

## APPENDIX VII - NP EVIDENCE BASE THE DETERMINATION OF THE SETTLEMENT BOUNDARY FOR LAMERTON VILLAGE

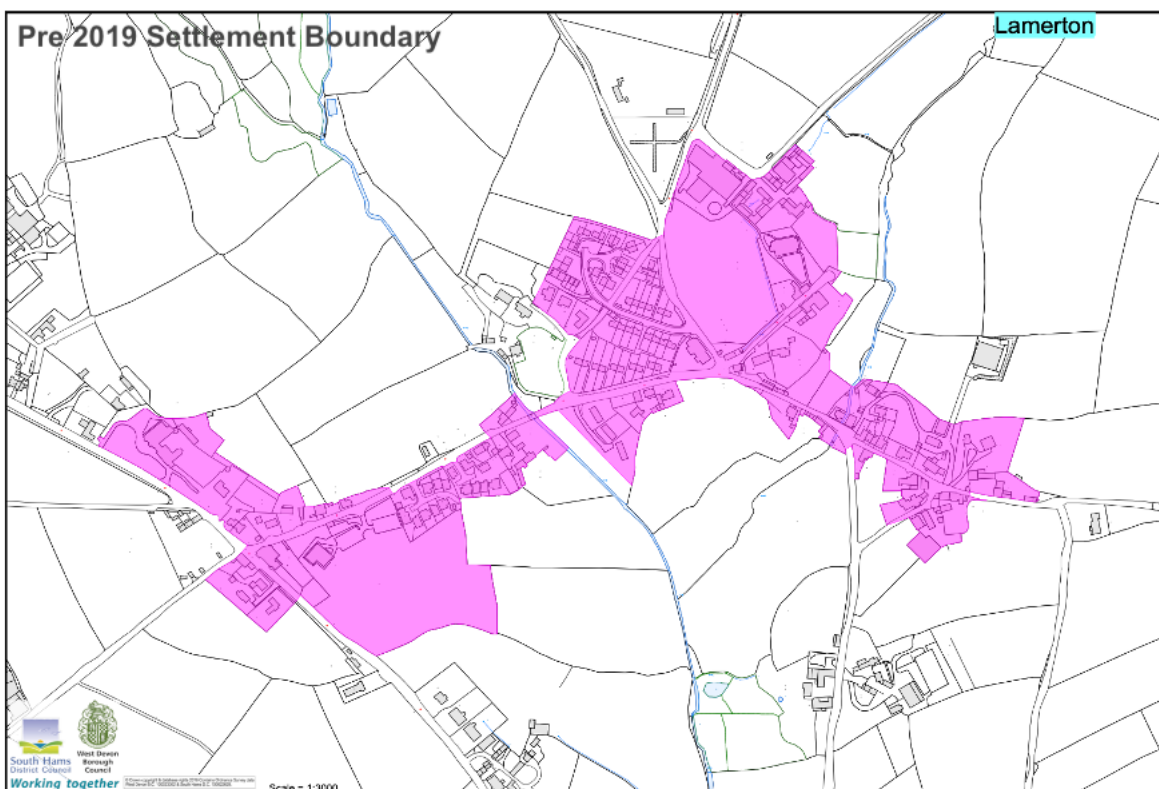
### Rationale for identifying the settlement boundary:

Lamerton is located in the Thriving Towns and Villages (TTV) Area of the JLP The JLP identifies Lamerton as one of a group of Sustainable Development Villages “able to accommodate around 20 dwellings each”.

Strategic objective SO10 of the JLP aims to protect the natural beauty of the countryside and to avoid the creation of new homes development in unsustainable or inappropriate locations by *“Delivering new homes only in areas where there is an identified local need.”*

The JLP provides policies TTV25 (Development in Sustainable Villages) TTV26 (Development in the Countryside) and TTV27 (Meeting Local Housing Needs in Rural Areas). In order to assess whether policy TTV25, TTV26 or TTV27 applies to a particular proposal, first one must assess whether the proposal lies:

- ‘ Within ’the settlement – in which case Policy TTV25 applies
- ‘ Outside ’the settlement, in countryside – in which case policy TTV26 applies
- ‘ Adjoining ’or ‘near ’the built-up area – in which case, policies TTV26 and TTV27 apply.



The JLP does not define settlement boundaries. However, development outside built-up areas will be considered in the context of Policy TTV26 (development in the countryside). Neighbourhood plans may choose to identify settlement boundaries for their towns and villages. A consistent approach will be encouraged through the use of overarching principles for the drawing of settlement boundaries established by the LPAs.

To achieve consistency, the NPG referred to the JLP Plymouth & South West Devon Joint Local Plan Thriving towns and villages settlement boundary draft topic paper (March 2017)<sup>1</sup>

Lamerton is linear, not centralised, stretching along the main road running SW-NE on the W side of the village, and the road that runs perpendicular to that road NE then SE to form a loop back to the main road.

In revising the settlement plan, gardens were considered to form part of the functional settlement as an ancillary part of a residential dwelling; play and amenity space adjoining the built form; church and churchyard; cemetery; school; principal heritage assets (Grade 2\* Listed Church and its surrounding Listed Structures within Lamerton Conservation Area);

Although at a distance from the key facilities in the village, Venn House, situated on the main road and forming the SE entry point to the village, its related accommodation for residents aged 55 and above, and the care home facility, together make up around 10% of all housing in the village. Its inclusion within the revised Settlement Boundary was considered appropriate.

### **Key principles applied to the revision**

The settlement boundary has been drawn using the following key principles to be robust, consistent and precise in identifying the physical extent of the settlement and function - part of the settlement or the countryside.

1. The Settlement Boundary wherever possible relates to defined physical features such as field boundaries, roads or water courses. The width of roads or rivers should normally be excluded.

2. The Settlement Boundary is drawn tightly around the built form of the settlement Land allocated, or with a current permission for affordable housing which is not well contained within the settlement form will be excluded; such land will only be included once the development is complete.

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<sup>1</sup> <https://www.plymouth.gov.uk/sites/default/files/TTVSettlementBoundaries.pdf>

3. The Settlement Boundary does not include greenfield areas that are not allocated for development or carrying a current permission unless they clearly form part of the settlement and are defined by strong boundary features. They would not normally exceed 0.3 hectares in size.

4. The Settlement Boundary excludes the following land uses; agriculture, forestry, equestrian, minerals extraction or landfill sites. Areas of water or other open space, and public utilities which are not well contained within the settlement form are excluded. Equally buildings or structures associated with these uses are excluded.

5. The Settlement Boundary must not necessarily be continuous, isolated areas of development separated from the settlement by an excluded land use by 25m have been excluded.

6. The Settlement Boundary follows the boundaries of the curtilage or properties except where buildings or structures are in large grounds or open areas on the edge of settlements where the area of extended garden may be excluded.

