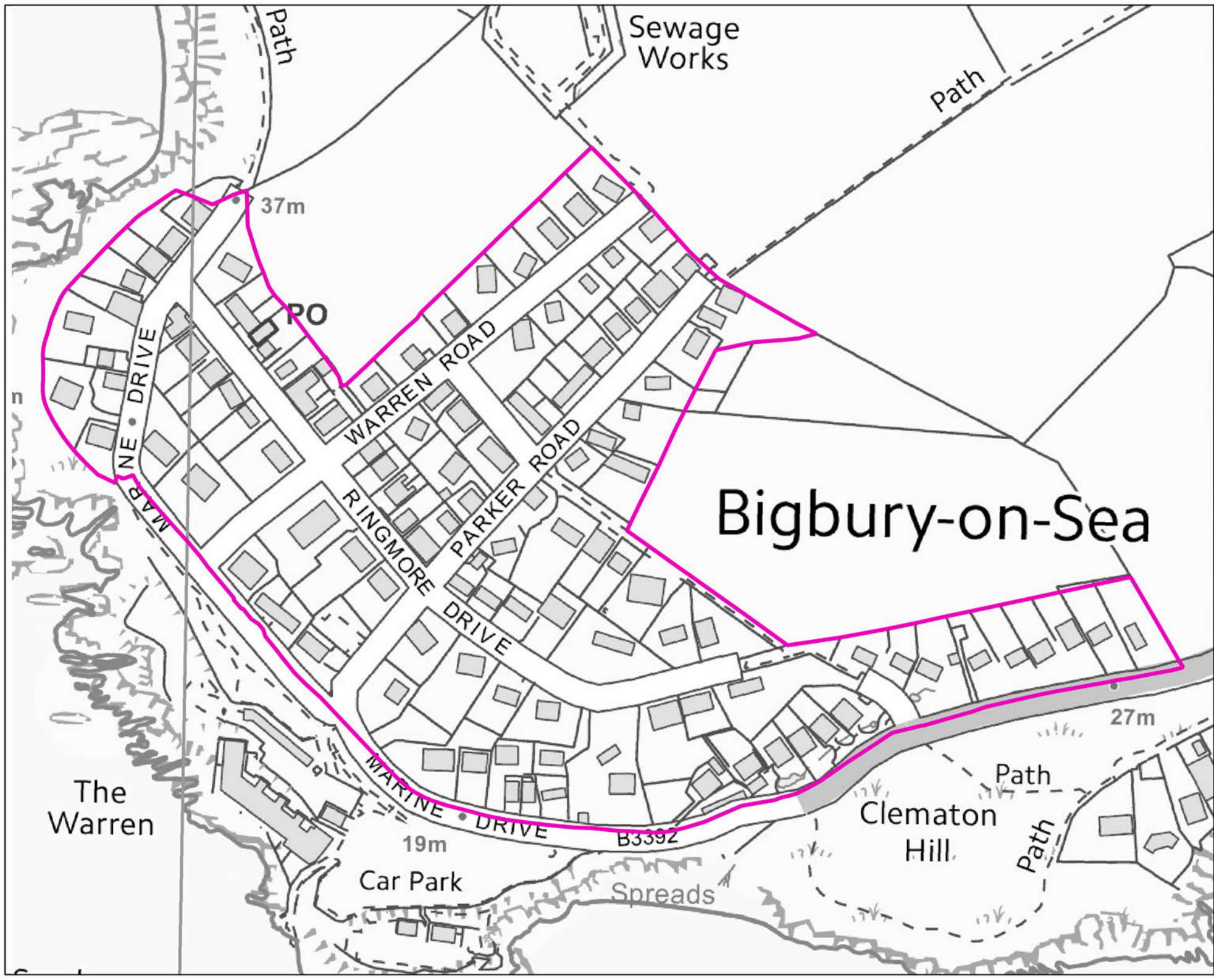
Drain

Track

Bigbury Green

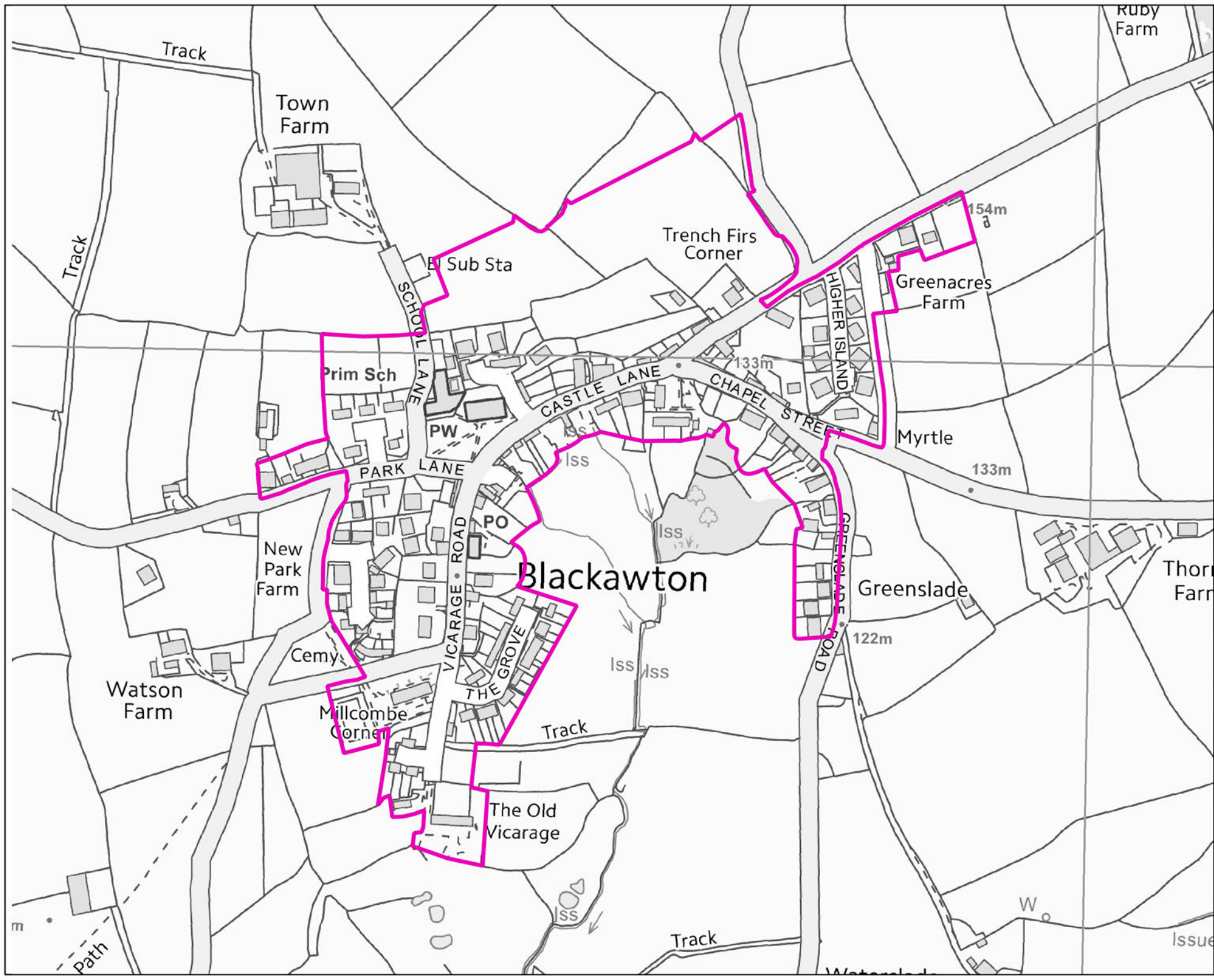
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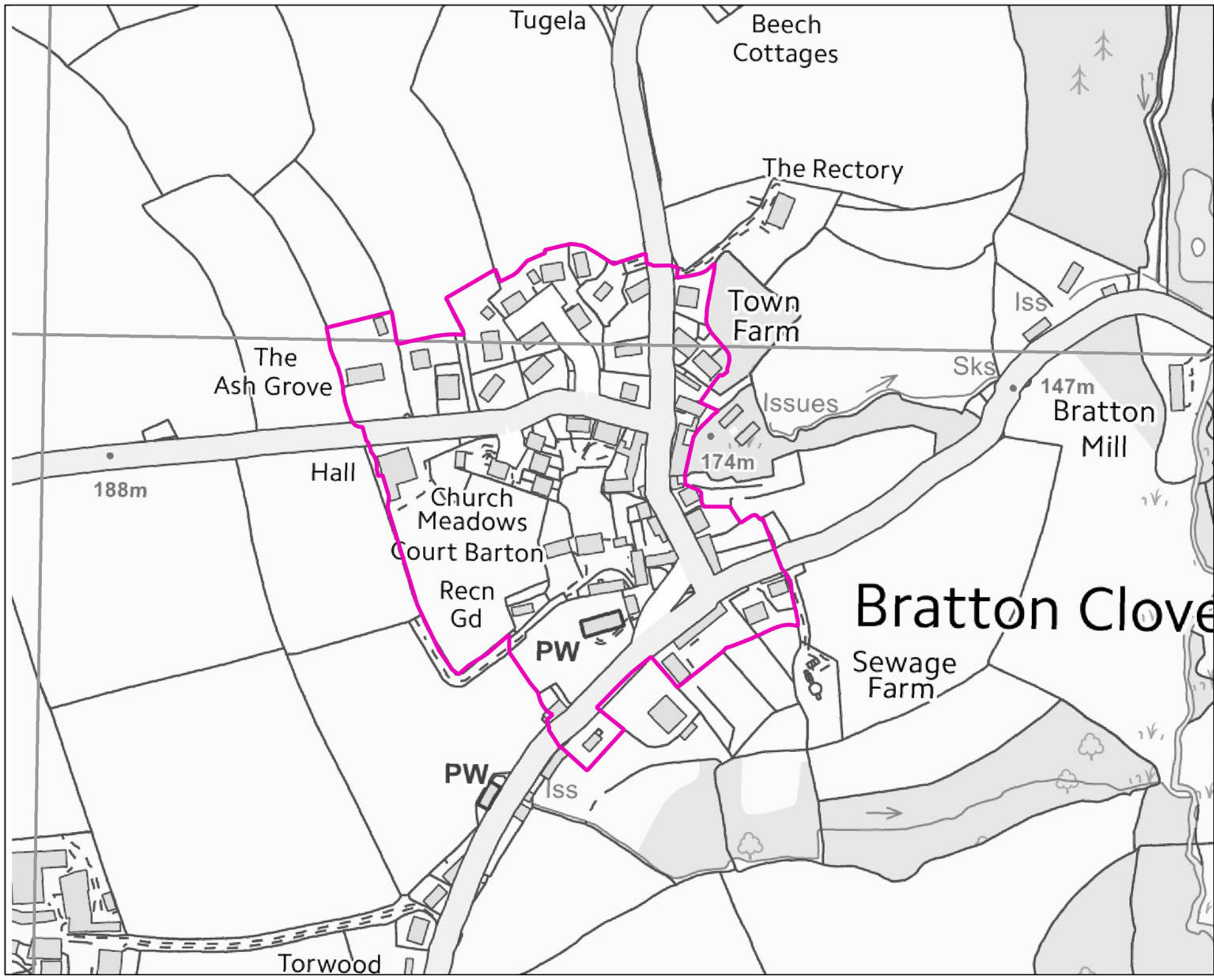




Bigbury-on-Sea







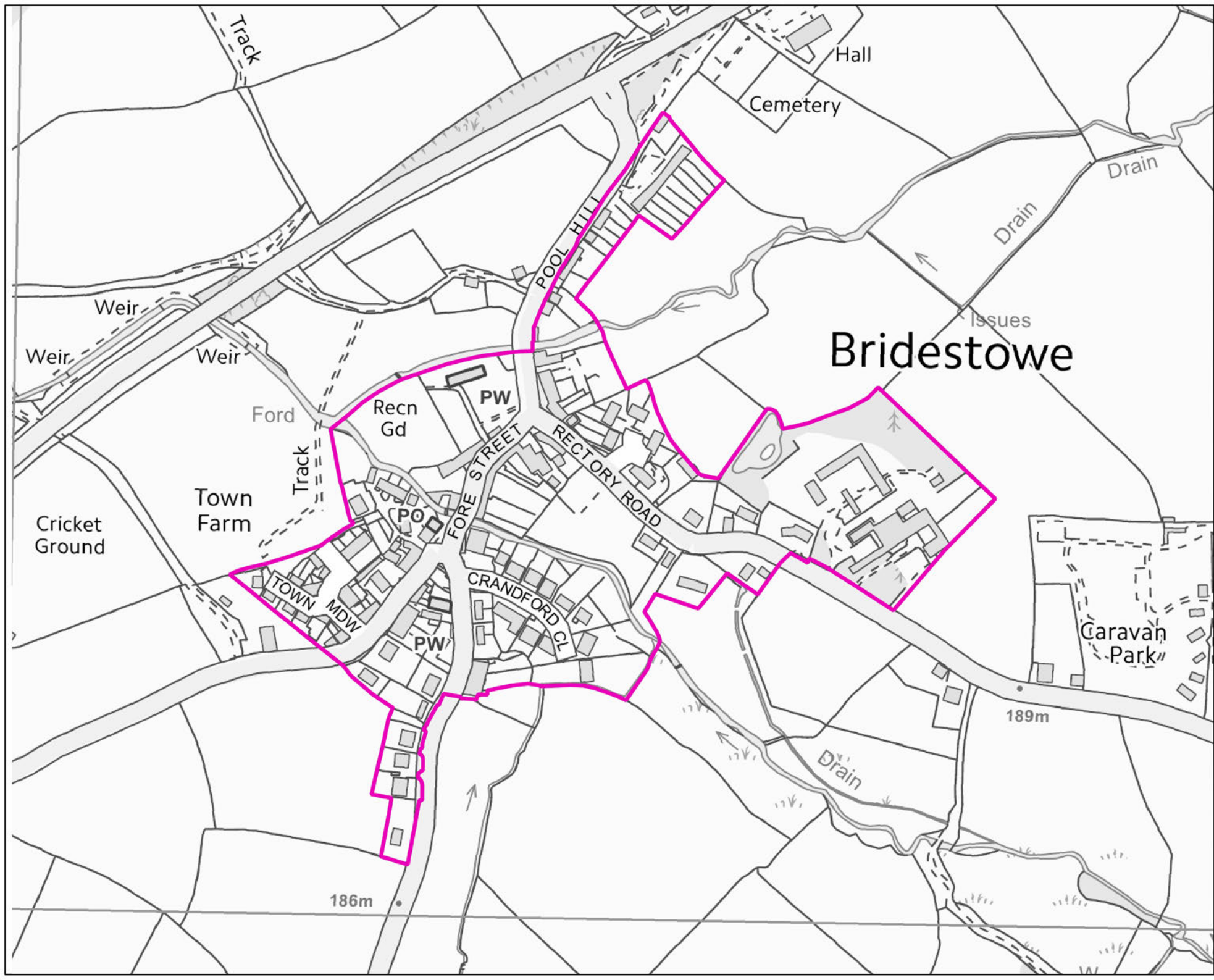
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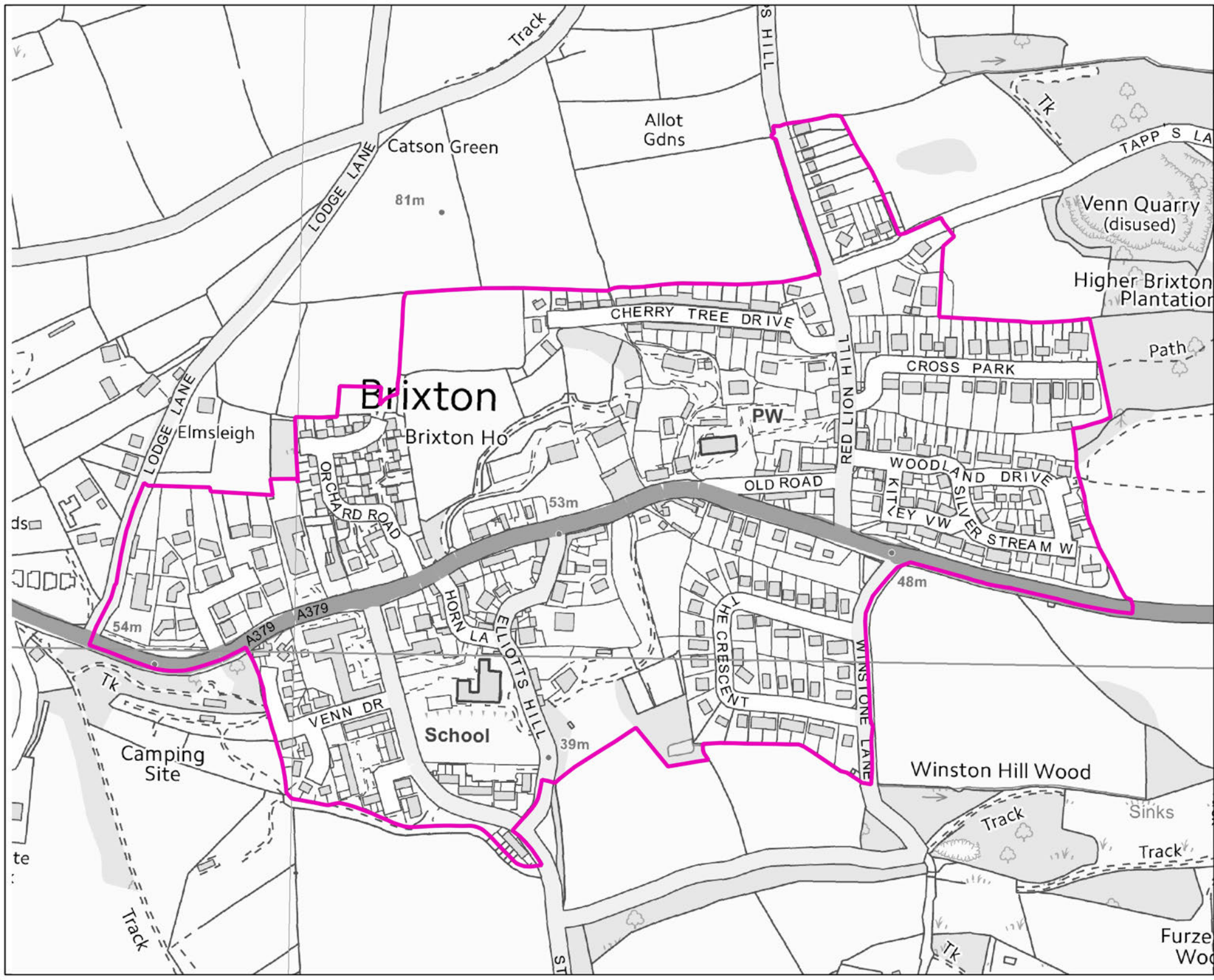
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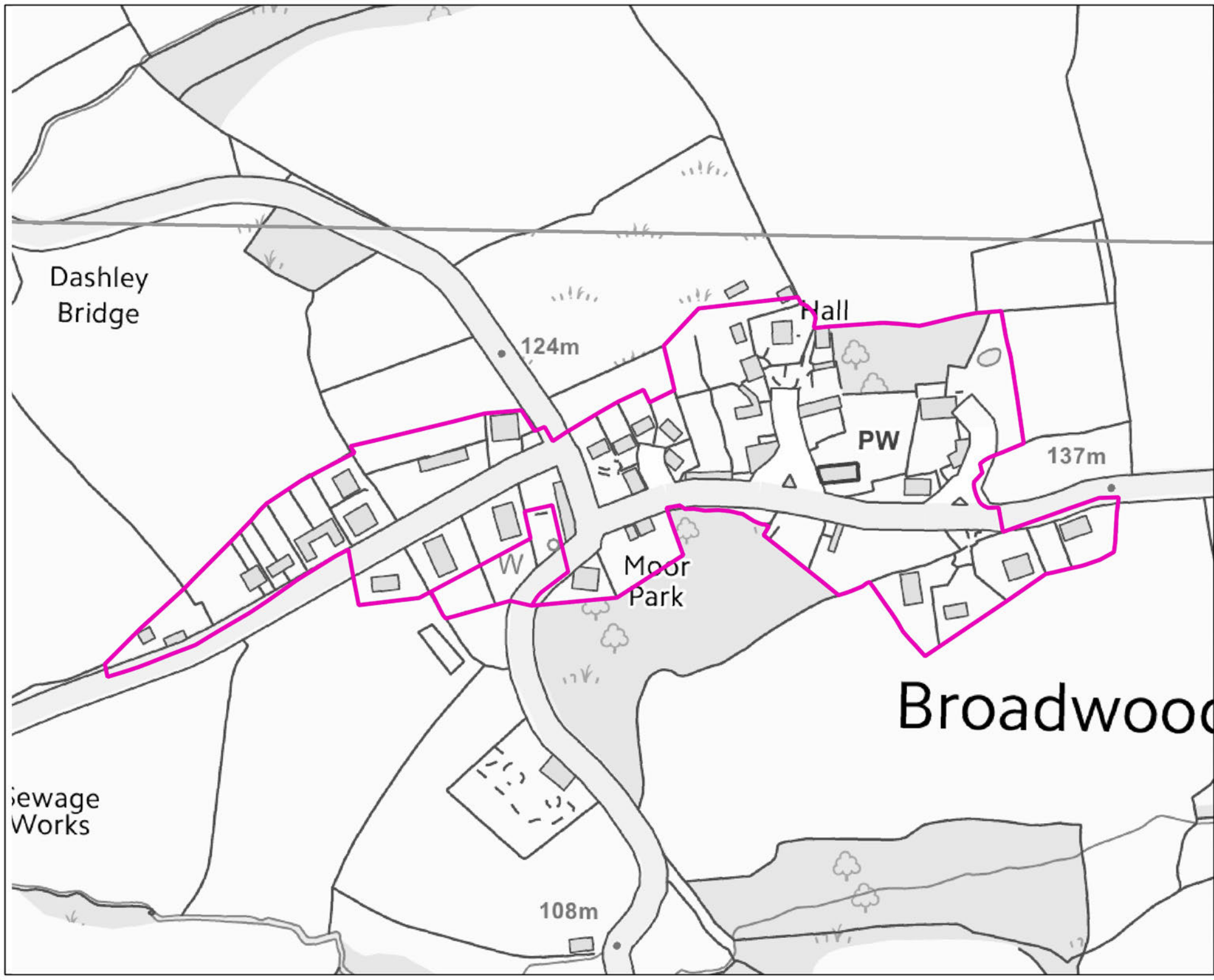
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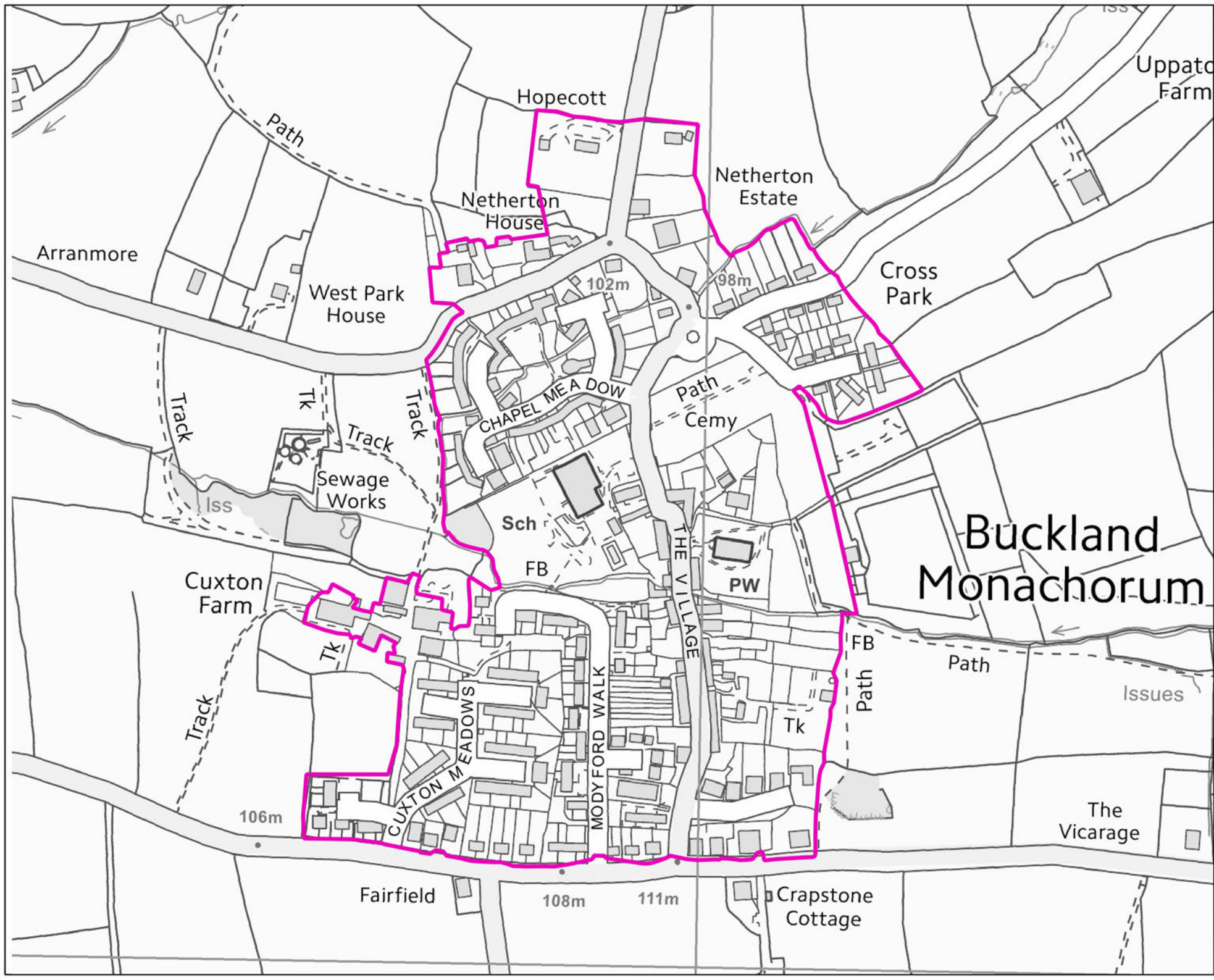
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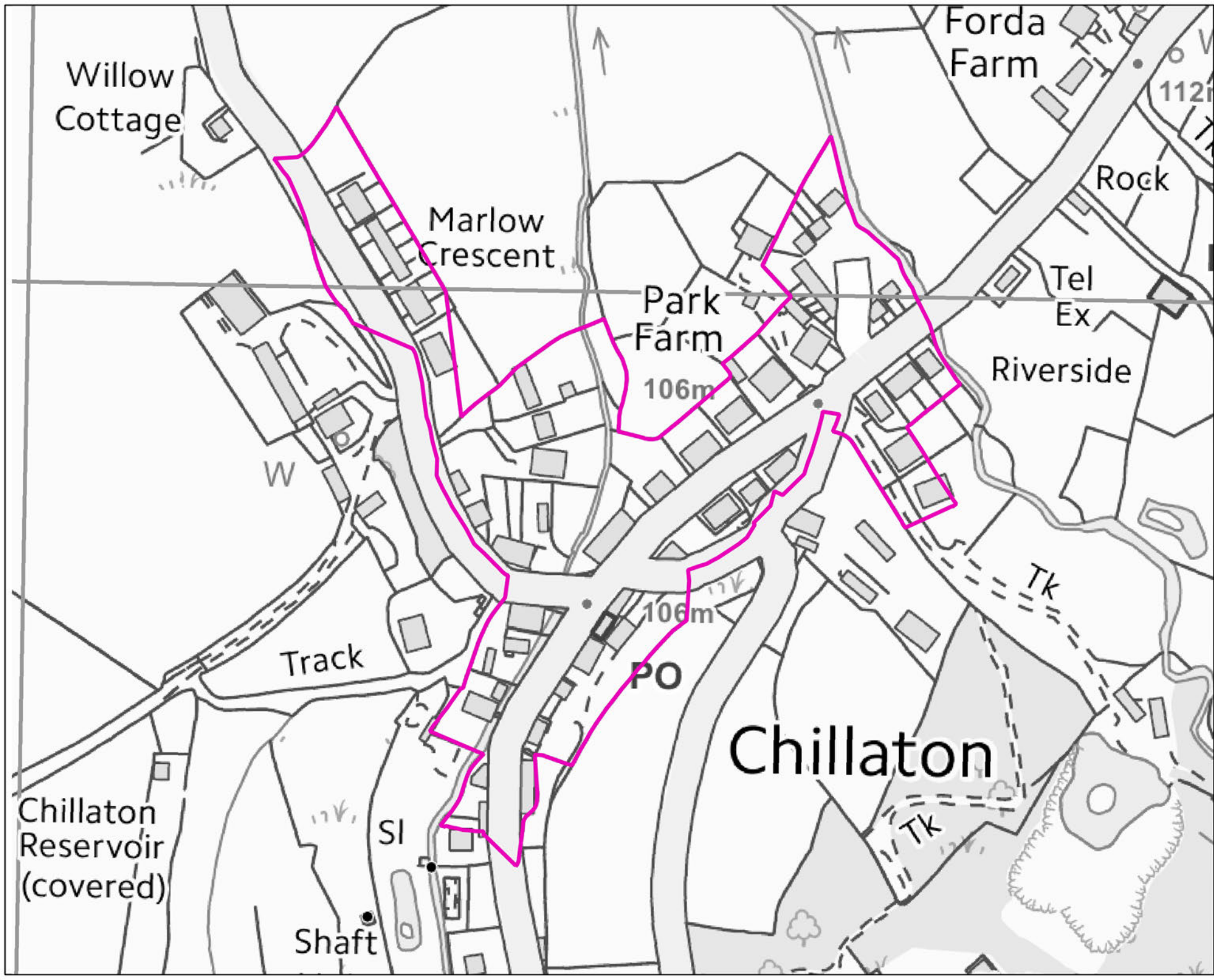
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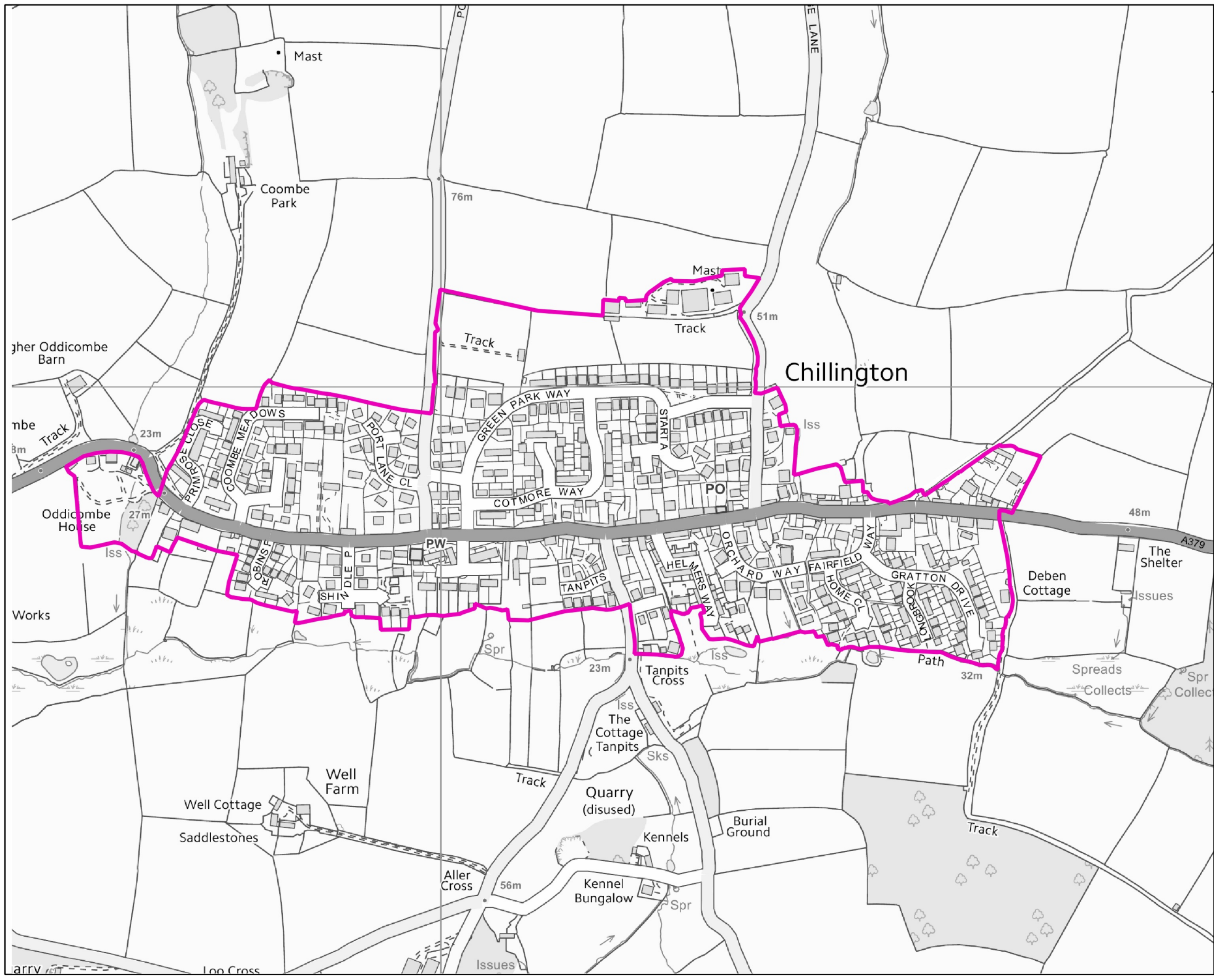
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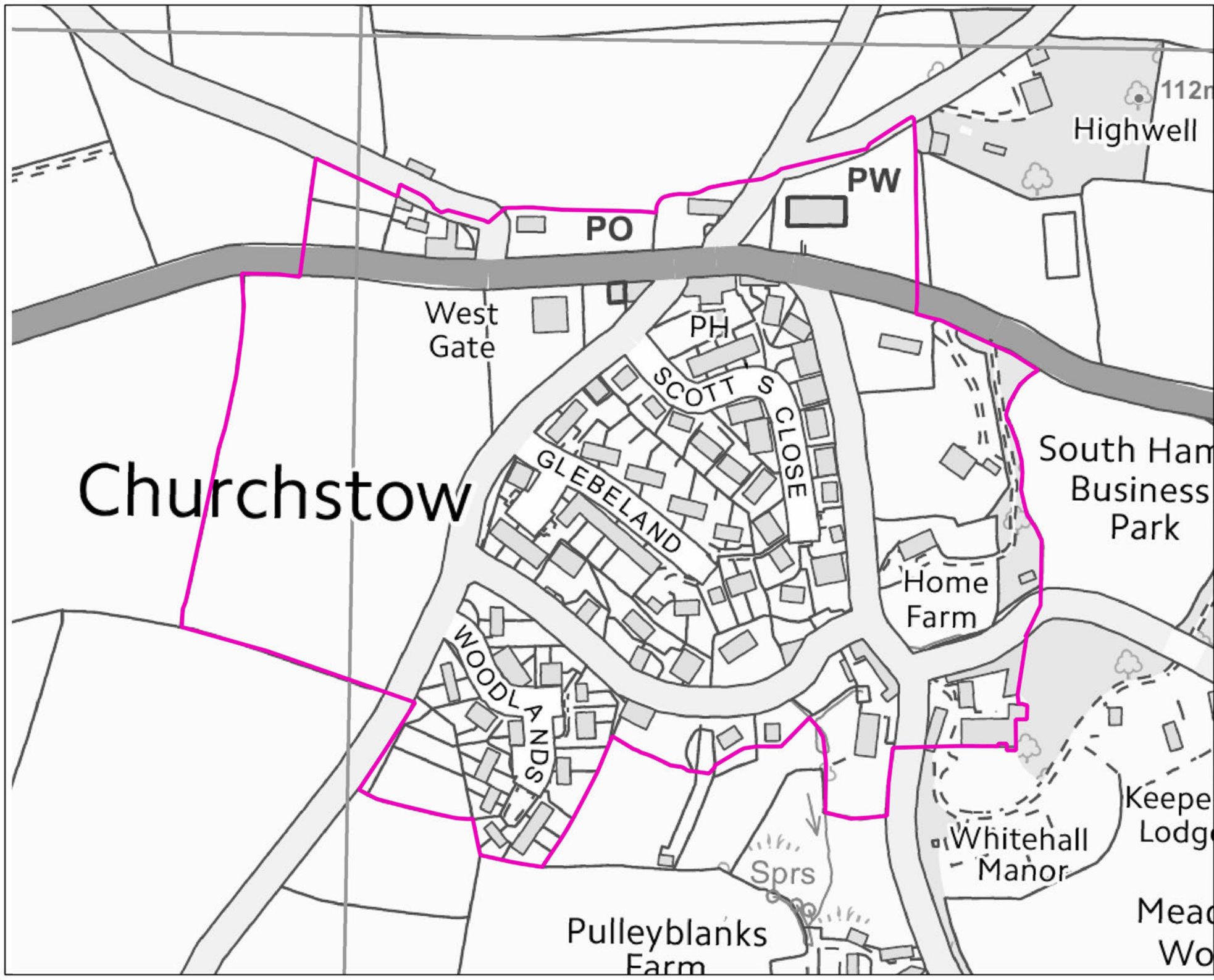


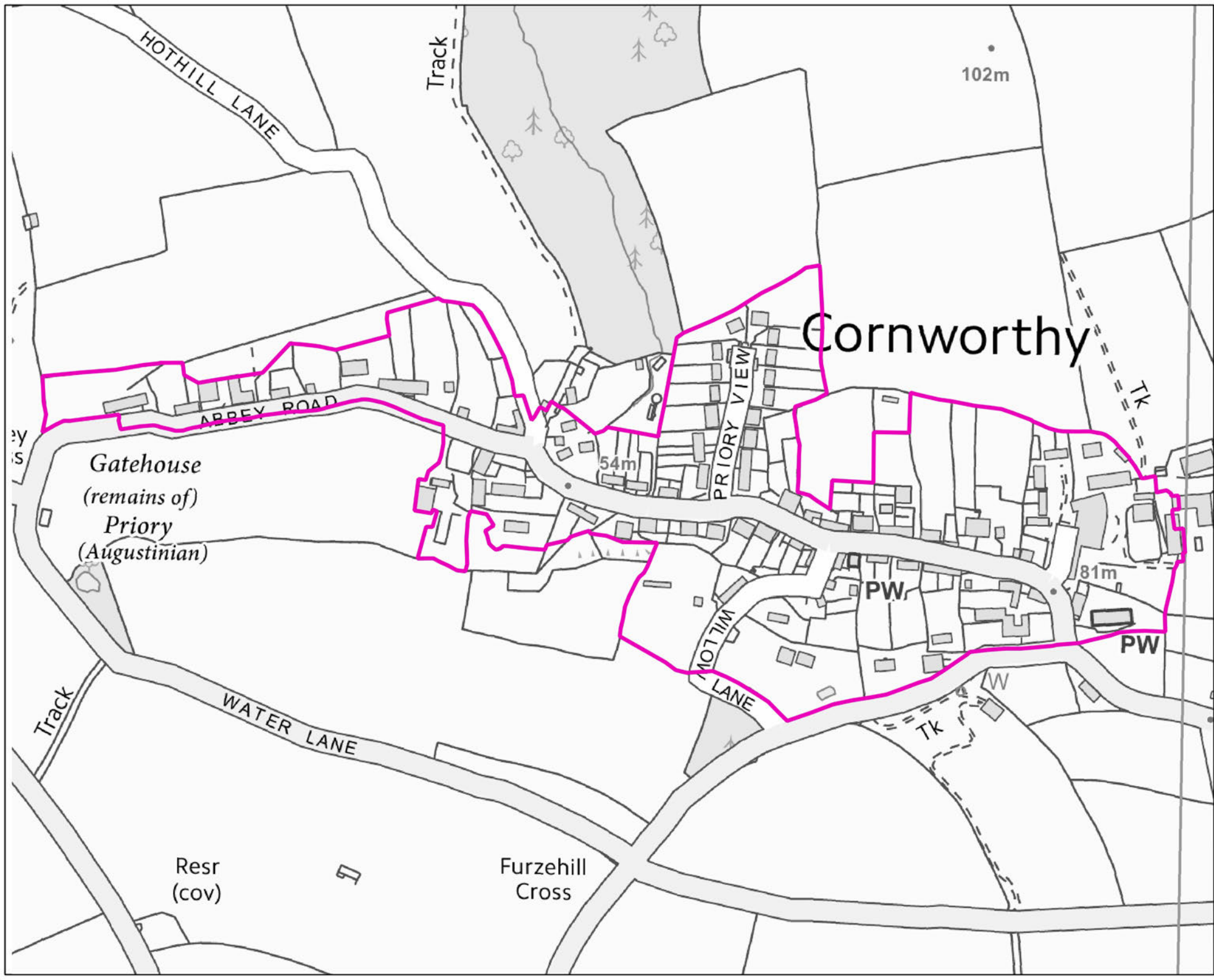
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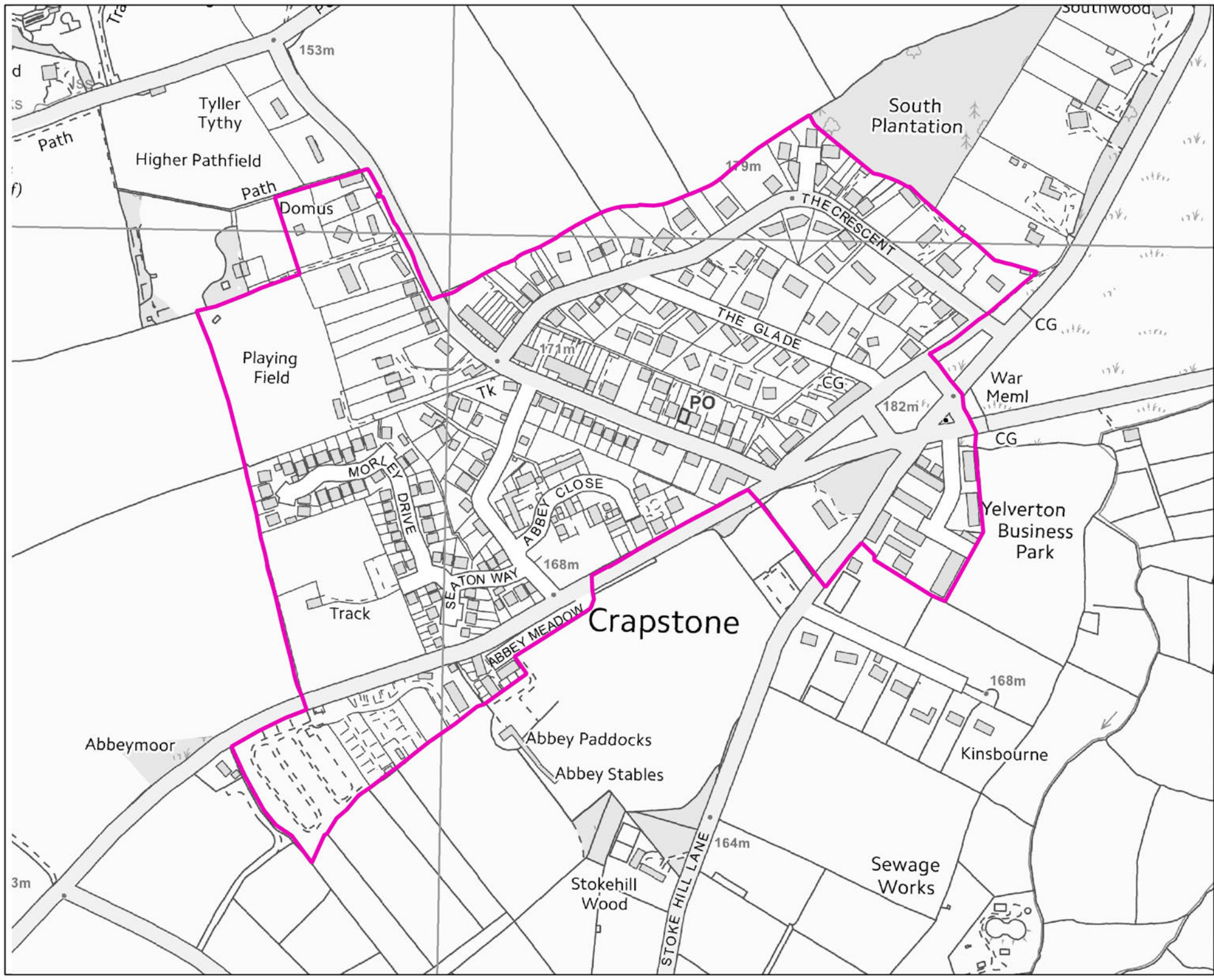


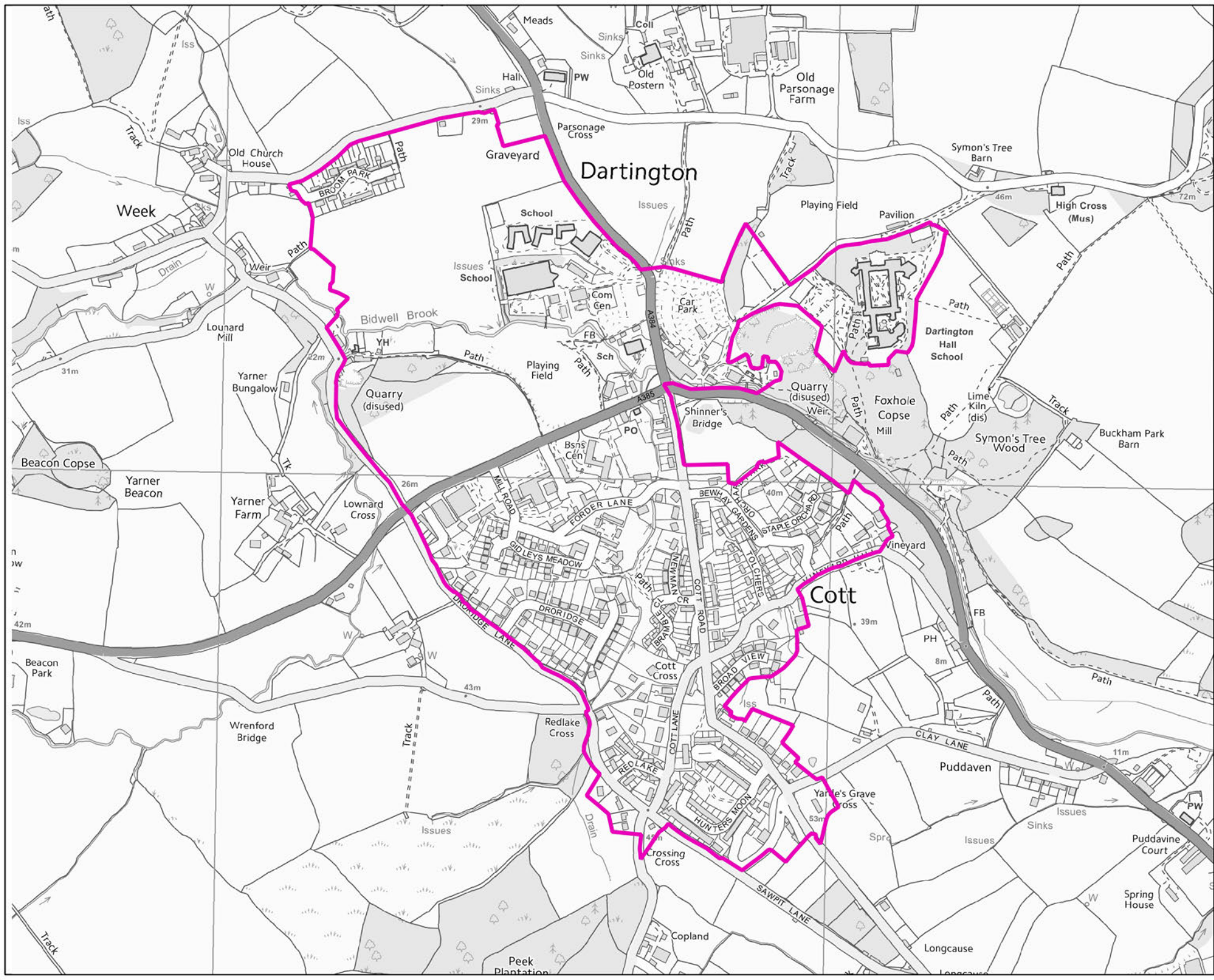


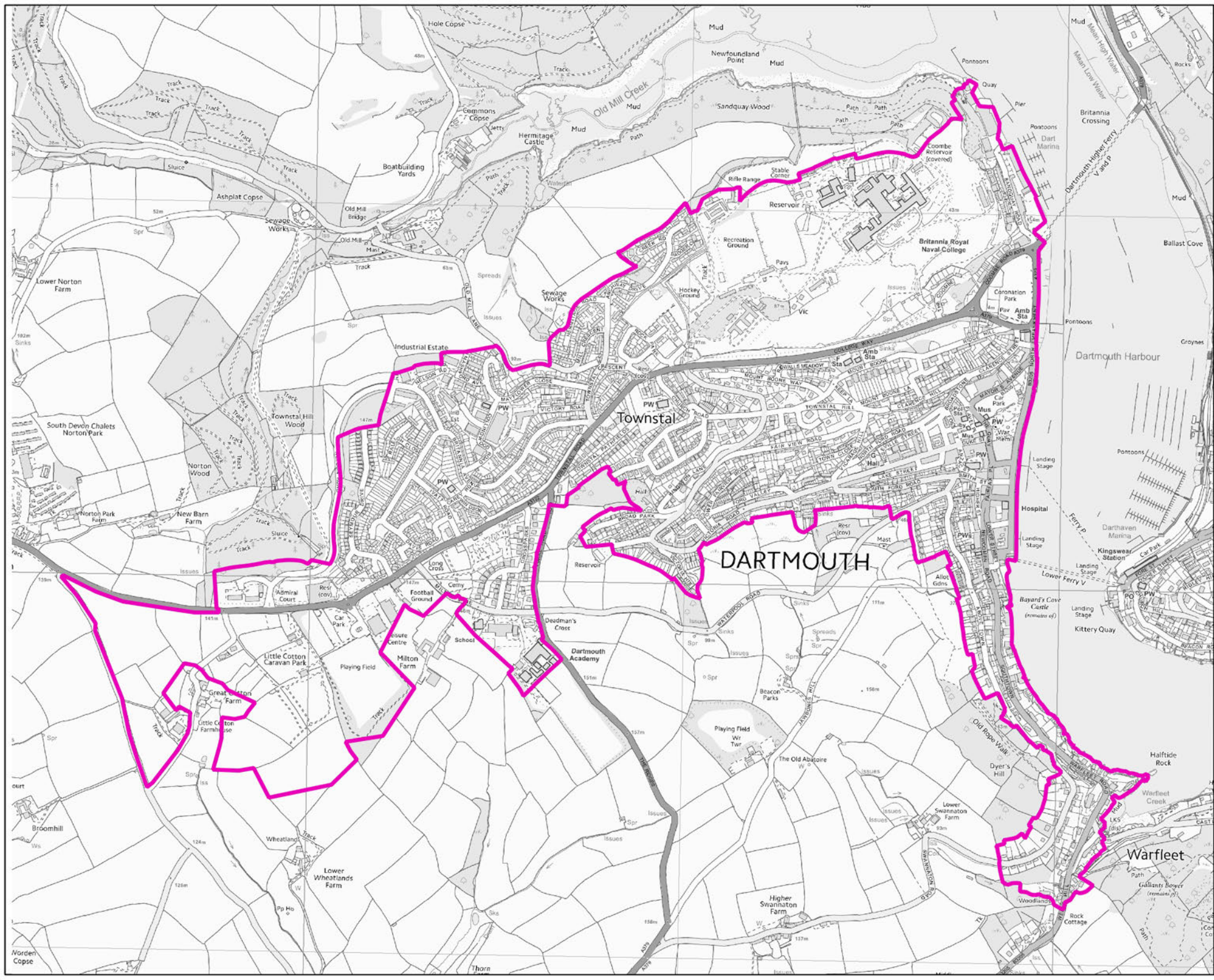
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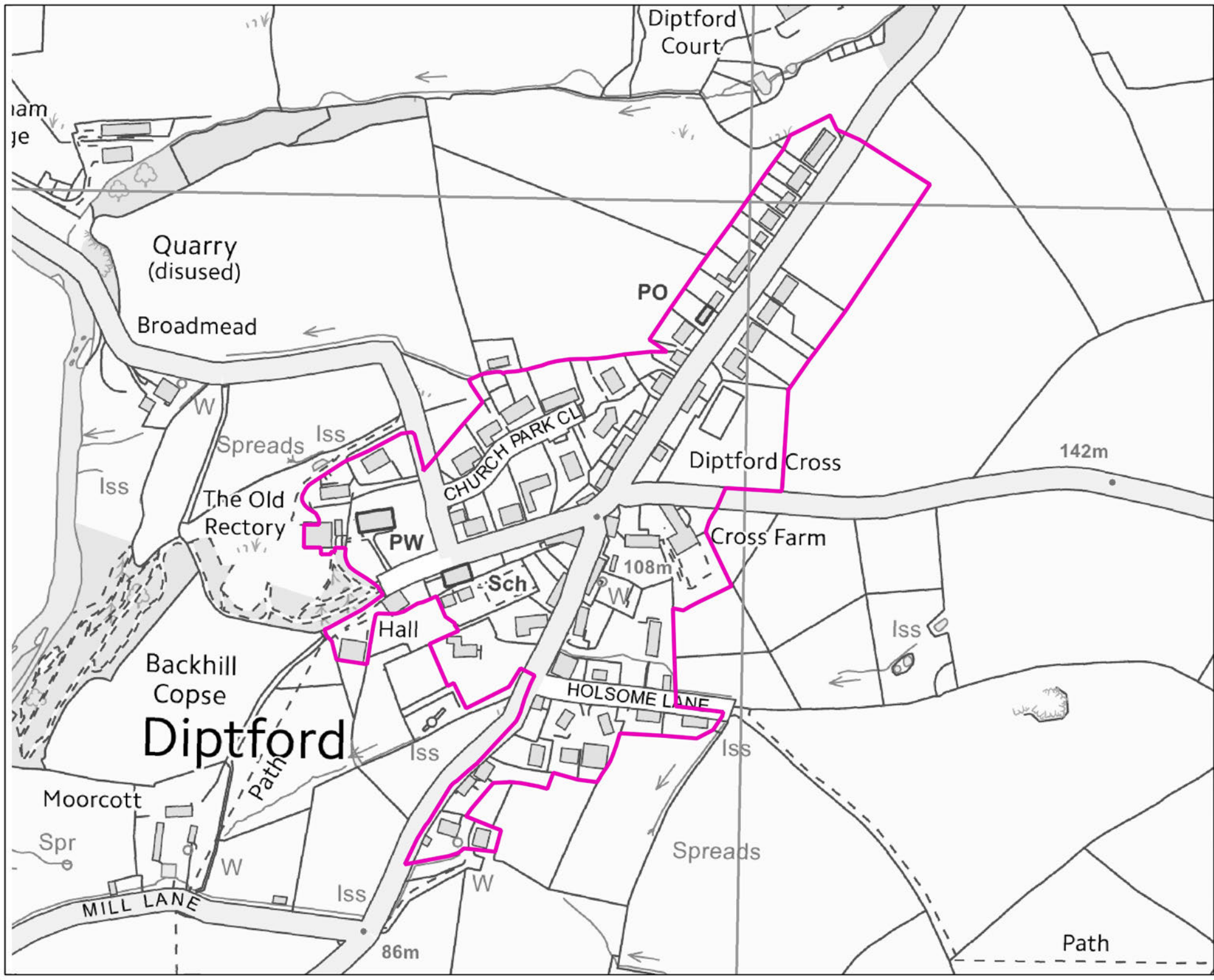








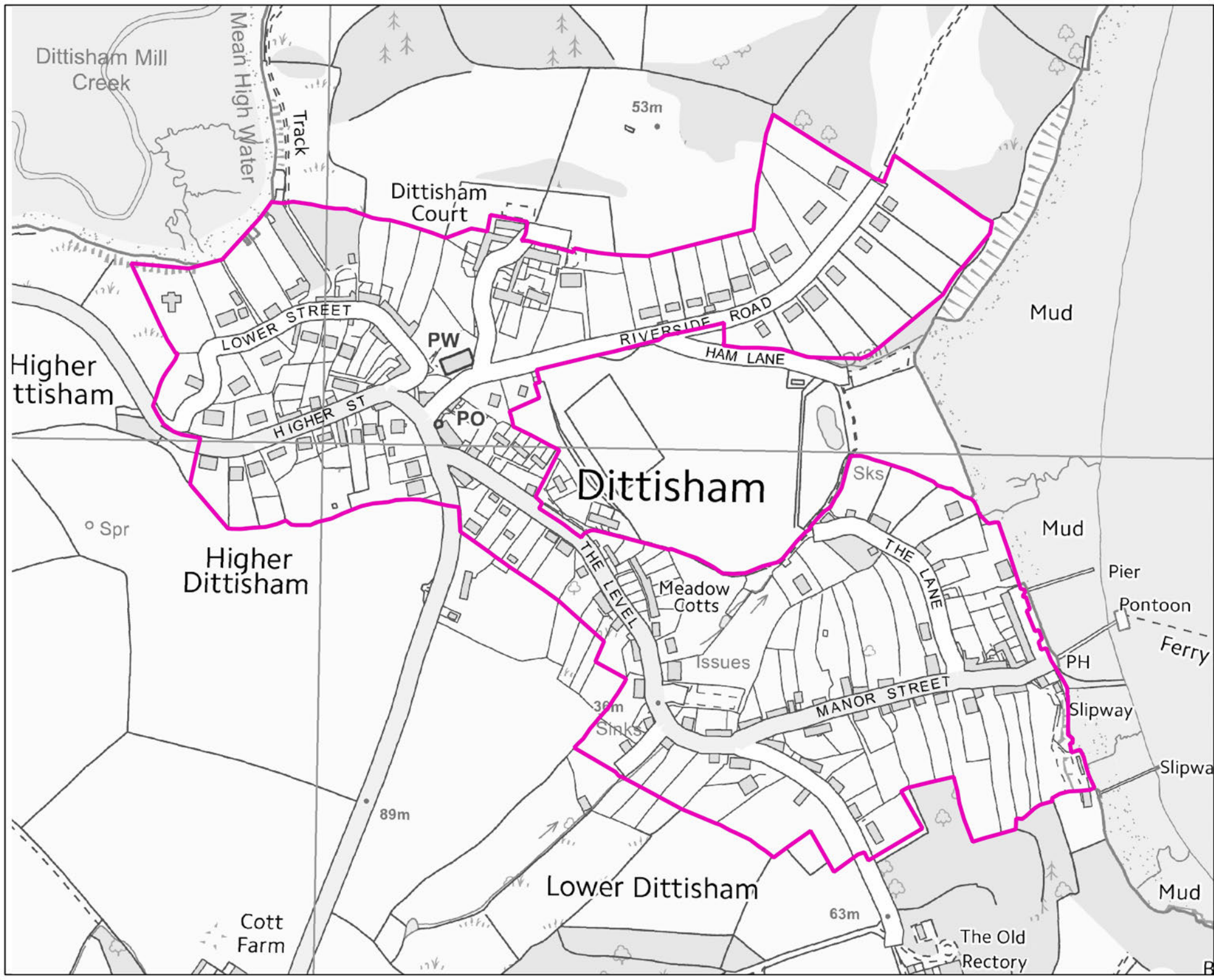


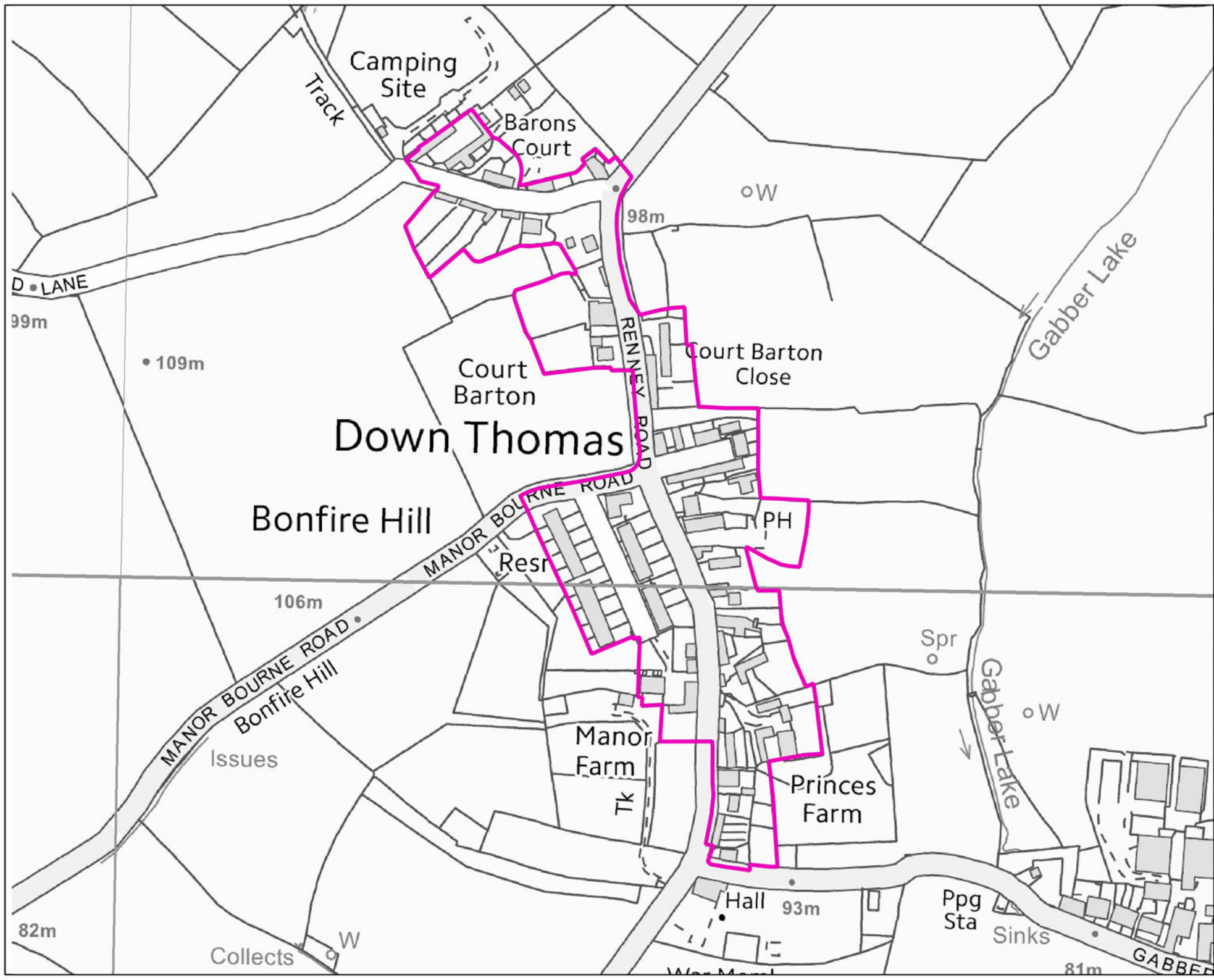


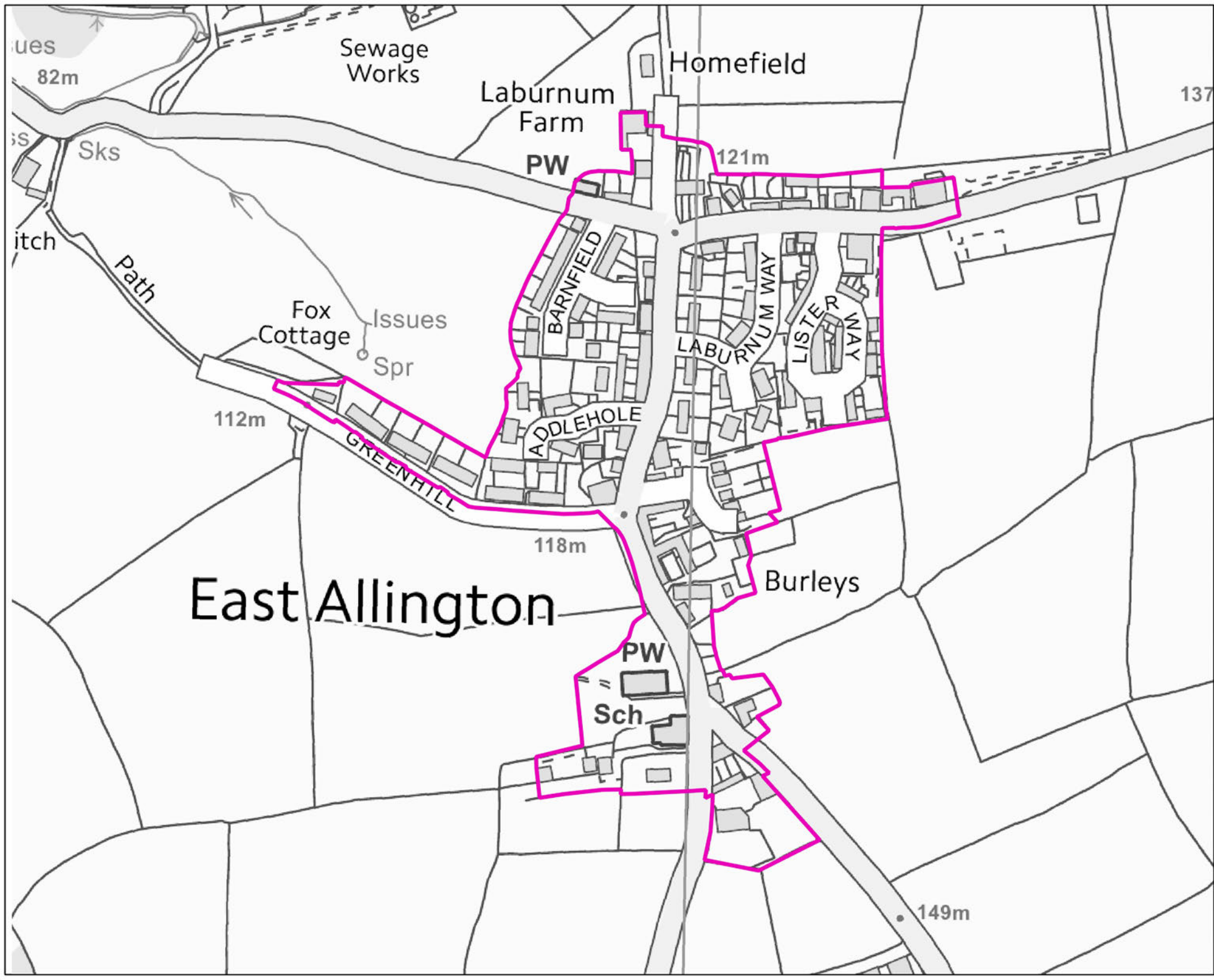
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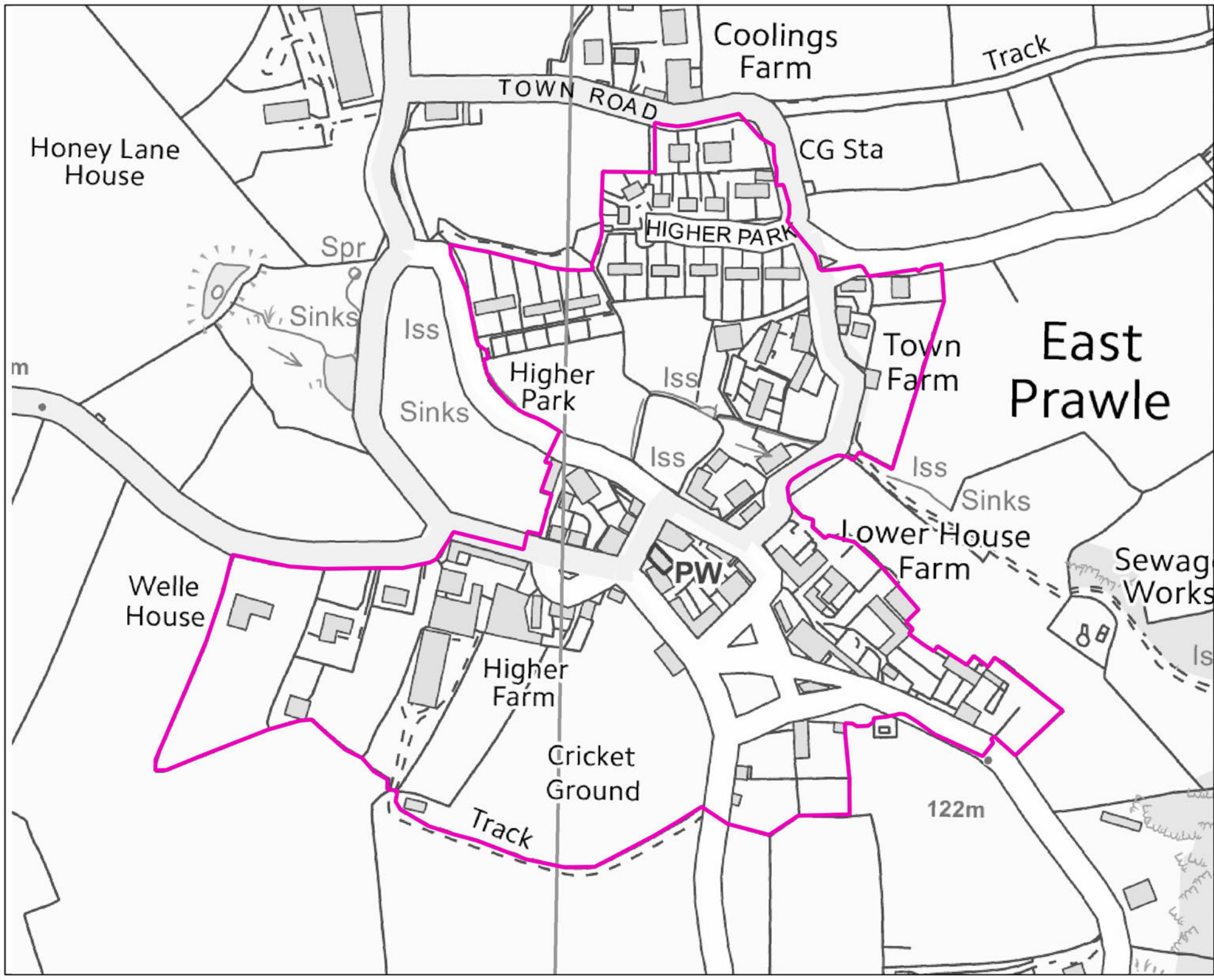


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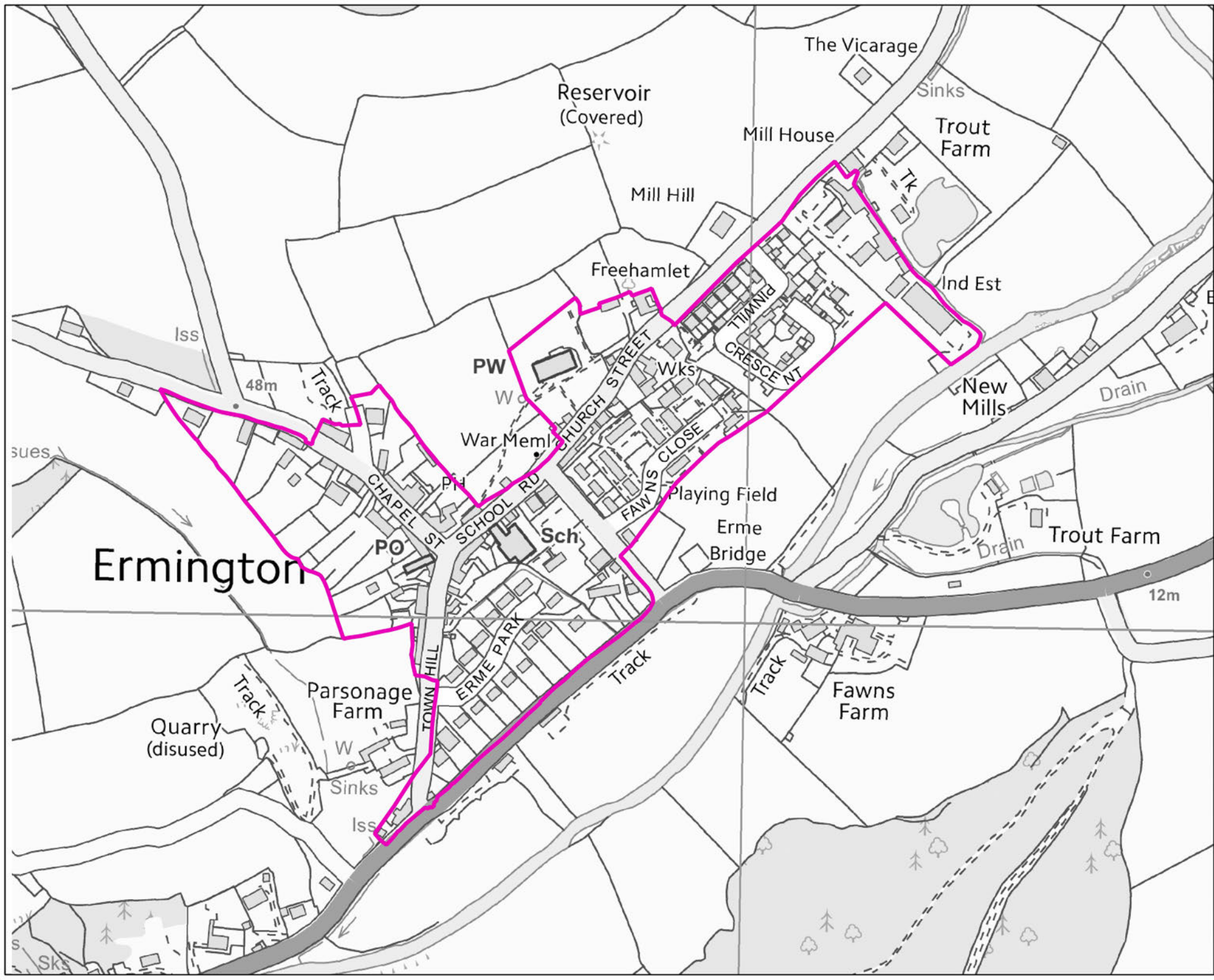




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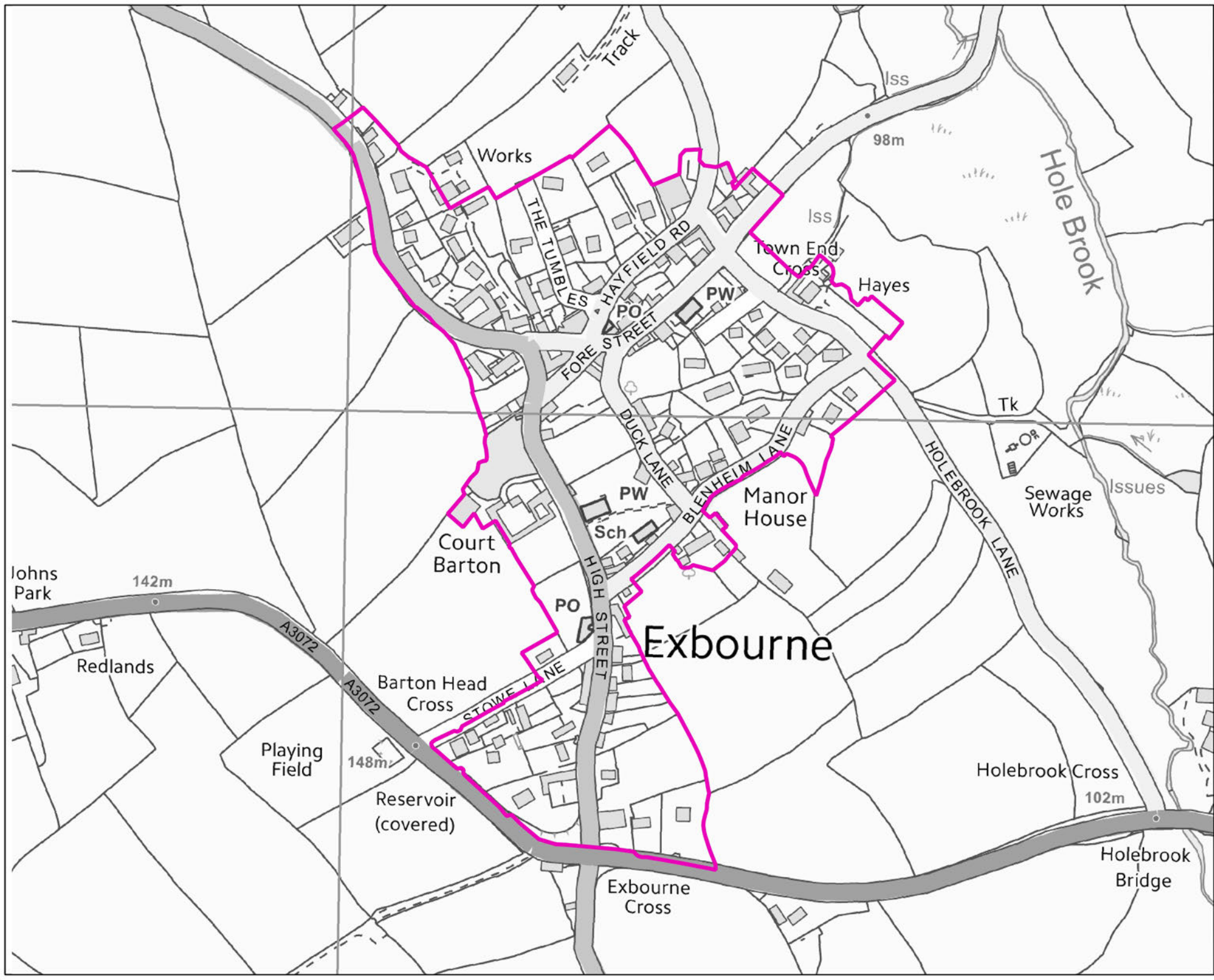
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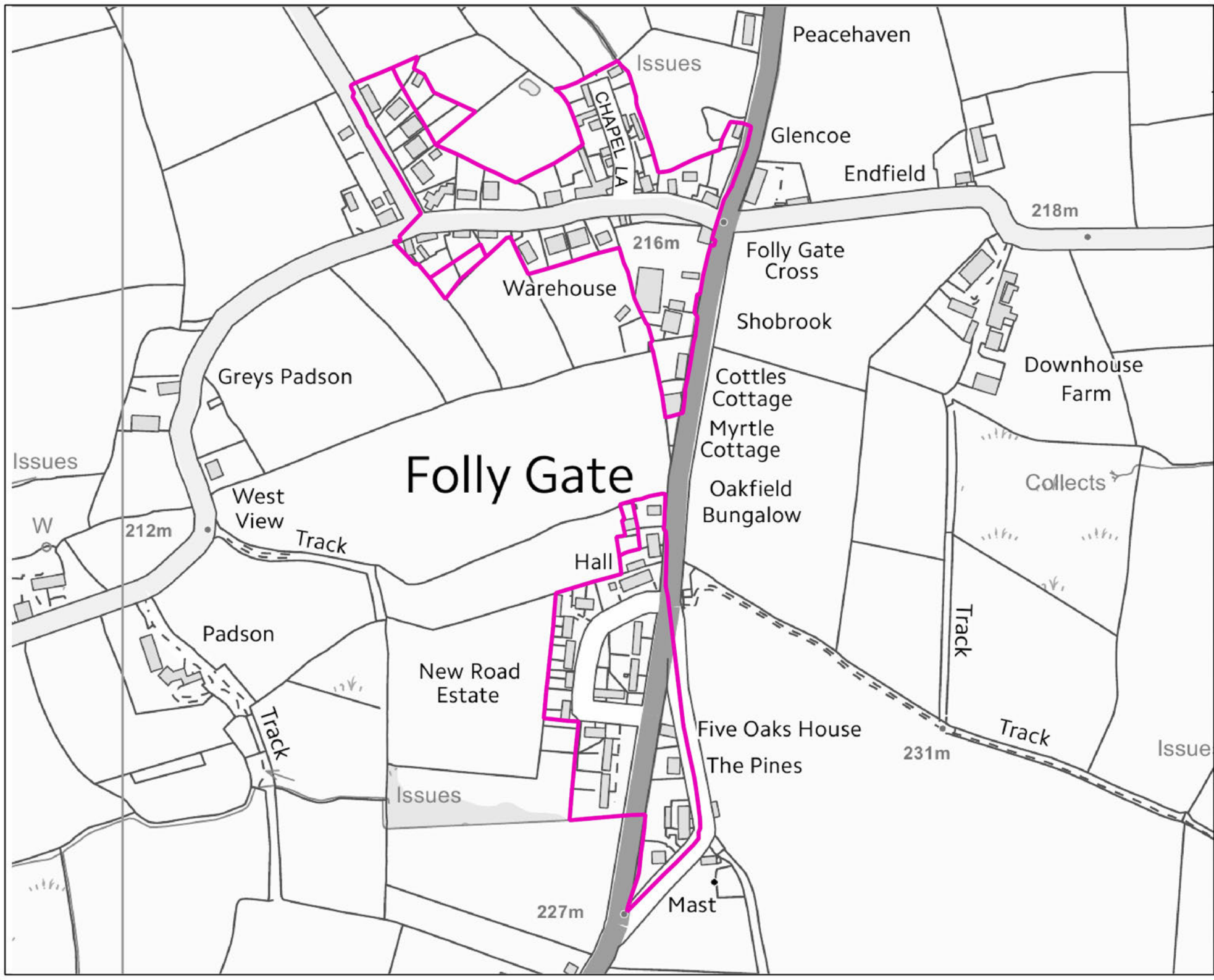





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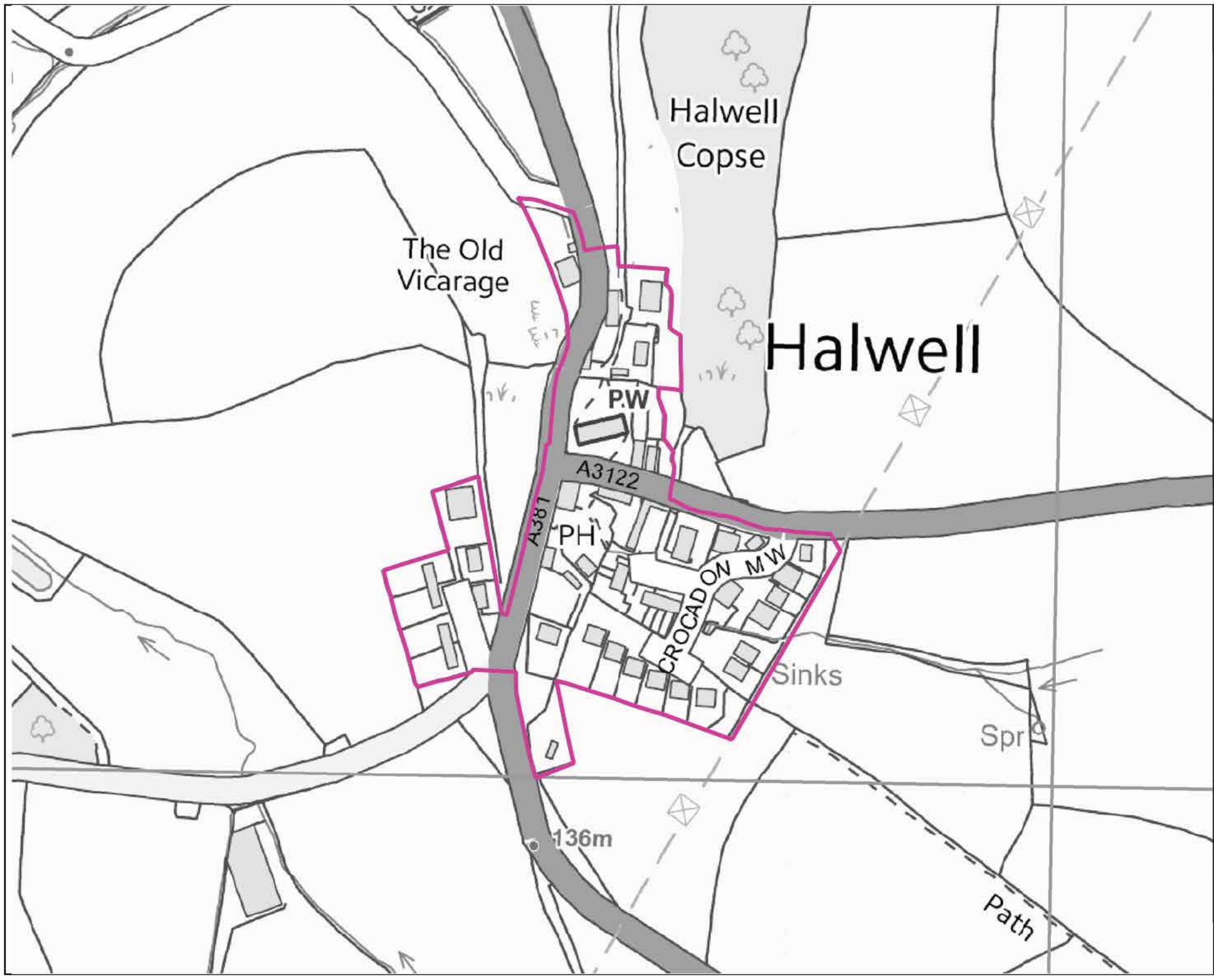


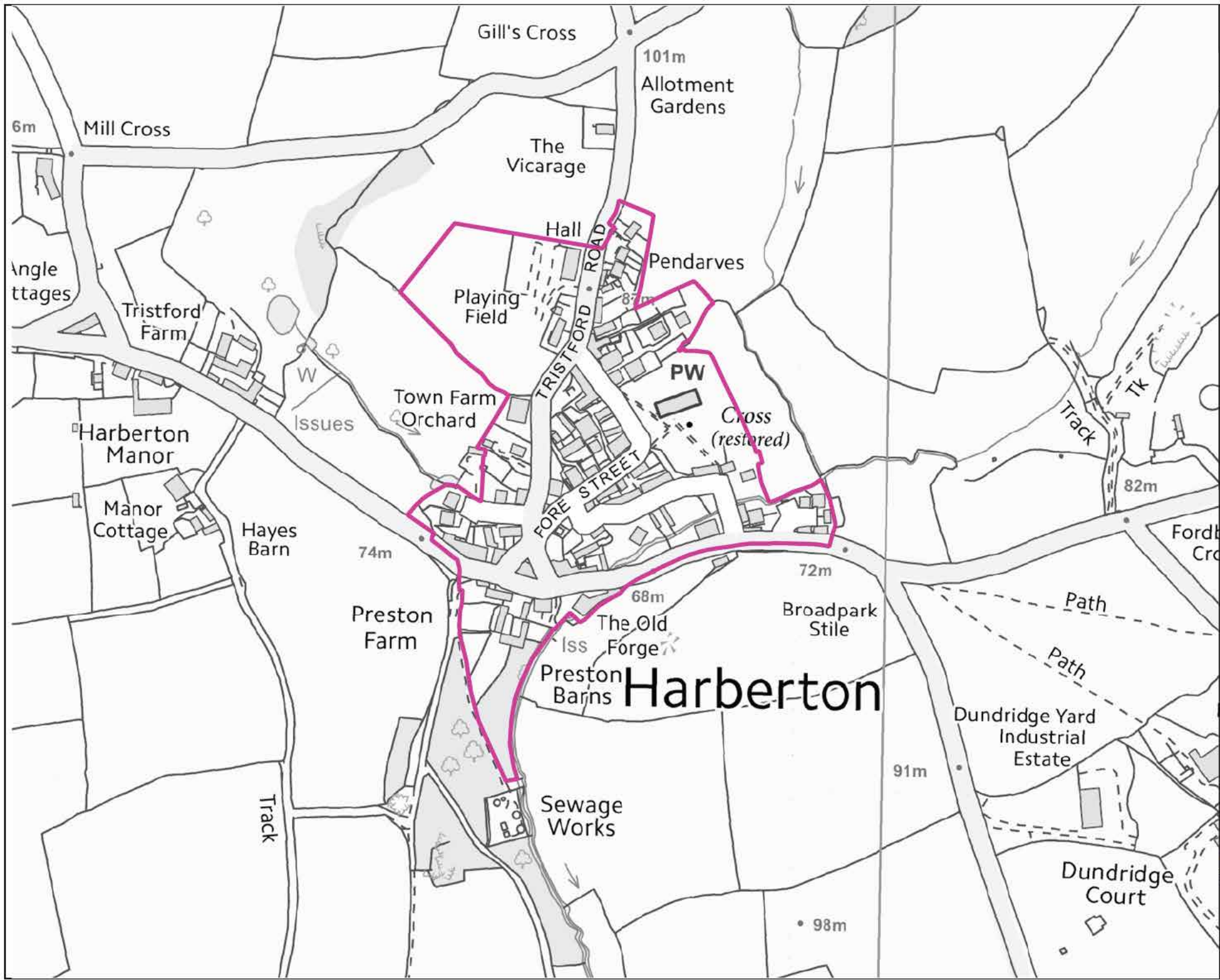
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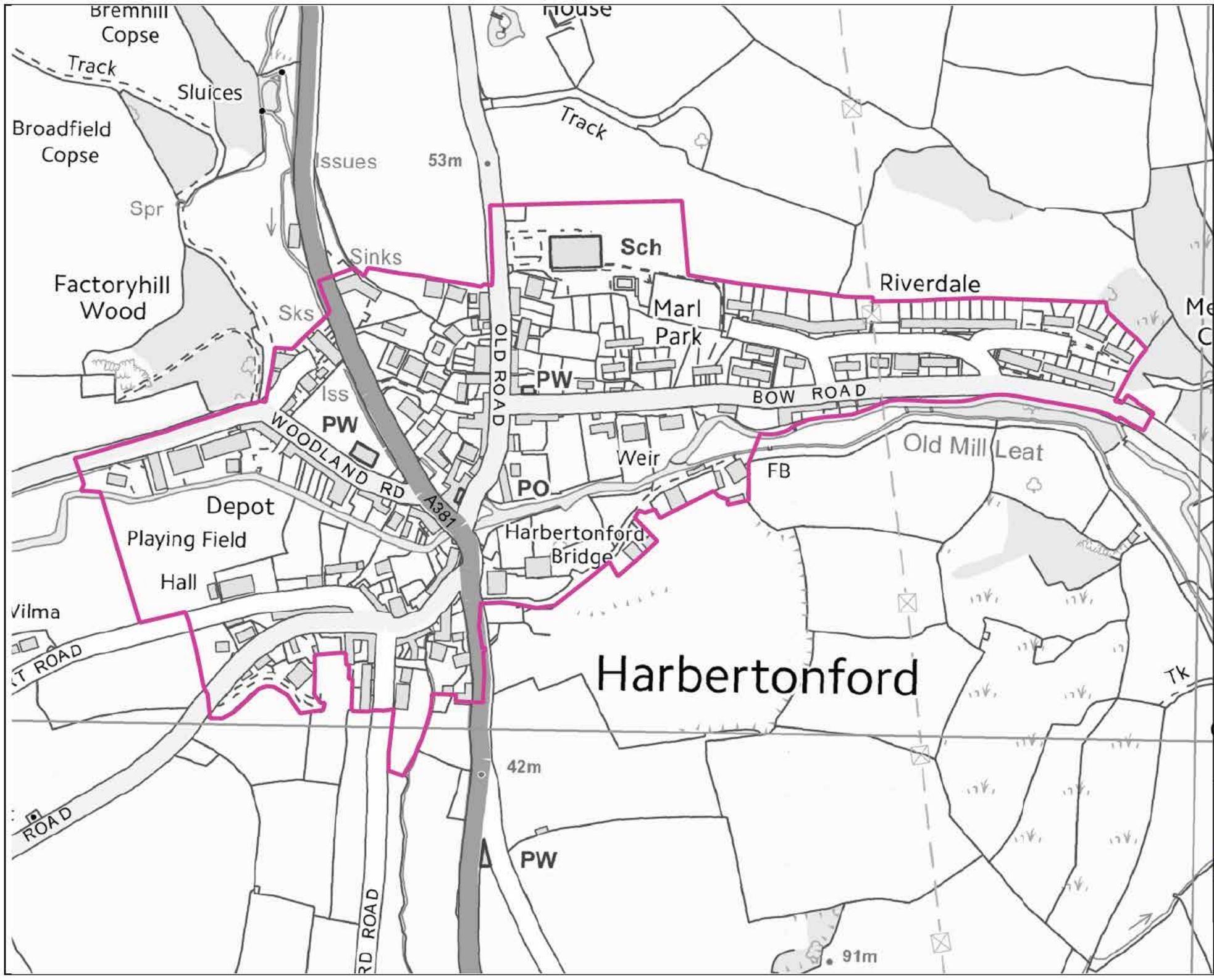


South Hams District Council
West Devon Borough Council
PLYMOUTH CITY COUNCIL

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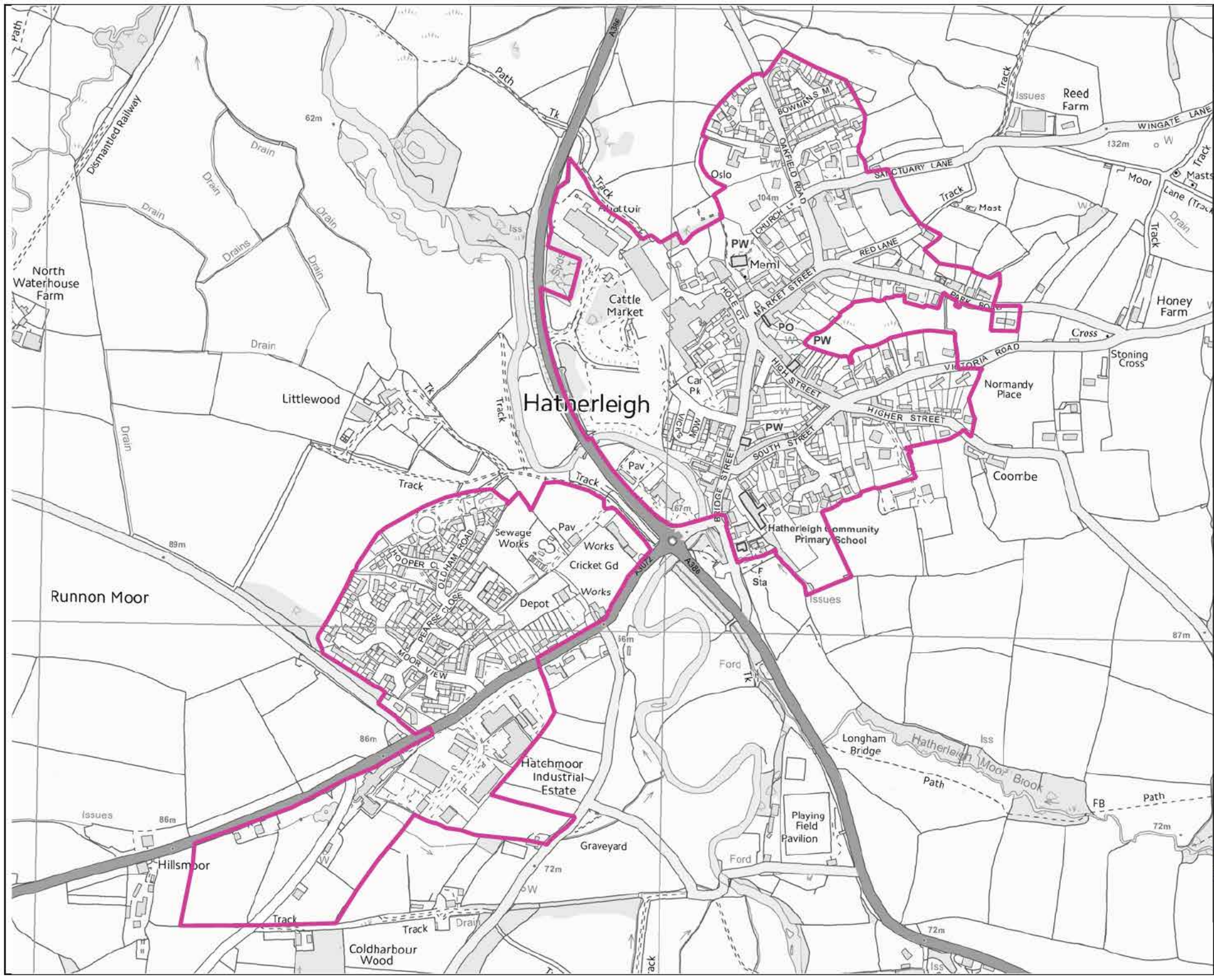


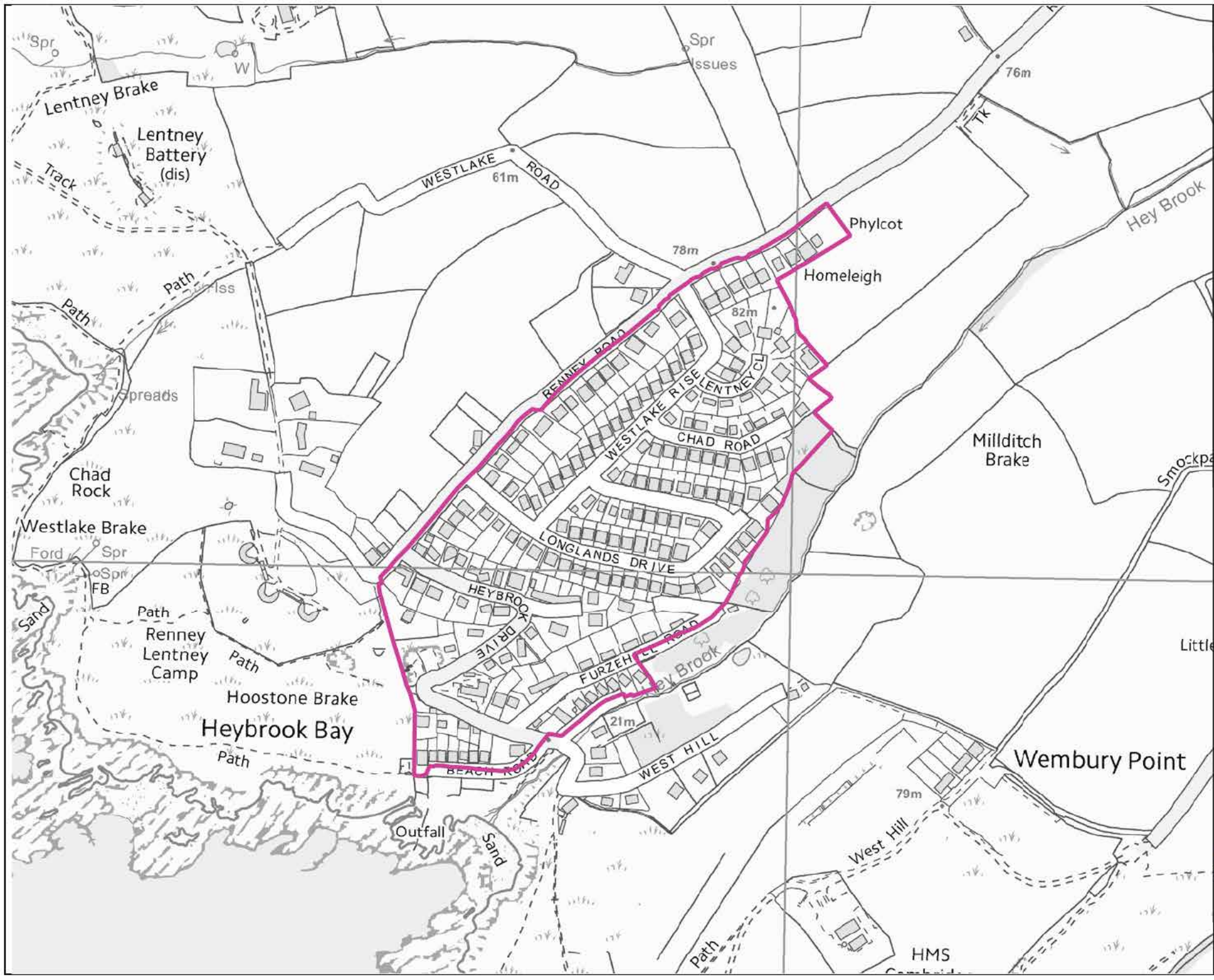


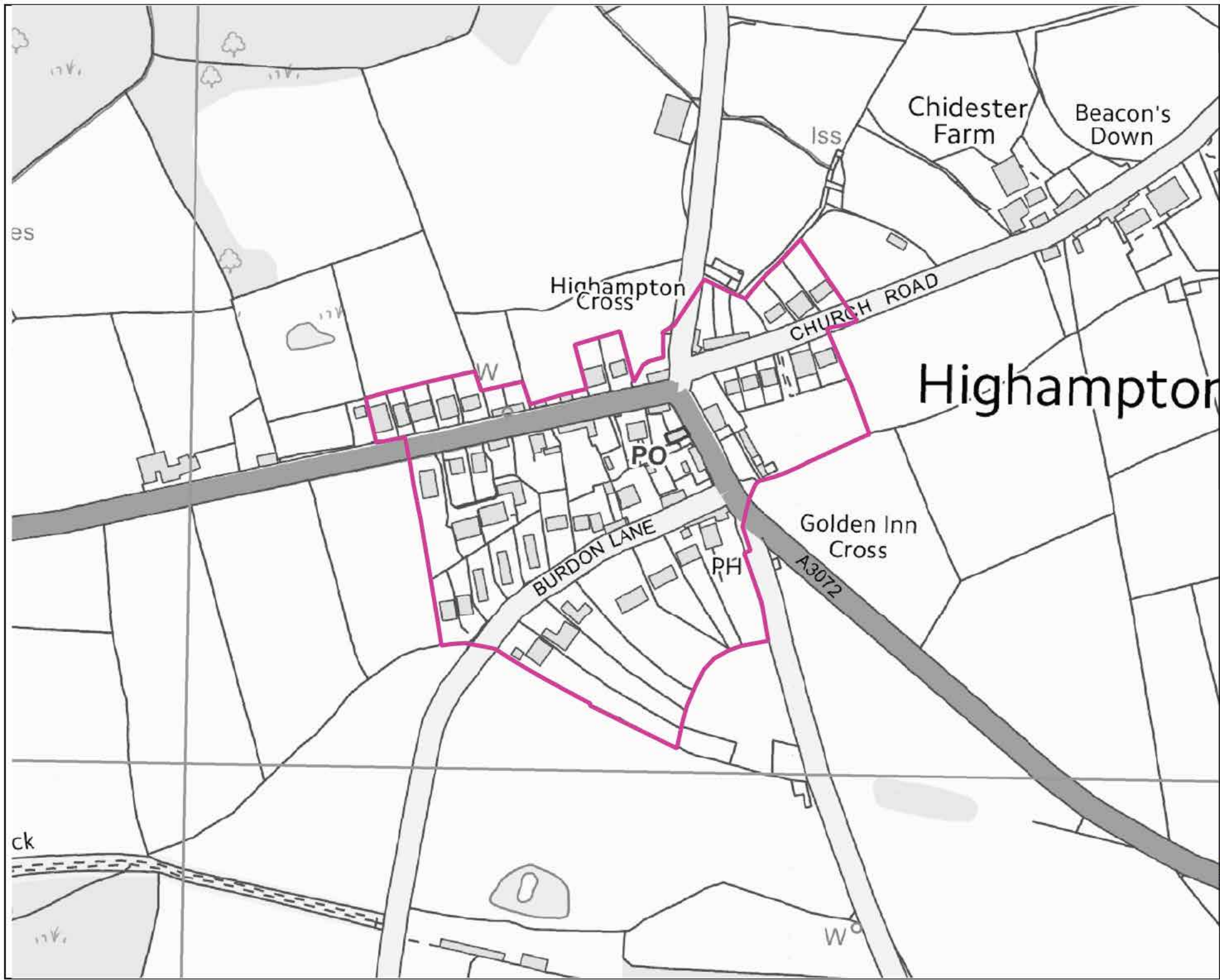


Harbertonford



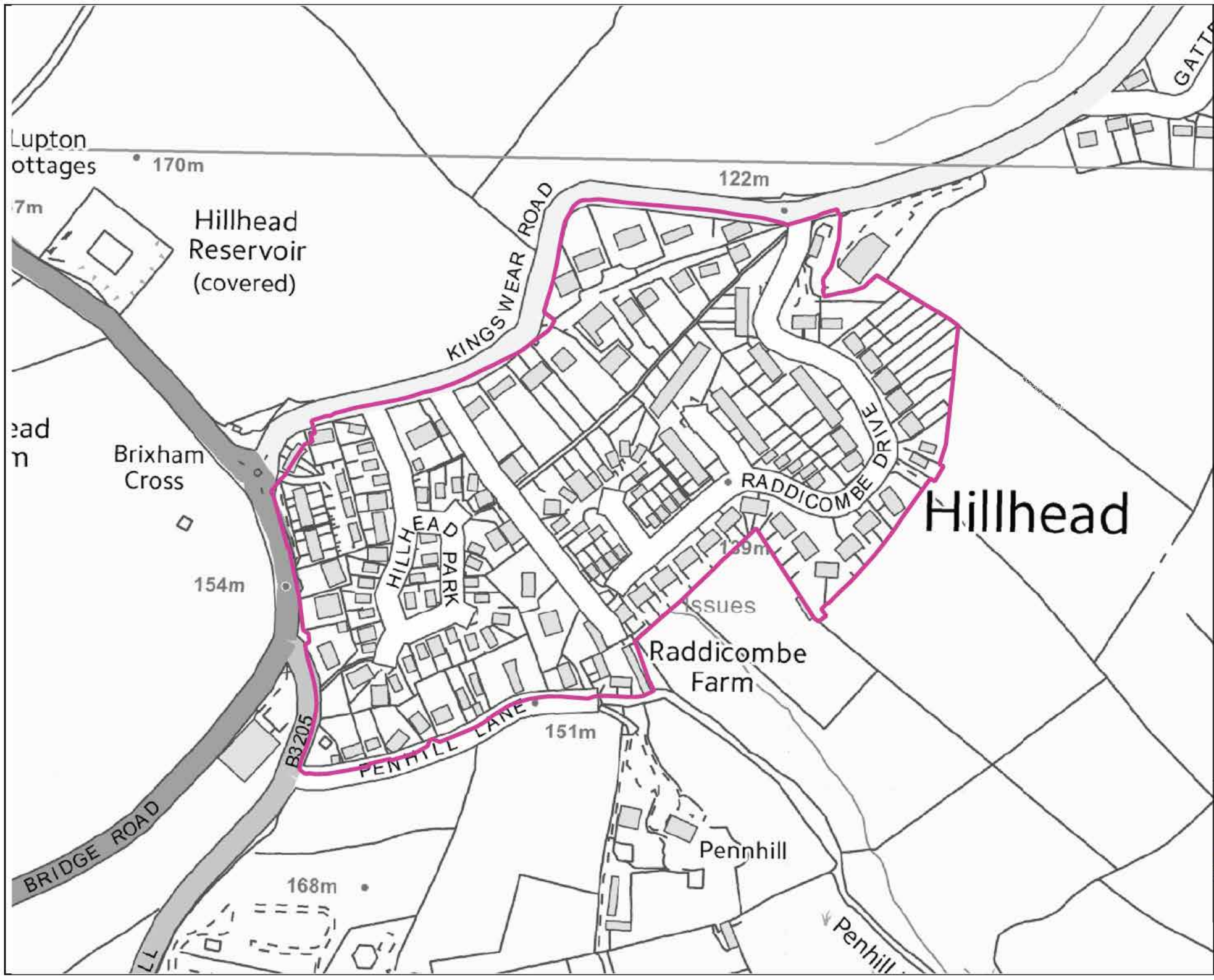






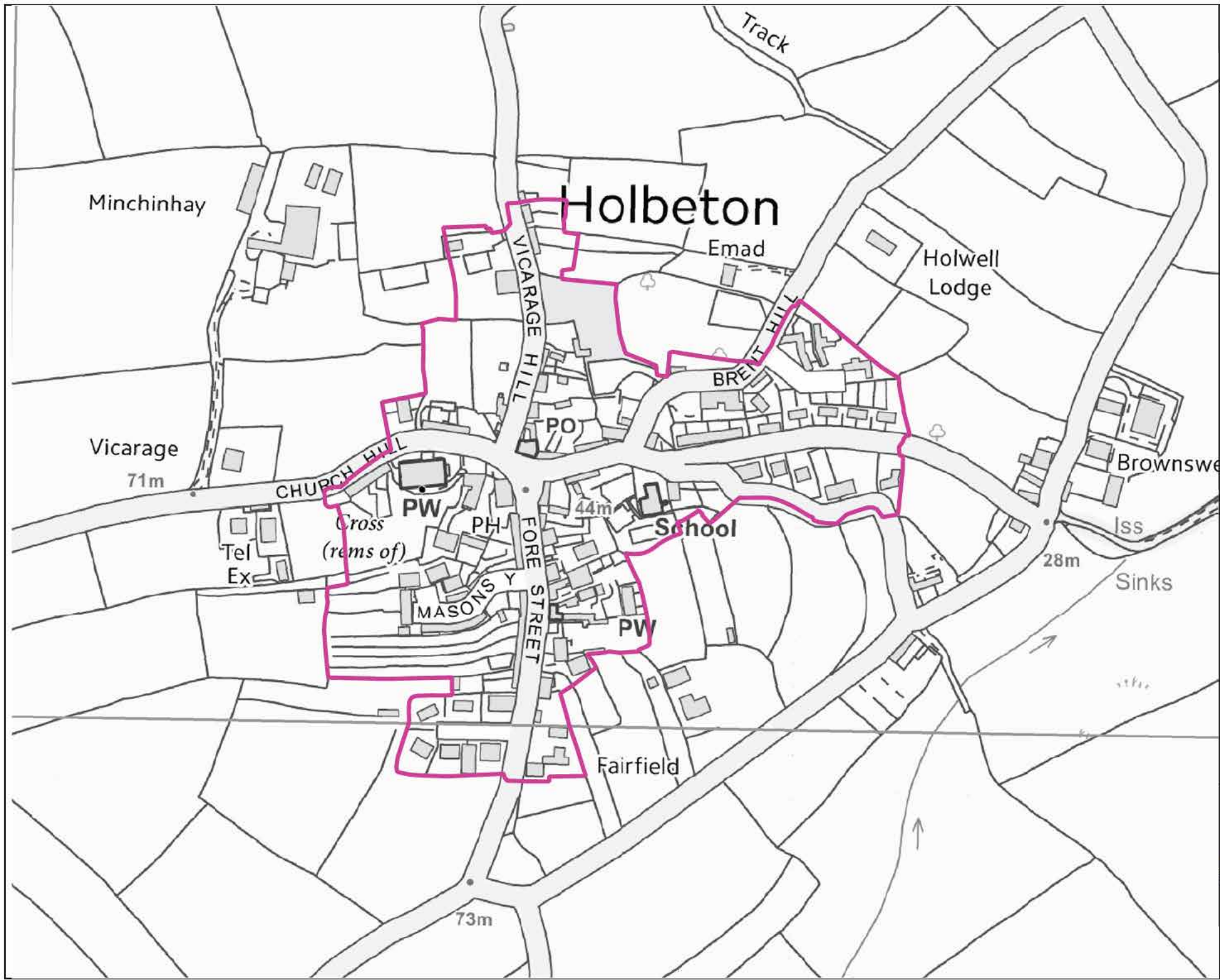
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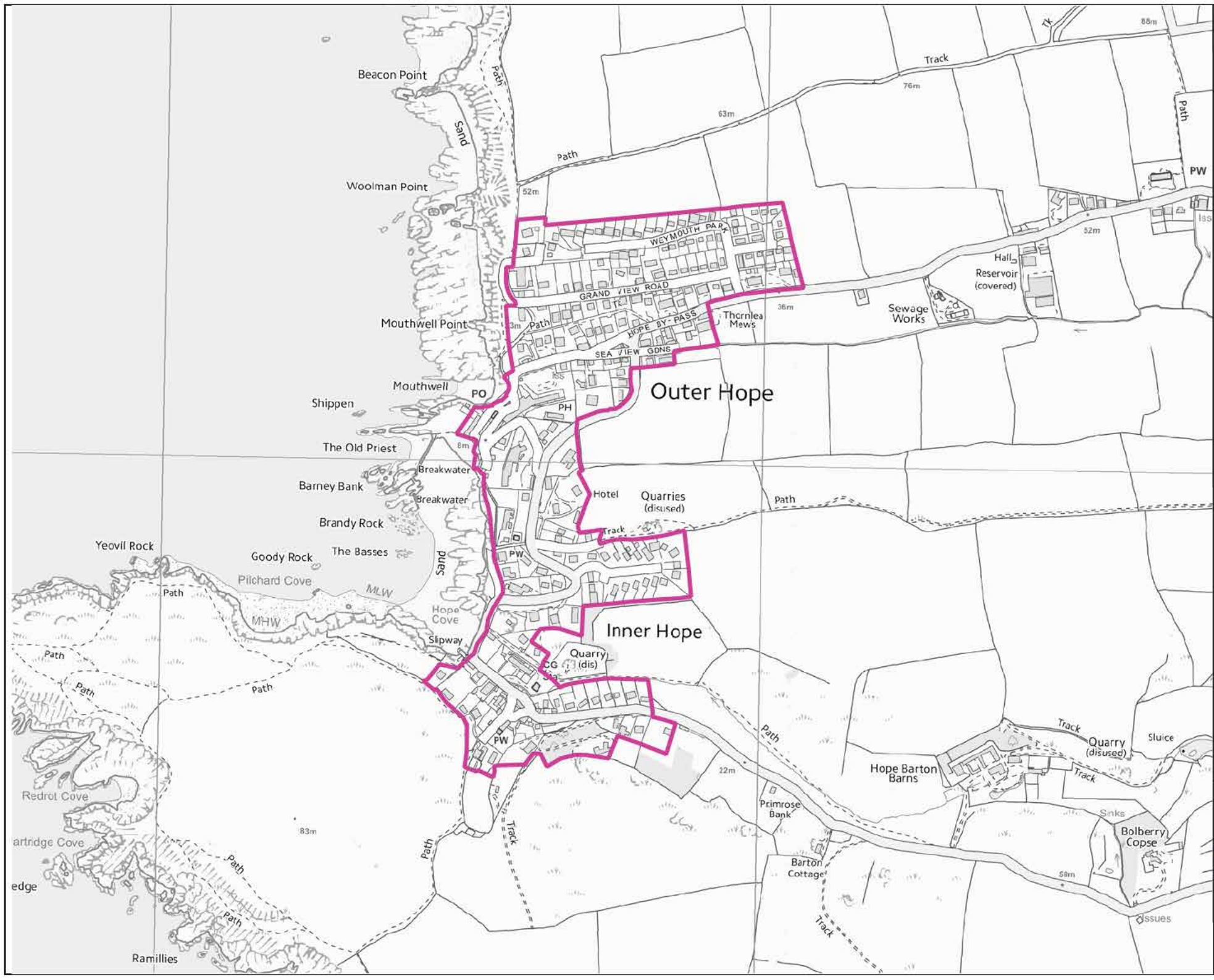


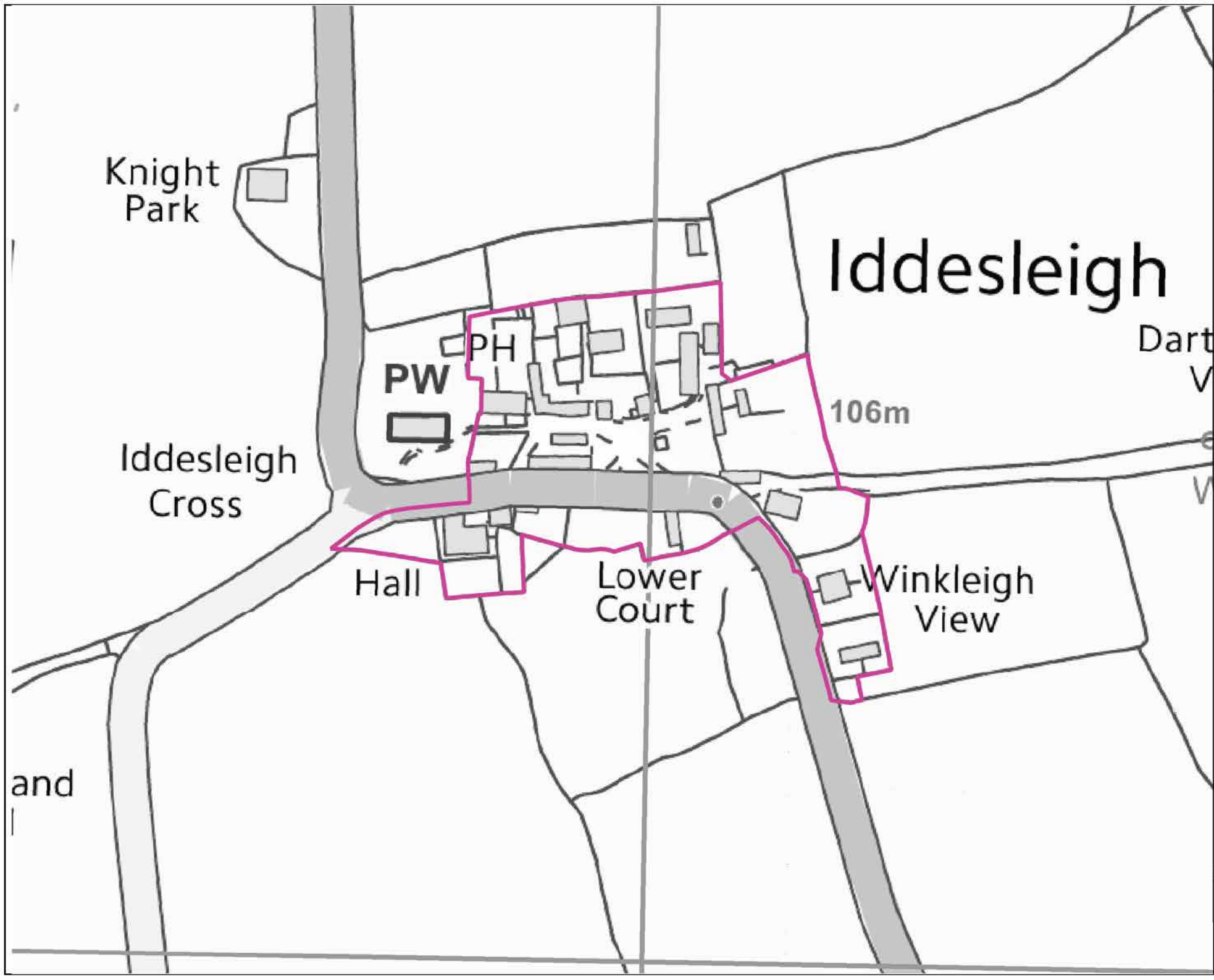


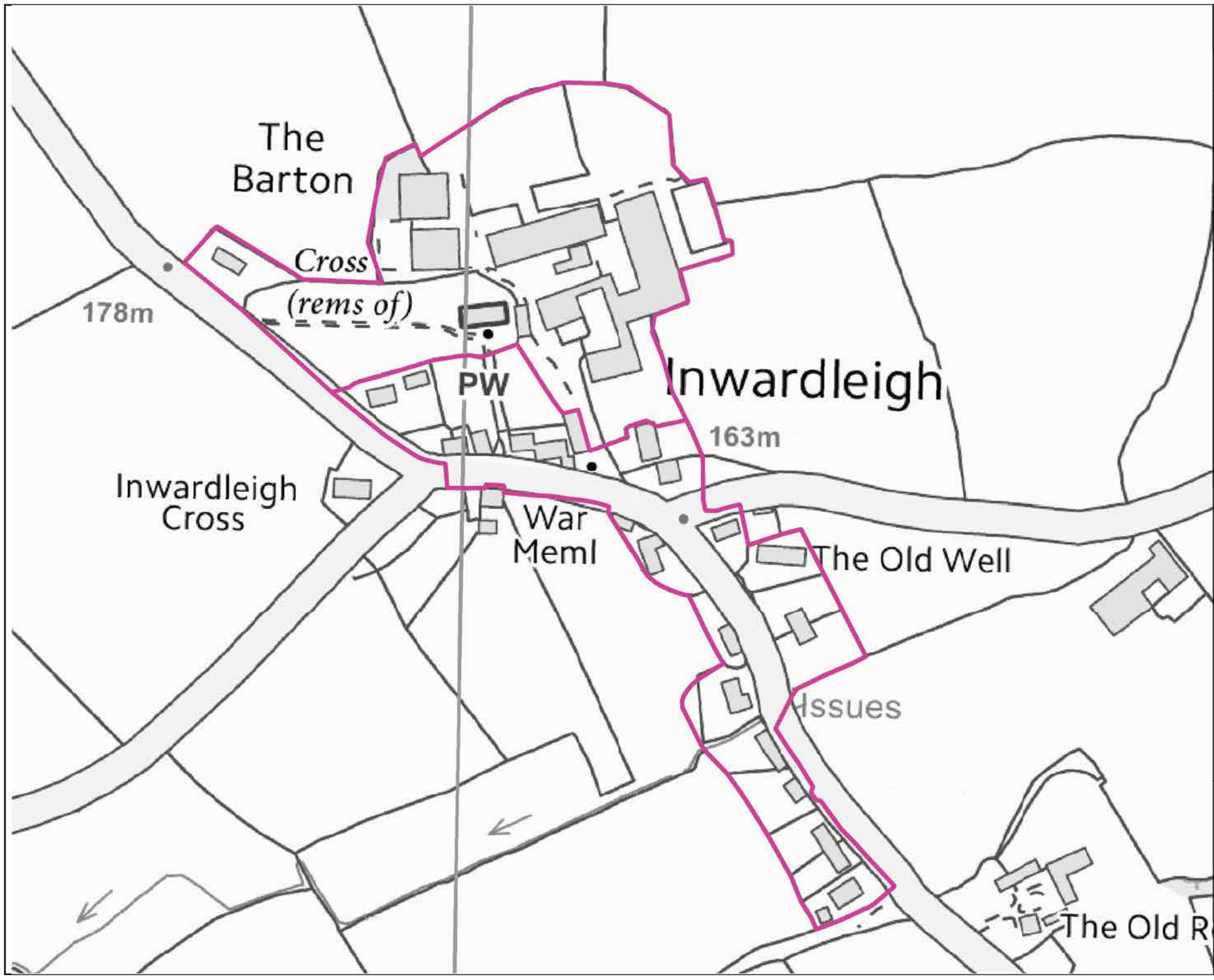
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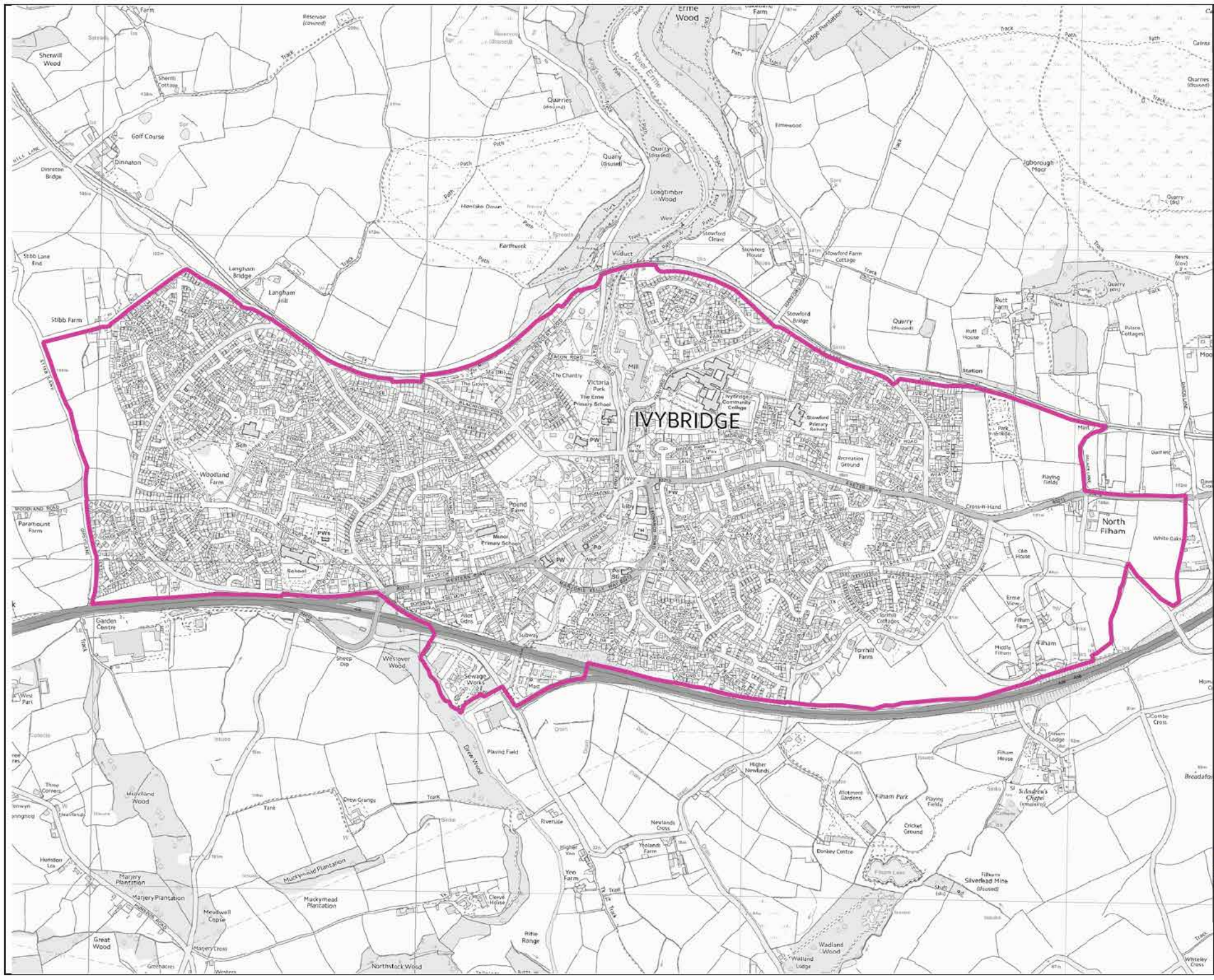


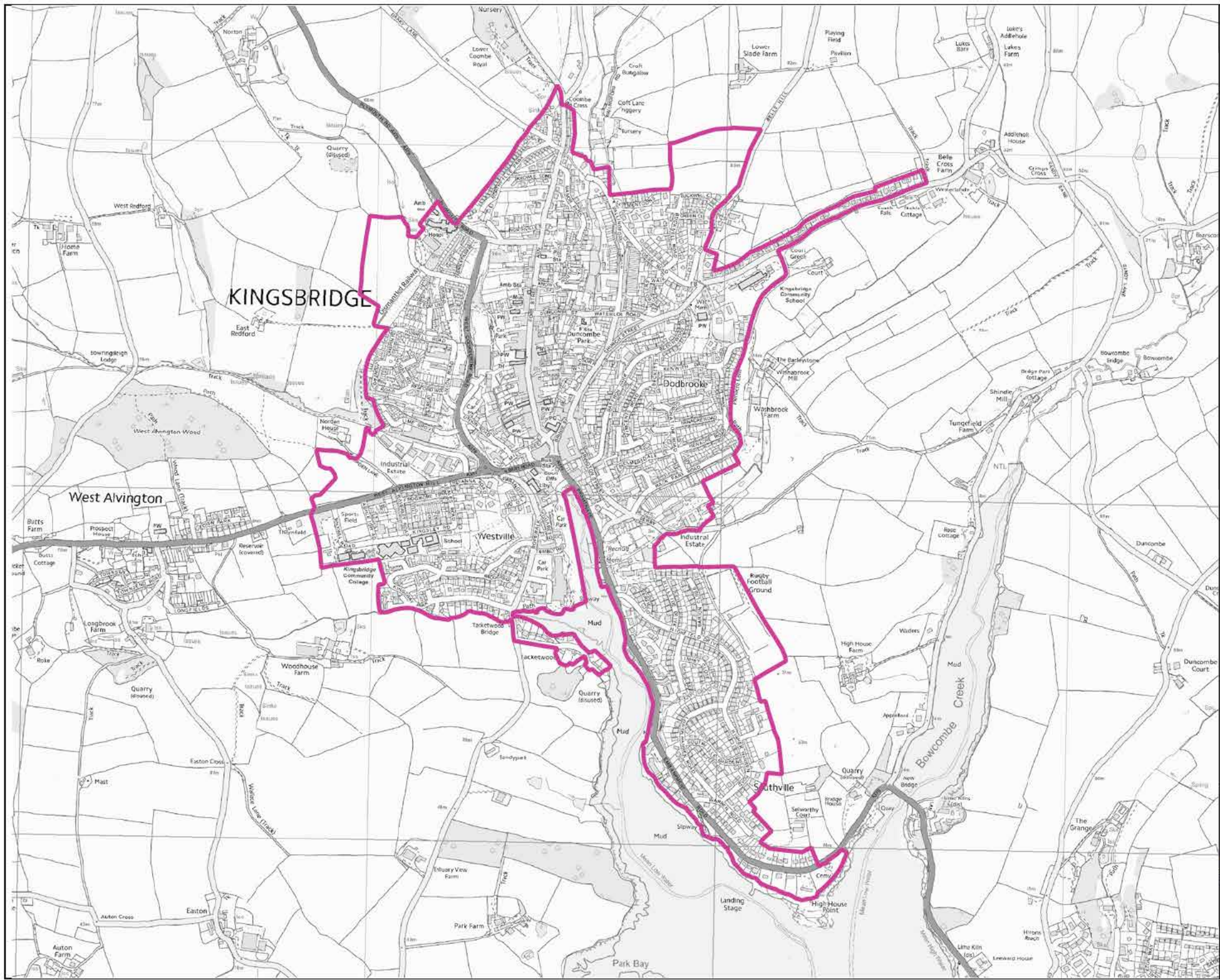


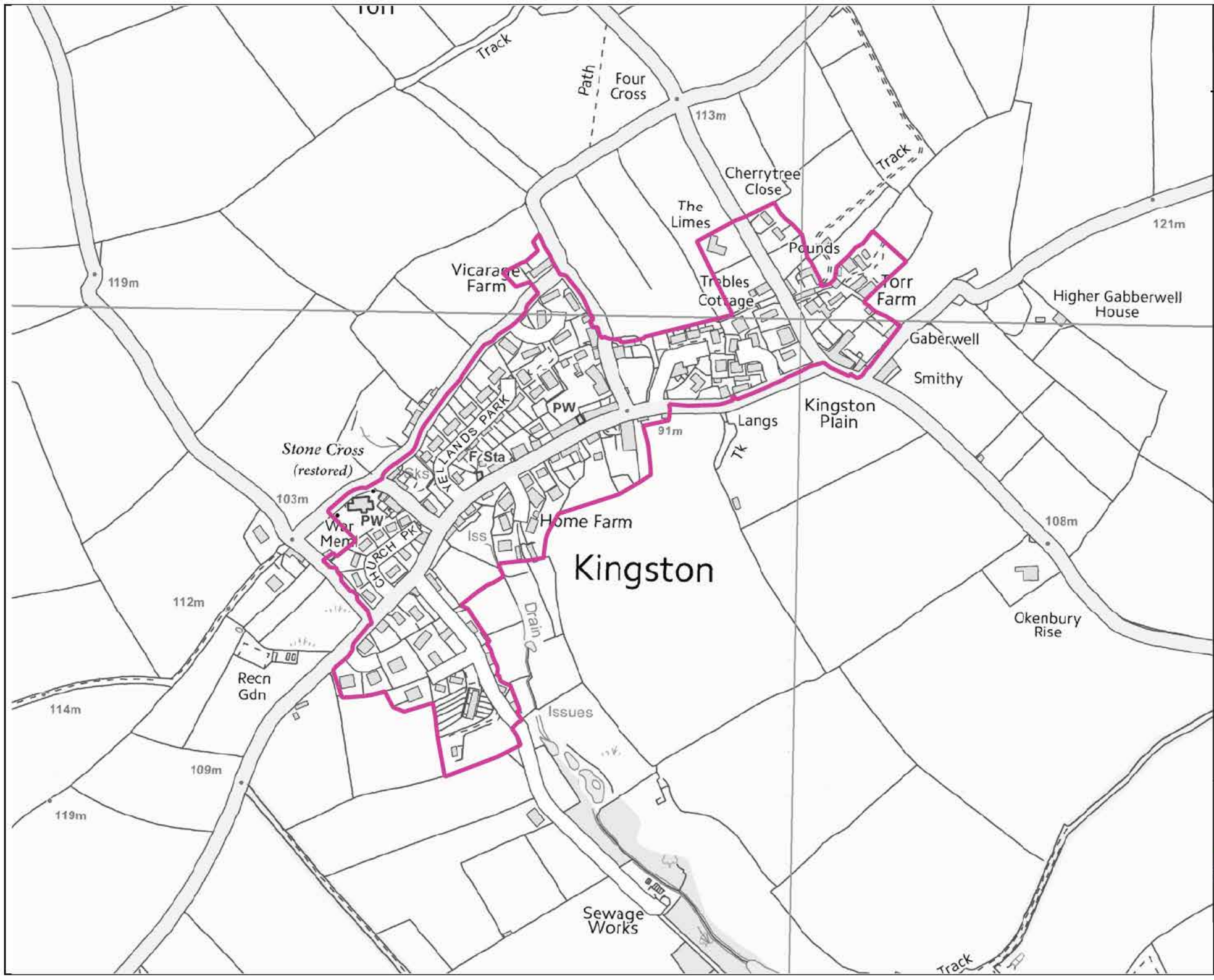


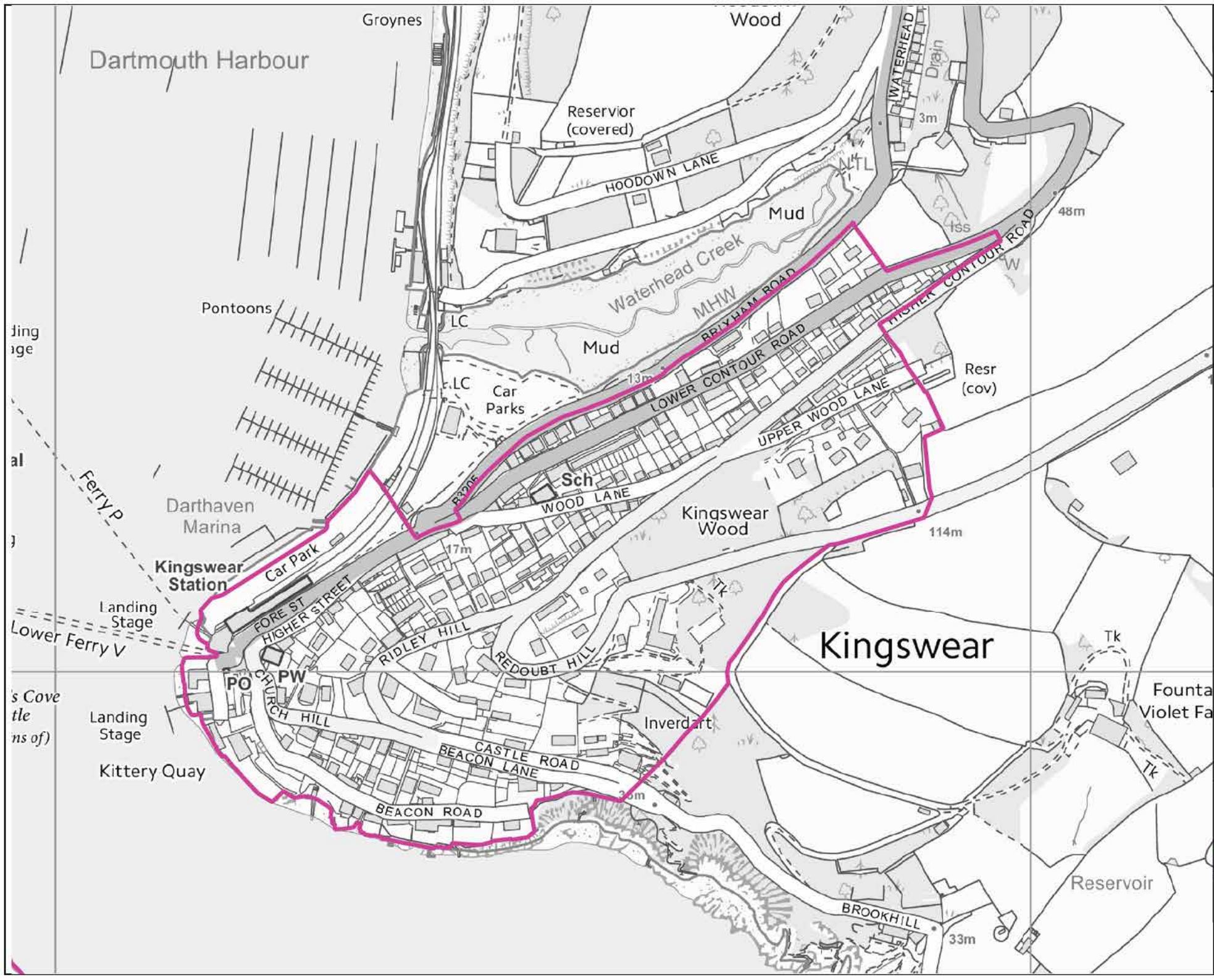











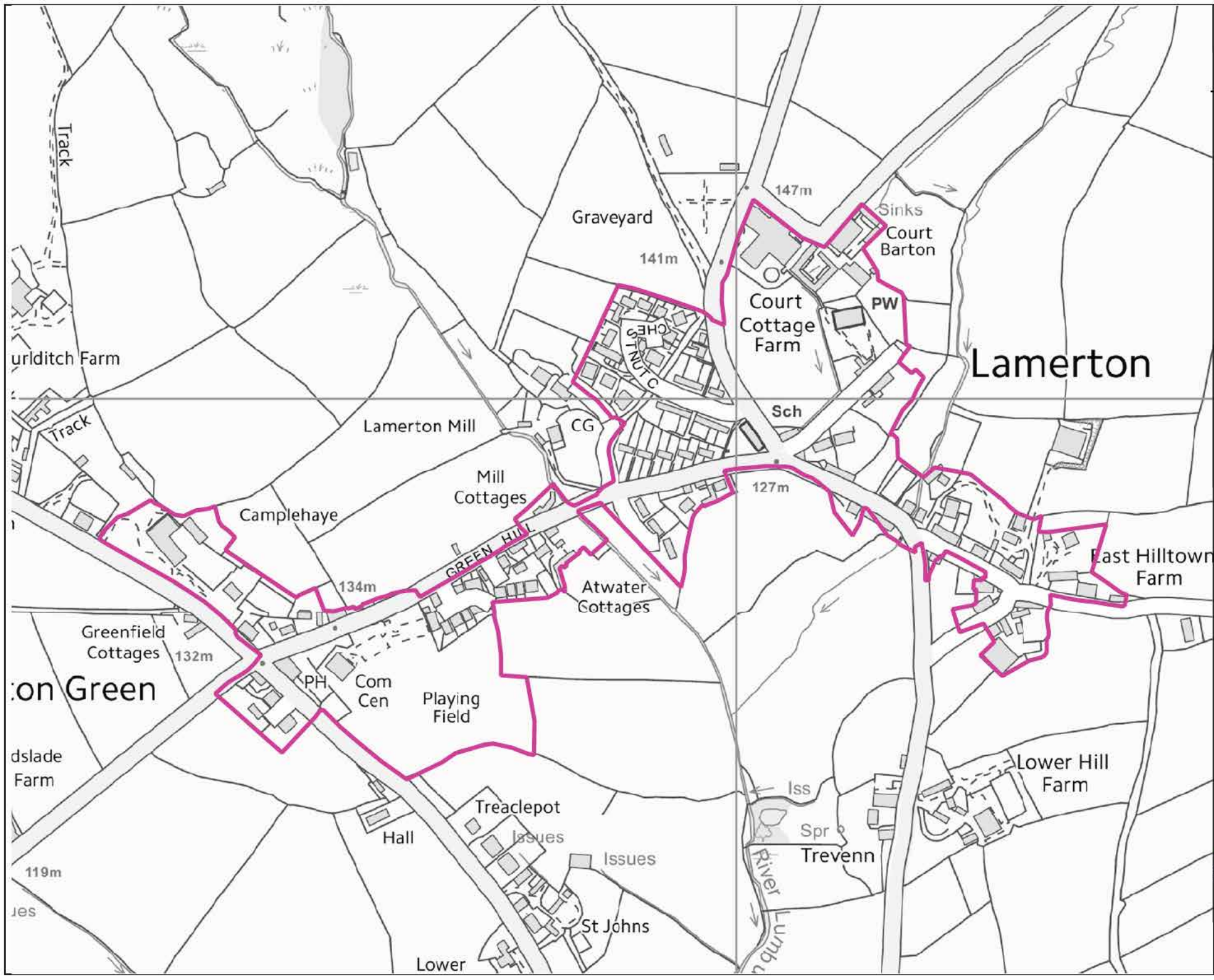


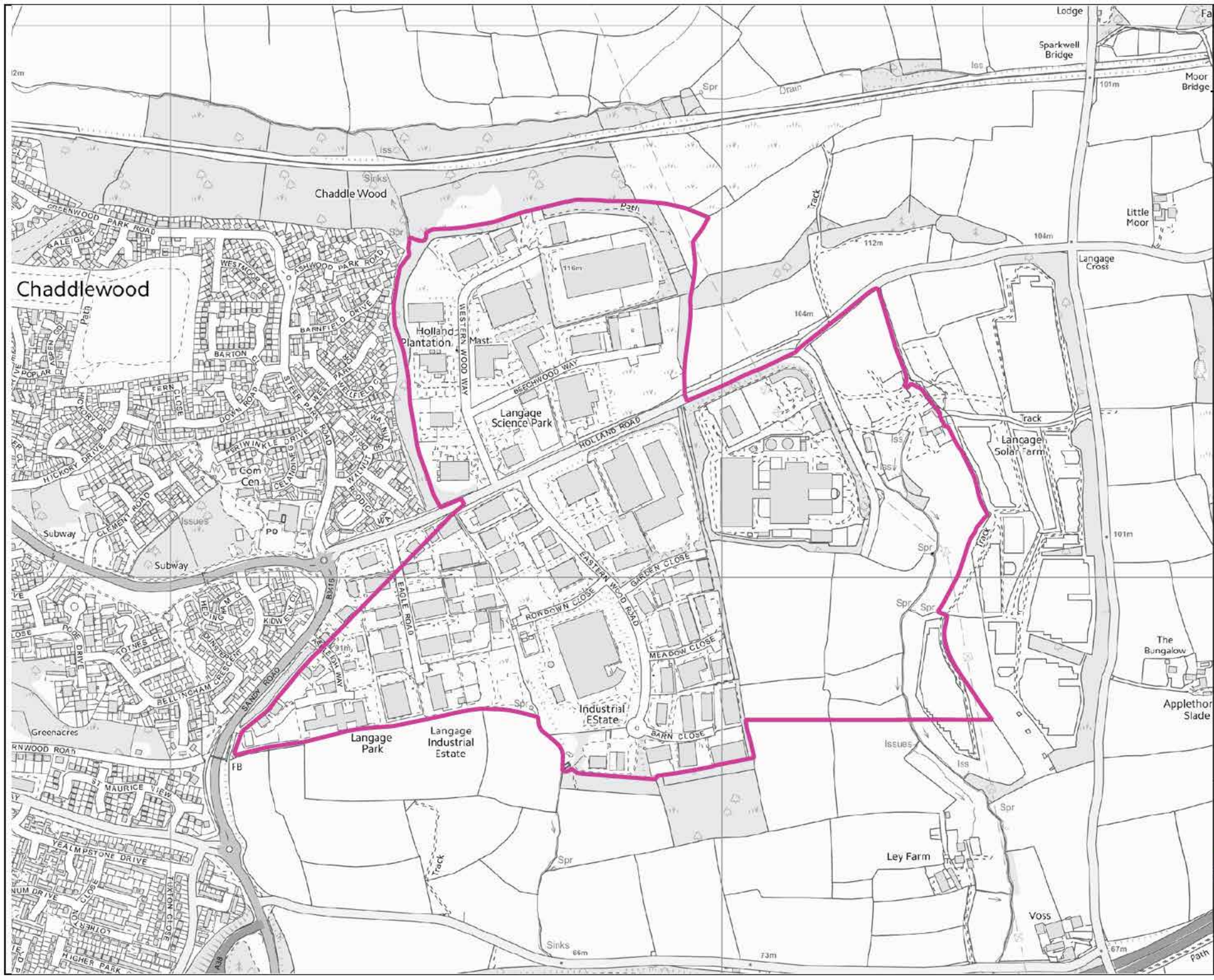


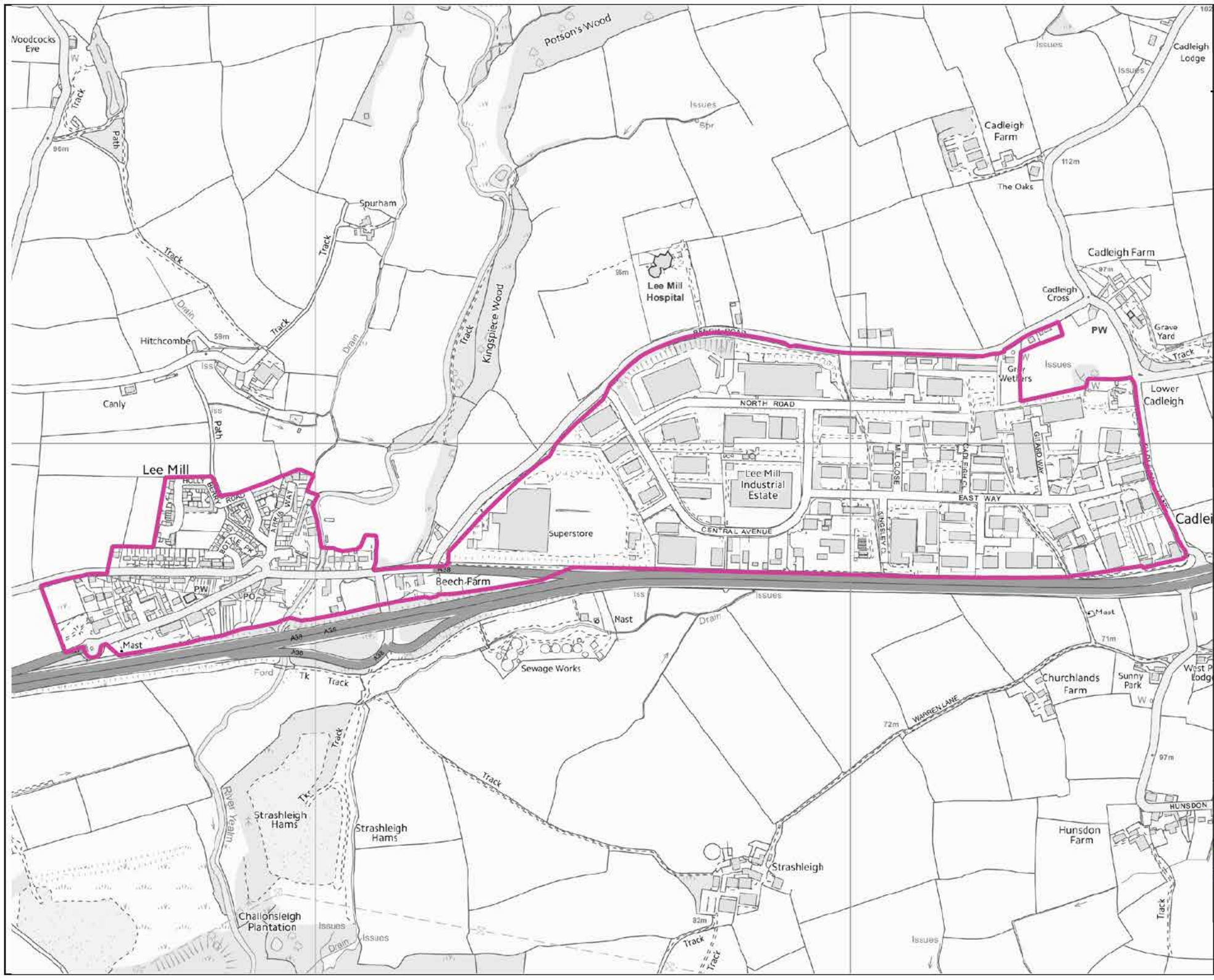
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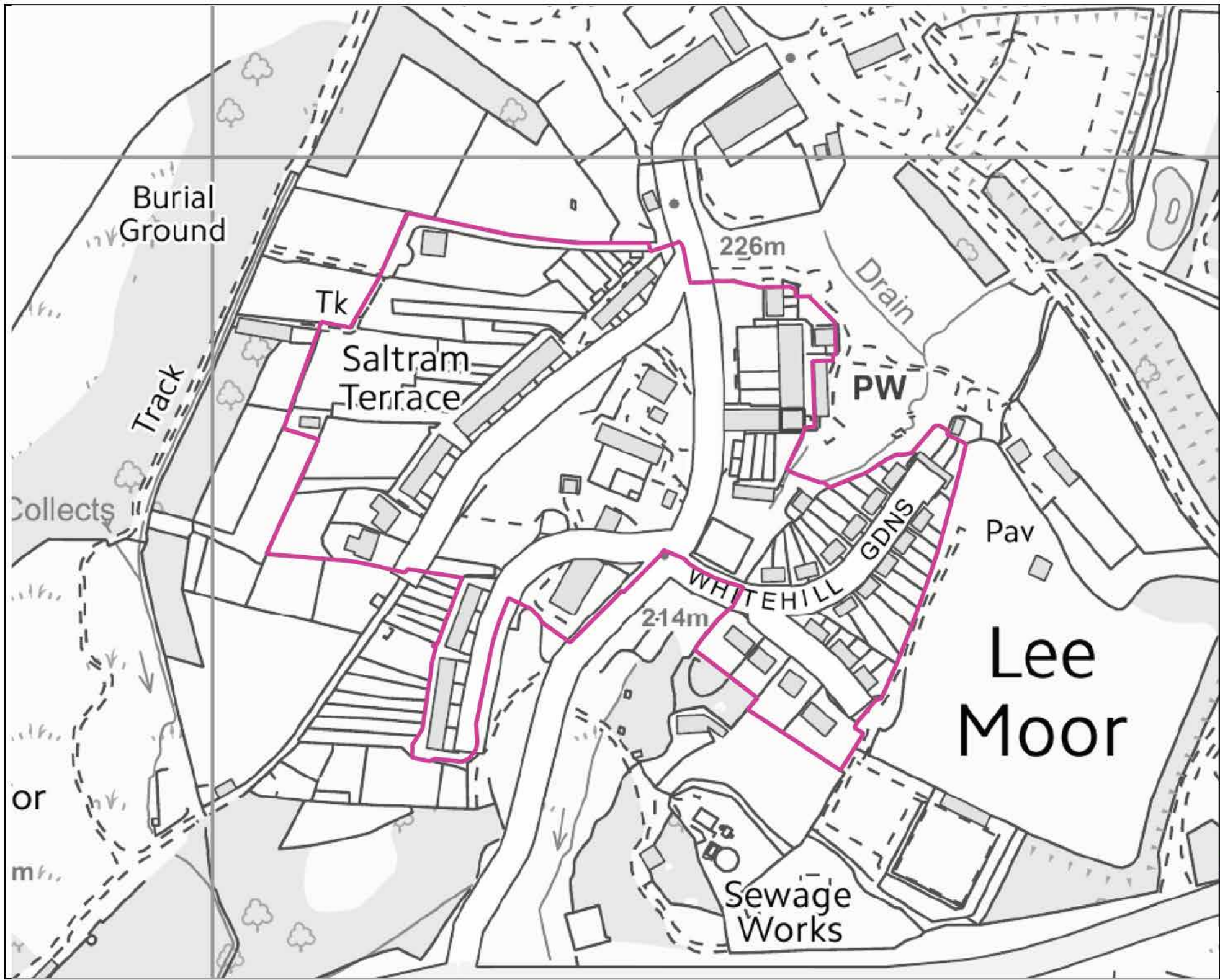




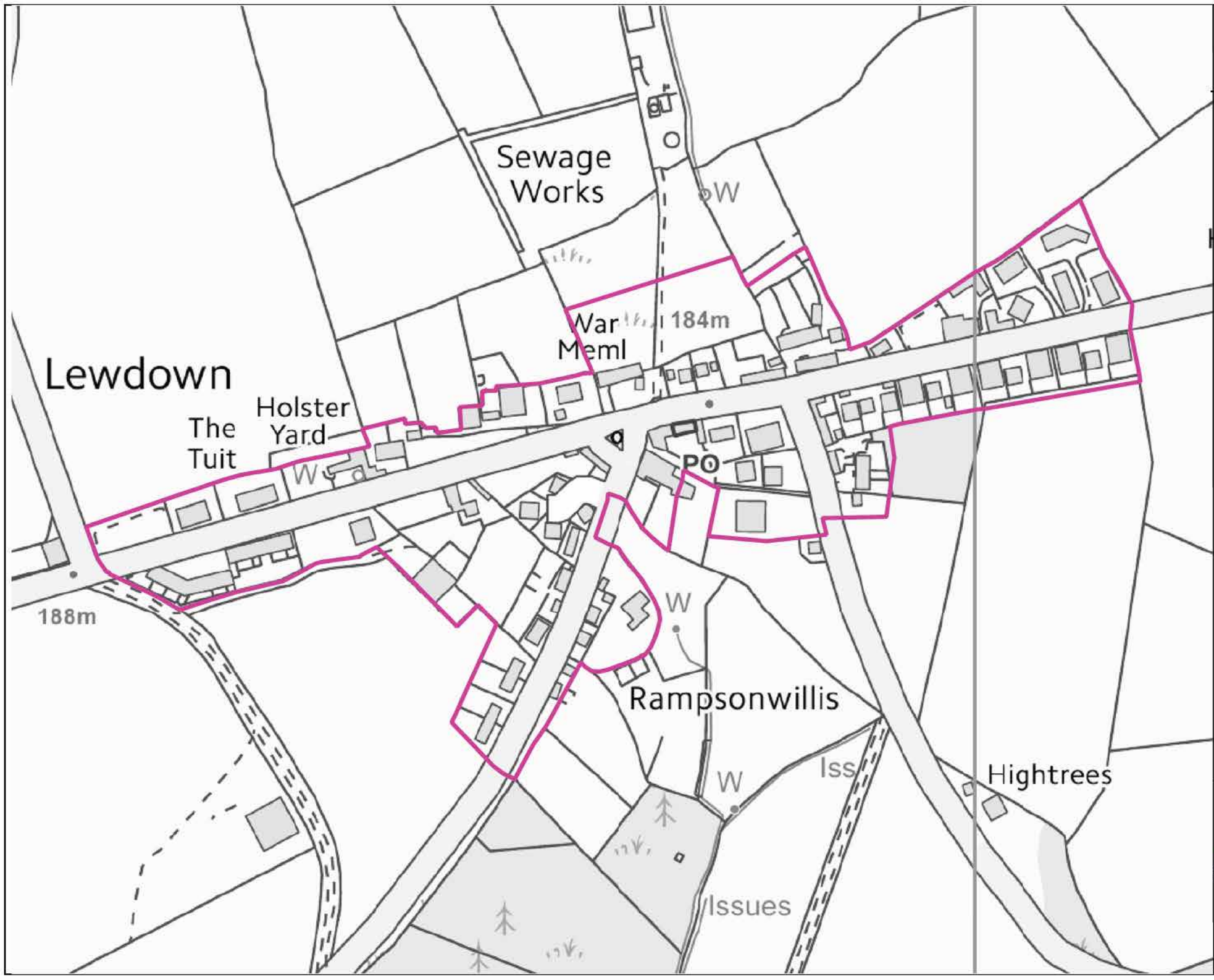
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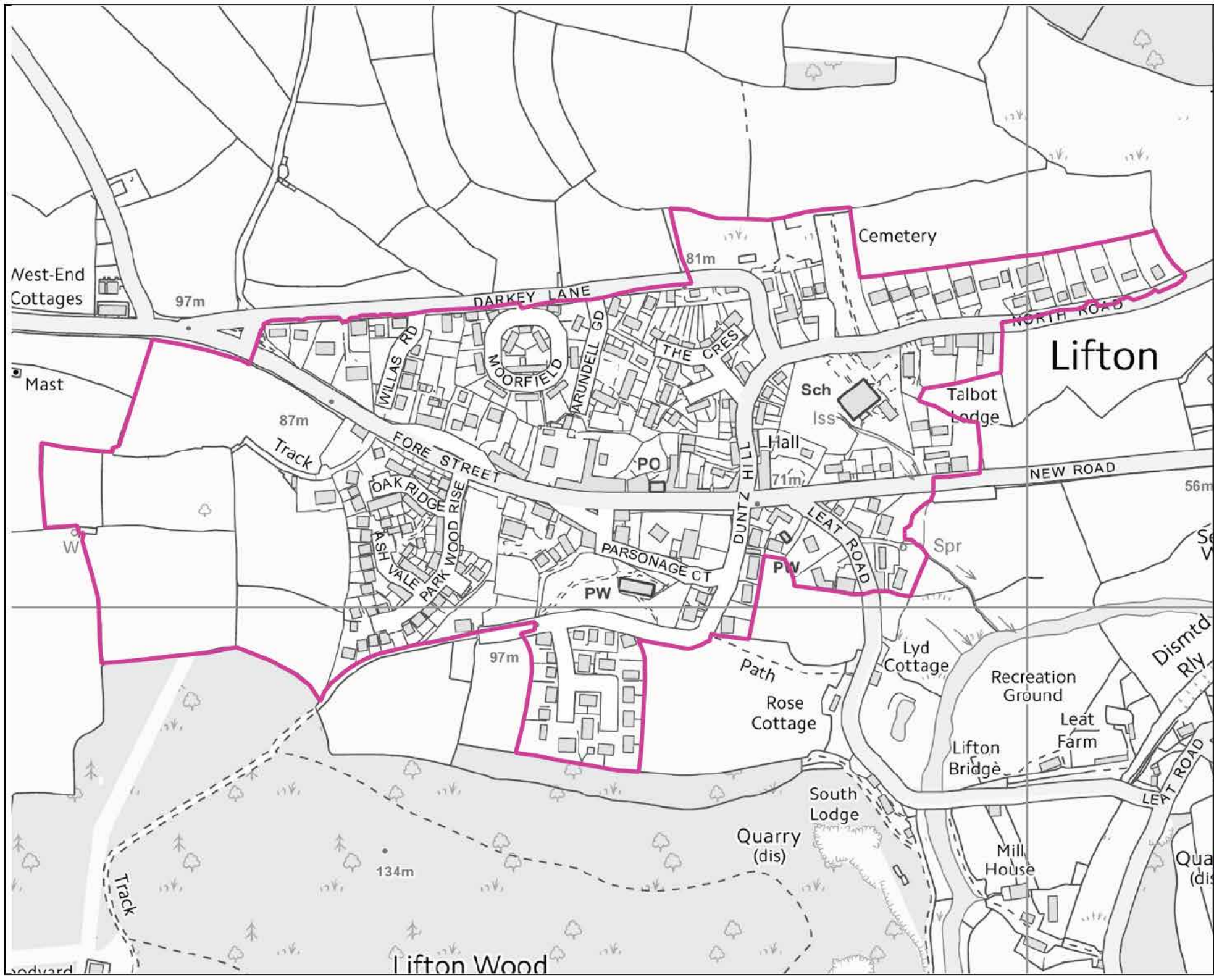




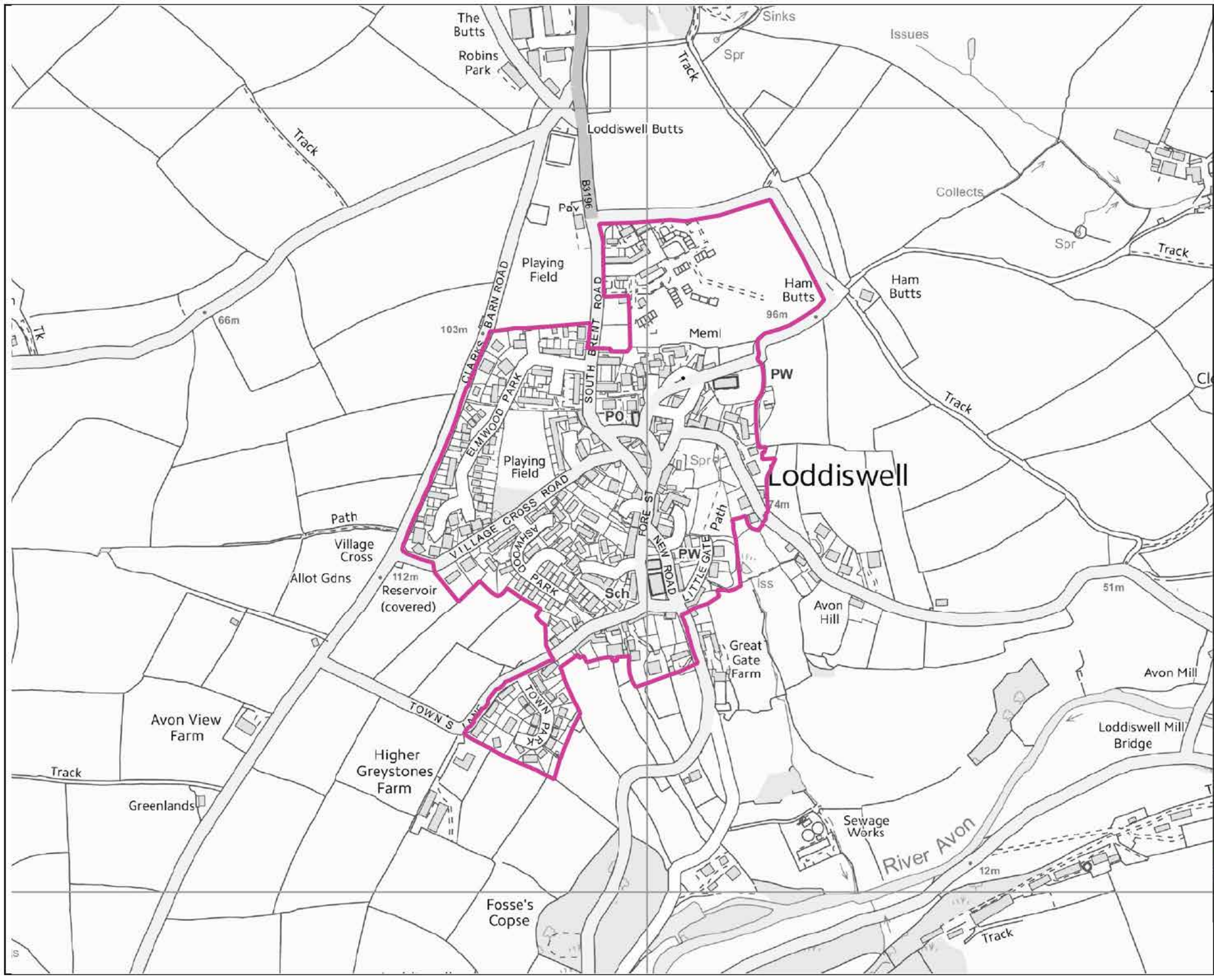


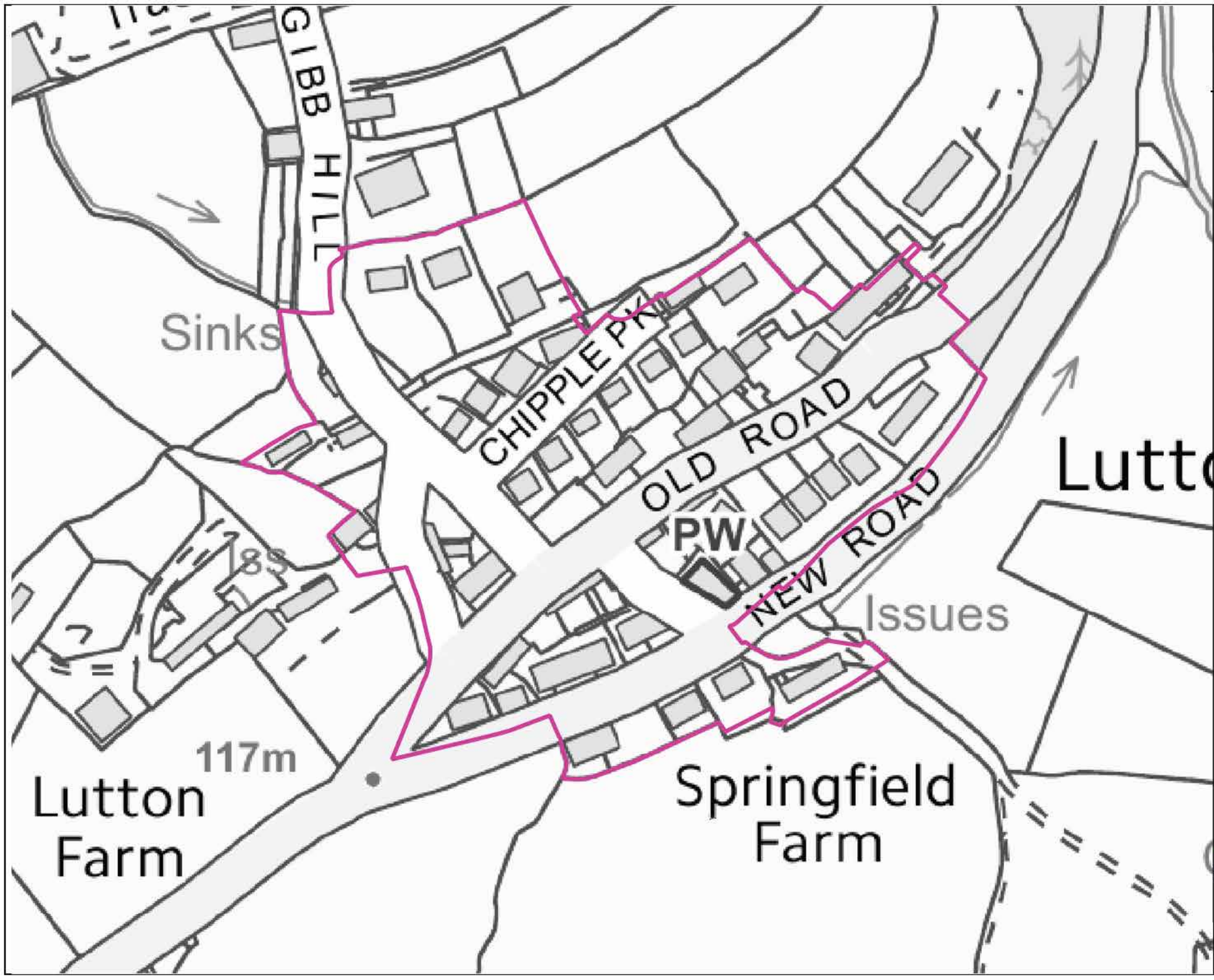






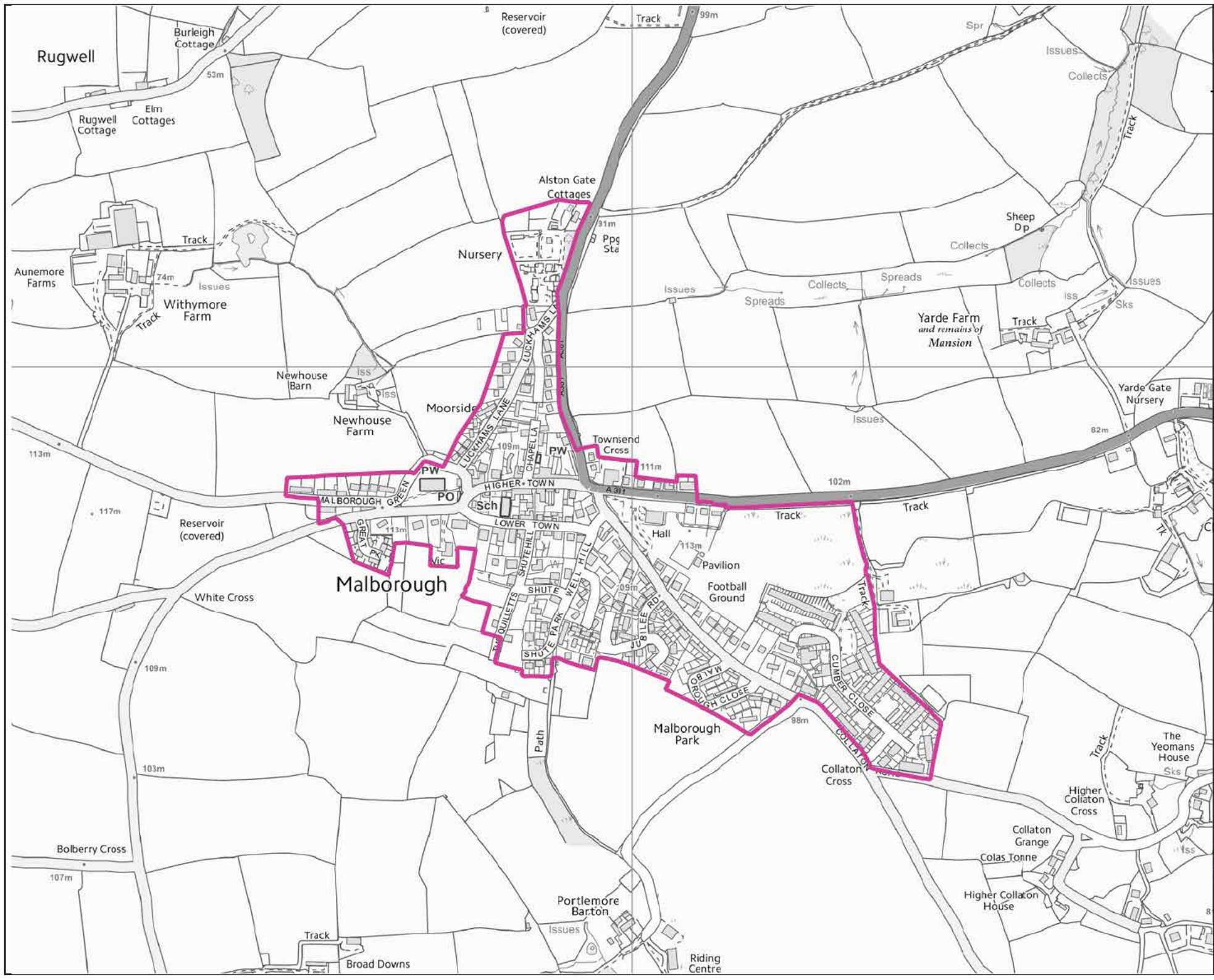
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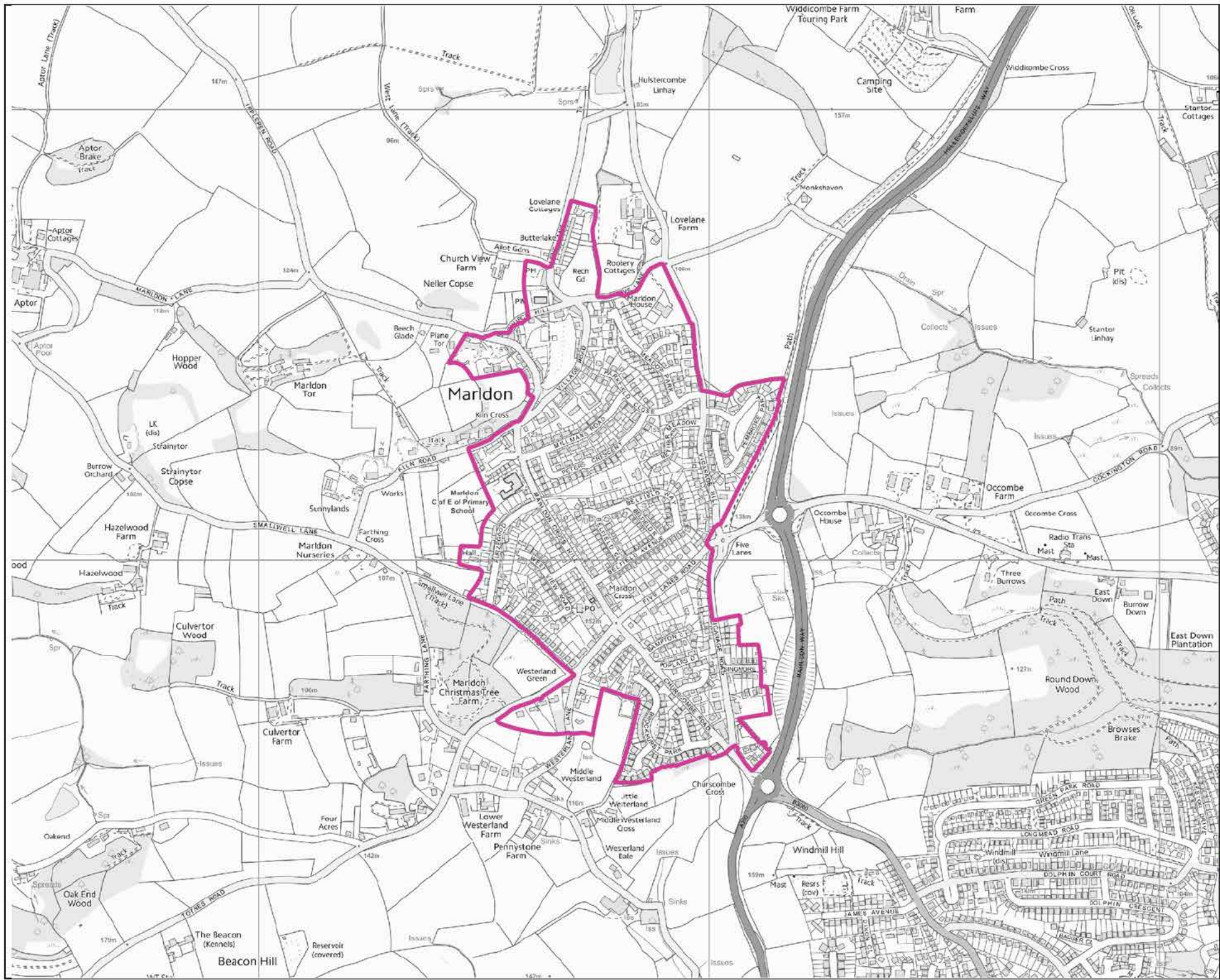




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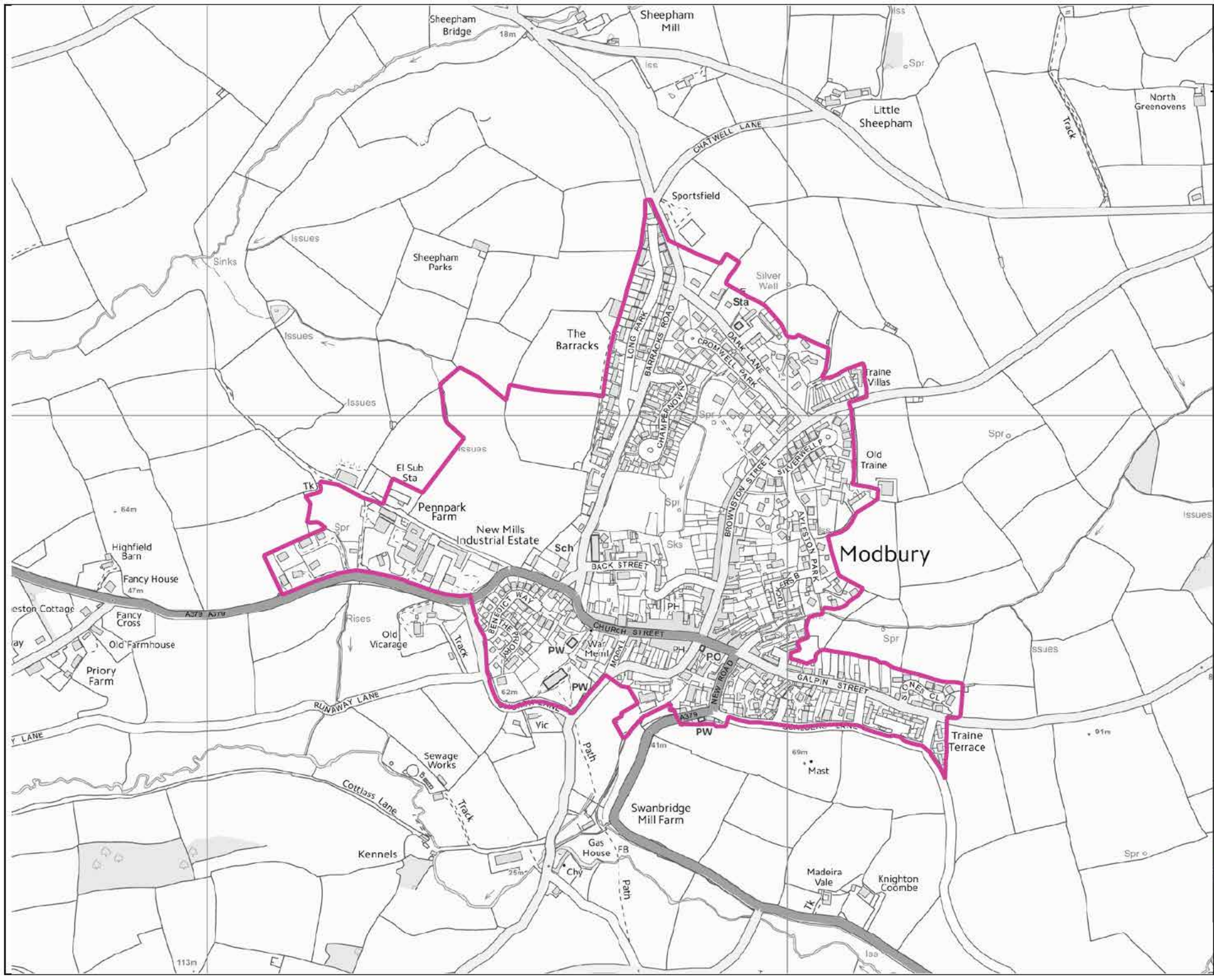


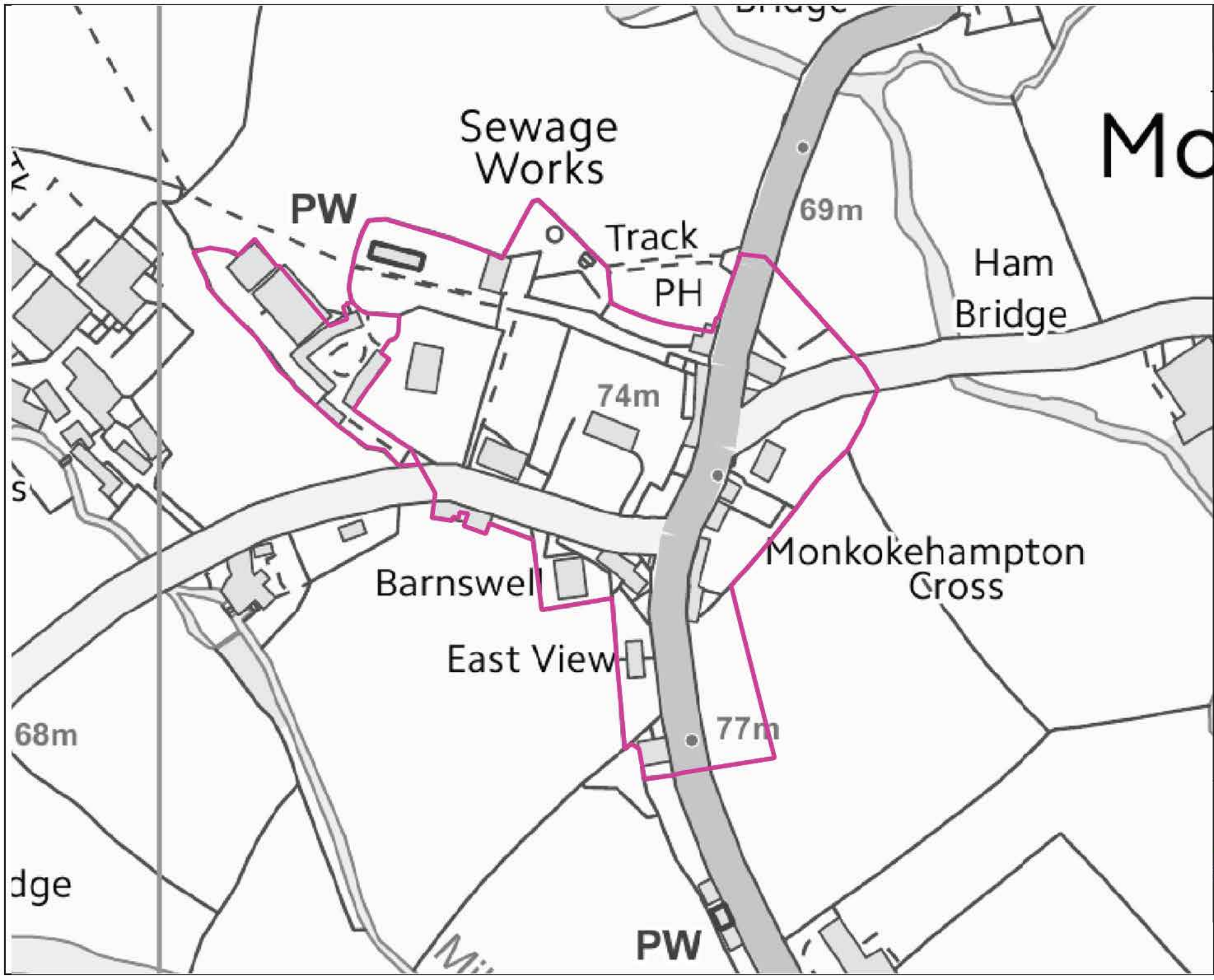


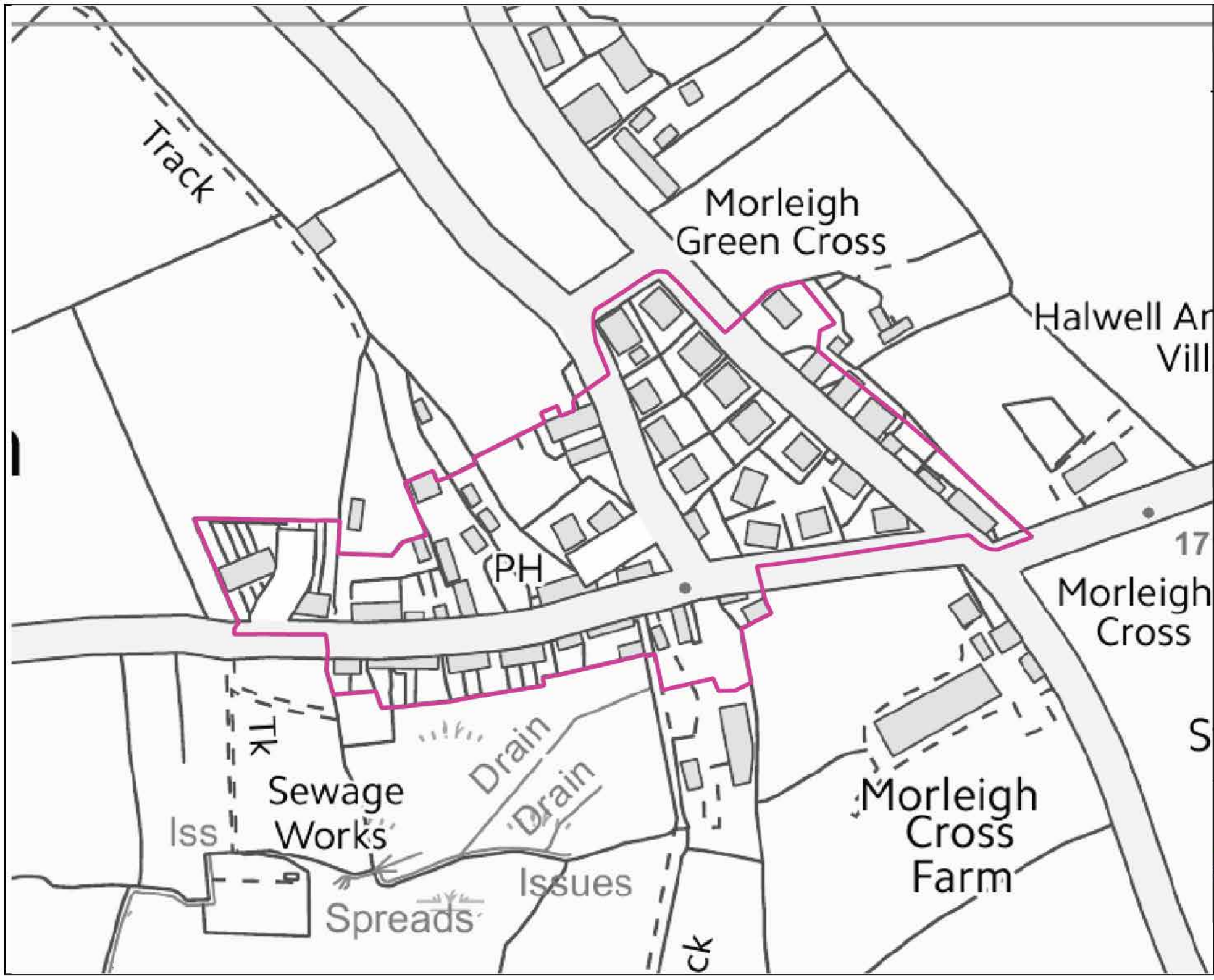


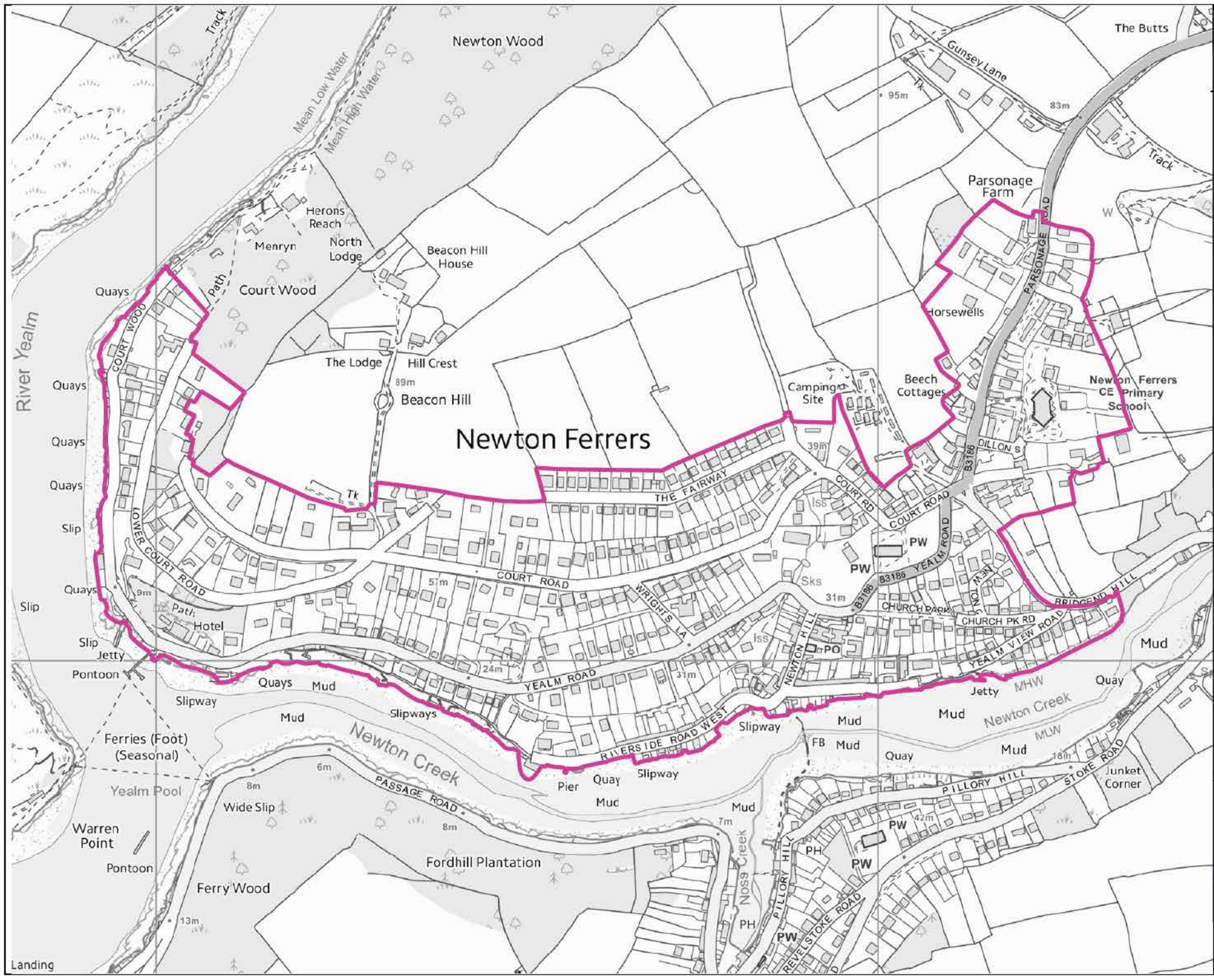
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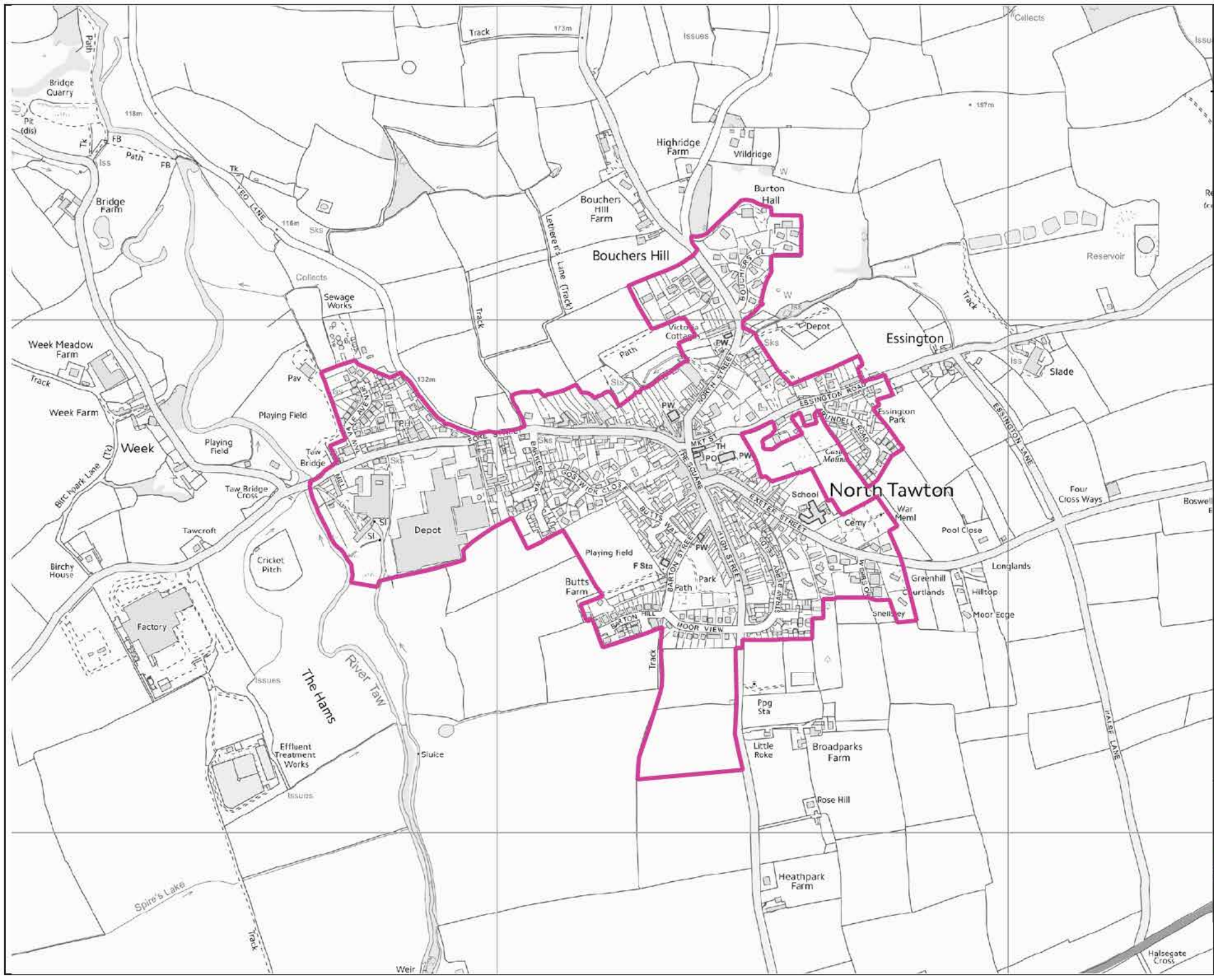


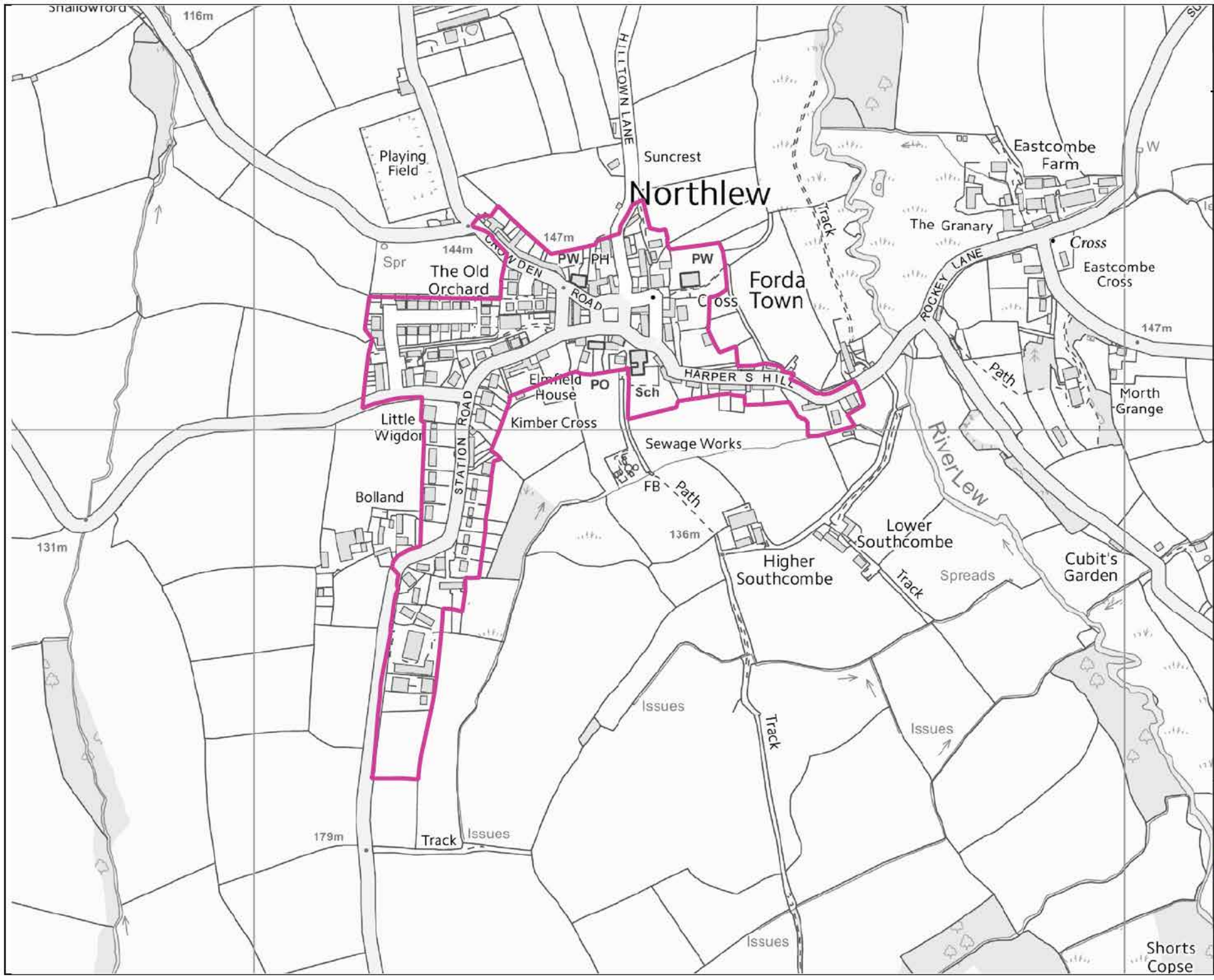










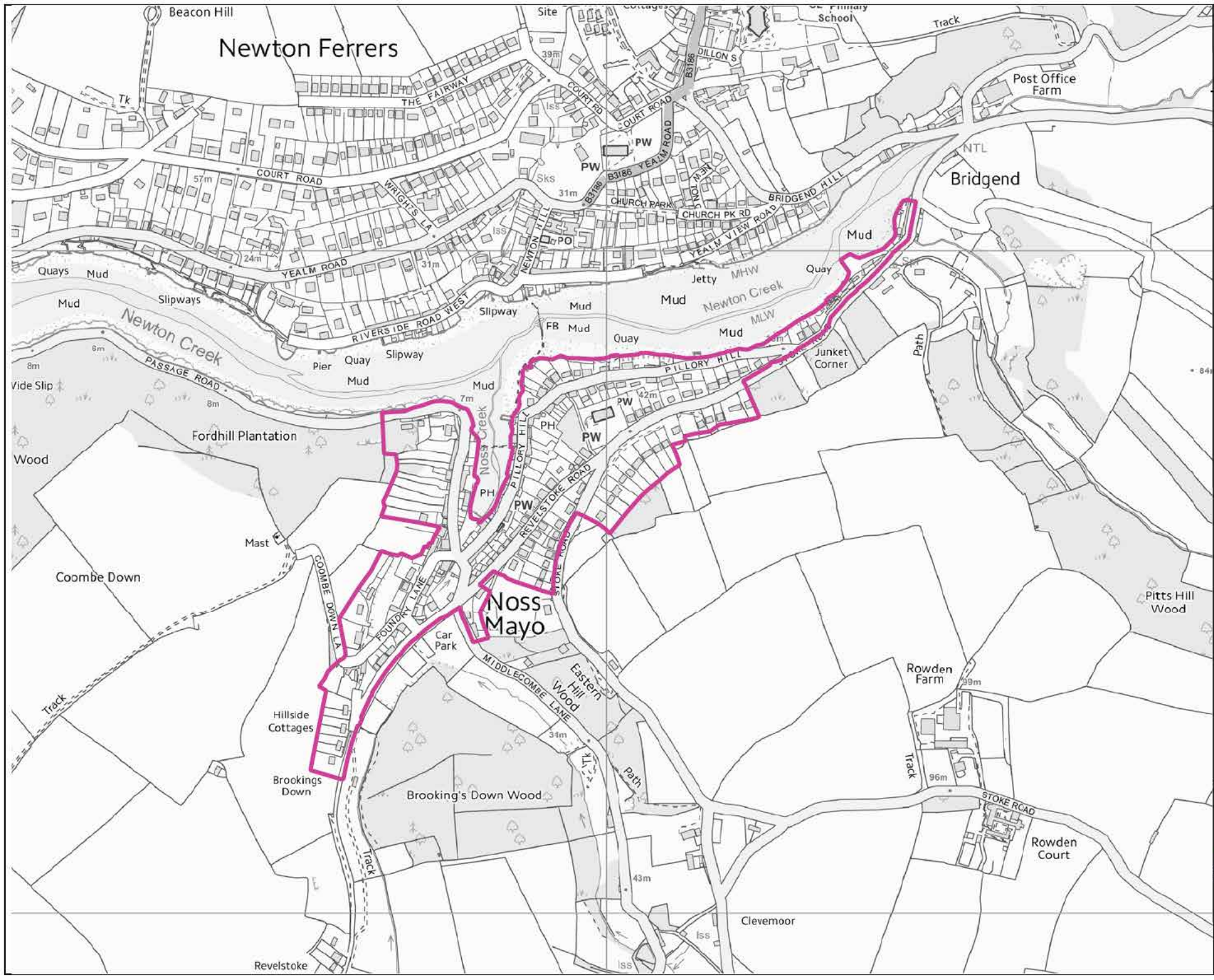


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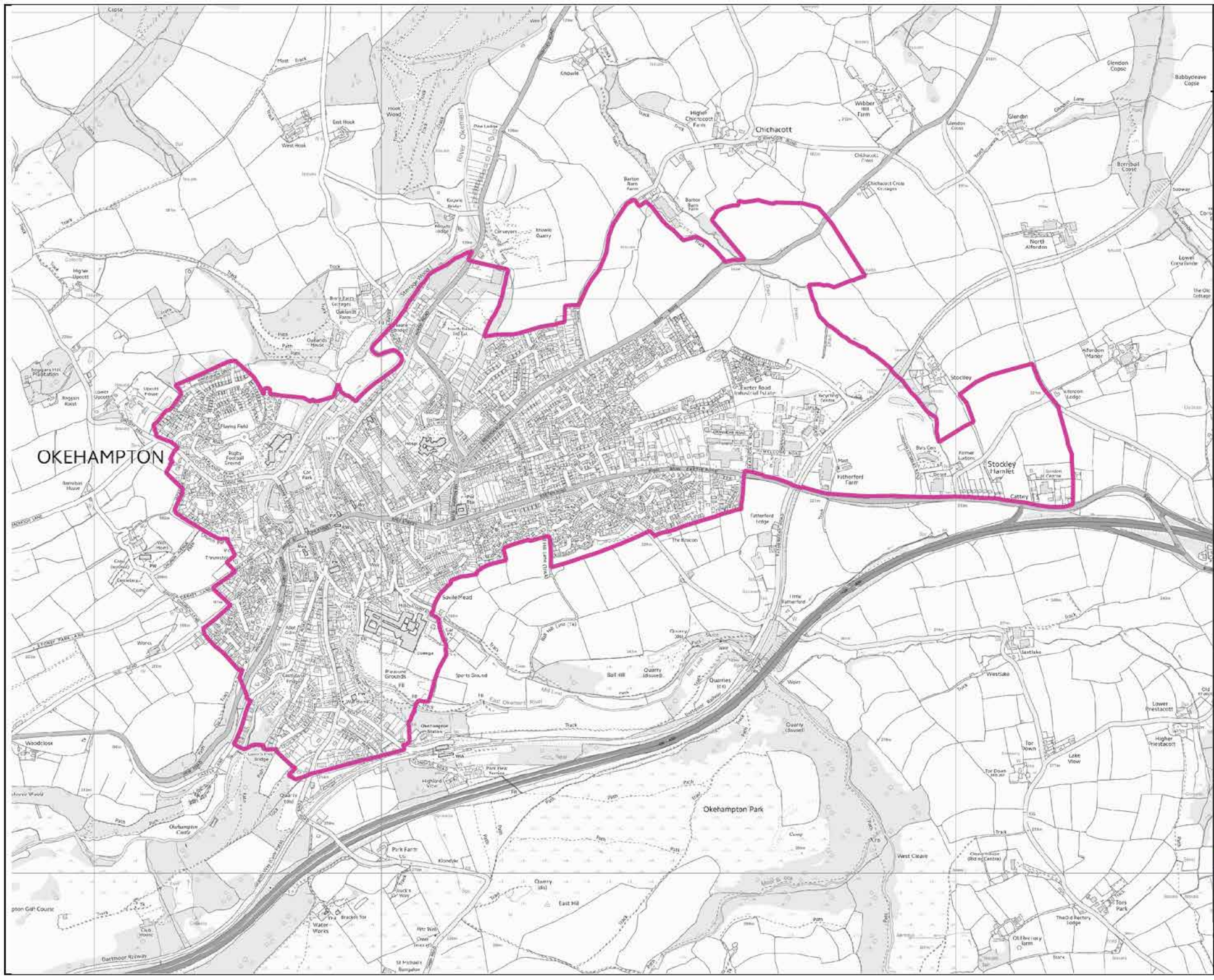
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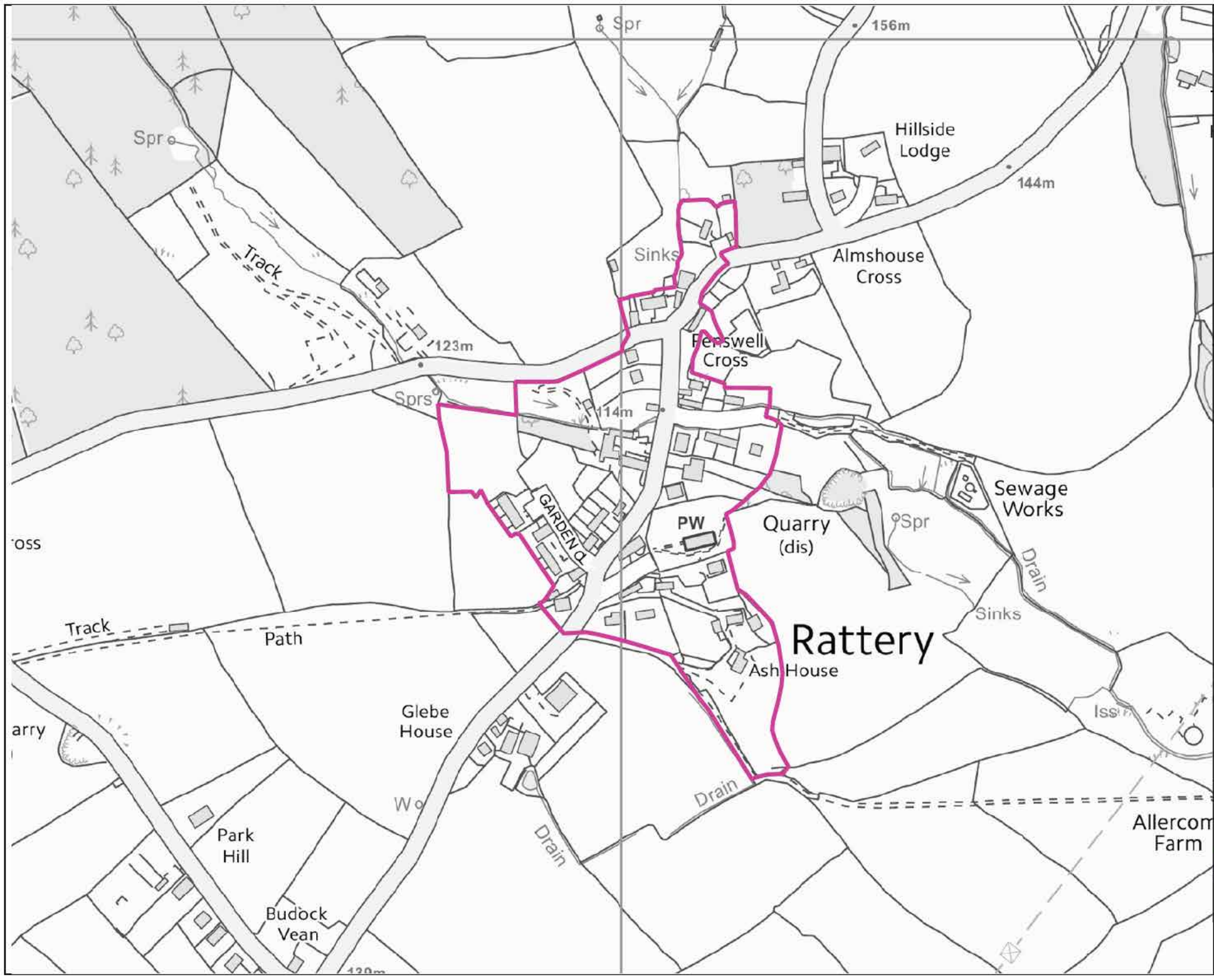


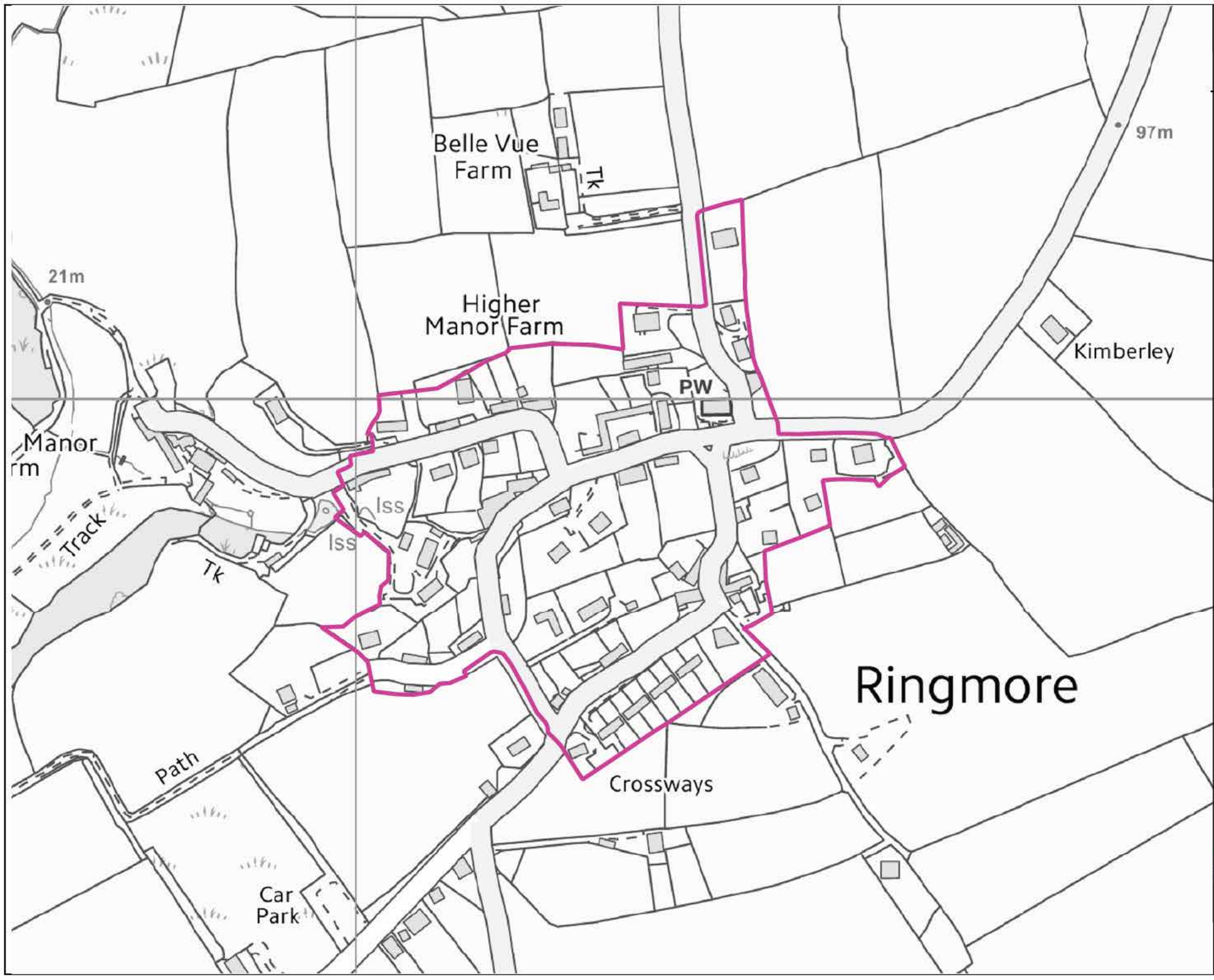
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OKEHAMPTON



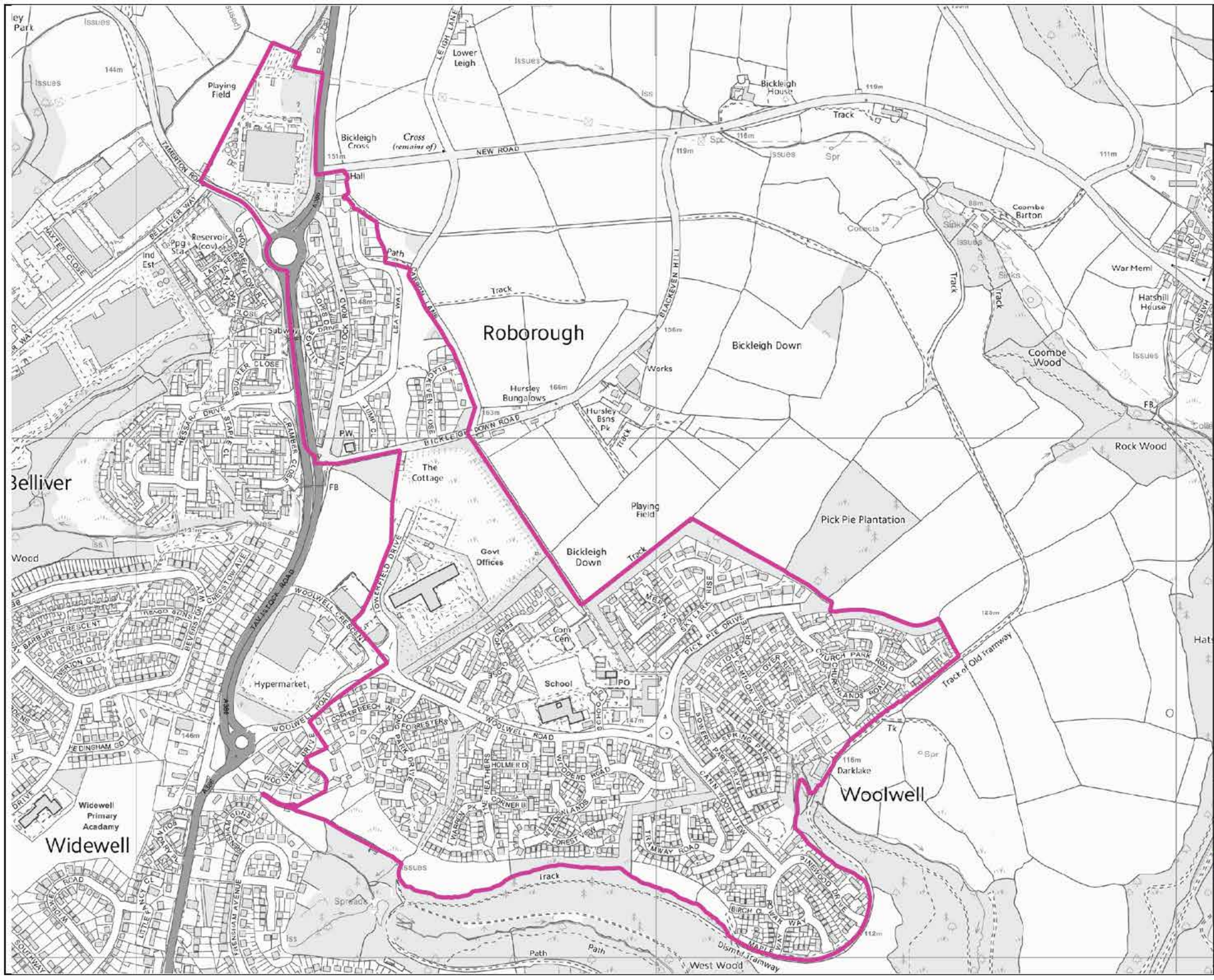


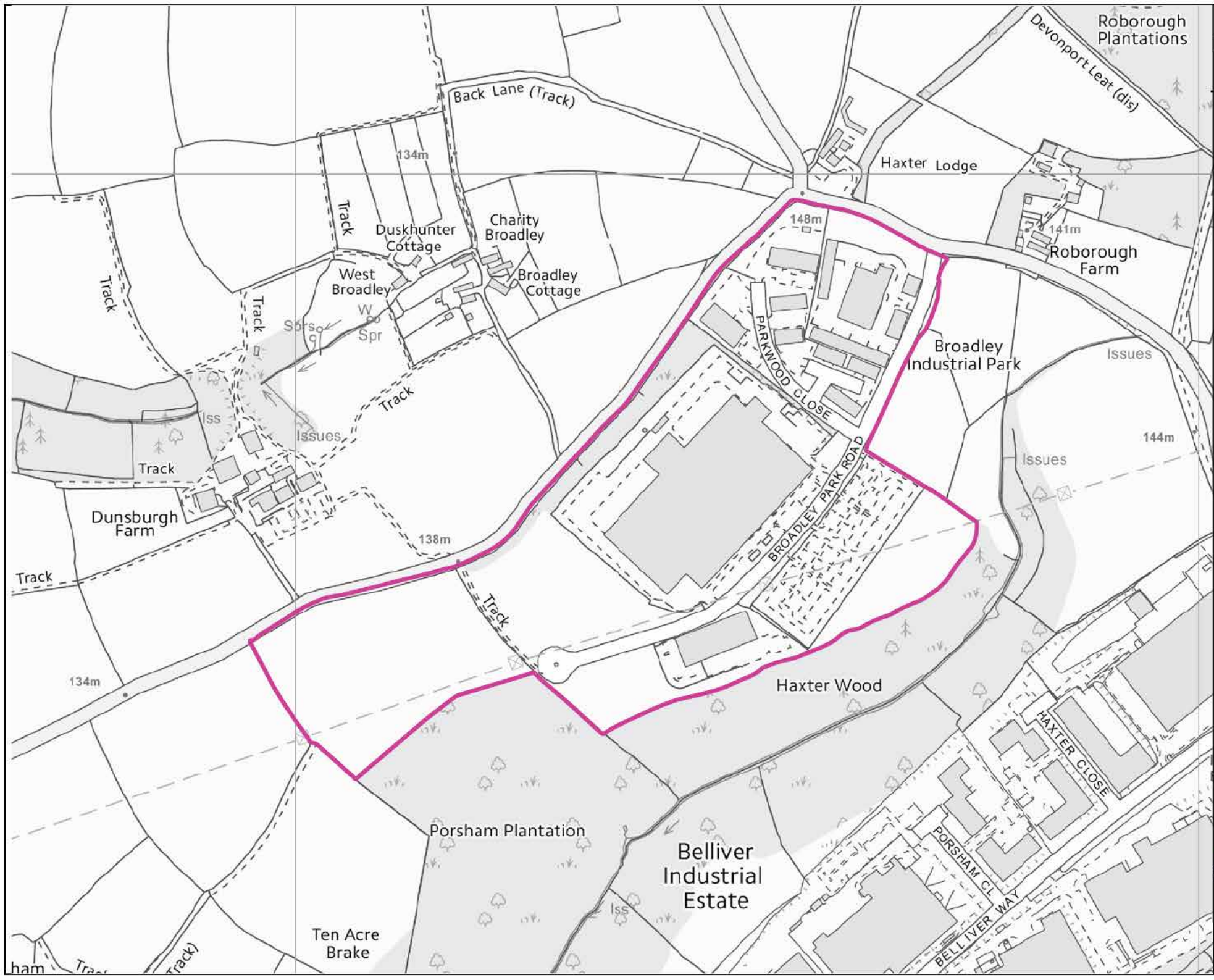


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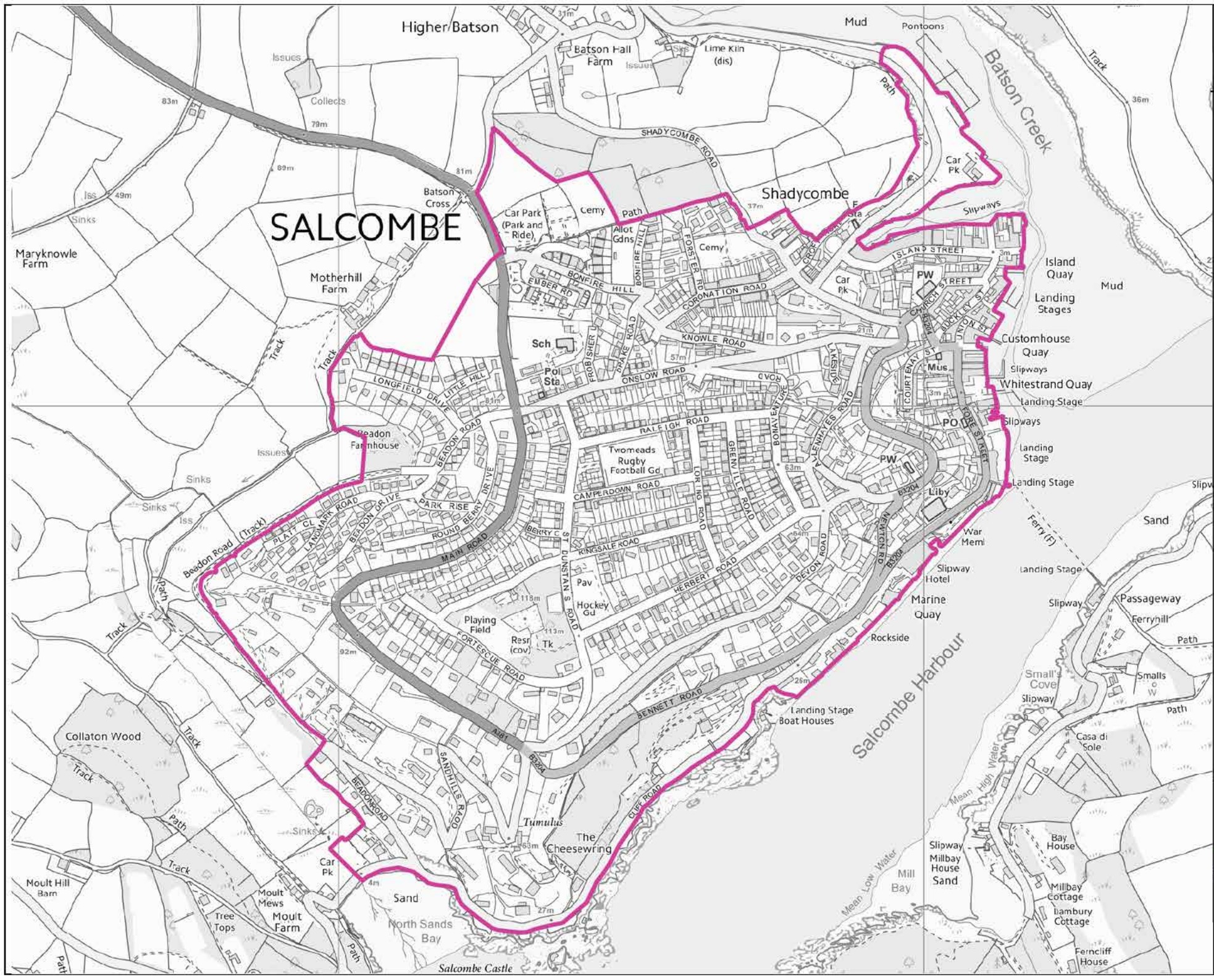


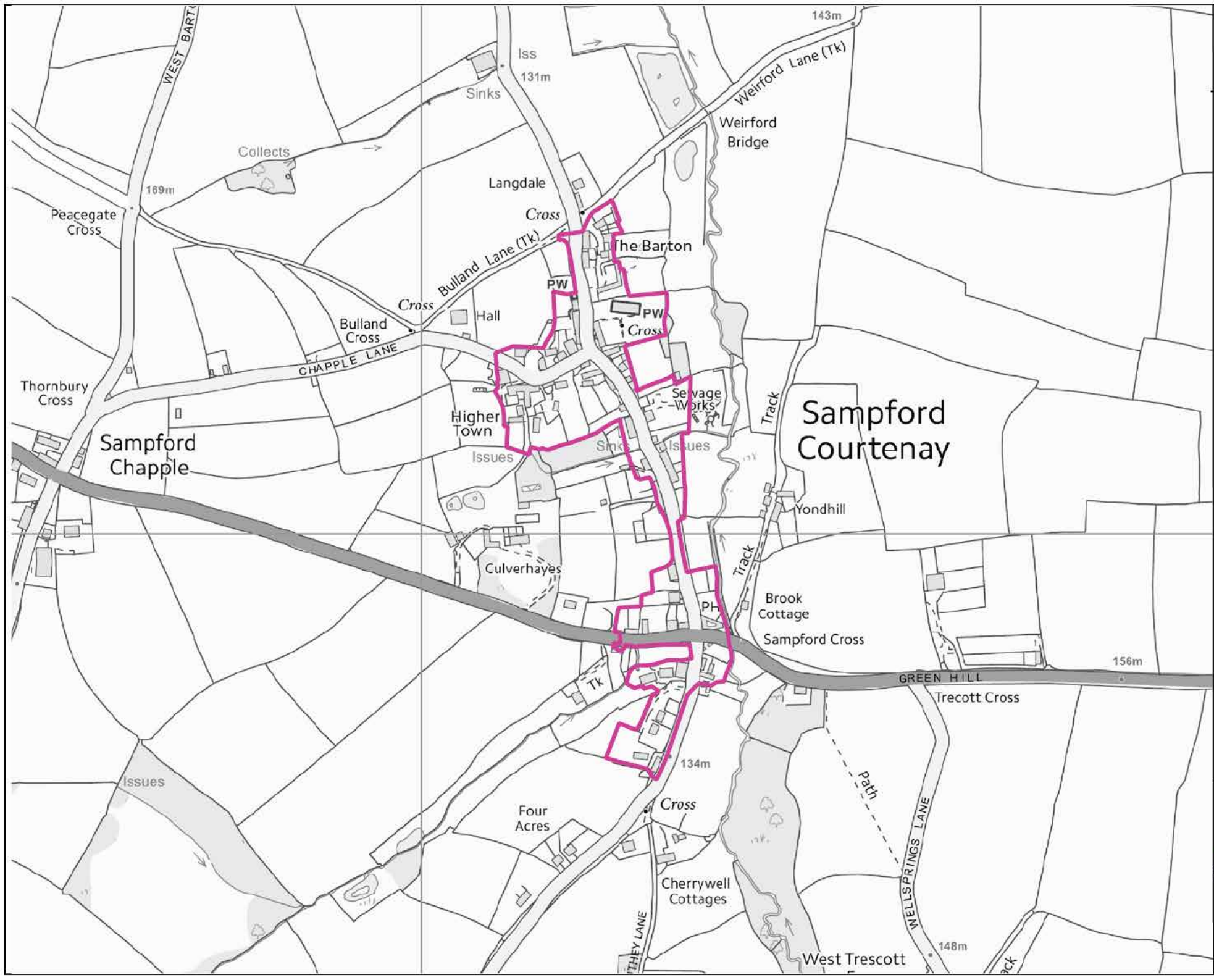
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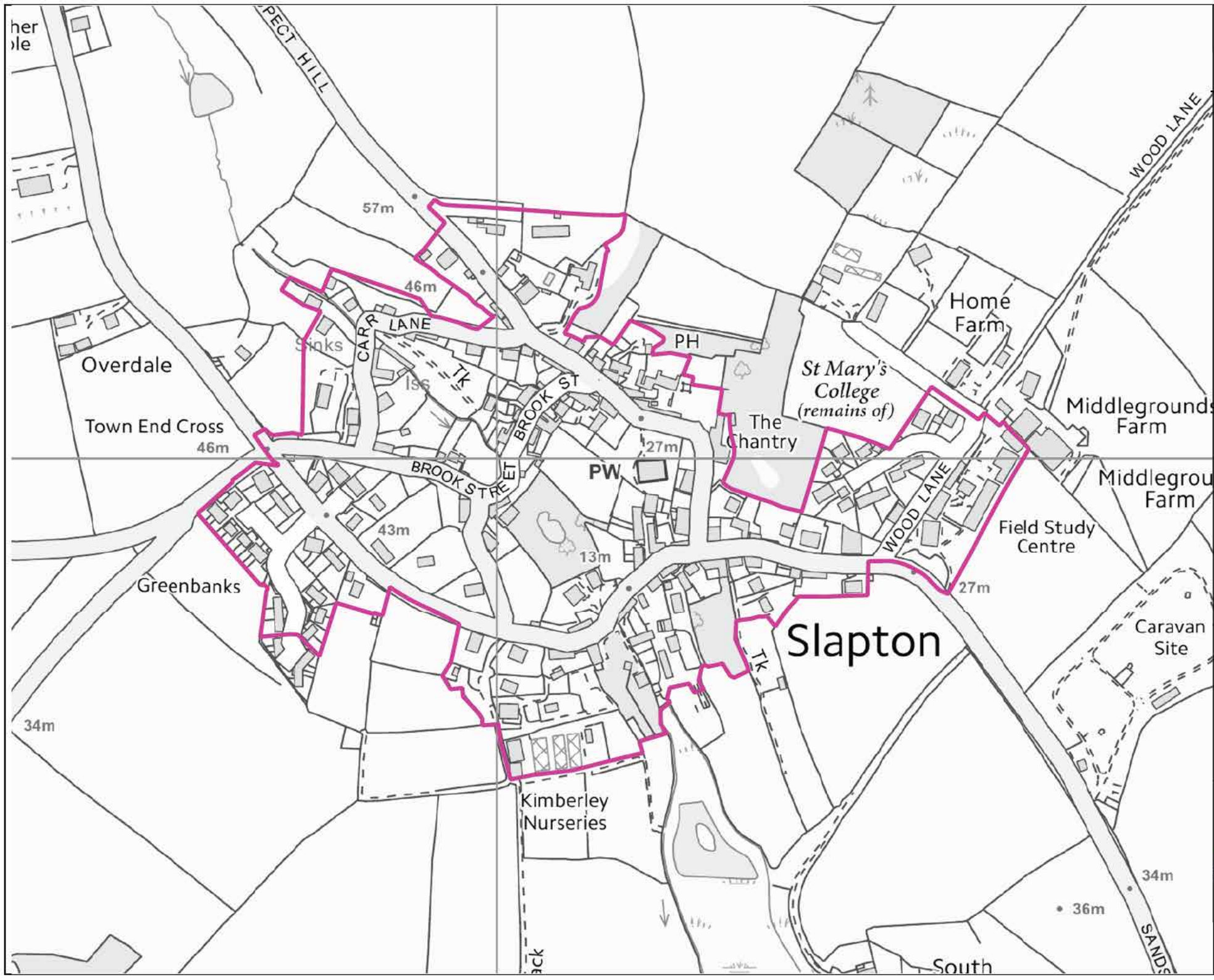


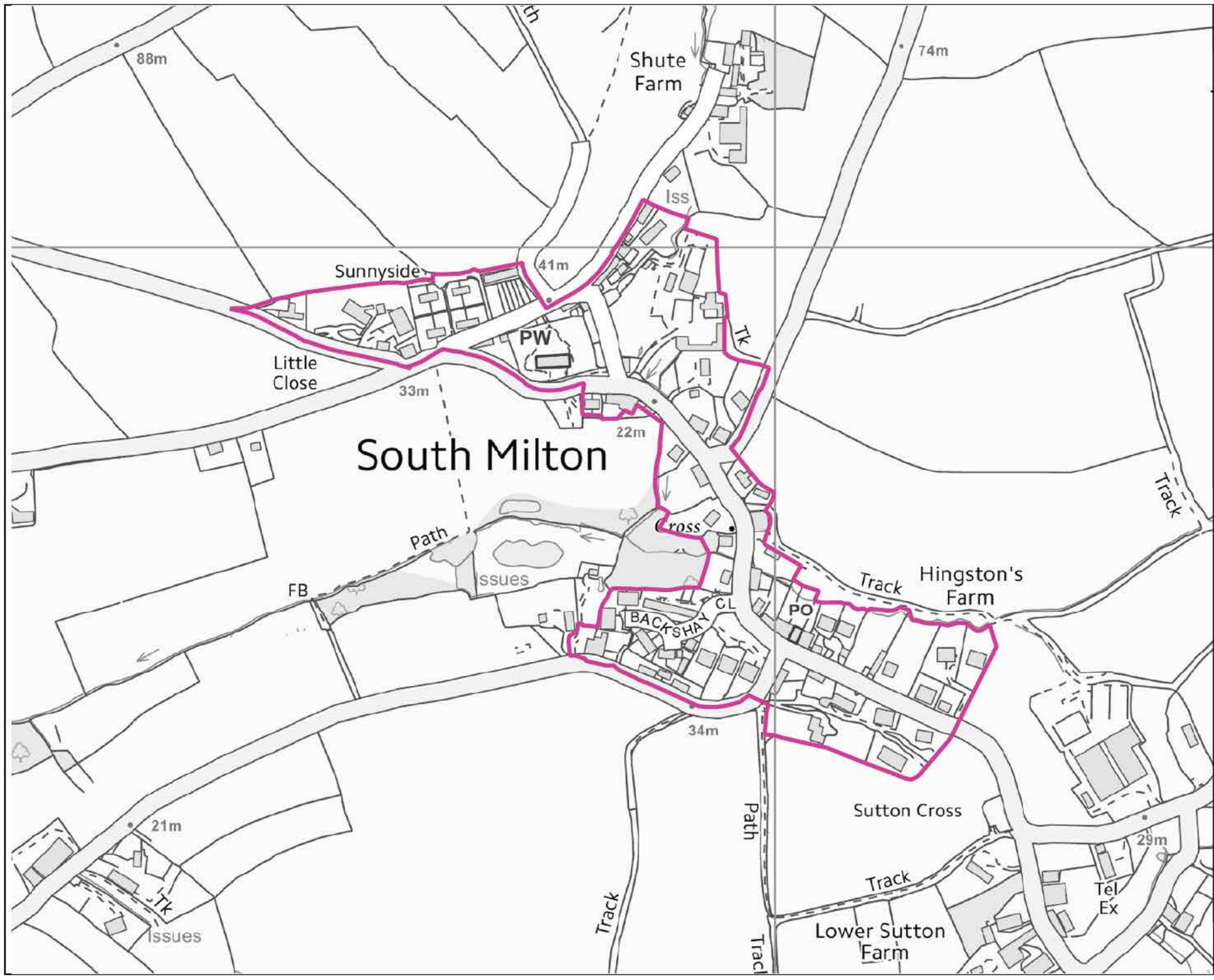


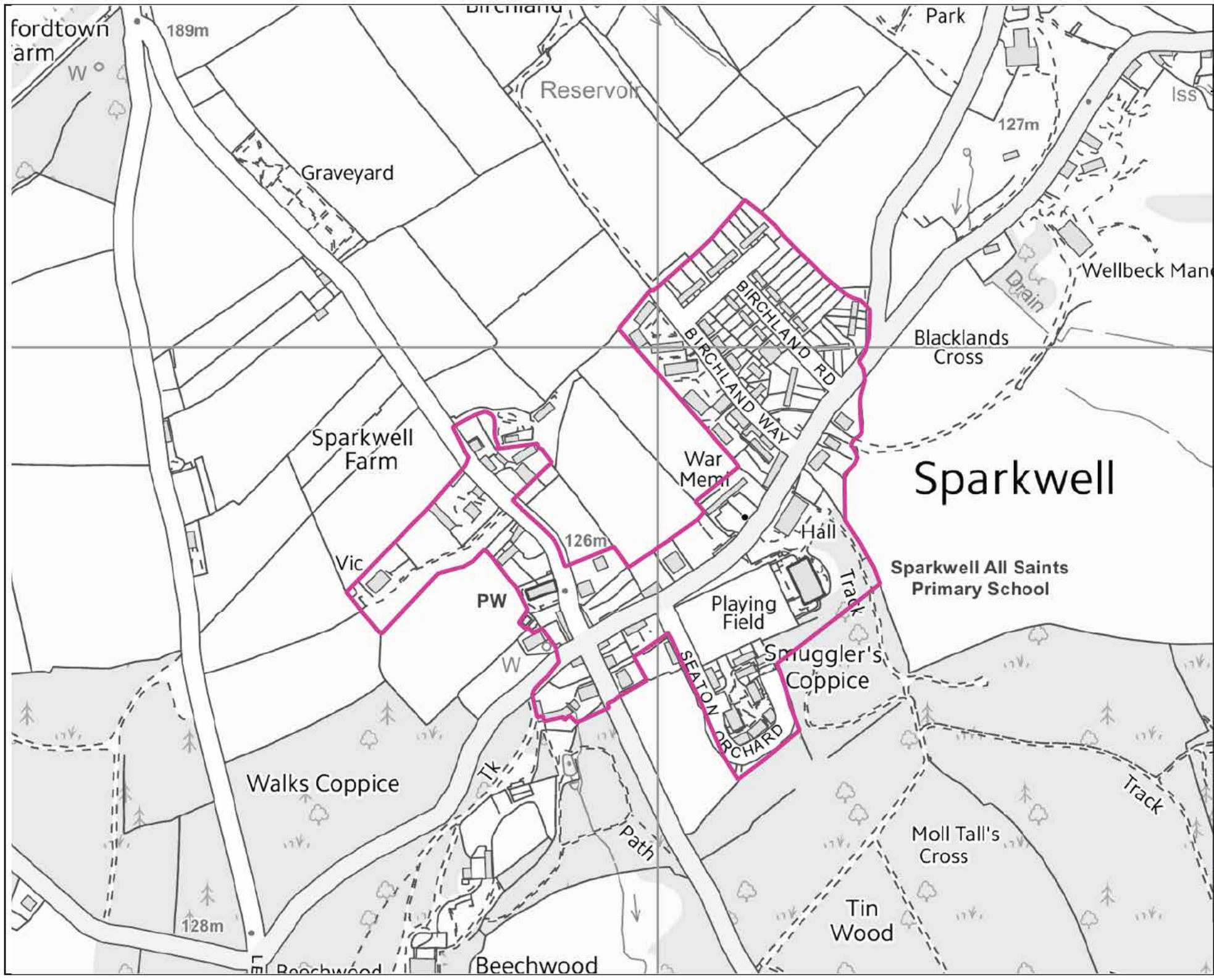
SALCOMBE







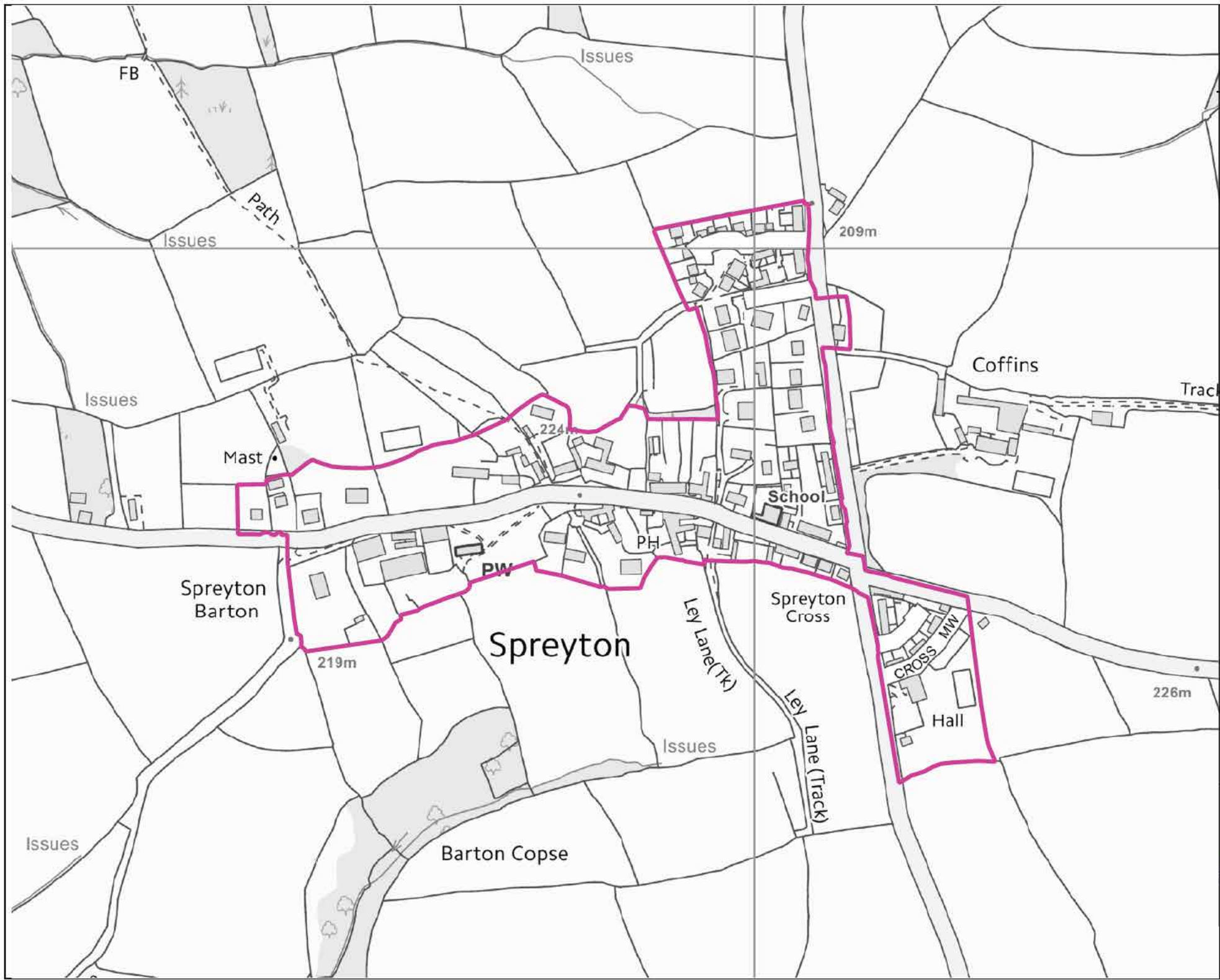


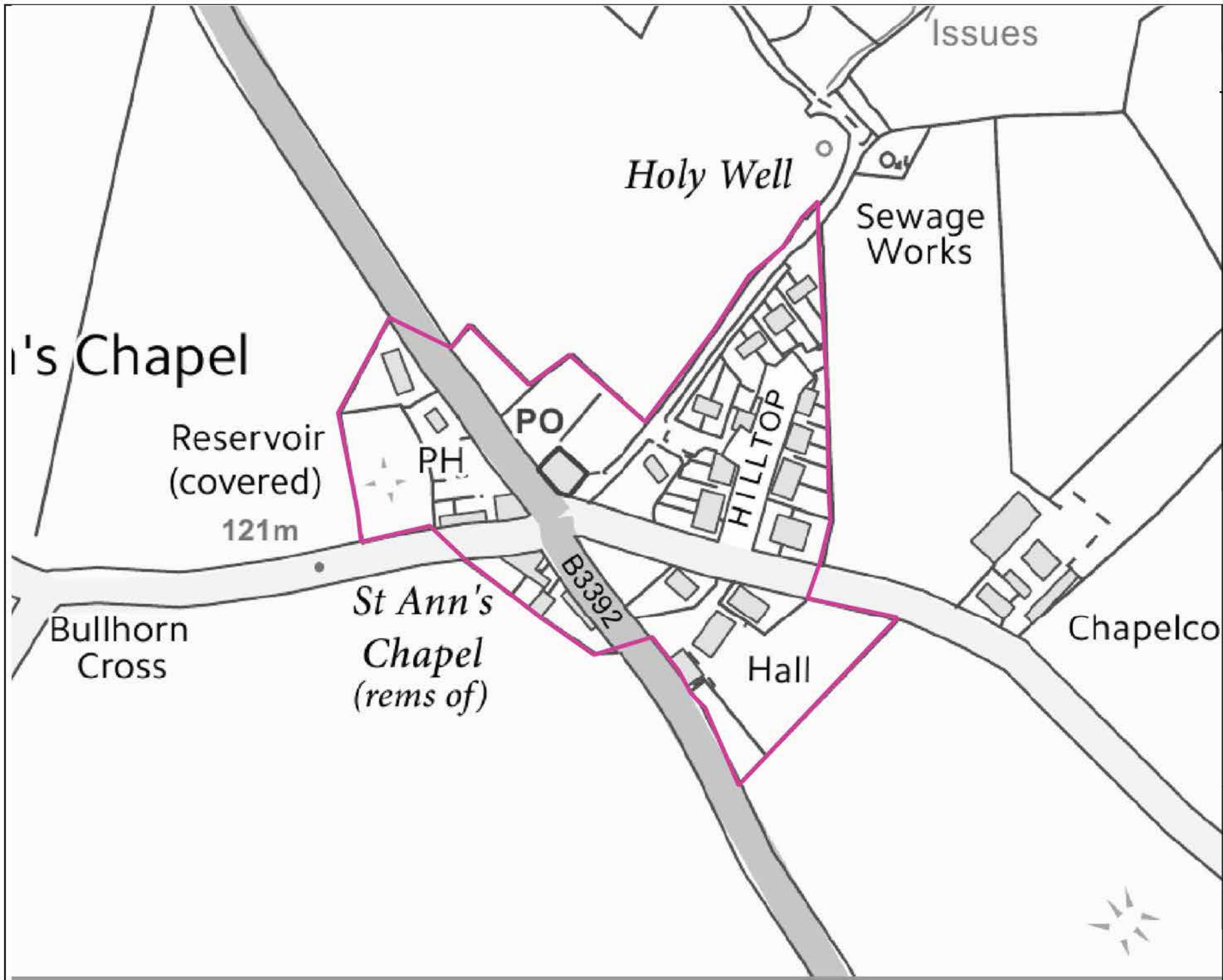


Sparkwell

Sparkwell



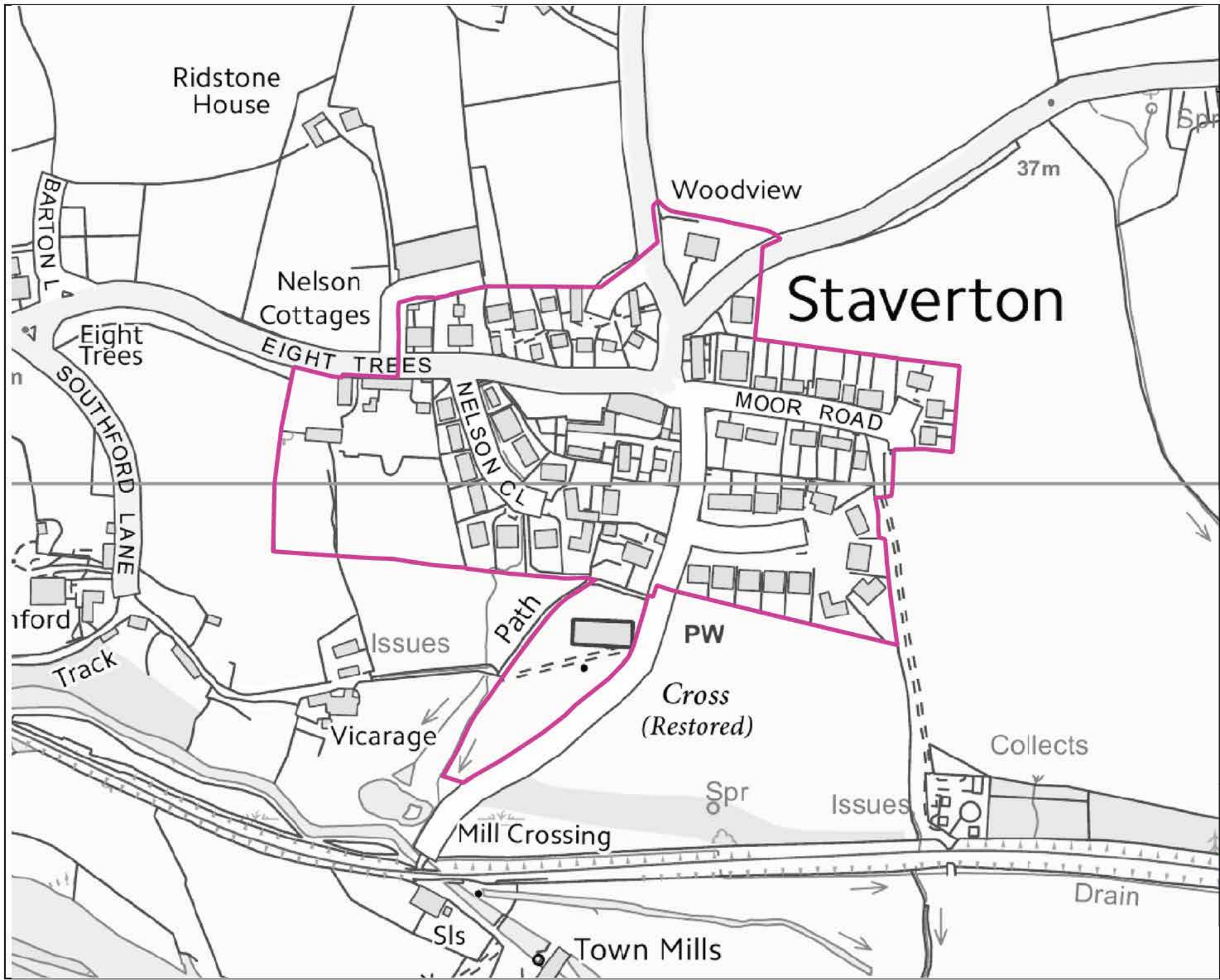




St Ann's Chapel



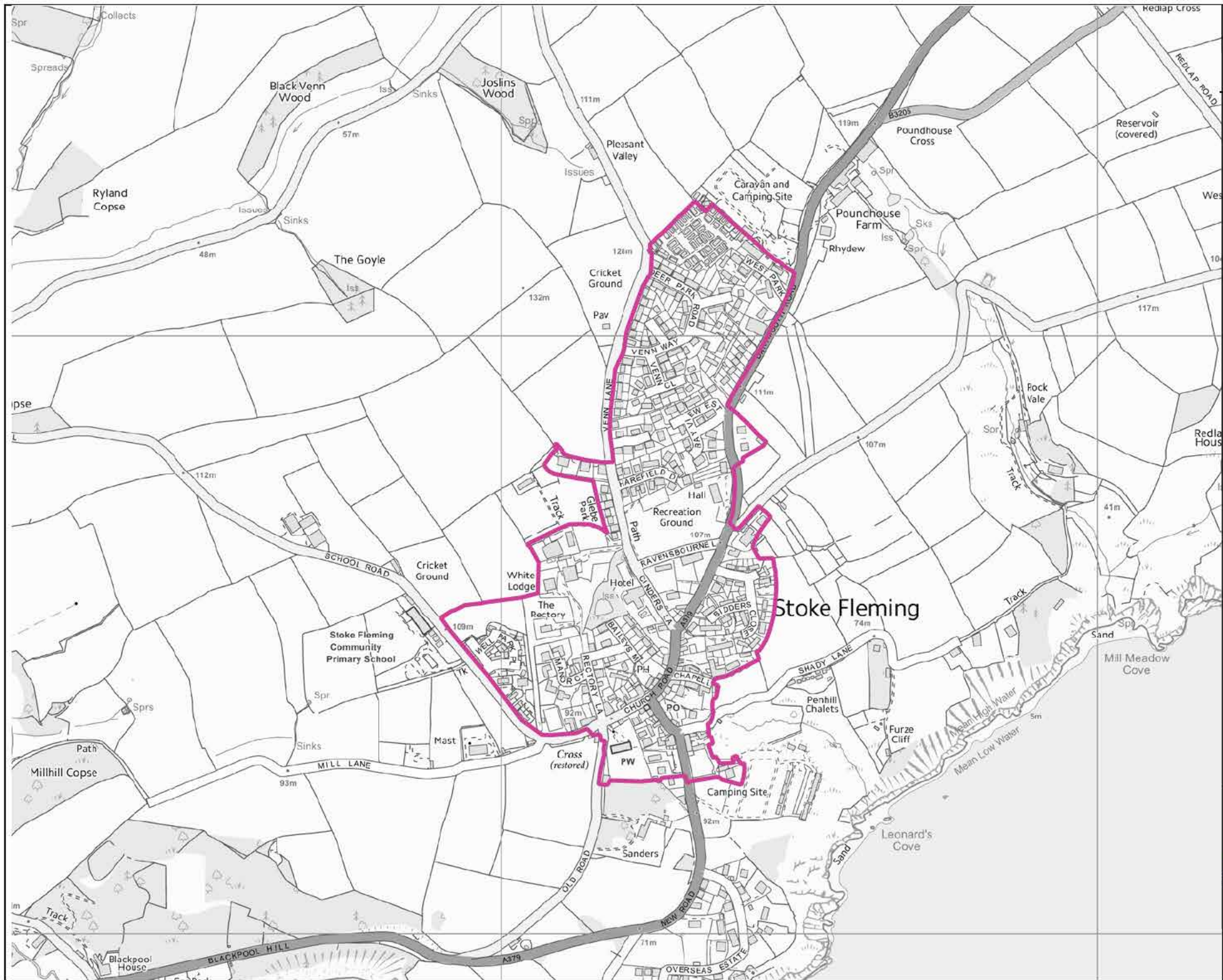
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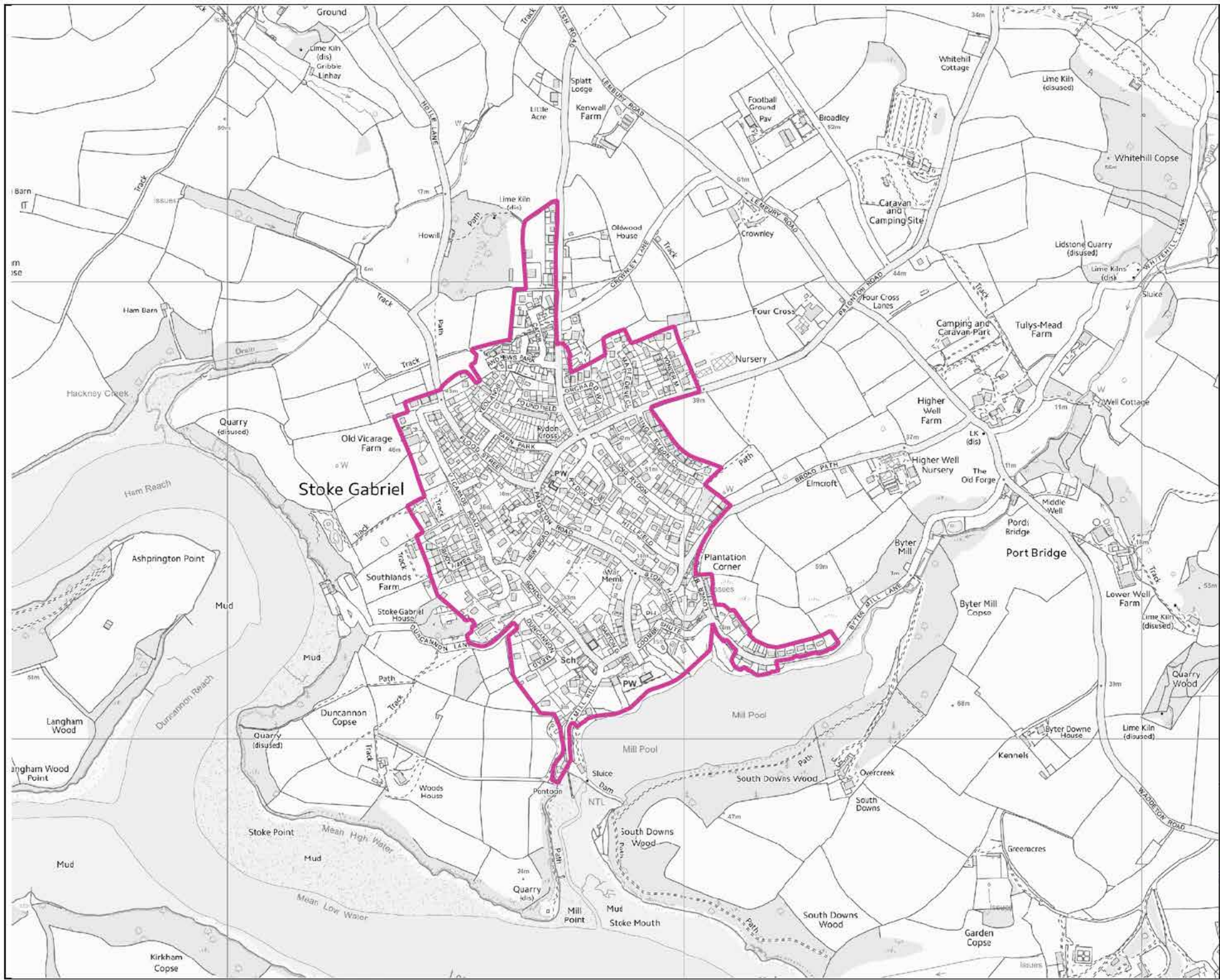


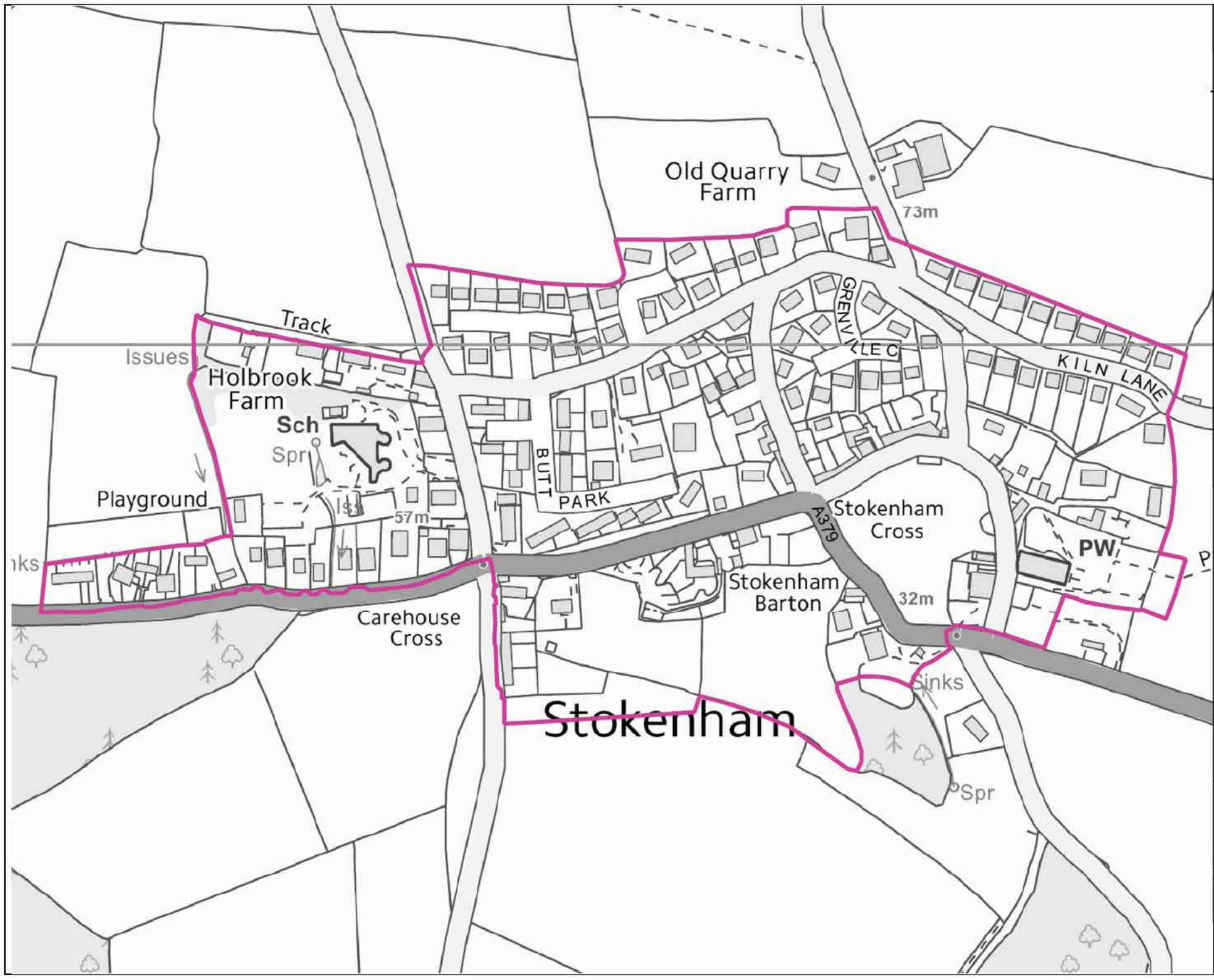
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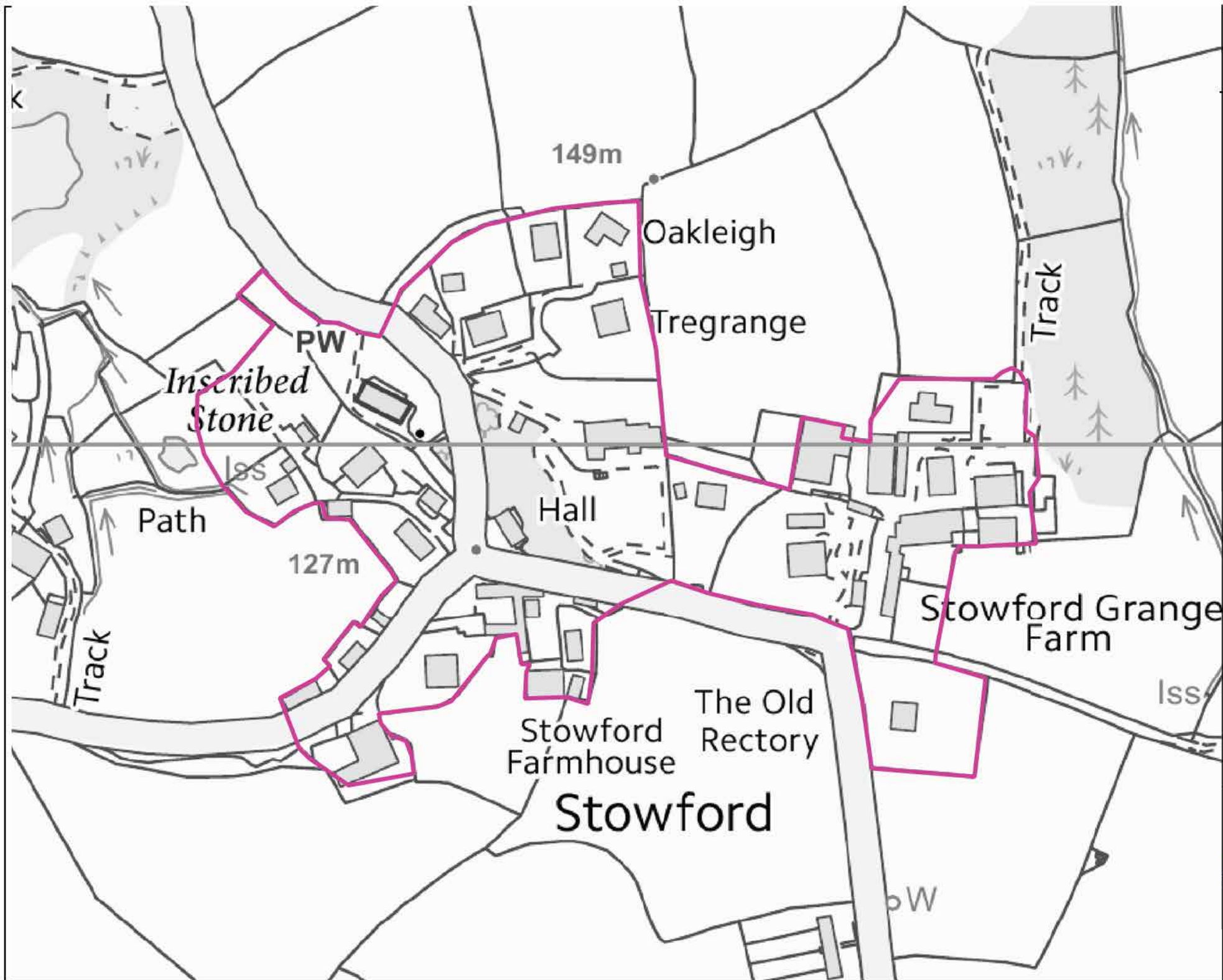


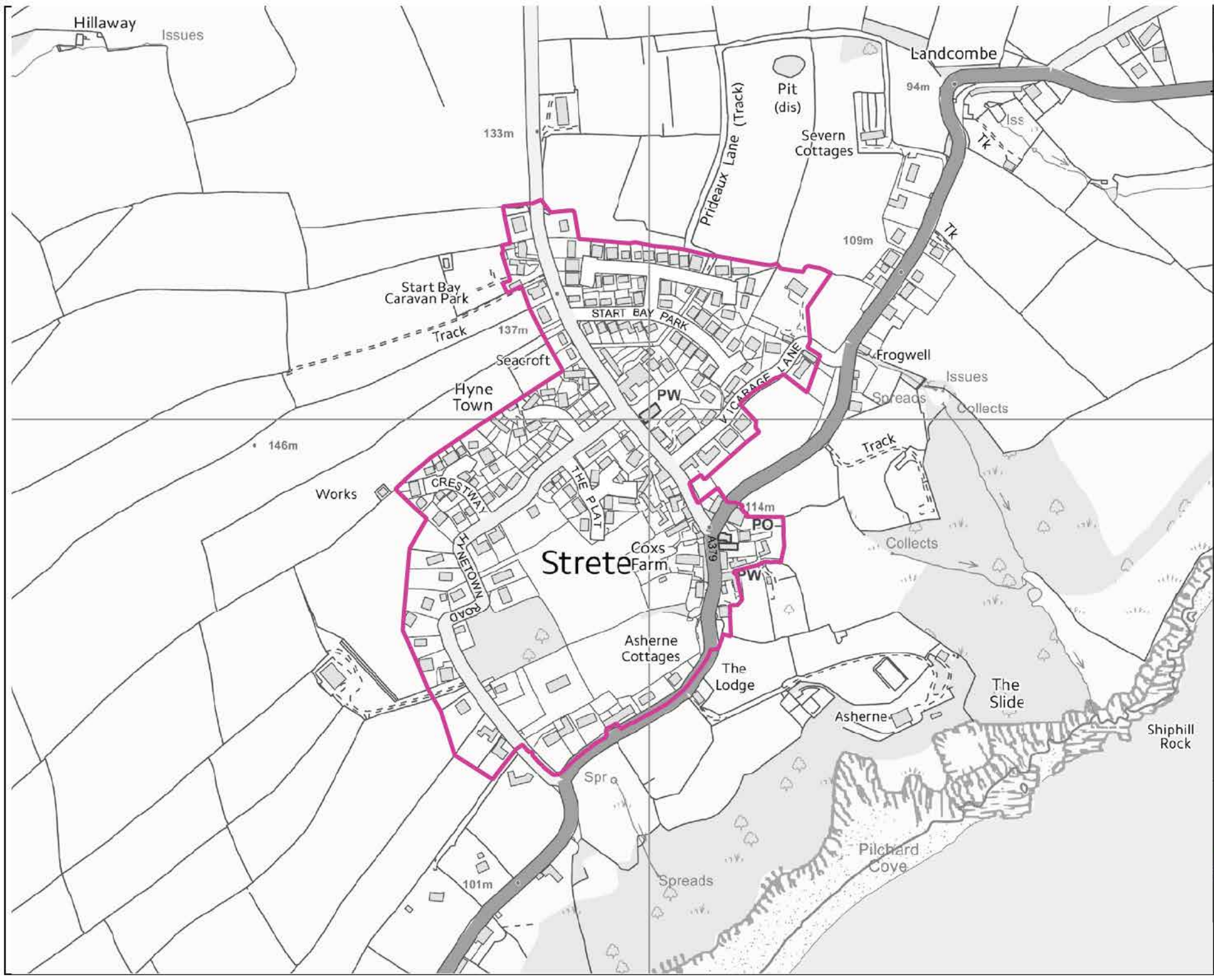
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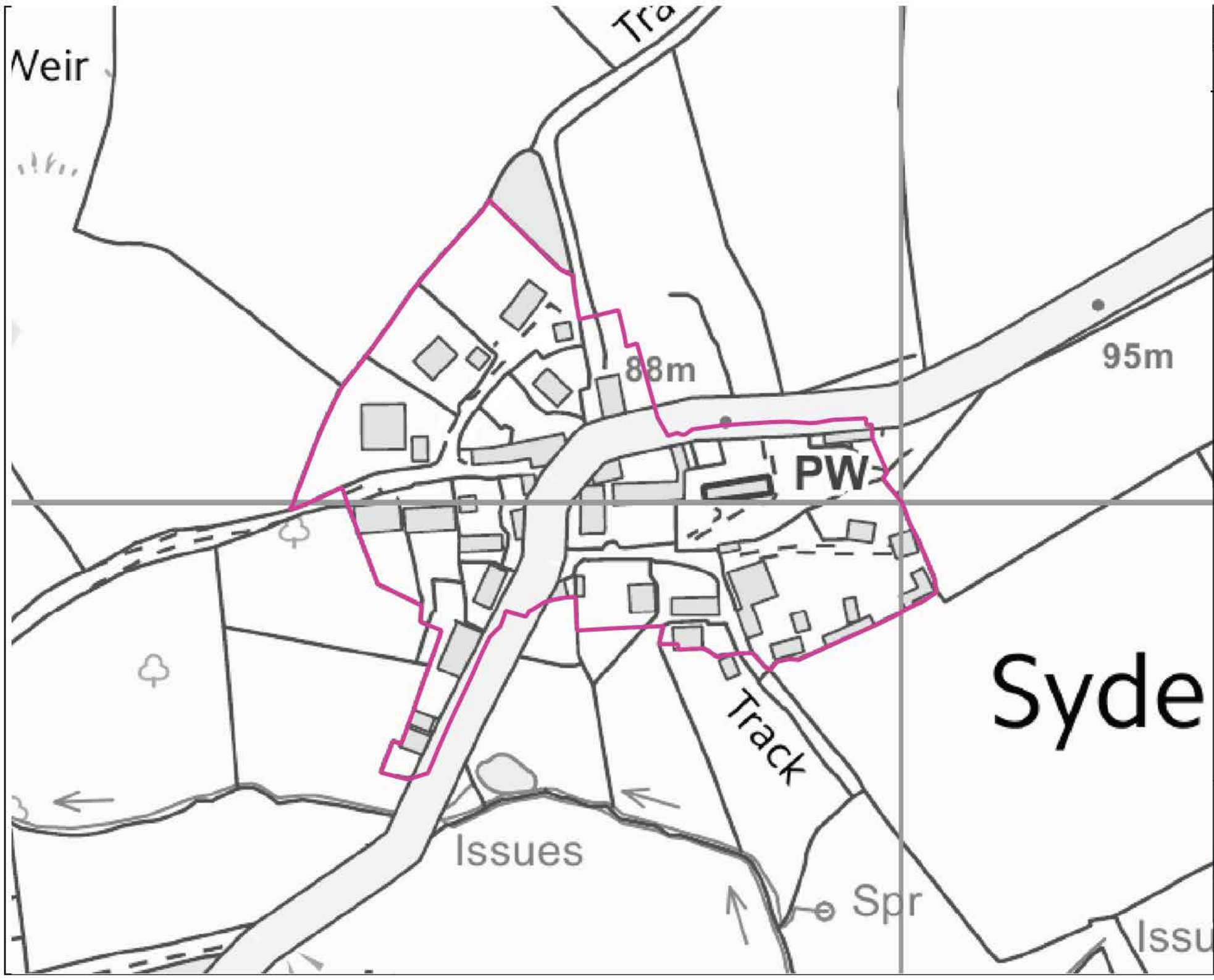


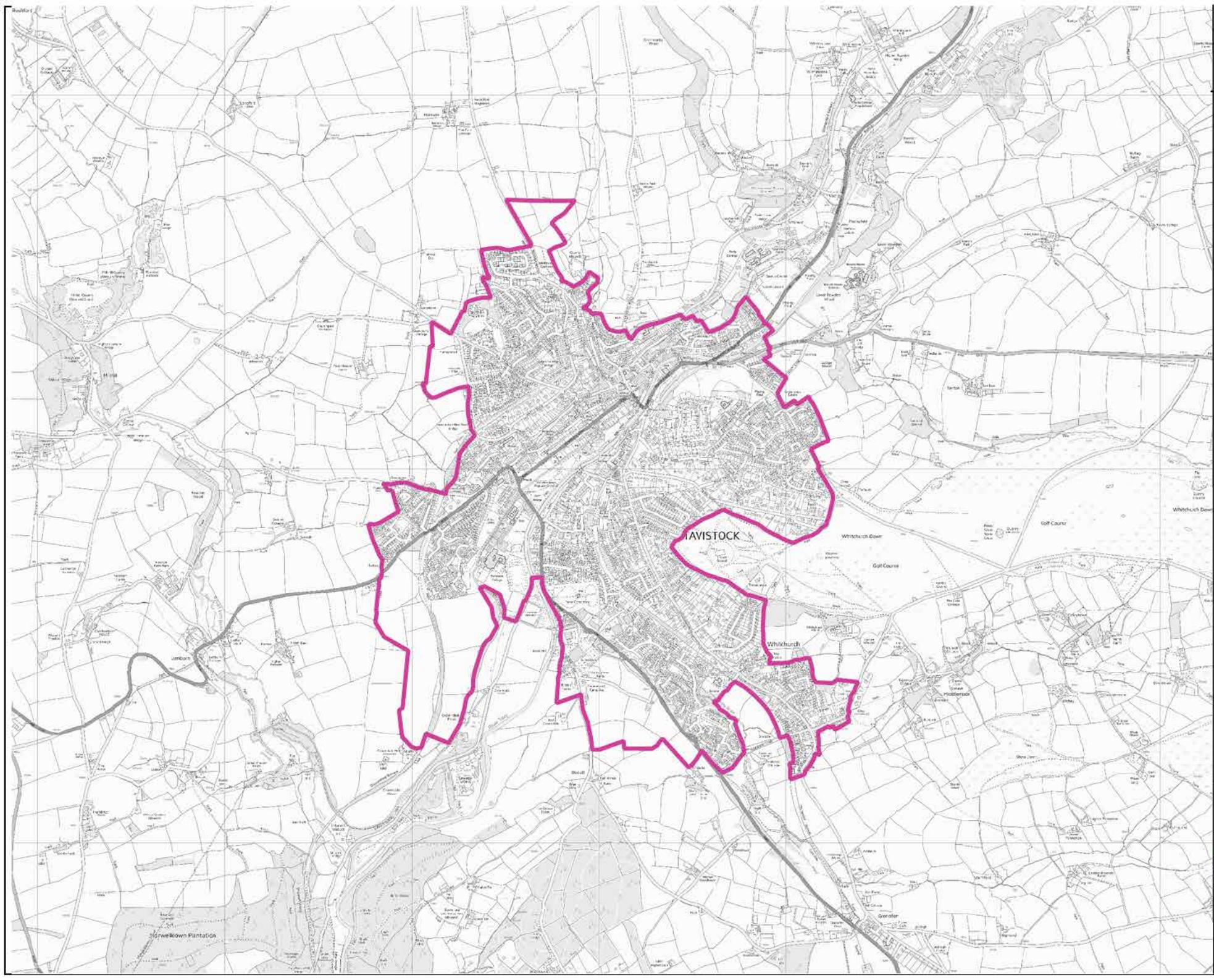


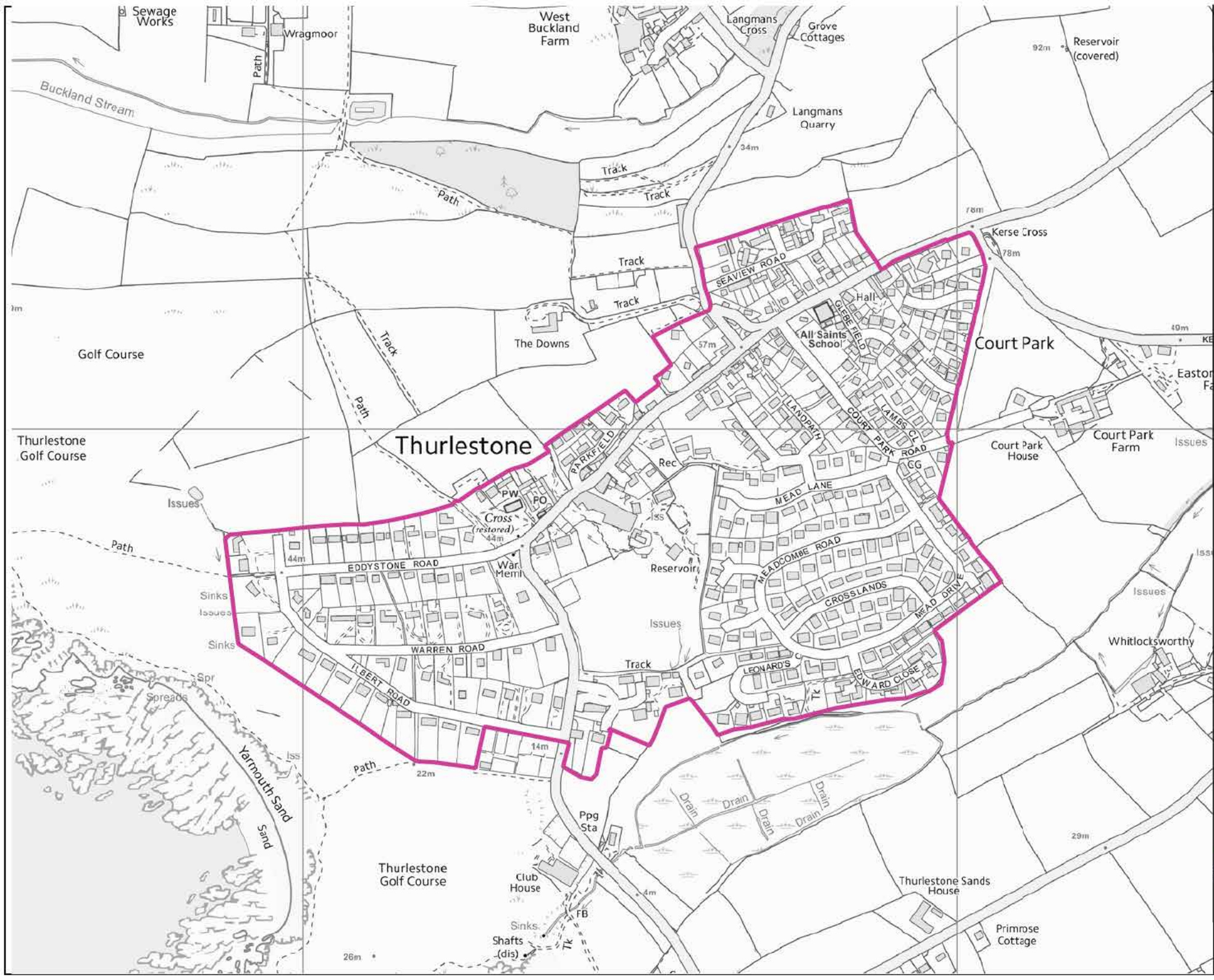


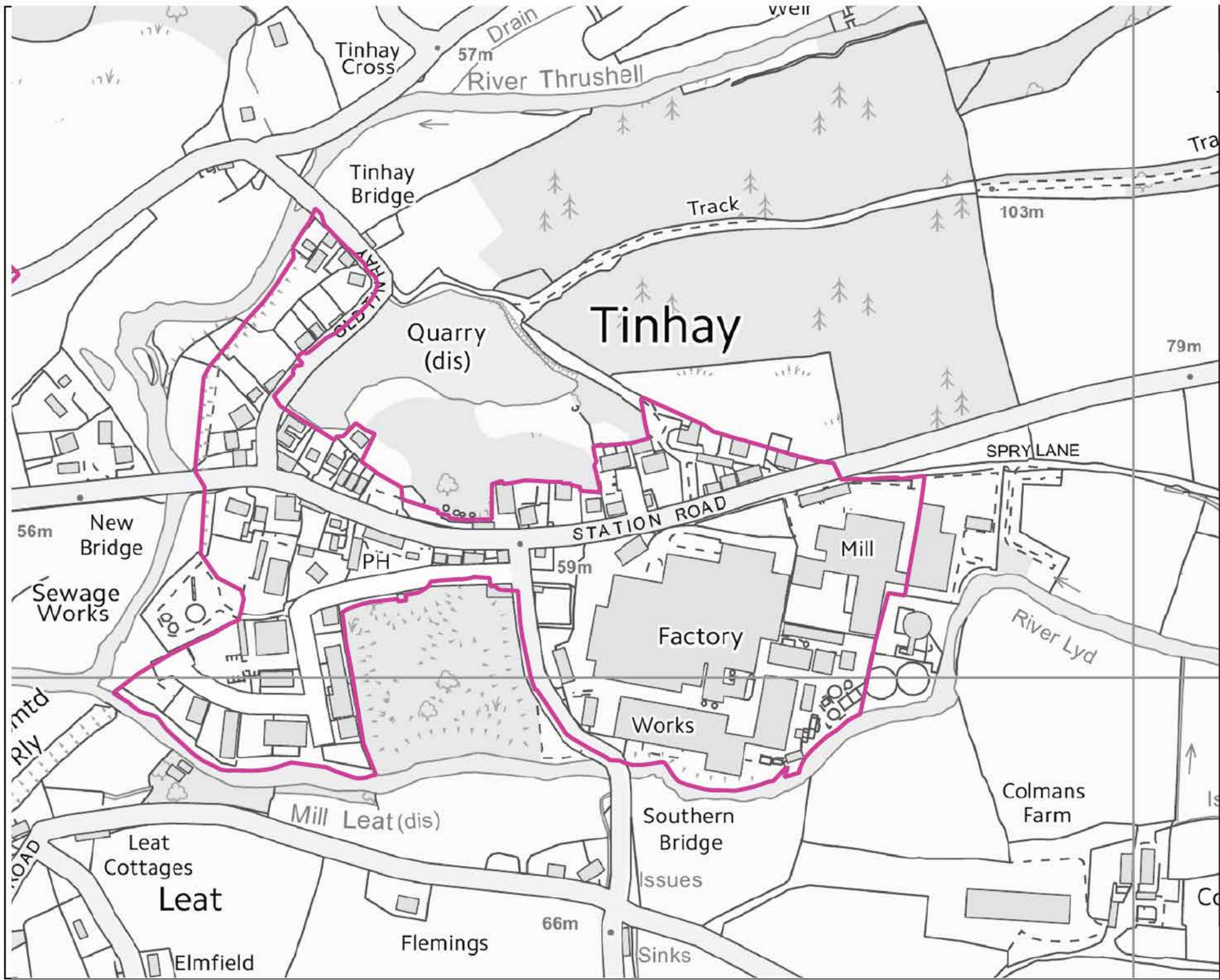
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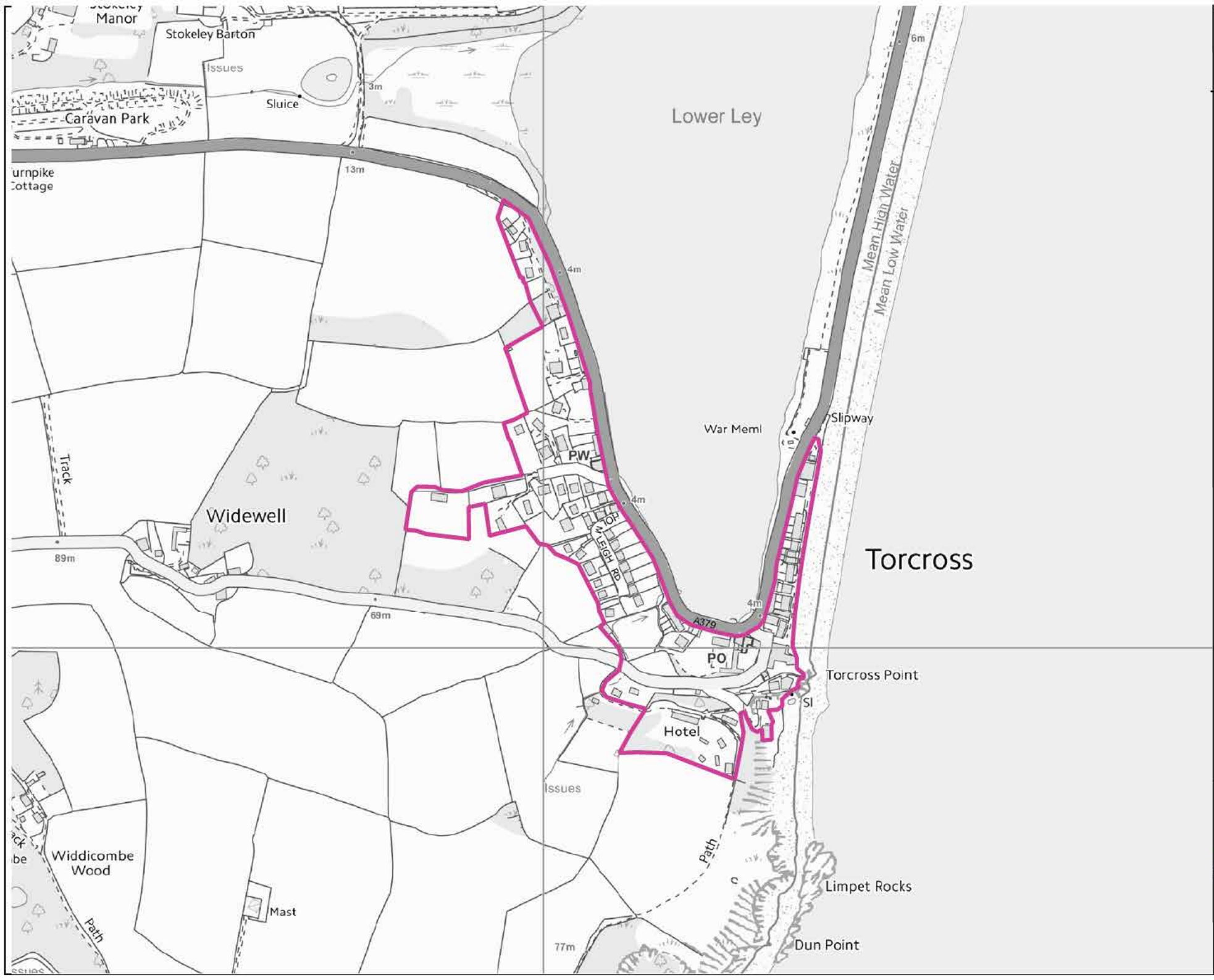


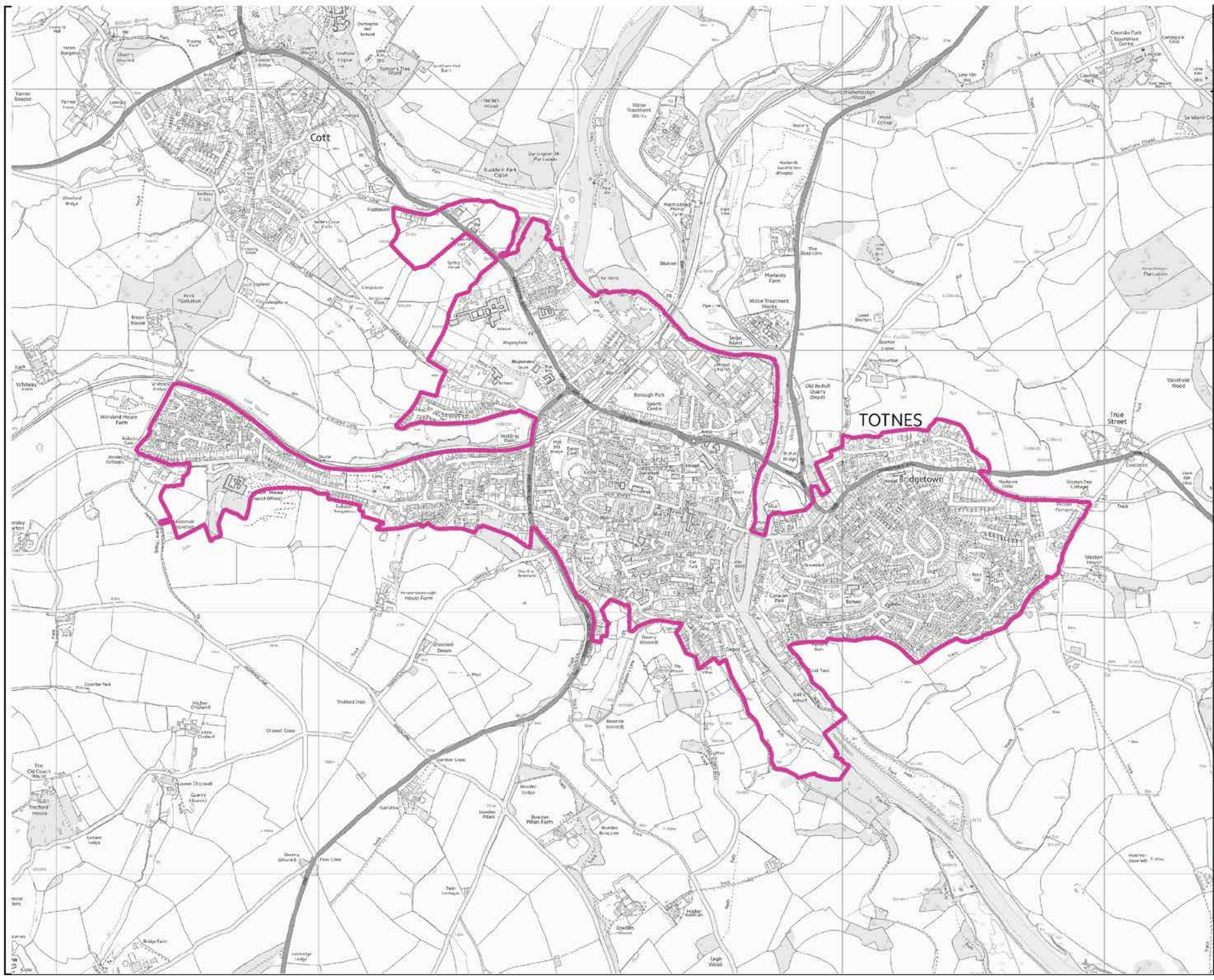


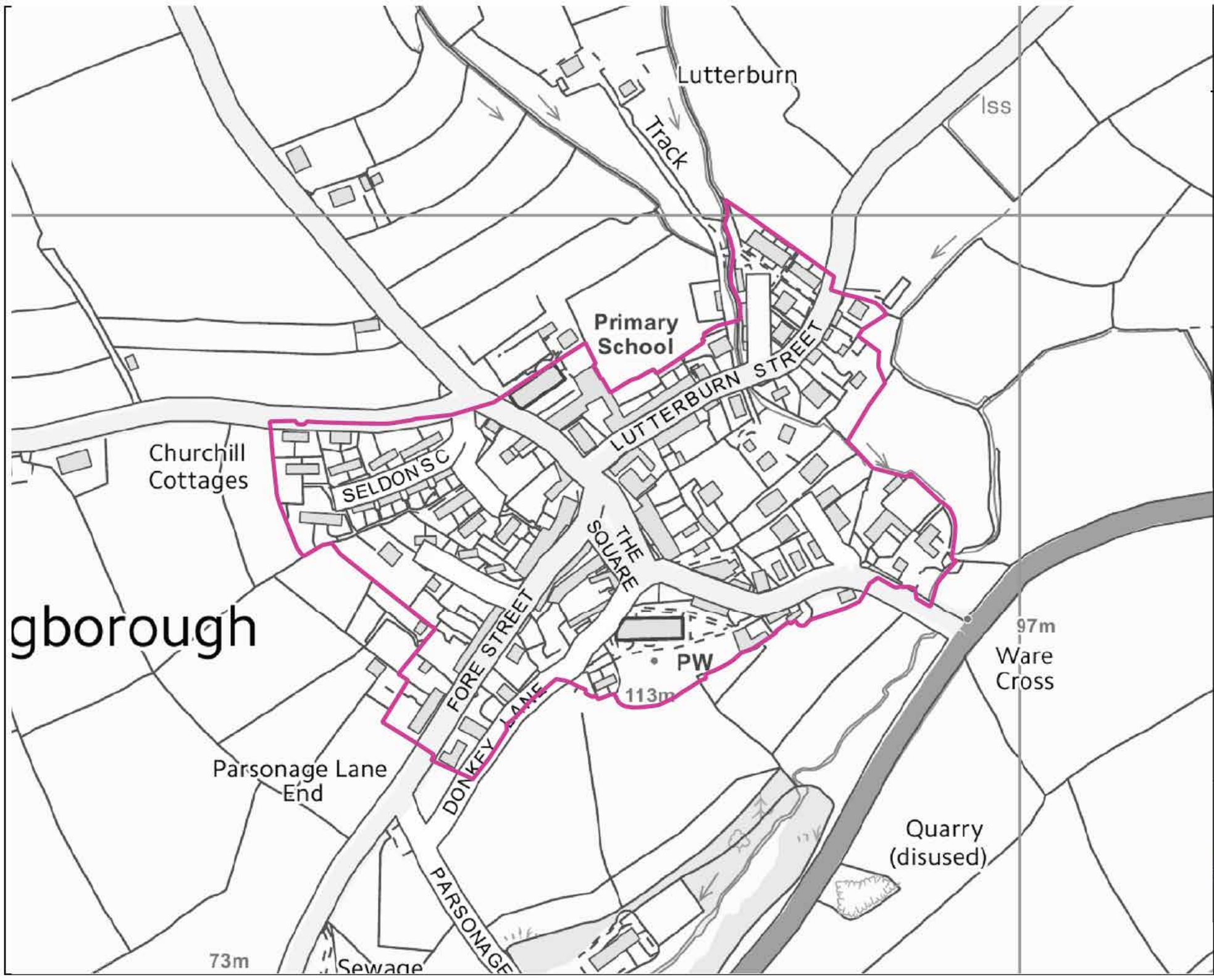






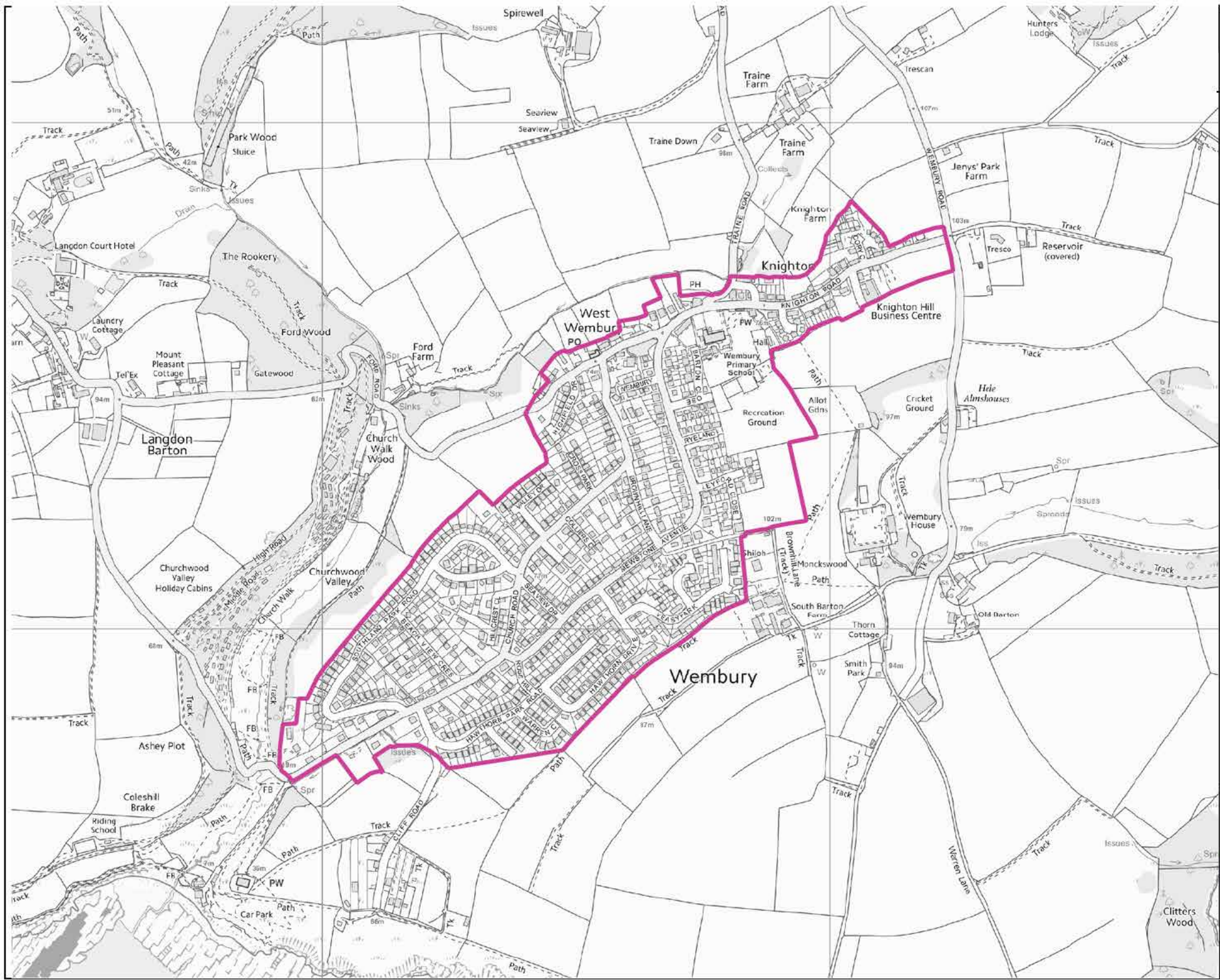


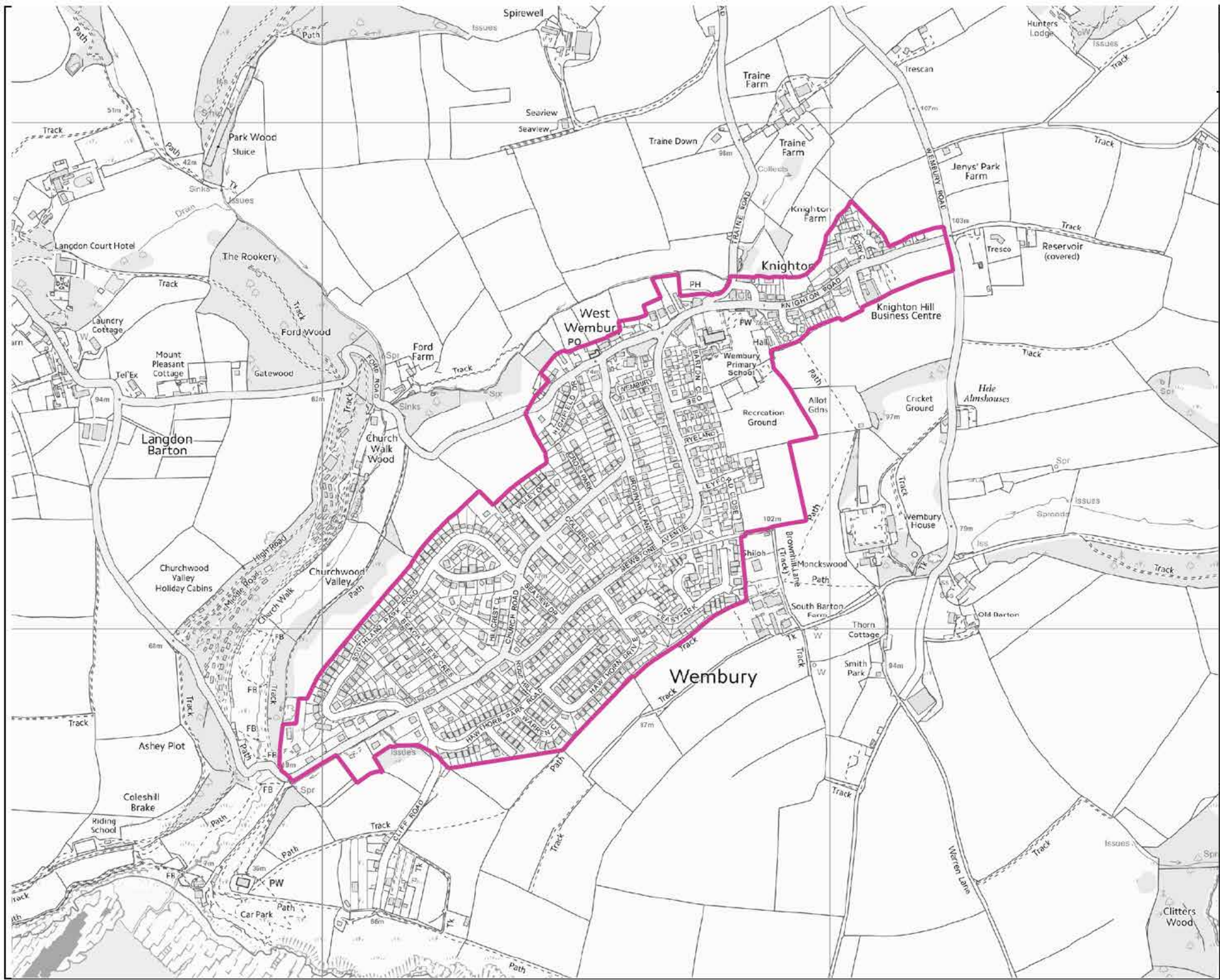




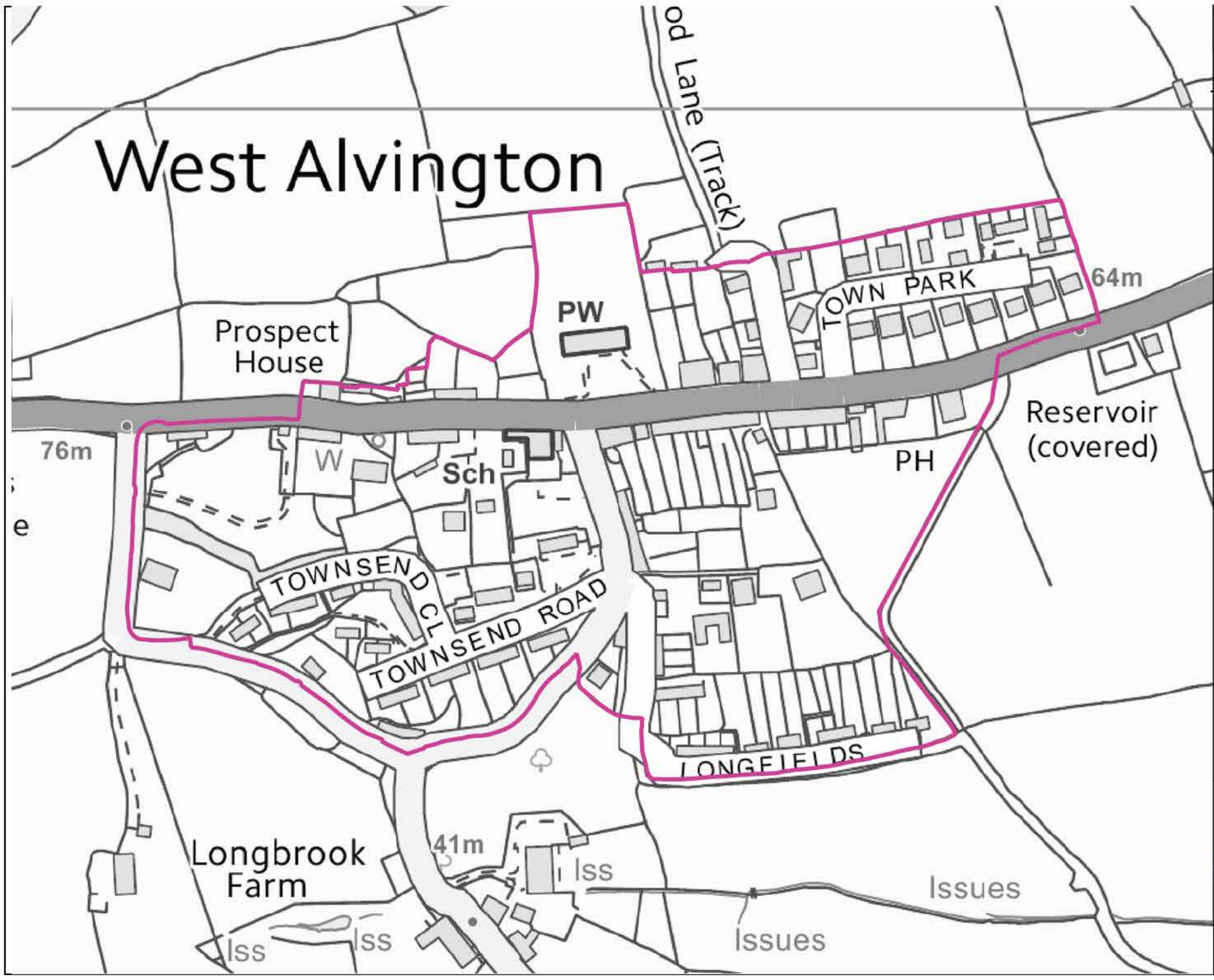
Ugborough







West Alvington



West Charleton

