

METHODOLOGY UNDERPINNING THE PROPOSED MILTON ABBOT
SETTLEMENT BOUNDARY

1. Context

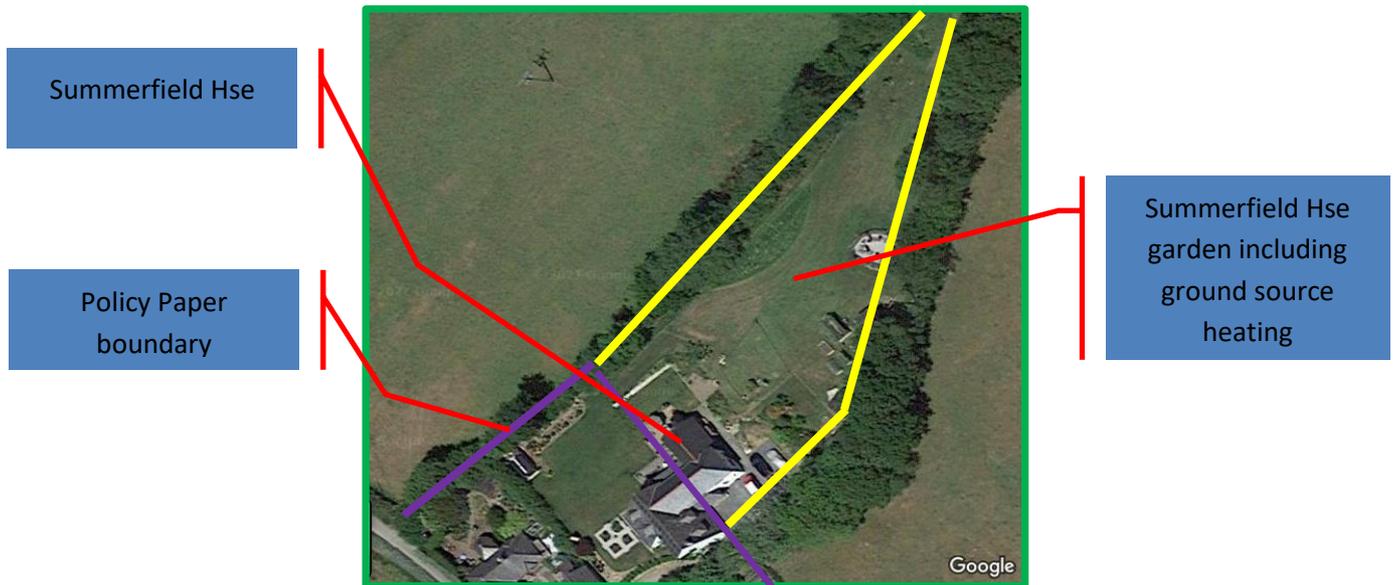
The starting point for the proposed Milton Abbott settlement boundary is that defined in the Plymouth & South West Devon Joint Local Plan (JLP) “Thriving Towns and Villages Settlement Boundary Topic Paper”. This Topic Paper sought to establish the physical extent of each settlement and to include land within the settlement boundary which is a functional part of the settlement, rather than being open countryside. However, formal settlement boundaries were not included in the adopted version of the JLP, rather it puts forward that settlement boundaries should be established by local communities through Neighbourhood Plans.

The settlement boundary is a line drawn around the village that demarcates the built form from the surrounding countryside. Its purpose is to define where planning policies apply in order to prevent encroachment on surrounding countryside. Inside the settlement boundary any development proposal must meet normal planning legislation as well as the requirements of the MACK Plan Chapter 2 and attendant Design Statement (Appendix 4-2). Outside the settlement boundary development will only be supported where it can be delivered sustainably and will meet a proven local housing need.

The MACK Plan Team considered that the boundary included in the Topic Paper was not wholly appropriate as it bisected a number of existing properties and did not include the land being recommended for development. The process of defining the settlement boundary is set out in the Section 9-11 and Policy 9-5 of the MACK Plan, which has been accepted by our local community and submitted with the Regulation 15 Version of the Plan.

2. Summerfield House

The parcel of land identified by Natural England to the north of Lutyens Fold lies directly behind Summerfield House and is included within the formal boundary for that property as shown in the photograph below.



The diagonal line at the southern end of the yellow shaded area identified by Natural England on Map 2 below (page 4) actually runs along a temporary draining ditch that had been dug to prevent run off during the plots development. The drainage ditch no longer exists and the majority of the land within our proposed “extension” to the Topic Paper boundary includes subterranean ground source heating for Summerfield House. Indeed, the Policy Paper boundary passes through Summerfield House leaving the majority of the property outside the settlement boundary. The proposed boundary at this point is therefore coterminous with the registered parcel of land that makes up Summerfield.

The parcel of land slopes gently to the south with a drop of approximately 10 metres in height. The land is tucked away in a corner of the village and because of its location 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.

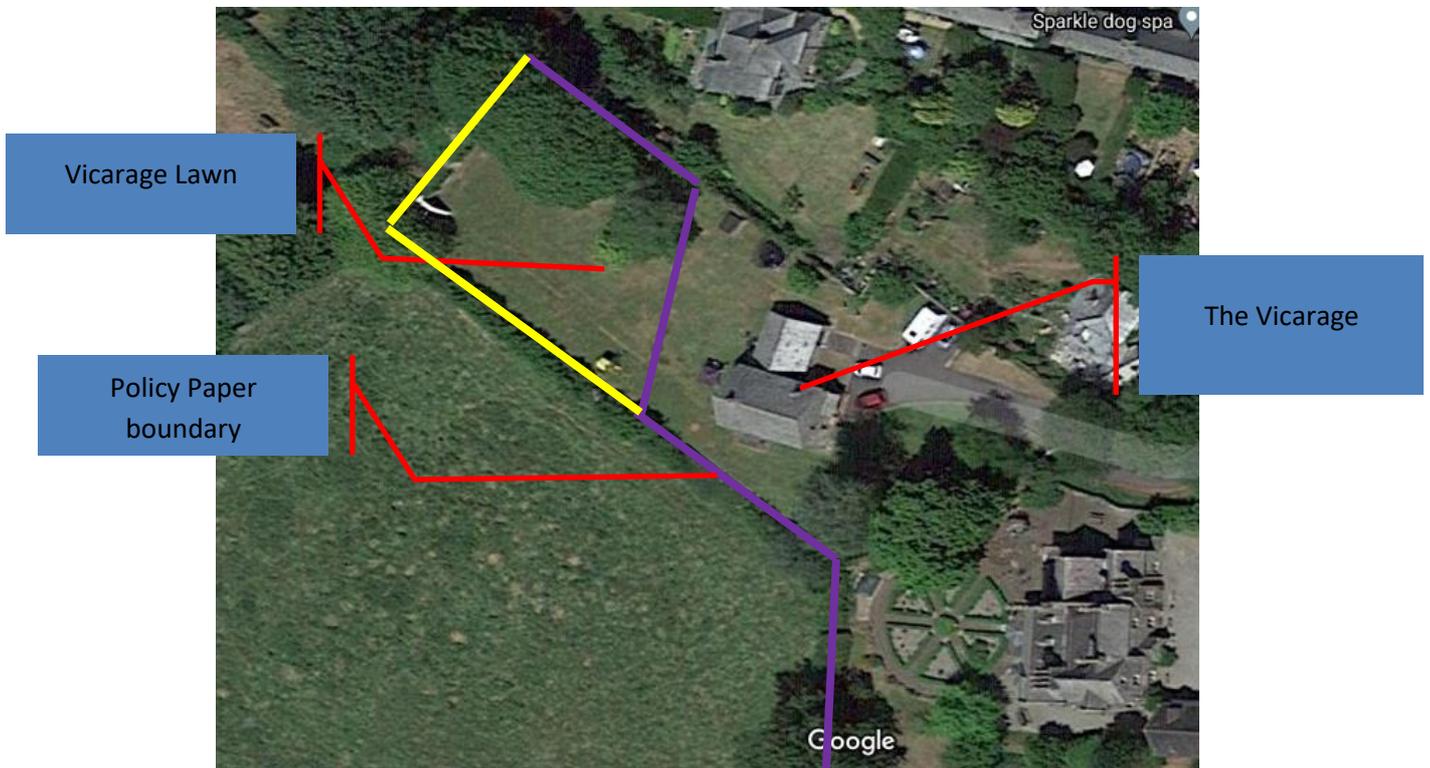
This parcel of land has been included within the proposed settlement boundary, respecting the built form of the village. It represents the physical extent of the settlement and includes land which is a functional part of the settlement.

Given that the ground based heating system for Summerfield House is wholly dependent on this parcel of land no development would be envisaged.

Indeed, access is very restricted. The only existing vehicular access is through Summerfield House itself and creating an alternative new point of vehicle access would involve crossing neighbouring land outside the Development Boundary and would be difficult when considering significant heritage and environmental considerations. In any event the policies extant within the MACK Plan would apply.

2. Vicarage Lawn

The parcel of land identified by Natural England to the south of The Parade lies northwest of The Vicarage and is included within the formal boundary for that property as shown in the photograph below.



The eastern end of the yellow shaded area identified by Natural England on Map 2 on page 5 actually runs across the well-established rear garden of The Vicarage. The proposed boundary at this point is therefore coterminous with the registered parcel of land that makes up The Vicarage.

The parcel of land is generally level and is tucked away in a corner of the village and because of its location it is extremely difficult to see, even from neighbouring properties, both because of its position on the edge of the village and existing natural screening. There are, in fact, no views of the parcel of land from any public access point.

This parcel of land has been included within the proposed settlement boundary respecting the built form of the village. Again, it represents the physical extent of the settlement and includes land which is a functional part of the settlement.

Access is very restricted. The only existing vehicular access is through The Vicarage itself and creating an alternative new point of vehicle access would involve crossing neighbouring land outside the Development Boundary and would be difficult when considering significant heritage and environmental considerations. In any event the policies extant within the MACK Plan would apply.

4. **Conclusion**

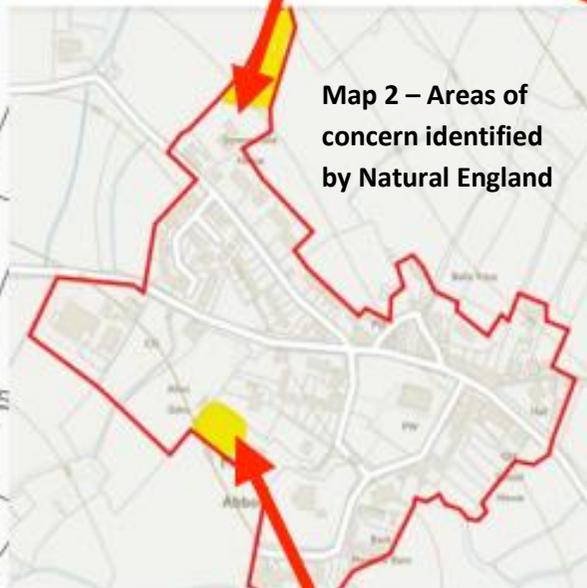
Given the lack of an extant settlement boundary for Milton Abbot and, as illustrated by the differences between the Milton Abbot boundary shown in the JLP and that used in post Regulation 16 correspondence by Natural England, there is a need to establish a single agreed settlement boundary. The MACK Plan committee proposal is to establish a settlement boundary that reflects the physical extent of the settlement as it exists today (with the addition of the site recommended for development) and which includes land which is a functional part of the today's settlement. This boundary will therefore include the 2 yellow areas identified by Natural England. This boundary is illustrated in the Regulation 15 version of the MACK Plan.

The boundary suggested in the JLP runs right through the middle of the Summerfield House and bisects the garden

Map 1 – Referenced Topic Paper boundary



Map 2 – Areas of concern identified by Natural England



The boundary suggested in the JLP runs right through the middle of the vicarage lawn as shown