

# KINGSTON VILLAGE DEVELOPMENT BOUNDARY AT VEALS ORCHARD

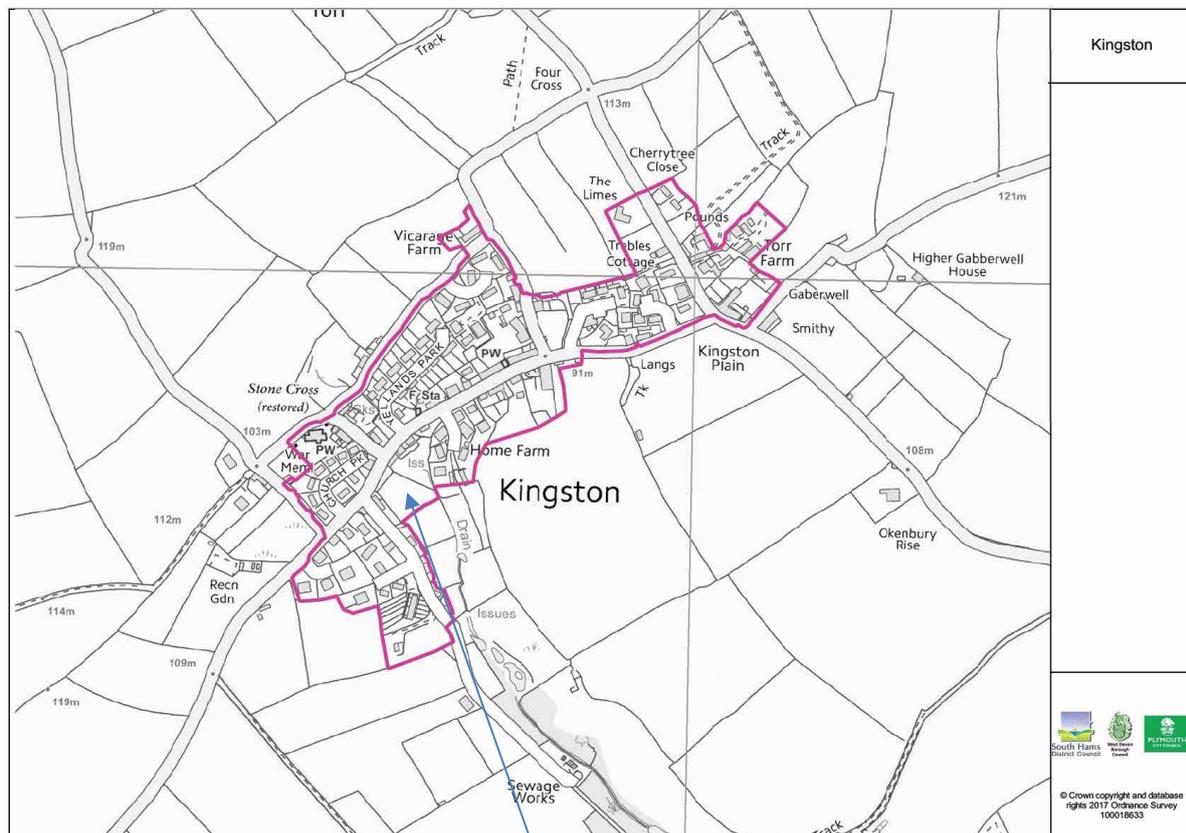
## 1. Planning Background: Kingston Development Boundary – part of Veals Orchard

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 on the countryside. Inside the Development Boundary any development proposal must meet normal planning rules, as well as the requirements of Kingston Neighbourhood Plan Policy KNP1 (1). Outside the Development Boundary, development will be supported only where it can be delivered sustainably and requires a countryside location or will meet a proven local housing need that cannot be met inside the Development Boundary – see Plan Policy KNP1 (2).

The Development Boundary for Kingston, which includes part of Veal’s Orchard (see Map 1), is that defined in the Plymouth & South West Devon Joint Local Plan “Thriving Towns and Villages Settlement Boundary Topic Paper”. This Topic Paper seeks to establish the physical extent of each settlement and to include land within the settlement boundary which is a functional part of the settlement, rather than being open countryside. Although settlement boundaries were not included in the adopted version of the JLP the Kingston Neighbourhood Plan Group considered the boundary included in the Topic Paper was appropriate. The process of choice is set out in the Development Boundary Paper, which is included in the Neighbourhood Plan evidence base submitted with the Regulation 15 Version of the Plan which can be accessed on the link below:-

<https://kingstonplan.files.wordpress.com/2020/05/development-boundary-paper-approved-by-kpc-jan-20.pdf>

Map 1: Development Boundary identified in the Kingston Neighbourhood Plan showing the parcel of land that was part of Veals Orchard



Part of Veals Orchard

# KINGSTON VILLAGE DEVELOPMENT BOUNDARY AT VEALS ORCHARD

## 2. Description of the Location

The parcel of land identified in Map 1, lies directly behind an allotment that fronts on to the South-eastern side of the main village street and is in the South Devon AONB.

The parcel of land (about ¾ acre) is co-terminous with the land to the rear of Morello and Bay Cottages all of which was historically a single parcel (of just under 1 ¼ acres) known as Veals Orchard (Tithe map 1841 ref 383, see map 2). This is owned by the occupants of 2 Bay Cottage and forms part of the curtilage of 2 Bay Cottage.

Map 2: Part of the Kingston Tithe Map (1841) showing plot 383 known as Veals Orchard



LANDOWNERS.	OCCUPIERS.	Numbers referring to the Plan.	NAME AND DESCRIPTION OF LANDS AND PREMISES.	STATE OF CULTIVATION.	QUANTITIES IN STATUTE MEASURE.	Amount of Rent-charge appertaining upon the several Lands, and in whose parcels.		
						Payable to the Incumbent.	Payable to the Proprietor.	Payable to the Rector.
Flashman, John	Heath, Mich <sup>l</sup> & Son <sup>s</sup>	382	Two Cottages & Gard <sup>n</sup>		13			
		245	Garden & Buildings		31	9 A		
		373	Forty Acres	Arable	36	3	5	5
		381	Cottage		3			
Searle, J <sup>r</sup> & others	Flashman, John	383	Veals Orchard & Buildings		1 3/8	11 A	3 1/2 A	3 1/2
		379	Four cottages & Gard <sup>n</sup>		1 7/8	1 1/2	1 3/4	1 1/2
Hidden, J <sup>r</sup>	Flashman, John	246	Arable		23			

Kingston	Kingston	John Flashman	Michael Heath and others	382	Two cottages and Gardens	0	0	13
Kingston	Kingston	John Flashman	Nicholas Morshead	245	Garden and buildings	0	0	31
Kingston	Kingston	John Flashman	Nicholas Morshead	375	Forty Acres	Arable	0	0
Kingston	Kingston	John Flashman	Nicholas Morshead	381	Cottage	0	0	3
Kingston	Kingston	John Flashman	Nicholas Morshead	383	Veals Orchard and Buildings	1	0	38
Kingston	Kingston	John Flashman	J Searle and others	379	Four cottages and gardens	0	0	28

## KINGSTON VILLAGE DEVELOPMENT BOUNDARY AT VEALS ORCHARD

### 3. Landscape Characteristics of the Site

The parcel of land forms part of the steeply-sloping south-western side of the valley through which Kingston stream flows. The land incorporates a drop of approximately 10 metres in height.

The land is tucked away in a corner of the village (see Photo 1 below) and, because of its location and the steeply sloping topography, it is extremely difficult to see even from neighbouring properties. There are, in fact, no views of the parcel of land from any public access point.

To illustrate this point, Photos 2 to 7 (below) have been taken from the only publicly accessible lanes and footpaths on the eastern side of Kingston, and show that the site is completely hidden within the depression in the landscape that much of the village sits within.

Map 3 shows the viewpoints used in Photos 2 to 7 together with the buildings highlighted in the photos and the line of the public footpath.

*Photo 1. Aerial view of Veals Orchard*



Imagery ©2020 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2020

# KINGSTON VILLAGE DEVELOPMENT BOUNDARY AT VEALS ORCHARD

Map 3. Photo viewpoints, public footpath and buildings

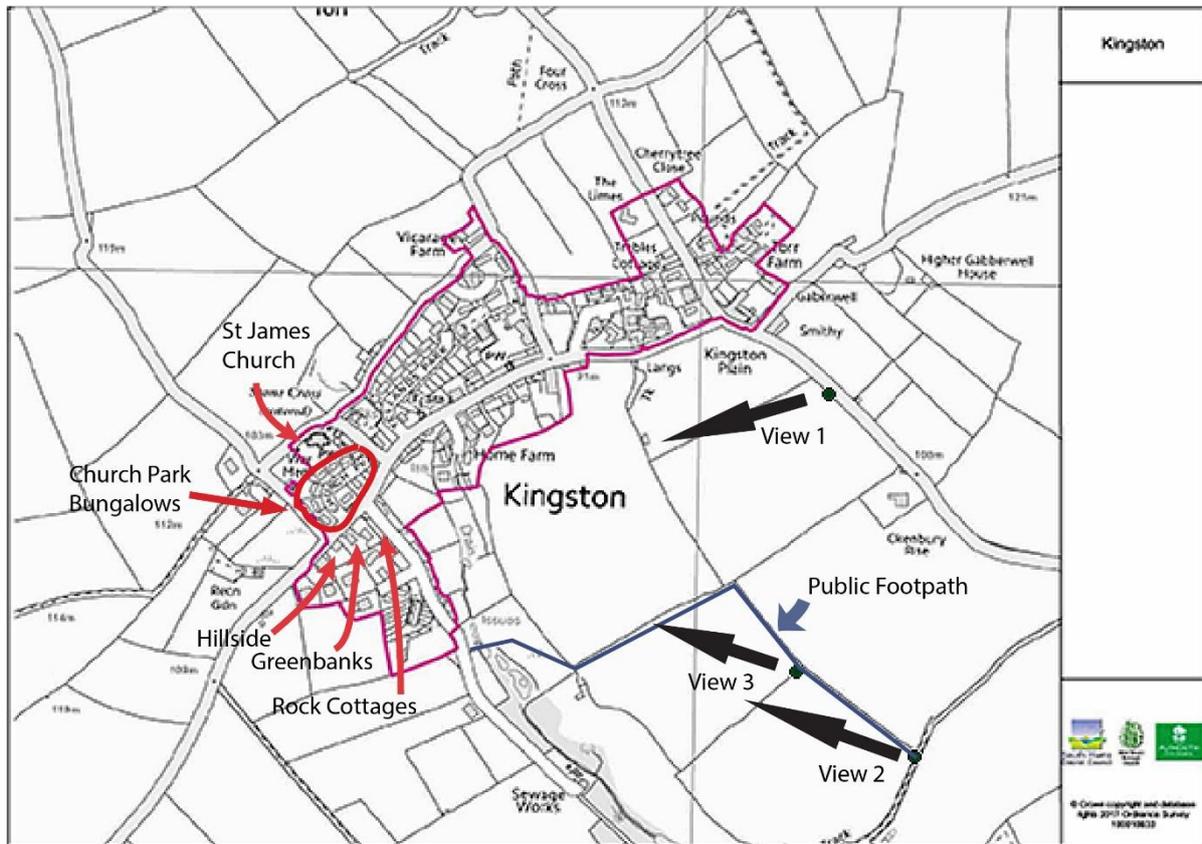


Photo 2. Wide angle View 1 from road gate at SX642479

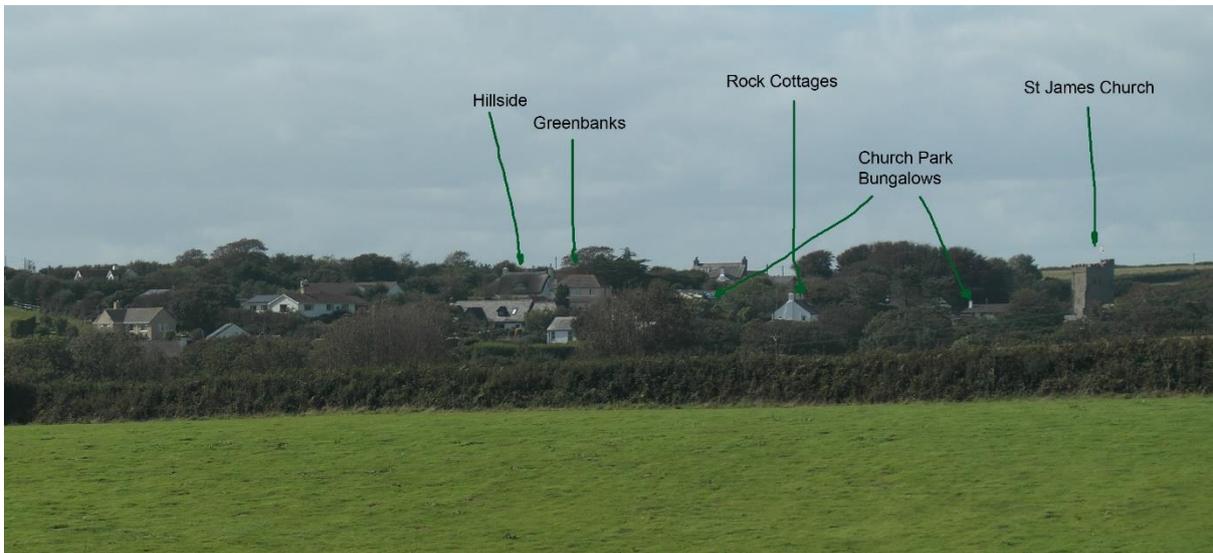


## KINGSTON VILLAGE DEVELOPMENT BOUNDARY AT VEALS ORCHARD

Photo 3. Zoomed View 1 from road gate at SX642479



Photo 4. Wide angle View 2 from gate on Westcombe lane SX642474



## KINGSTON VILLAGE DEVELOPMENT BOUNDARY AT VEALS ORCHARD

Photo 5. Zoomed View 2 from gate on Westcombe lane SX642474



Photo 6. Wide angle View 3 from public footpath stile at SX641475



Photo 7. Zoomed View 3 from public footpath stile at SX641475



## KINGSTON VILLAGE DEVELOPMENT BOUNDARY AT VEALS ORCHARD

### 4. Development Potential

This parcel of land has been included within the Development Boundary, respecting the built form of the village. The land is historically part of the curtilage of buildings on the village street (see Tithe Map above), and as such meets the criteria for inclusion within the Development Boundary set out in para 3.4 of the Kingston Neighbourhood Plan.

Any development of this land would be constrained by site levels and access.

Access to this parcel of land is very restricted. The only current vehicular access to Veals Orchard is from the village street via the private passage which runs between 1 Bay Cottage and the Grade II listed residence 'Morello' (See Photo 8). Creating an alternative new point of vehicle access would involve crossing neighbouring land outside the Development Boundary and would be difficult, and possibly hazardous, because of the steeply sloping ground.

In any event, Kingston Neighbourhood Plan Policy KNP2 would require (inter alia):

*That any new development should be informed by the relevant site and its context and:*

- 1. respect local character to safeguard local distinctiveness,*
- 2. buildings and their boundaries should be in scale and keeping with its setting and protect locally important views and skylines,*
- 3. retain and enhance local landscape character.*

Photo 8: Current access to Veals Orchard

