

Local Plan Review 2020-40 – Part 1

Appendix F

Teignbridge Draft Settlement Limit Review

Overview and Scrutiny Committee (3rd March 2020)

Executive Committee (10th March 2020)



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

TEIGNBRIDGE DRAFT SETTLEMENT BOUNDARY REVIEW

February 2020

It must be noted that any changes to settlement boundaries set out in this paper DO NOT constitute a change to the adopted settlement boundaries within the existing Local Plan 2013-2033.

Any changes to settlement boundaries proposed through this Review Paper can only be implemented through an updated Local Plan or Neighbourhood Plans.

Settlement boundaries currently adopted in the Local Plan 2013-2033 will remain in force until a replacement Local Plan has been adopted or a Neighbourhood Plan which has amended a settlement boundary in their Neighbourhood area is Made/adopted.

Contents

1. Introduction	4
2. Background	5
What is a Settlement Boundary?	5
Why are they being reviewed?	5
What settlements have been reviewed?	5
3. How have settlements been reviewed?	6
Methodology and Principles	6
Principle 1	6
Principle 2	7
Principle 3	8
4. Consultation	11
5. Changes in Settlement Boundary Review- March 2020 from May 2018	12

Appendices

Appendix 1: Local Plan Review Issues Consultation Responses

Appendix 2: Abbotskerswell Settlement Boundary Map

Appendix 3: Bickington Settlement Boundary Map

Appendix 4: Bishopsteignton Settlement Boundary Map

Appendix 5: Bovey Tracey Settlement Boundary Map

Appendix 6: Broadhempston Settlement Boundary Map

Appendix 7: Chudleigh Settlement Boundary Map

Appendix 8: Chudleigh Knighton Settlement Boundary Map

Appendix 9: Cockwood, Middlewood & Westwood Settlement Boundary Map

Appendix 10: Dawlish Settlement Boundary Map

Appendix 11: Denbury Settlement Boundary Map

Appendix 12: Doddiscombsleigh Settlement Boundary Map

Appendix 13: East Ogwell Settlement Boundary Map

Appendix 14: Exminster Settlement Boundary Map

Appendix 15: Ide Settlement Boundary Map

Appendix 16: Ipplepen Settlement Boundary Map

Appendix 17: Kennford Settlement Boundary Map

Appendix 18: Kenton Settlement Boundary Map

Appendix 19: Kingskerswell Settlement Boundary Map

Appendix 20: Kingsteignton Settlement Boundary Map

Appendix 21: Liverton/Cold East Settlement Boundary Map

Appendix 22a: Newton Abbot East Settlement Boundary Map

Appendix 22b: Newton Abbot West Settlement Boundary Map

Appendix 23: Shaldon Settlement Boundary Map

Appendix 24: Starcross Settlement Boundary Map

Appendix 25: Stokeinteignhead Settlement Boundary Map

Appendix 26: Tedburn St Mary Settlement Boundary Map

Appendix 27: Teignmouth Settlement Boundary Map

1. Introduction

- 1.1 The purpose of this topic paper is to set out the methodology and principles upon which the existing Teignbridge Local Plan 2013-2033 settlement boundaries have been reviewed.
- 1.2 The role of the settlement boundary is to define the built limits of a settlement and differentiate between what is considered the built form of a settlement where the principle of residential development is usually acceptable and the countryside where housing is restricted. This difference between the built up area within the settlement and the countryside beyond the boundary is essential in the application of local plan policy particularly policies S21A: Settlement Limits and S22: Countryside. The settlement boundary defines what is considered countryside and therefore defines what Local Plan Policy should be applied to a particular development.
- 1.3 Settlement boundaries guide development to sustainable locations demarking a concentration of existing residential and employment premises, services and facilities. In addition, they provide clarity and certainty for developers and the general public by highlighting the areas which will be more acceptable than others for particular types of built development.
- 1.4 It must be noted that the settlement boundary is a planning designation only and has no other administrative relevance. Settlement boundaries do not necessarily reflect land ownership boundaries, parish boundaries or the exact curtilage of dwellings.
- 1.5 Whilst the principle of development, particularly residential development is usually acceptable within the settlement boundary, this does not automatically grant planning permission to such a proposal or mean the Local Planning Authority will grant planning permission. All proposals, whether within, adjacent or outside of the settlement boundary will be determined in accordance with the relevant policies of local and neighbourhood plans unless material considerations indicate otherwise.
- 1.6 This Settlement Boundary Review paper (March 2020) accompanies the Local Plan Review's second phase of public consultation. It updates the previously identified settlement boundary revisions in light of the responses to the Local Plan Review Issues Consultation conducted in 2018.

2. Background

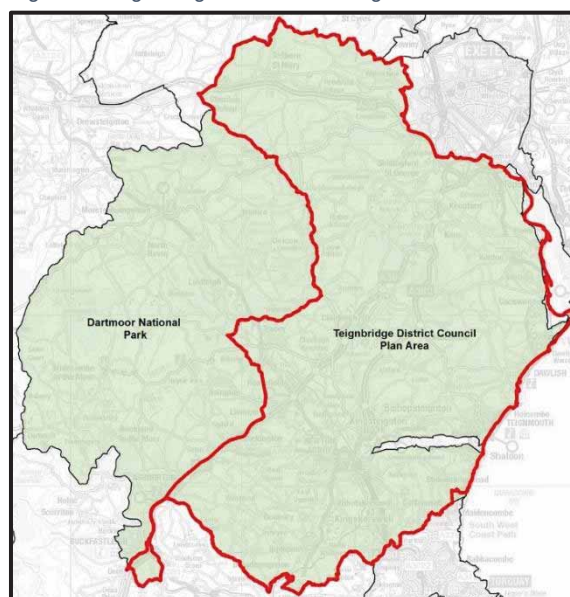
What is a Settlement Boundary?

- 2.1 A settlement boundary is also known as a settlement limit within the current local plan but also referenced to as village envelope or development boundary, but these terms all hold the same meaning in planning terms.
- 2.2 A settlement boundary is a line on a plan which provides the divide or boundary between built up areas of Towns and particular villages and the countryside.
- 2.3 The principle of development within the boundary is usually acceptable whereas development is strictly controlled in the area outside the boundary, particularly for residential development.
- 2.4 The settlement boundary aims to guide development to the most sustainable locations where the greatest concentration of services and facilities are located.

Why are they being reviewed?

- 2.5 Settlement boundaries were last comprehensively reviewed over 20 years ago through the preparation of the 1996 Local Plan. The currently adopted Local Plan 2014 revised existing boundaries only to incorporate allocated sites.
- 2.6 Over the last 20 years our urban areas, towns and villages have experienced various incremental changes to physical features on the ground which form an integral part of a settlement but are not included in the boundary. A review also provides the opportunity to remedy any errors or inconsistencies in the original boundary. A comprehensive review enables all existing settlement boundaries to be assessed using a transparent and standard methodology which takes account of the built development which is both on the ground now and planned up to the end of the plan period 2040.

Figure 1: Teignbridge District Planning Area



What settlements have been reviewed?

- 2.7 All existing settlement boundaries in the Districts Planning Authority area (Figure 1), have been reviewed in line with the set of principles which have been applied consistently.
- 2.8 The existing settlements which have been subject to the settlement boundary review are listed Table 1.

Settlements	
Abbotskerswell	Ipplepen
Bickington	Kennford
Bishopsteignton	Kenton
Bovey Tracey	Kingskerswell
Broadhempston	Kingsteignton
Chudleigh	Liverton/Cold East
Chudleigh Knighton	Newton Abbot
Cockwood/Middlewood/Westwood	Shaldon
Dawlish	Starcross
Denbury	Stokeinteignhead
Doddiscombsleigh	Tedburn St Mary
East Ogwell	Teignmouth
Exminster	
Heathfield- No amendment	
Ide	

Table 1: Settlements subject to Boundary Review

- 2.9 It should be noted that all of the above settlements, with the exception of Heathfield have been subject to amendment. Heathfield settlement boundary was assessed in line with the Principles but no amendment was required.
- 2.10 Settlements within Dartmoor National Park stand outside of the jurisdiction of Teignbridge District Planning Authority and have not been subject to this settlement boundary review.

3. How have settlements been reviewed?

- 3.1 The Paper establishes a set of principles to examine and refine settlement boundaries to ensure each boundary has been examined in a consistent, fair and repeatable way.
- 3.2 This provides guidance and transparency to developers and the public on how the local planning authority has approached the settlement boundary revision. In addition it establishes a baseline methodology upon which future revision can be undertaken i.e. through subsequent stages of the Local Plan Review.
- 3.3 The boundary review has been established upon a set of central principles which guide the refinement process.

Methodology and Principles

Principle 1

- 3.4 The boundary will be defined tightly around the built form of settlements which will be informed by defined features such as walls, fences, hedgerows, roads, canals and woodland.

- 3.5 The built form largely includes the curtilages (defined below) of properties in recognition of the combined status of properties and their curtilage as a single planning unit.

Curtilages

- 3.6 A curtilage is an area of land immediately beside or around a building which is closely associated with and serves the purposes of that building in some necessary or useful way. For dwelling houses the curtilage will usually be the garden but other non-domestic buildings may also have curtilage. A builder's workshop may have an operational, outside area commonly known as a builder's yard which forms the curtilage of that building.
- 3.7 A curtilage can provide amenity space around dwellings and can accommodate ancillary domestic paraphernalia such as washing lines, children's play areas and equipment, swimming pools, garden structures, ornamental gardens, etc. In the case of commercial uses, it can provide practical operational areas for associated ancillary facilities including storage areas, car parking, un/loading areas, etc.
- 3.8 Although the curtilage relates to a building and not to a particular use, in most cases the use of both the building and its curtilage will be the same, for example, a garden will be used for the residential purposes of a house. A curtilage is often, but not necessarily always, marked-off or enclosed. Therefore, planning permission is usually required for a change of use to extend the curtilage of residential and non-residential buildings onto adjoining land used for another purpose, for example, to extend the garden of a dwelling onto adjoining agricultural land.

Principle 2

3.9 Settlement boundaries will include:

- a) Existing commitments which form a continuous part of the built form of a settlement, these include:
- Unimplemented planning permissions which are still active and have not expired as of 15th January 2020. These are schemes that have gained planning permission for built development which lie on the edge of existing towns and villages but have yet to commence construction. Expired permissions have not been included within the revised boundary.
 - Implemented permissions include sites on the edge of settlements which have either started construction or completed construction as recorded from 15th January 2020.
 - Local Plan allocations which are identified in the adopted Local Plan, have already been included within the settlement boundaries of our urban area and towns, where they closely relate to the built form of the settlement. Any additional allocations presented through the Local Plan Review should be included within a revised settlement boundary through subsequent reviews.

- Made Neighbourhood Plan residential and employment allocations where they form a continuous part of the built up settlement should be included.

b) The curtilage of buildings which closely relate to the character of the built form and have enclosing features.

- 3.10 The curtilage of buildings which clearly relate to the associated building by proximity and character have been included within the settlement boundary. Determining factors include: enclosing features such as hedgerows and fences, land-use type and the degree of suburban residential character compared against the surrounding agricultural context.
- 3.11 Areas of hardstanding, ancillary parking area and tennis courts have also been included within the settlement boundary as these are common features within the curtilages of buildings and relate to the built form.

c) Brownfield Land which stands on the edge of the built form but is not physically or visually detached from the settlement.

- 3.12 Currently planning policy establishes the principle of development on brownfield land as sustainable development where other policies of the development plan are met. The Council are seeking to encourage the redevelopment of brownfield/previously developed land and its inclusion within the settlement boundary where possible is considered to facilitate this aim.

d) Permanent Park Home sites which stand adjacent to existing settlement boundary

- 3.13 Teignbridge District has a number of Park Home sites, some of which are exclusively used as permanent residential properties. Permanent residential park home sites which stand adjacent to and closely relate to the built up area of settlements have been included within the settlement boundary.

Principle 3

- 3.14 Settlement boundaries will exclude:**

a) Open Spaces, Orchards and sports and recreational facilities which stand on the edge of the built form of settlements.

- 3.15 Areas of open space (including orchards), sports and recreational facilities which stand on the edge of the built form of settlements are important recreational facilities for the community. In addition their open character can provide important views from the built form into the open countryside beyond, linking the settlement with its rural context. These spaces can also provide a visual buffer between the built form and the open countryside, softening the visual impact. Orchards on the

edge of settlement can also play an important role in defining the historic character of a settlement, denoting their historic agricultural origins. These areas have been excluded from the settlement boundary where possible to provide an additional layer of safeguard through the application of policy relating to the Countryside.

b) Isolated development which is physically or visually detached from the settlement.

- 3.16 Singular houses or small pockets of development which do not stand adjacent to the built form and have a detached character (derived from their physical or visual detachment) from the main bulk of the settlement have been excluded.

c) Sections of large curtilage of buildings which relate more to the character of the countryside than the built form.

- 3.17 Large curtilages of buildings at the edge of settlements, i.e. long rear residential gardens have been divided, with their furthest sections omitted from the settlement boundary where there is an observable land-use difference, an open expansive character or dividing feature, delineating between the character of the built form and that of the rural beyond. Consideration has also been given to the character of the settlement and the contribution of the site to that character.

d) Agricultural farmsteads and or buildings which stand on the edge of the built form of settlements

- 3.18 Agricultural farmsteads are considered characteristically rural and part of the countryside and provide the historical connection between settlements and their agricultural origins. In addition these spaces can provide visual links to their rural context beyond. Therefore farmsteads standing on the edge of the built form of settlements are excluded as they relate more to the rural context. This approach also provides an additional safeguard against infilling which has the potential to undermine this distinctly rural feature.
- 3.19 Farmsteads which have been previously converted from agricultural use will be included within the settlement boundary, where they are not visually or physically detached from the settlement. Allocations within a Neighbourhood Plan for the redevelopment of a farmstead which stands on the edge of a settlement will be included within a revised boundary.

e) Where an extension could lead to development which has a potential to adversely affect the character and/or setting of a Conservation Area

f) Caravan sites which serve a primarily temporary and/or holiday purpose

g) Areas of land which stand wholly with the Undeveloped Coast and where additional development pressures could have an urbanising effect on that undeveloped character.

The undeveloped coast is a designation in the Local Plan and supported through the National Planning Policy Framework. It is based on the extent of maritime and coastal influences, particularly its visibility from the sea, coastline and estuary. The undeveloped coast is designated for its own special character and is designed to remain open. As such designated areas have a presumption against development where a proposal does not have a demonstrable need to have a coastal location.

4. Consultation

- 4.1 The Neighbourhood planning groups with a made/adopted neighbourhood plan were invited to a review of their related settlement boundaries in February 2018. Some minor amendments were made to Bishopsteignton, Abbotskerswell and Exminster's settlement boundary as a result.
- 4.2 Further engagement was undertaken with all Town and Parish Council's, through a workshop event on 10 & 11 April 2018 where the Principles and their application were assessed in detail. Amendments suggested through this workshop were reviewed and, where appropriate incorporated into the updated version of the settlement boundary, included in this paper.
- 4.3 The previous Draft Settlement Boundary Review paper (May 2018) was subject to public consultation as part of the Local Plan Review: Issues consultation from 21 May 2018 to 16 July 2018.
- 4.4 Comments received through this consultation have served to ensure the accuracy in the application of the principles, drawing on local knowledge and expertise. Previous consultation comments on the May 2018 review have been assessed and reviewed against what is on the ground and the principles noted above and revisions made where appropriate.
- 4.5 Settlement boundary revisions have also been assessed for their potential adverse impact on the character of Conservation Areas and the Undeveloped Coast with some modifications made to the proposed May 2018 boundaries as a result.
- 4.6 The comments received during the last Local Plan Review Issues Consultation which relate to the settlement boundary principles and/or amendments are listed in appendix 1. This boundary review document has sought to respond to the Consultation comments relating to boundary principles and potential inaccuracies and has not sought to address comments relating to alternative approaches to settlement boundary. This is a strategic matter for the Local Plan Review and will be addressed through the Local Plan Consultation Statement.

5. Changes in Settlement Boundary Review- March 2020 from May 2018

- 5.1 Kenton has incorporated the revised settlement boundary into their neighbourhood development plan. The boundary revision was conducted in accordance with the principles in the settlement boundary methodology May 2018. This revised boundary has been subject to a successful independent examination and a public referendum in which more than half of those voted in favour of the adopting the neighbourhood plan. Therefore the settlement boundary within the Kenton Neighbourhood Plan is the up to date and defined boundary for the village and replaces the current adopted Kenton settlement boundary in the current Local Plan (2013-2033).
- 5.2 As a result Teignbridge will not be making any further updates to the Kenton settlement boundary unless changes are required as a consequence to allocated development in the Local Plan Review 2020-2040.
- 5.3 It should be highlighted that the Ipplepen Neighbourhood Plan is currently seeking to allocate for residential development. This will have a consequential amendment to the boundary to ensure the site is included in line with principle 2.
- 5.4 To ensure the settlement boundary is as up to date as possible and reflects the built-up area and approved planning permissions, an additional planning history search has been undertaken. This search examined all planning applications from 15th December 2017 to 15th January 2020 which involved the construction of a new dwelling to examine whether this may have resulted in a settlement boundary extension in line with principle 2- existing commitments which form a continuous part of the built form of a settlement.
- 5.5 An additional two boundary extensions were identified in Bovey Tracey and Kingsteignton. These are listed in Table 2 below.
- 5.6 Table 2 also lists the amendments made to the May 2018 boundary revisions which have been reflected in this April 2020 update. These revisions are a consequence of public comments received during the Local Plan Review Issues paper (May 2018) consultation.

Table 2: Boundary changes since May 2018 Paper

Amendments made to Settlement boundary from Issues Paper Settlement Boundary Review (May 2018) to Local Plan Review Part 1 (April 2020)			
Settlement	Previous related Issues paper reference	Related properties	Amendment commentary
Abbotskerswell	AB7	Plum Tree Cottage	The residential property of Plum Tree Cottage and its curtilage have been included within the extended boundary. This property is residential, is not considered

Amendments made to Settlement boundary from Issues Paper Settlement Boundary Review (May 2018) to Local Plan Review Part 1 (April 2020)			
Settlement	Previous related Issues paper reference	Related properties	Amendment commentary
			visually detached from the built form of the settlement and has enclosing features. This stands in line with principle 1 and 2b.
	AB7	Butchers Arms	Southern boundary has been extended further west to include the full related curtilage to the Butchers Arm which include its beer garden. This stands in line with principle 2b.
	N/a	Properties on Priory Road: • Coombe Cottage • The Beacon • Rockstone • Seamore • Overdale • Highborough • Kestor	The eastern settlement boundary has been extended to include the residential properties on Priory road. Engagement with the Parish Council confirmed these properties form part of the built form of the village and should be included. This stands in line with principle 1 and 2b.
Bickington	BIC6	• The Old Vicarage • Wisden • Ferndale	Southern settlement boundary has been extended to include the full residential curtilages of surrounding properties. The included areas have a domestic appearance, enclosing features and domestic character and appear more in character with the built form of the village than the countryside beyond. This stands in line with principle 1 and 2b.
Bovey Tracey	N/a	Willowray, Mary Street	Approved application 19/01437/CLDE confirms the residential curtilage of Willowray as a residential property which stands on the edge of Bovey Tracey. The property and its curtilage have been included within the revised settlement boundary in line with principle 2.
Denbury	DEN3	Denbury Manor	Further investigation has identified the area encompassing Denbury Manor is sensitive to a change in the character of the Conservation Area. The Manor relates to historical context and development of Denbury. The site provides a perception of isolation from the

Amendments made to Settlement boundary from Issues Paper Settlement Boundary Review (May 2018) to Local Plan Review Part 1 (April 2020)			
Settlement	Previous related Issues paper reference	Related properties	Amendment commentary
			village and lacks clear views. Denbury Manor has been removed from the revised settlement boundary in line with principle 3b and 3e.
	DEN3	St Mary's Church	The church and yard has been excluded from the revised settlement boundary as an area of open space which stands on the edge of the settlement boundary in line with principle 3a.
Doddiscombsleigh	N/a	Brookford (labelled The Well House on maps)	The revised eastern settlement boundary has been extended eastward to include the triangle of land which forms the curtilage to Brookford. The area is enclosed and is domestic in character and has been included in line with principle 1 and 2b.
Ide	IDE4	Ide Primary School	The revised settlement boundary has been further contracted to exclude the entirety of the school playing field in line with principle 3a.
Kingskerswell	N/a	Rock House, Maddacombe Road	The western settlement boundary has been extended to include the full residential curtilage of Rock House. The included area forms part of the garden of Rock House, it has enclosing features and a domestic character. This area has been included in line with principle 2b.
Kingsteignton	N/a	Amberley, Broadway Road	Application 18/00942/OUT approved outline consent for 7 dwellings which extends slightly beyond the existing settlement boundary. The boundary has been extended to include this approved site in line with principle 2a.
Liverton	LIV7	- Downing - Strawberry - Lowood - Tobermay - Caravelle	The revised southern settlement boundary has been contracted to exclude areas of woodland and open space which are divided from the nearby residential properties. This amendment stands in line with principle 3b

Amendments made to Settlement boundary from Issues Paper Settlement Boundary Review (May 2018) to Local Plan Review Part 1 (April 2020)			
Settlement	Previous related Issues paper reference	Related properties	Amendment commentary
Shaldon	SHA7	Linacre	The revised settlement boundary has been contracted to exclude the square parcel of land adjacent Linacre. This land stands adjacent the Conservation Area and once formed an historic orchard. The area has been excluded from the settlement boundary in line with principle 3a.
	N/a	Kopje House Coombe Croft	The northern settlement boundary has been extended to include the full rear curtilages of Kopje House and Coombe Croft. These are residential properties with enclosing features and domestic character and have been included in line with principle 2b. It should be noted that the rear sections of the undeveloped coast overlap these curtilages but do not encompass them entirely.
	SHA8	Fernleigh	The previous boundary revision included this property within the revised settlement boundary. However this property stands wholly inside the undeveloped coast and has been excluded in line with principle 3g.
Stokeinteignhead	N/a	Grange Vale	The northern settlement boundary has been extended to include the full residential curtilage of Grange Vale. The area is a domestic garden as confirmed through an officer site visit and the inclusion stands in line with principle 2b.

APPENDIX 1

Q8. A number of principles have been established to determine what should be included and excluded from a revised boundary.

Please provide comment on the principles applied to the Draft Settlement Boundary Review			Response to Main Points Raised
Response ID	Summary of Main Points Raised		
162, 208, 177, 357,	Agree with Principles (no further comment)		Noted
368, 413,	Agree with Principles however: - Occasional exceptions may not sit well - Any future extensions should be debated by the public - Urban sprawl must be prevented		Noted. Settlement boundary revisions will form the next iteration of the local plan review which is subject to public consultation providing further opportunity for public comment. The settlement boundary revisions have sought to include existing and allocated development and does not include large tracts of unallocated land therefore the boundary revisions will not lead to urban sprawl but instead seek to focus growth within the built up area.
370,	Agree with Principles because: Boundaries have meant that little unsuitable development has historically been allowed outside		Noted
164, 288, 373, 379, 380, 391, 392, 393, 397, 408, 410, 413, 414, 374, 360	Principles seem logical, sensible or sound		Noted
417, 405, 406, 415, 217	Agree with Principles in relation to Bishopsteignton		Noted
359,	Agree with Principles in relation to Teignmouth		Noted
369, 206, 287, 392, 403, 155	Disagree with Principles because: - There should not be boundaries - Principles make no sense other than to pre-determine infill planning applications - Current boundaries are a complete nonsense - Boundaries should not be contracted to exclude brownfield land - Boundaries should not bisect gardens - Moving the boundary will open floodgates to inferior development at an unsustainable rate		Settlement boundaries are a widely understood planning mechanism to focus growth to existing built up areas and define in policy terms which areas are acceptable for different types of development. Principle 2b seeks to include the full curtilages of properties to avoid the boundary bisecting gardens. Boundaries have been expanded and not contracted to include brownfield land. Inclusion within the settlement boundary does not confer planning permission and any application will require full and thorough assessment for its impacts, benefits and overall suitability and sustainability. Inclusion within the settlement boundary does not confer planning permission and any application will require full and thorough assessment for its impacts, benefits and overall suitability and sustainability, even on brownfield land.
171, 195, 377, 384, 159	Disagree with specific Principle: - Including spaces owned by a property without distinguishing between large and small spaces is flawed - Query inclusion of all brownfield sites without consideration as to impacts on landscape and biodiversity - Unsure why sports and recreational facilities on the edge of towns are being excluded - Employment sites are included but farmsteads are excluded – this is contradictory as a farmstead is a business and both utilise equipment and machinery.		As noted in the Settlement Boundary Review Paper (May 2018), para 3.15, sports and recreational facilities on the edge of settlements have been excluded from the revised settlement boundary because their open character can provide important views from the built form into the open countryside beyond, linking the settlement with its rural context. Farmsteads, whilst providing an element of employment, are excluded from the settlement boundary because they are not defined as brownfield land in planning terms and relate more to the character of the countryside than the urban form.

207, 394,	Principles haven't been applied correctly: • KK6 has been removed from boundary when development already agreed • KK5 has been included in the boundary but this will lead to development here • Why is the land at Ford Farm Court now being removed from the boundary? • KENT7 – Why is part of curtilage belonging to The Willows omitted? • Kenton – why has area around boundary of village been removed?	The exclusion referred to in relation to amendment KK6 is an area open space approved as Green Infrastructure under application 12/02509/MAJ. This development has been completed and as such the green infrastructure which stands on the edge of the settlement has been excluded in line with principle 3a. KK5 related to petrol filling station which is clearly developed land which relates to the built form of Kingskerswell and has been included within the revised settlement boundary in line with Principle 1. Ford Farm Court, Mamhead Road, EX6 8LZ – is not being removed. The garage was inaccurately omitted from the previously revised settlement boundary. The associated garage to The Willows forms part of this residential curtilage and has been included within the revised boundary in line with principles 1 and 2b. Under principle 2 allocated site are included within the revised settlement boundaries. The boundary revisions only seek to include existing built development or allocations. Allocations have already been determined to be sustainable in principle through the adopted local plan examination and existing built development is already there. Inclusion within the settlement boundary does not confer planning permission. All large settlements in the District have a settlement boundary. The role of settlement boundaries is to define built up areas, some of these areas include green spaces within them. Planning policy seeks to safeguard these spaces, it is not the role of the settlement boundary to protect green spaces. The presence of an area of green space within a settlement does not confer a presumption in favour of its development as it would be subject to other safeguarding local plan policies. All planning applications are assessed individually and on their own merit regardless of their location. Neither the settlement boundary review, nor the local plan review propose to build on cirl bunting or bat habitats.
195, 428, 362, 363, 388, 402, 403, 413	Suggestions for additional Principles: • Allocated sites should fall within settlement boundaries • Principle to exclude land required to support ecological assets and wildlife sites • Larger settlements that don't have a boundary should be given one to prevent stagnation and encourage development • Redundant shops and warehouses should be utilised for development • Small hamlets should be built near existing villages • Locations where Cirl Buntings and bats live should not be built on • Settlement boundaries should protect green spaces • Applications within the boundary should be assessed individually based on their own merits • Boundaries should not mean all green space inside is open to development	Exeter does not stand within the district of Teignbridge therefore any amendments to their settlement boundary are outside the remit of Teignbridge District Council. The settlement boundary will be subject to further revisions which include more up to date planning permissions as part of the next round of local plan review consultation. Conservation Area boundaries have not been amended as a result of this Review. Parish Councils have the ability and opportunity to review their own settlement boundaries within a neighbourhood plan. This provides the community a direct opportunity to vote in a local referendum on any changes to a settlement boundary. There is no greenbelt land designations within Teignbridge. Boundaries will be amended in the local plan review to include GESP allocations where agreed or updated through subsequent reviews if GESP allocations are not known at the time of final preparations of the plan. Parish/Town councils have been provided the opportunity to review and comment on proposed changes to settlement boundaries through a parish/town workshop prior to the start of the local plan review: Issues consultation, in addition to formal representations as part of
177, 195, 162, 289, 363, 373, 375, 380, 390, 393, 396, 396, 401, 407, 409, 365 377, 211 370, 394	General comments: • Reserve the right to object at a later date • Exeter's boundary should be reviewed • Cut off dates for developments in progress is too early • More information required before response can be made • Great care must be given to impact of new development • Load bearing straw bale houses should be investigated • How are Conservation Areas affected by the proposed changes? • Parish Councils should be asked to redraw their own boundaries • TE3 (255 dwellings on Upper Exeter Road, Teignmouth) should be removed to reflect large number of objections raised over the outline application • Settlement boundaries need to be addressed along with greenbelt by local communities • Deliverability must be considered by combining findings with the HELAA • Boundaries cannot be amended to include GESP as this will not be finalised for several years • Boundaries should be strictly enforced • Boundaries should be reviewed in consultation with local communities • Comments made in Bishopsteignton Neighbourhood Plan should be taken into account • Inclusion of properties at Cummings Cross seems sensible • Have boundaries been provided to Parish Council's for comment?	Exeter does not stand within the district of Teignbridge therefore any amendments to their settlement boundary are outside the remit of Teignbridge District Council. The settlement boundary will be subject to further revisions which include more up to date planning permissions as part of the next round of local plan review consultation. Conservation Area boundaries have not been amended as a result of this Review. Parish Councils have the ability and opportunity to review their own settlement boundaries within a neighbourhood plan. This provides the community a direct opportunity to vote in a local referendum on any changes to a settlement boundary. There is no greenbelt land designations within Teignbridge. Boundaries will be amended in the local plan review to include GESP allocations where agreed or updated through subsequent reviews if GESP allocations are not known at the time of final preparations of the plan. Parish/Town councils have been provided the opportunity to review and comment on proposed changes to settlement boundaries through a parish/town workshop prior to the start of the local plan review: Issues consultation, in addition to formal representations as part of

	- Unclear why sports and recreational facilities on the edge of towns are to be excluded? - Flexibility should be allowed for development beyond the boundary ahead of the Review process to help enable the delivery of housing of strategic allocations - Boundaries mean very little as unsuitable development has historically been allowed - Boundaries need to be amended to reflect allocations as the plan progresses - Is removal around the boundary due to hedgerow removal around the boundary?	the consultation process. In addition A1 paper copies of the plans were provided to each applicable town or parish council. Some roadside retractions in the settlement boundary are as a result of aligning the boundary with the side of the road rather than then centre of the road.
--	---	--

Q9. These principles have led to some of the settlement boundaries being extended or contracted.		
Please provide comment on any inaccuracies in the application of the above principles to revised settlement boundaries identified in the Settlement Boundary Review Paper		Response to Main Points Raised
Response ID	Summary of Main Points Raised	
368, 406,	Inaccuracies in Bishopsteignton BSP4 - Land at Fair Isle, 39 Teign View should be omitted based on previous failed planning applications	The parcel of land which the paper is proposing to include within the boundary is an integral part of the domestic curtilage of the property Fair Isle, 39 Teign View Road. The curtilage is domestic in appearance and incorporates a driveway/parking area and garage as well as an area of neatly mown lawn and ornamental shrubs. The curtilage is bounded by high mature hedges and relates directly to both the property to which it belongs and to the built form of the village. It must therefore be included under Principles 1 and 2b. The Settlement Boundary Review process is not an exercise in preventing development, it is a review of the existing built form of towns and villages to ensure that the boundary is up to date (Bishopsteignton last reviewed in 1996), and cannot be used to prevent/allow possible future development in itself. Revision BSP4 is proposed to remain included within the revised boundary. Officer agrees with the respondent. The two descriptions have been misallocated to reference numbers/sites and will be amended to correct this administrative error.
374	Bovey Tracey Descriptions of BT10 and BT11 have been switched in error	
376, 393	Inaccuracies in Broadhempston - BR10 – should be extended to include curtilage of Old Wootons. Houndshead - BR17 – Land to west of Parke Barn should be included as submitted through HELAA	- BR10- If Old Wootons and Houndshead are included then this leads to the need to also incorporate the curtilages of Saxondale, Blacklers Cottage, Summerhill, Cantledown, Broadhayes, Merrifield and Barthers. Inclusion of this tract of land within the settlement boundary would bring potential damage to the Conservation Area as well as changing the historic landscape with regards strip farming and ancient orchards. The whole area (with the exception of BR10 which is kept tightly around the built form of two modern properties - namely Pentreath and Bannuts) should continue to be excluded under Principle 3f. - BR17- is a holiday letting unit (change of use from barn granted in 2011- Ref- 11/01085/COU) is set apart from the main built form of Broadhempston, being both visually and physically separated from the village by an agricultural field and mature tree/hedgeline. It has therefore been excluded under Principle 3b. HELAA submissions have no relationship with this settlement boundary review.
193	Inaccuracies in Bickington - Revision commentary on BIC3 should state “tightly formed around rural development” rather than urban - The Old Police House and adjoining field parcel should be included in the boundary - Ashleigh, The Old Vicarage Gardens, Park House and Love Lane Farm should be included in line with principles 1 and 2b - Lemonford Lane, Travellers Rest, the Caravan Park and The Toby Jug should be included in the revised boundary	The response is based on further investigation and an officer site visit. - BIC3: To connect the existing boundary area to the proposed BIC3 extension would mean incorporating a number of fields which divide the two areas of residential buildings. This would stand against Principle 1 (defined tightly around built form). - The Old Police House sits in its own grounds separated from the other nearby residential properties by an agricultural field, and therefore should be omitted from the boundary under Principle 3b (isolated development which is physically or visually detached from the settlement). If it were to be included then it would represent its own settlement boundary as it is detached from the adjoining areas by fields - as such

			this in itself would identify it as isolated development and point to the fact it should be excluded under Principle 3b. - BIC6: Curtilages of both Ashleigh and The Old Vicarage are expansive but are bounded by stone walls and mature hedges and defined by neatly mowed lawns and include a shed, a pergola and specimen trees. Following a site visit it is considered that they relate to the built form and are visually and physically detached from the adjoining farmland and as such should be included as requested in line with Principle 2b. - BIC8: Love Lane Farm is excluded from the settlement boundary under Principle 3d (agricultural farmsteads or buildings which stand on the edge of the built form of settlements). Park House is already included. - Love Lane Cottages, The Toby Jug and Travellers Rest are all isolated developments/properties detached visually or physically from the built form of the village and are therefore excluded under Principle 3b. - The caravan park is a site which provides temporary accommodation for holiday purposes and is therefore excluded from the settlement boundary under Principle 3f. - Rowan House, 6 North Street, Denbury – Site visit shows curtilage to be residential in nature, contained within a wall and laid to a neatly mown lawn with ornamental planting and seating areas. Garden adjacent (Lowes Park Farm, 14 North Street) to also be included for same reasons. Include under Principle 2b. - Through further site visits and discussions with the local authority Conservation Officer Denbury Manor has been identified as an area in which an extension to the settlement boundary has the potential to adversely affect the Conservation Area. Denbury Manor is an historic property which relates to the historical rural context and development of Denbury. The site when entered provides a perception of isolation from the village, compounded by its enclosing features and lack of clear views to the built form of the settlement. Denbury Manor has been excluded from the revised settlement boundary in line with principle 3c and 3e. - Pump Acres curtilage is considered domestic in character with neatly maintained grass, vegetable plot to the rear and a wooden structure. The area is bounded on all sides by mature hedgerows which separates it from the countryside beyond which has a clearly different character than this site. The full curtilage of Pump Acres is to be included within the revised settlement boundary in line with principle 1 and 2b. This area is domestic in character and use and the inclusion of the area into the settlement boundary would have no impact on wildlife diversity than it currently does. Inclusion within the settlement boundary does not confer planning permission and any application will require full and thorough assessment for its impacts, benefits and overall suitability and sustainability. Impacts on highway safety would be a consideration for any application of this site. - The inclusion of Horsewell House within the settlement boundary was originally included in anticipation of a positive result to the pending appeal. This would have been removed if the appeal had been dismissed. The appeal was approved and the area to the rear of Frawzy and Horsewell House now forms the rear residential curtilage of these dwellings- Appeal Ref- APP/P113W/18/3194062. - An orchard to the west of Horsehill House has not been included within the revised settlement boundary. - The new village hall is not currently built and does not form an allocation in a development plan, therefore does not align with the settlement boundary principles. In addition the inclusion of the site within the boundary could leave the site susceptible to alternative development pressures. This would also apply to the rural exception site. - The area enclosed within the revised boundary includes dwellings and a nursing home which are built development and have a close physical relationship with the built form
150, 171, 373, 370, 401, 159 155, 200	Inaccuracies in Denbury - Land adjacent to Rowan House is domestic curtilage and should be included under Principle 2b - DEN3: should not include the whole strip of land up Greenhill Lane. Extending the perimeter to neaten the boundary is reckless. - DEN3: Denbury manor has no boundary with Greenhill Lane and cannot be justified under principle 3c. - DEN3: inclusion of field recently refused planning permission reckless - DEN3: Denbury Manor and associated curtilage should be included but only as far as the tennis courts, no further north. - DEN3: Line should be drawn from the edge of Sundance Cottage along Greenhill Lane. - DEN3: Pumps Acre garden – why is this now included? - DEN3: Pumps Acre – house should be included but not the land to the east where the holiday accommodation is; was previously used for goats and prior to that under forestry. - DEN3: Pumps acres should not be included because: - It is the only building the entire length of Greenhill Lane open to intensive development, impacting on the rural look of the manor grounds standing adjacent a conservation area - To protect the rural integrity and wildlife diversity of Greenhill Lane - To avoid dangerous use of Greenhill Lane as a developers thoroughfare - DEN3: Horsewell House – became residential curtilage in January 2018 although appeal not brought until March 2018 and Inspector didn't visit until May 2018 – how can this be so? - DEN3: Horsewell House – if the unauthorised building is included within the settlement line it will be eligible for extension to become a dwelling on this single track lane - DEN3: Frawzy and Horsehill House are in the same ownership and is one single open area of land with a rural appearance and should be excluded from the boundary. - DEN3: Orchard to west of Horsehill House – should be excluded under Principle 3a - DEN3: Denbury Manors connection to South Street should be included in the boundary - DEN3: land to the north of the dwelling house of Denbury Manor is woodland and paddock and rural in nature and should not be included in the boundary - Proposed village hall: site should be included in the boundary - Proposed affordable homes site: should be included within boundary		

	DEN5: Large plot of land behind one of the properties included within revision is too large and will create an enclosed space between this land and the rear of Orchard Close.	of Denbury. The curtilages are enclosed and include domestic features. The areas stand a distance from the Conservation Area and the boundary extension is not considered to have a potential adverse effect on the character of the conservation area. This area has been included within the revised boundary in line with principle 1. Further investigation and an officer site visit identified the site is a vehicle repair workshop and is developed with a workshop building and large area of hardstanding for vehicular parking/storage and fenced from surrounding countryside. This area accords with Principle 1 and should remain within the revised boundary. The response is based on further investigation and an officer site visit. GARDEN - The revised boundary has been drawn to reflect both an existing fenceline and an observable difference in the character of the land in question. The area proposed to be included is immediately adjacent to Rock Cottage and incorporates a driveway and parking area, tightly mowed grass and an area of ornamental planting. This area is bounded by mature hedges and separated from the larger expanse of garden by a high wood panel fence. It has therefore been included in line with Principles 1 and 2b as it is clearly domestic and relates directly to the built form of the village and its associated property Rock Cottage. The larger expanse, beyond the fenceline is very different in nature. Whilst it may contain a trampoline and slide set, the grass is much rougher in type and appearance, there is no visible ornamental planting, no pathways and no physical boundary dividing it from the agricultural field to the north. This section visibly links much more closely with the rurality of the adjacent field rather than the built environment of Cockwood, and as such the expanse has been excluded under Principle 3C "... with their furthest sections omitted from the settlement boundary where there is an observable land-use difference, an open expansive character or dividing feature" (all three instances apply in this case). THE FIELD - Whilst the Officer agrees that this field was previously identified as 'brownfield' in the 2010 SHLAA assessment, there is no obvious evidence for this classification and the area does not appear on the Teignbridge Brownfield Register. Based on the site visit in 2018 the area is considered greenfield in character. On this basis, and the fact that the site has never been re-classified as domestic curtilage via a planning application, it is still an agricultural field, despite its close proximity to the built form of Cockwood. It must therefore be excluded from the settlement boundary under Principle 1, which states the boundary must "be tightly defined around the built form". In addition, Principle 3e states that "where an extension could lead to development which has a potential to adversely affect the character and/or setting of a Conservation Area" it should be excluded. The field is immediately adjacent not only to the Cockwood Conservation Area but also to the Grade II Listed Rock Cottage, which has been classed as "Outstanding" in the Teignbridge Conservation Area Appraisal. Indeed, the Officer's Report when refusing planning permission to build on this area of land in 2014 (14/00469/FUL) was based in part on the fact that "The development would not preserve or enhance the character of the setting of the Grade II Listed Rock Cottage or the setting of the Cockwood Conservation Area. On the basis of this, the field should also be omitted from the settlement boundary under Principle 3e. On the evidence given, the respondent's request for the inclusion within the boundary of both the extended garden and the field should both be refused on grounds that to include either would go against the core Principles of this proposal. DA1 (The Old Cider Mill, Shutterton Lane, Dawlish) – site visit shows properties to be converted barns immediately adjacent to new residential development at Shutterton
151	Inaccuracies in Chudleigh Knighton CK6 – Ancillary yard space to rear of workshop proposed for inclusion should be omitted	Further investigation and an officer site visit identified the site is a vehicle repair workshop and is developed with a workshop building and large area of hardstanding for vehicular parking/storage and fenced from surrounding countryside. This area accords with Principle 1 and should remain within the revised boundary. The response is based on further investigation and an officer site visit. GARDEN - The revised boundary has been drawn to reflect both an existing fenceline and an observable difference in the character of the land in question. The area proposed to be included is immediately adjacent to Rock Cottage and incorporates a driveway and parking area, tightly mowed grass and an area of ornamental planting. This area is bounded by mature hedges and separated from the larger expanse of garden by a high wood panel fence. It has therefore been included in line with Principles 1 and 2b as it is clearly domestic and relates directly to the built form of the village and its associated property Rock Cottage. The larger expanse, beyond the fenceline is very different in nature. Whilst it may contain a trampoline and slide set, the grass is much rougher in type and appearance, there is no visible ornamental planting, no pathways and no physical boundary dividing it from the agricultural field to the north. This section visibly links much more closely with the rurality of the adjacent field rather than the built environment of Cockwood, and as such the expanse has been excluded under Principle 3C "... with their furthest sections omitted from the settlement boundary where there is an observable land-use difference, an open expansive character or dividing feature" (all three instances apply in this case). THE FIELD - Whilst the Officer agrees that this field was previously identified as 'brownfield' in the 2010 SHLAA assessment, there is no obvious evidence for this classification and the area does not appear on the Teignbridge Brownfield Register. Based on the site visit in 2018 the area is considered greenfield in character. On this basis, and the fact that the site has never been re-classified as domestic curtilage via a planning application, it is still an agricultural field, despite its close proximity to the built form of Cockwood. It must therefore be excluded from the settlement boundary under Principle 1, which states the boundary must "be tightly defined around the built form". In addition, Principle 3e states that "where an extension could lead to development which has a potential to adversely affect the character and/or setting of a Conservation Area" it should be excluded. The field is immediately adjacent not only to the Cockwood Conservation Area but also to the Grade II Listed Rock Cottage, which has been classed as "Outstanding" in the Teignbridge Conservation Area Appraisal. Indeed, the Officer's Report when refusing planning permission to build on this area of land in 2014 (14/00469/FUL) was based in part on the fact that "The development would not preserve or enhance the character of the setting of the Grade II Listed Rock Cottage or the setting of the Cockwood Conservation Area. On the basis of this, the field should also be omitted from the settlement boundary under Principle 3e. On the evidence given, the respondent's request for the inclusion within the boundary of both the extended garden and the field should both be refused on grounds that to include either would go against the core Principles of this proposal. DA1 (The Old Cider Mill, Shutterton Lane, Dawlish) – site visit shows properties to be converted barns immediately adjacent to new residential development at Shutterton
173	Inaccuracies in Cockwood - CMW7 - Rear garden of Rock Cottage to boundary with School Hill should be included as it is domestic curtilage - CMW7 – Field adjoining garden of Rock Cottage should be included on the basis brownfield land	Further investigation and an officer site visit identified the site is a vehicle repair workshop and is developed with a workshop building and large area of hardstanding for vehicular parking/storage and fenced from surrounding countryside. This area accords with Principle 1 and should remain within the revised boundary. The response is based on further investigation and an officer site visit. GARDEN - The revised boundary has been drawn to reflect both an existing fenceline and an observable difference in the character of the land in question. The area proposed to be included is immediately adjacent to Rock Cottage and incorporates a driveway and parking area, tightly mowed grass and an area of ornamental planting. This area is bounded by mature hedges and separated from the larger expanse of garden by a high wood panel fence. It has therefore been included in line with Principles 1 and 2b as it is clearly domestic and relates directly to the built form of the village and its associated property Rock Cottage. The larger expanse, beyond the fenceline is very different in nature. Whilst it may contain a trampoline and slide set, the grass is much rougher in type and appearance, there is no visible ornamental planting, no pathways and no physical boundary dividing it from the agricultural field to the north. This section visibly links much more closely with the rurality of the adjacent field rather than the built environment of Cockwood, and as such the expanse has been excluded under Principle 3C "... with their furthest sections omitted from the settlement boundary where there is an observable land-use difference, an open expansive character or dividing feature" (all three instances apply in this case). THE FIELD - Whilst the Officer agrees that this field was previously identified as 'brownfield' in the 2010 SHLAA assessment, there is no obvious evidence for this classification and the area does not appear on the Teignbridge Brownfield Register. Based on the site visit in 2018 the area is considered greenfield in character. On this basis, and the fact that the site has never been re-classified as domestic curtilage via a planning application, it is still an agricultural field, despite its close proximity to the built form of Cockwood. It must therefore be excluded from the settlement boundary under Principle 1, which states the boundary must "be tightly defined around the built form". In addition, Principle 3e states that "where an extension could lead to development which has a potential to adversely affect the character and/or setting of a Conservation Area" it should be excluded. The field is immediately adjacent not only to the Cockwood Conservation Area but also to the Grade II Listed Rock Cottage, which has been classed as "Outstanding" in the Teignbridge Conservation Area Appraisal. Indeed, the Officer's Report when refusing planning permission to build on this area of land in 2014 (14/00469/FUL) was based in part on the fact that "The development would not preserve or enhance the character of the setting of the Grade II Listed Rock Cottage or the setting of the Cockwood Conservation Area. On the basis of this, the field should also be omitted from the settlement boundary under Principle 3e. On the evidence given, the respondent's request for the inclusion within the boundary of both the extended garden and the field should both be refused on grounds that to include either would go against the core Principles of this proposal. DA1 (The Old Cider Mill, Shutterton Lane, Dawlish) – site visit shows properties to be converted barns immediately adjacent to new residential development at Shutterton
167, 427, 413.	Inaccuracies in Dawlish	Further investigation and an officer site visit identified the site is a vehicle repair workshop and is developed with a workshop building and large area of hardstanding for vehicular parking/storage and fenced from surrounding countryside. This area accords with Principle 1 and should remain within the revised boundary. The response is based on further investigation and an officer site visit. GARDEN - The revised boundary has been drawn to reflect both an existing fenceline and an observable difference in the character of the land in question. The area proposed to be included is immediately adjacent to Rock Cottage and incorporates a driveway and parking area, tightly mowed grass and an area of ornamental planting. This area is bounded by mature hedges and separated from the larger expanse of garden by a high wood panel fence. It has therefore been included in line with Principles 1 and 2b as it is clearly domestic and relates directly to the built form of the village and its associated property Rock Cottage. The larger expanse, beyond the fenceline is very different in nature. Whilst it may contain a trampoline and slide set, the grass is much rougher in type and appearance, there is no visible ornamental planting, no pathways and no physical boundary dividing it from the agricultural field to the north. This section visibly links much more closely with the rurality of the adjacent field rather than the built environment of Cockwood, and as such the expanse has been excluded under Principle 3C "... with their furthest sections omitted from the settlement boundary where there is an observable land-use difference, an open expansive character or dividing feature" (all three instances apply in this case). THE FIELD - Whilst the Officer agrees that this field was previously identified as 'brownfield' in the 2010 SHLAA assessment, there is no obvious evidence for this classification and the area does not appear on the Teignbridge Brownfield Register. Based on the site visit in 2018 the area is considered greenfield in character. On this basis, and the fact that the site has never been re-classified as domestic curtilage via a planning application, it is still an agricultural field, despite its close proximity to the built form of Cockwood. It must therefore be excluded from the settlement boundary under Principle 1, which states the boundary must "be tightly defined around the built form". In addition, Principle 3e states that "where an extension could lead to development which has a potential to adversely affect the character and/or setting of a Conservation Area" it should be excluded. The field is immediately adjacent not only to the Cockwood Conservation Area but also to the Grade II Listed Rock Cottage, which has been classed as "Outstanding" in the Teignbridge Conservation Area Appraisal. Indeed, the Officer's Report when refusing planning permission to build on this area of land in 2014 (14/00469/FUL) was based in part on the fact that "The development would not preserve or enhance the character of the setting of the Grade II Listed Rock Cottage or the setting of the Cockwood Conservation Area. On the basis of this, the field should also be omitted from the settlement boundary under Principle 3e. On the evidence given, the respondent's request for the inclusion within the boundary of both the extended garden and the field should both be refused on grounds that to include either would go against the core Principles of this proposal. DA1 (The Old Cider Mill, Shutterton Lane, Dawlish) – site visit shows properties to be converted barns immediately adjacent to new residential development at Shutterton

	- DA1 – Object to revision. Buildings are agricultural in origin and should be excluded to guard against development which would ruin urban/rural transition. - DA2 – Object to inclusion of properties – particularly those at Windsor Drive – which do not relate to the built form of Dawlish. - DA3 – Object due to large open spaces between buildings and the adverse impact on the landscape that redevelopment could create. - Northern Dawlish boundary must be limited at Shutterton Lane and the separation between Dawlish and St Mary's Cottages maintained - Field between Country Park and Exeter Road must remain as open countryside to retain character of the park - DA2 – inclusion of hospital makes sense but does this protect the green space around the buildings from infill development?	Lane. Area should be included under Principle 1 as part of the continuous form of built development. - DA2 (Windsor Drive, Langdon, Dawlish) – Site visit proves site to be very much visually attached to the main built form of Dawlish, linking the new development at Shutterton Lane to the Langdon hospital site. There is limited rurality and the boundary expansion should be retained to incorporate properties under Principles 1 and 2a. - DA3 (Langdon Hospital, Dawlish) – Green space has been omitted so that only that within the built form has been included. All peripheral recreational areas and open expanses have been omitted to protect them under Principle 3a. The remaining built form should be included under Principle 1 as it forms part of the built form of Dawlish.
165, 381 205	Inaccuracies in Doddicombesleigh - Garden of Brookford (between DOD6 and DOD7) should be included in revised boundary under Principle 2b. - DOD1- Boundary should be extended up to La Ruche as it complies with policy and is physically and visually part of the settlement - Redundant buildings to the north west could be converted to dwellings and should be included in the revised boundary	- This area of land is visually the north-western corner of an agricultural field which sits adjacent to property Brookford, which has been bought into domestic use as a residential garden at some point over the years, it appears on the block plan for the property Brooklands in planning application 06/03895/FUL and the current owner states that he has used it as a domestic garden since 1988. - The area is laid to mown lawn and semi-mature trees (Silver Birch) and is accessed from the main property via a narrow gap between hedgerows. The land area is bounded by mature hedging and fencing and relates clearly to the built form of the village rather than the agricultural land surrounding. This area should be included within the revised boundary in line with principle 2b. - DOD1- Whilst the curtilage immediately adjacent to Springfield is visually a domestic garden (tightly mown grass, relates to the built environment, immediately adjacent to the property to which it relates) and should therefore be included within the boundary under Principle 2b, the large extent of land north west of the property is agricultural in appearance and relates more to the character of the surrounding countryside than the built form of the village. As such it has been excluded under Principle 3c. With this area excluded, this means that residential property La Ruche is both visually and physically separated from the settlement and is therefore excluded under Principle 3b due to the isolated nature of its setting. - The buildings referred to are a number of agricultural buildings set in a countryside location adjacent to the village. They have been excluded under Principle 3d and should remain outside of the settlement boundary. This does not preclude future redevelopment of this redundant site, possibly as a site designated through a future Neighbourhood Plan written by the Parish, it simply shows them to be outside of the Settlement Boundary at present in line with the Principles contained within the Settlement Boundary Review document.
162	Inaccuracies in Exminster Sentry's Farm – boundary should be contracted to exclude temporary SANGS and amenity space	This SANGS area is only temporary at present. The Boundary will be reviewed in future and will be contracted when the provisions become permanent. The area will remain within the boundary under this stage of the review under Principle 2a. The response is based on further investigation and an officer site visit.
384, 392	Inaccuracies in Kenmford - KEN3 – including an area of land within the boundary because it is mown grass is not sufficient justification. On the basis that it has mown grass, paddock east of Kenbury Court (EX6 7TB) should be included - Lamacroft Farm – Should be included as an allocated site for 120 houses and the farm itself relocated - Boundary should include Lamacroft Farm as this is a brownfield site - KEN7 and KEN9 – both should either be included or excluded as farmsteads are places of employment too. To include one and exclude the other is irrational.	KEN3 - This site has been included within the revised settlement boundary due to its appearance as a domestic curtilage and it's close relationship with the built form of the village. The area forms the rear garden of the Seven Stars Inn; it is bounded by hedge and mature treeline and contains pathways, clipped hedges, a toy goalpost and a neatly mown lawn. It is visually and physically linked to the built environment and should therefore be included with the boundary under Principle 2b. The adjacent field is very much of an amenity appearance and relates to no particular property visually. It is fenced with a wooden post and rail fence and accessed by a metal five

		bar agricultural gate. Whilst mown there is a very large pile of plant waste and debris in the centre of the area and a number of sheds from neighbouring properties back onto it. The area does not appear to be a residential garden and its inclusion would stand against the principles of the Review. - KEN7 / KEN 9 - The basic Principles of the paper are that agricultural farmsteads on the outskirts of settlements should be excluded and commercial business premises included. Farmsteads (as in KEN7) link the town/village with the surrounding rural environment and provide a historic rural connection to the outskirts of the settlement, the protection of which safeguards against infilling; as such they should be excluded under Principle 3d. Commercial businesses (as in KEN9), on the other hand, don't maintain this rural/urban buffer and are part of the built townscape as opposed to the rural countryside beyond; as such they should be included under Principle 1. The revised boundary should not be amended in relation to KEN7 and KEN9. - The National Planning Policy Framework (NPPF) defines the term Brownfield (AKA Previously developed land) and specifically excludes land currently or last occupied by agricultural structures.
394	Inaccuracies in Kenton Why have the garages relating to The Willows been excluded?	Further investigation has identified one garage standing directly adjacent to the revised boundary which closely relates to the domestic dwelling. This garage will be included within the revised boundary under Principle 2b. - The exclusion referred to in relation to amendment KK6 is an area open space approved as Green Infrastructure under application 12/02509/MAJ. This development has been completed and as such the green infrastructure which stands on the edge of the settlement has been excluded in line with principle 3a. - KK5 related to petrol filling station which is clearly developed land which relates to the built form of Kingskerswell and has been included within the revised settlement boundary in line with Principle 1. - Boundary currently curtails the garden of Rock House. The whole garden is bounded by a high fence and stone wall and backs onto the South Devon Highway. The curtilage is planted with specimen trees and contains a shed/summer-house, driveway, parking area and pathways. The curtilage relates to the built form of the village and should be included within the boundary under Principle 2b.
206, 207, 403, 189, 420, 211, 203	Inaccuracies in Kingskerswell - Why is the Crown Estates development in Kingskerswell (off A380) excluded? - Why is the small parcel of land, Churchway Lane, Greenhill Road, missing? - Garden of Rock House, Maddacombe Road should be included Inaccuracies in Newton Abbot - Object to boundary change bordering Bradley Farm due to adverse impact on skyline and National Trust Property of any future development - Bradley Farm Cottage, Bradley Wood House, Bradley Cottage and Woodpeckers should all be included due to proximity to allocated housing site (NA6) - Land at Langford Bridge should be included to increase the developable area of the NA3 allocation and prevent development pressures in unsustainable locations	This is a site allocation, not a change proposed through the boundary review process. The area in question was allocated in the Local Plan for 70 homes (NA6 Bradley Barton). It is therefore included within the settlement boundary under Principle 2a. - These properties, stand in relative close proximity to the NA6 local plan allocation but Bradley Barton Farm and Bradley Farm Cottage form part of a farmstead on the edge of Newton Abbot. Farmsteads are excluded from the settlement boundary in line with principle 3d as they are considered characteristically rural and provide the historical connection between settlements and their agricultural origins. The farmstead provides a separating feature between the revised settlement boundary and the remaining residential properties further south- namely Bradley Cottage, Bradley Wood House and Woodpeckers. Therefore these southern properties are physically detached from the built form of Newton Abbot and have excluded from the revised settlement in line with principle 3b. - No reason given as to why this large tract of agricultural land should be included other than to increase the developable area of an existing allocation. The area is not an allocation in the Local Plan and is an isolated farmstead at present. It may come forward later on as an allocated site but does not fall within this settlement boundary review and stands against the Principles for inclusion.

389	Inaccuracies in Shaldon SHA7 – Historic orchard and disproportionately large curtilage compared to neighbouring properties; does not fit Principles 1 or 2b.	The area to the rear of Linacre is a large square parcel adjacent the Conservation Area. The land once formed part of an historic orchard and as such has been excluded from the revised settlement boundary under principle 3a.
182, 391	Inaccuracies in Stokentighthead Full extent of curtilage belonging to Grange Vale should be included under Principle 2b.	Visually from the aerial photographs this area looks like an area of orchard. These created shading obscuring the aerial view. Photographs supplied by the respondent do indeed show it to be an area of domestic garden which was confirmed through an officer site visit in 2018. This area should be included within the revised boundary in line with principle 2b.
192, 380	Inaccuracies in Teignmouth - Former contractors yard, Meadow Park, should be included under Principle 2c - Allocated Site TE3 should be excluded on the grounds of strong objections to outline planning application.	- The site at Meadow Park is separated from the other properties on Meadow Park, the site and land around it appear rough and unkempt and the site does not appear to have a lawful use as a storage site/contractor site use. This site has not been included within the revised settlement boundary. - The Settlement Boundary Review process is not an exercise in preventing development, it is a review of the existing built form of towns and villages to ensure that the boundary is up to date and cannot be used to prevent/allow possible future development in itself. The site is an allocated site within the adopted local plan and will remain within the settlement boundary in line with principle 2a.
393	Inaccuracies in Tedburn St Mary TSM10 – Land to west of Westwater Hill employment site should be included as brownfield land	TSM10 - The land to which this comment makes reference has already been included within the revised settlement boundary.
178	General inaccuracies Newton Abbot East revisions have not followed Principles 1, 3a or 3e (specific areas and issues not identified further)	The boundary is 'tightly defined' but includes some undeveloped areas which are site allocations made in the Local Plan. These allocations already stand within the adopted settlement boundary and do not form a settlement boundary revision through this review. With regards the exclusion of "open spaces, orchards and sports and recreational facilities which stand on the edge of the built for of settlements" it is unclear from the response which areas, in particular, is being referred to when stated that the Principles have not been followed in the case of Newton Abbot East. More detailed information would be required in order for an Officer judgement to be made.
164, 171, 373, 357, 182, 391, 193	No Inaccuracies - Support for all amendments in Ipplepen - Support for DEN1, DEN2, DE4 and DEN6 - Agree with DEN2 and DEN3 - Agree with DEN4 and DEN5 - Agree with ST02 revision - Agree with BIC1, BIC2, BIC4, BIC6 and BIC7	Noted.
288, 382, 408, 410, 414	No Comment	Noted
287, 359, 362, 364, 369, 379, 391, 398, 402, 411, 413, 159	General Comments - Boundaries serve no purpose - Acceptable - Propose that Combeinteighhead has a settlement boundary - Maps have no indication of location so unable to comment - Boundaries should be dispensed with - KEN7 – Sensible and in line with methodology - Increase size of existing industrial estates without creating pollution - STO1 – exclusion is in line with Principles - Sites put forward by Sibelco for allocations should be included - Embury Close and The Sloop public house have had sightings of bats - Boundaries are effective in limiting indiscriminate planning applications	The purpose and role of settlement boundaries has been clearly identified in the Settlement Boundary Review paper. The Settlement Boundary Review has only assessed existing settlement boundaries to ensure accuracy. It is the determination of the subsequent local plan review preparation stages which will determine the function and role of villages and whether they qualify for a settlement boundary. The settlement boundary review does not allocate for development but instead seeks to reflect a settlements built form and existing permissions and allocations. Increasing the size/allocation of industrial estates would be determined through allocations and policies in the Local Plan Review document.

	• Unhelpful that DA nomenclature has been used for Dawlish as this is already in use with regards allocated sites • Accepted Denbury Manor and to an extent Pumps Acre should be included within the revision	Any proposed allocations will be assessed as part of the Local Plan Review process and if included the settlement boundary may (depending on location) result in a settlement boundary extension. No allocations have currently been proposed within the Local Plan Review. Nomenclature- agreed that this has led to some confusion and any future boundary revision identification tags will differ from those given to local plan allocations.
--	---	---

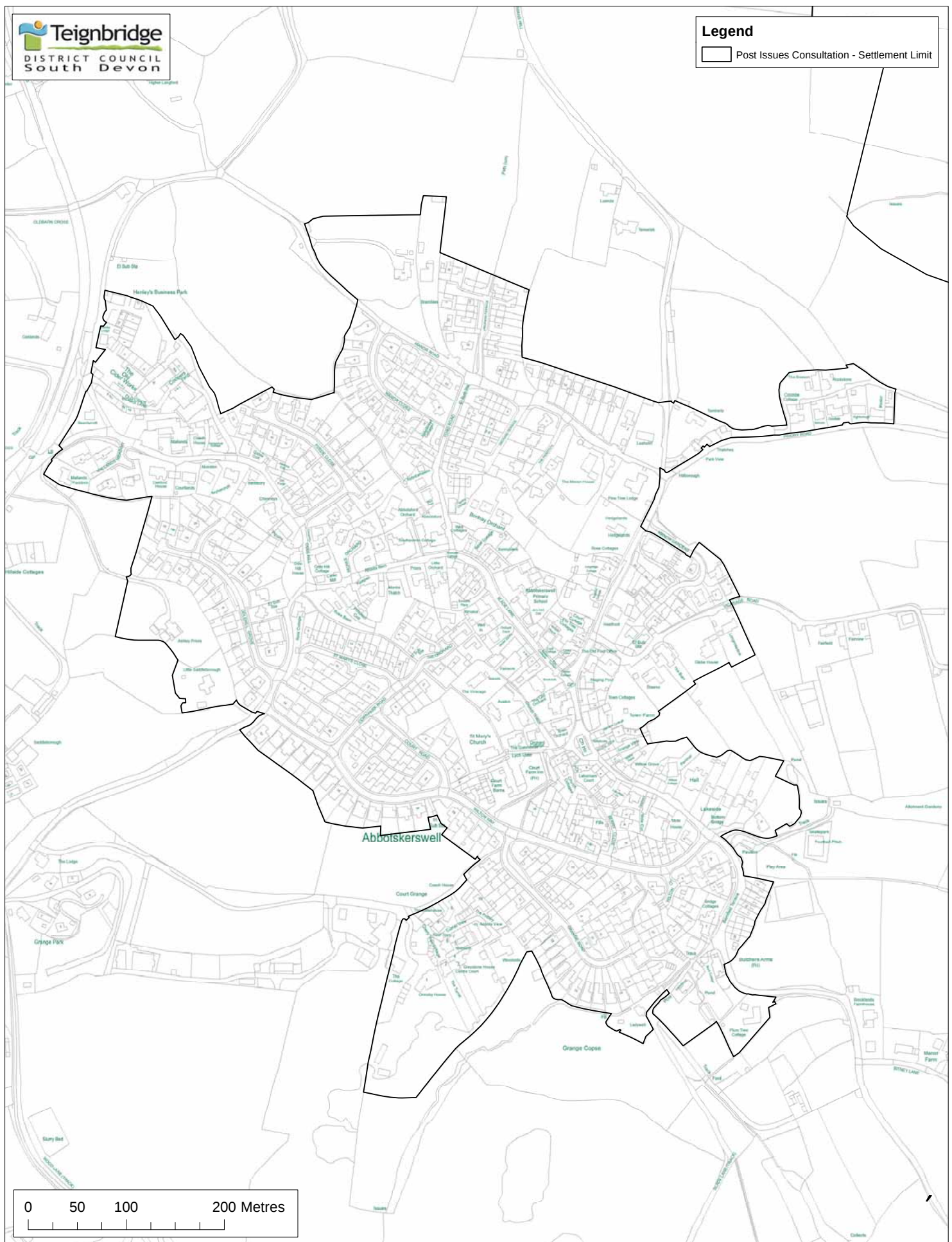
Q10. General comments on draft Settlement Boundary Review		
Response ID	Summary of Main Points Raised	Response to Main Points Raised
162, 164, 357, 288, 370, 401, 407, 408, 410, 374, 382, 395, 398, 400, 185, 359	No or No Comment	Noted
178, 190, 195, 206, 207, 289, 360, 363, 364, 368, 369, 373, 375, 377, 380, 385, 387, 390, 391, 392, 413, 159 201	General Comment - Concerned that current boundaries pre-date Local Plan - Premature to determine boundaries ahead of GESP - Boundaries should be given same status as town/village envelopes - Building outside of boundary should only be allowed with local support - Tightly defined boundaries make viability more difficult - Higher land values inside boundaries rather than being based on site's merit - Tightly defined boundaries limit growth which goes against Local Plan - Boundary review should identify sustainable locations for development - Boundaries don't need extending to extent shown - No development should occur outside of boundaries - Question needs more thought and consideration - More consultation should be undertaken - More flexibility for small scale developments required - Maps are difficult to identify changes - Necessary to update boundaries - Remove all boundaries - People have no knowledge of this review – leaflets should have been sent to all householders - Boundaries should not be set in stone and all cases judged on own merit - Boundaries should be amended to include new allocations in Local Plan Review - Why have sports/recreational facilities on edge of towns been excluded? - General terms of review seem sensible but need local knowledge to implement - Something has to 'give' at some point - Boundaries will result in solid blocks of development which will be visually disastrous - Changes should be discussed with Councils and residents - Principles seem well thought out - Pleasured review has taken place - Future extensions should be subject to public debate to prevent urban sprawl - Applications within the boundary should be assessed individually based on their own merits - Green space should be retained and not give over to potential development because it makes the map neater	Settlement boundaries were subject to a partial review during the preparation of the current local plan to include allocations. The urban area and towns were the focus for allocations and therefore villages were not subject to a settlement boundary review as they had no allocations. The Local Plan Review presents the opportunity to comprehensively review these boundaries to make them current and up-to-date. The Settlement Boundary Review establishes the principles in which the final settlement boundary revision will apply in the Proposed Submission version of the Local Plan Review. The Boundary Review sought to apply these principles to reflect the built form of settlements, allocations and extant planning permissions at that time. It is appreciated that the Local Plan Review and GESP will allocate for development and this will be reflected in the final version of the settlement boundary in line with the established principles. Town/village envelopes is another term for settlement boundaries and both references hold equal weight. Land value and viability are not a consideration of the Settlement Boundary Review. The Settlement Boundary Review is seeking to reflect the built form of settlements as they currently stand and does not serve to determine locations for development or enable green space to be developed. Boundary extensions have been limited only to those necessary to reflect the built form and existing allocations and planning permissions. Maps in May 2018 were designed to be as readable as possible, utilising different colours for contractions, extensions and to identify the existing boundary, alongside commentary to explain amendments. These maps were provided in paper form within the Review document and amendments could be difficult to identify on A4 maps. This was recognised and large-scale A1 maps were provided to every affected Parish Council for study and comment prior to the consultation beginning. In addition the electronic version of the maps on the Council website could be easily manipulated and zoomed to gain the required detail. All proposed changes in the Review have been presented to District Councillors and Parish Councils through a settlement boundary workshop prior to the formal consultation opening. Councillors, Parish/Town councils, the public and stakeholders all have the opportunity to use their local knowledge to comment on this review and subsequent stages in the preparation of the Local Plan Review. Further consultation will be undertaken. The removal of all settlement boundaries has been a consideration however the consultation has revealed significant support for this designation and is likely to be maintained as a planning tool into the proposed submission of the local plan review. The Settlement Boundary Review May 2018 (para.3.15) identifies that sports and recreational facilities on the edge of the built form of settlements have been excluded because they have

		an open character and can provide important views into the open countryside providing that visual connection between the two. These spaces can also provide a visual buffer between the built form and the open countryside, softening the visual impact of the settlement. This Review has not given over any open space to development. All applications are assessed individually on their own merit.
177,	General comments relating to historic environment - Essential to perform Heritage Impact Assessment to ensure harm is minimised - Historic form and character should determine location and scale of future development	The Settlement Boundary Review nor the Local Plan Review Issues document determines the location and scale of future of development. This will be determined through subsequent stages of plan preparation and proposed allocations will be informed by an assessment of the historic environment.
402, 413	General comments relating to natural environment - Take the needs of wildlife into account - Boundaries should not mean all green space inside is open to development	The Settlement Boundary Review is seeking to reflect the built form of settlements as they currently stand and does not serve to determine locations for development or enable green space to be developed.
193,	General comments relating to Bickington - BIC5 – Require restriction preventing development due to proximity to Grade 1 Listed Church - No planning permissions for housing in Bickington have been granted but traveller sites have been granted in open countryside	Local Plan policies will ensure any proposed development has due regard to the character and setting of Listed Buildings.
180, 396,	General comments relating to Bovey Tracey - Approach to Heathfield boundary supported - Boundaries for Bovey look fine	The Settlement Boundary Review does not provide planning permission for any development.
413, 414	General comments relating to Dawlish - DA3 – inclusion of hospital makes sense but does this protect the green space around the buildings from infill development? - Unhelpful that DA nomenclature has been used for Dawlish as this is already in use with regards allocated sites - The boundary for Dawlish holds town to its natural limit - Further development of Dawlish would not be beneficial to residents	Noted
204, 155 200	General comments relating to Denbury - Boundary around Horsehills has not been mapped correctly in line with Principle 1 - Is the justification for inclusion of land opposite 33 East Street based on a honest error or selective choice of facts to support a false argument - If the southern portion of the grounds of Denbury Manor have been excluded then so should the northern portion as it has a more domesticated appearance - Only the domestic area fronting south street to the south of St Mary's Church should be included in the boundary to protect the integrity of the Conservation Area - Greenhill Lane is unsuitable for additional development and traffic - Greenhill Lane provides an invaluable asset to the village for recreational purposes	DA3 (Langdon Hospital, Dawlish) – Green space has been omitted so that only that within the built form has been included. All peripheral recreational areas and open expanses have been omitted to protect them under Principle 3a. The remaining built form should be included under Principle 1 as it forms part of the built form of Dawlish. Nomenclature- agreed that this has led to some confusion and any future boundary revision identification tags will differ from those given to local plan allocations. Any further development in Dawlish will be considered as part of the Local Plan Review allocation process and the settlement boundary may have consequential amendments to include these allocations at a later date. The inclusion of Horsewell House within the settlement boundary was originally included in anticipation of a positive result to the pending appeal. This would have been removed if the appeal had been dismissed. The appeal was approved and the area to the rear of Frawzy and Horsewell House now forms the rear residential curtilage of these dwellings- Appeal Ref- APP/P113W/18/3194062.
206,	General comments relating to Kingskerswell KK5 – Further development would not enhance the village and would create infrastructure issues	Denbury Manor and its curtilage have been removed from the settlement boundary revisions due to potential adverse impacts on the integrity of the Conservation Area. This exclusion has removed Denbury Manor from the revised boundary but included the domestic areas fronting South Street. Any development, whether within or outside the settlement boundary, will be judged on its merits with amenity and highway impacts assessed at the application stage. The Settlement Boundary Review does not propose any further development. Any development, whether within or outside the settlement boundary, will be judged on its merits with infrastructure impacts assessed at the application stage.
178, 203,	General comments relating to Newton Abbot Difficult to determine proposals on Newton Abbot East map	Noted

Homes				Q11. Should the Local Plan Review consider one of the above alternative approaches to settlement boundaries?	
				A: Allow development adjacent to boundaries B: Replace boundaries with criteria based approach	
Response ID	Summary of Main Points Raised	Response to Main Points Raised			
162, 164, 206, 417, 207, 419, 289, 365, 368, 370, 380, 387, 390, 391, 396, 399, 401, 405, 406, 411, 415, 407, 409, 412, 413, 414 217	No alternative approach should be considered because: - Boundaries should not be removed - Both alternative approaches would leave communities vulnerable to speculative development - Alternative approach would make it difficult to control development - Existing boundaries have been drafted in to the Bishopstington NDP and reflect the wishes of the people - Both would lead to sprawling uncontrolled development - Boundaries keep villages contained and do not allow inappropriate development - Established boundaries should be retained - Neither option is good. - Settlement boundaries are effective in limiting ad hoc development - Both options are an excuse for more unsuitable development - Development should only be allowed within settlement boundaries - Leave boundaries as they are - The essential nature of rural landscapes must be protected - Boundaries limit ad hoc planning applications - Boundaries keep things black and white - Clear and tangible way to determine planning applications - Boundaries protect against urban creep - Just revise boundaries for now - Either option would open the door to rampant development - Any development outside a boundary should be considered by a Neighbourhood Plan - Boundaries ensure brownfield sites are redeveloped first				
168, 153, 179, 372, 375, 377, 381, 383,	Disagree with boundaries (but have not identified a preferred option) because: - Boundaries should not be used as a barrier to meeting housing need - The use of settlement limits to restrict suitable and sustainable development is against the NPPF - Boundaries are overly prescriptive and have a sterilising effect - Boundaries should not be set in stone – each case to be judged on own merit - Boundaries become a focus despite other sites being suitable and sustainable - Sites should be looked at on their merits rather than their location - Boundaries restrict settlements and increase density within villages - Development in open countryside must be considered if sustainable - All forms of sustainable housing must be encouraged with targets taken as a minimum				
288,	Agree with Option A				
179, 185, 192, 197, 360, 388, 392, 397, 398, 373 372	Agree with Option A because: - Development beyond settlement limits must be considered - Council should consider permitting development adjacent to as well as within boundaries - Focus should be on small/medium sized sites adjacent/close to existing settlement and thereby sustainable - Will increase options for affordable housing development - Is the most appropriate approach				

		- It recognises that boundaries should be a guide not a barrier - May help to preserve villages - Small hamlets should be built near villages to support their services - It seems the obvious choice - Without defined boundaries there is the danger of sprawl - It would increase housing provision and provide economic boost for peripheral areas - It would be better than Option B - All development should be sustainable and boundaries will protect areas outside from development	
363, 364, 367, 398, 393	Agree with Option A on the proviso that: - Sustainable load bearing straw bale housing is used - Developments are sustainable - Only for small scale social housing - Development adjacent must meet certain criteria - Boundaries are reviewed in terms of ability to deliver within these areas		
359, 365, 401,	Disagree with Option A - Would undermine exception sites and raise land values making viability difficult to achieve - It would complicate things to allow development adjacent and risk challenges from developers and residents		
179, 195, 362,	Agree with Option B		
195, 355, 369, 377, 383, 403,	Agree with Option B because: - Removing boundaries would even out land values - Criteria far more appropriate for assessing impact on settlement facilities - It would remove overreliance on arbitrary boundaries - It is an innovative and positive policy - Clear criteria would guide development to appropriate locations - Each site should be judged by its merits		
153, 369, 393,	Agree with Option B on the proviso that: - Policy allows for appropriately scaled development on settlement edges - Sustainability is part of the criteria - Boundaries are reviewed based on realistic criteria in terms of ability to deliver		
206, 360, 365, 367,	Disagree with Option B because: - It would confuse and is very unclear - Could lead to development everywhere and spoiling areas - Would cause lack of clarity for communities - Would support development that has no benefit to local community - Would be open to abuse		
379,	Agree with a combination of boundaries and Option A because: Provides more flexibility		
192, 210, 287, 357, 381, 384, 385,	Agree with combination of Option A and Option B because: - Council may need to consider approaches A and B to stimulate available land - Both would boost the supply of housing - Allows or development on rural fringes where small groups of buildings/farms already exist - Would result in all settlements taking 20 houses with no detrimental effect - Plan to use Option A then, if successful, move on to Option B - Success will depend on robust criteria for both options		
162, 185, 289, 384, 392,	Other Comment - Agree with enabling small scale development to meet local housing need - A clear framework should be provided to ensure Local policy effectively applied - Chosen option should provide sufficient opportunity for development to meet need		

		• Development should be matched to where best suited • Far easier in political terms to focus development in few areas to minimise voters affected • Hard to comment on Option B without knowing the criteria	
--	--	---	--

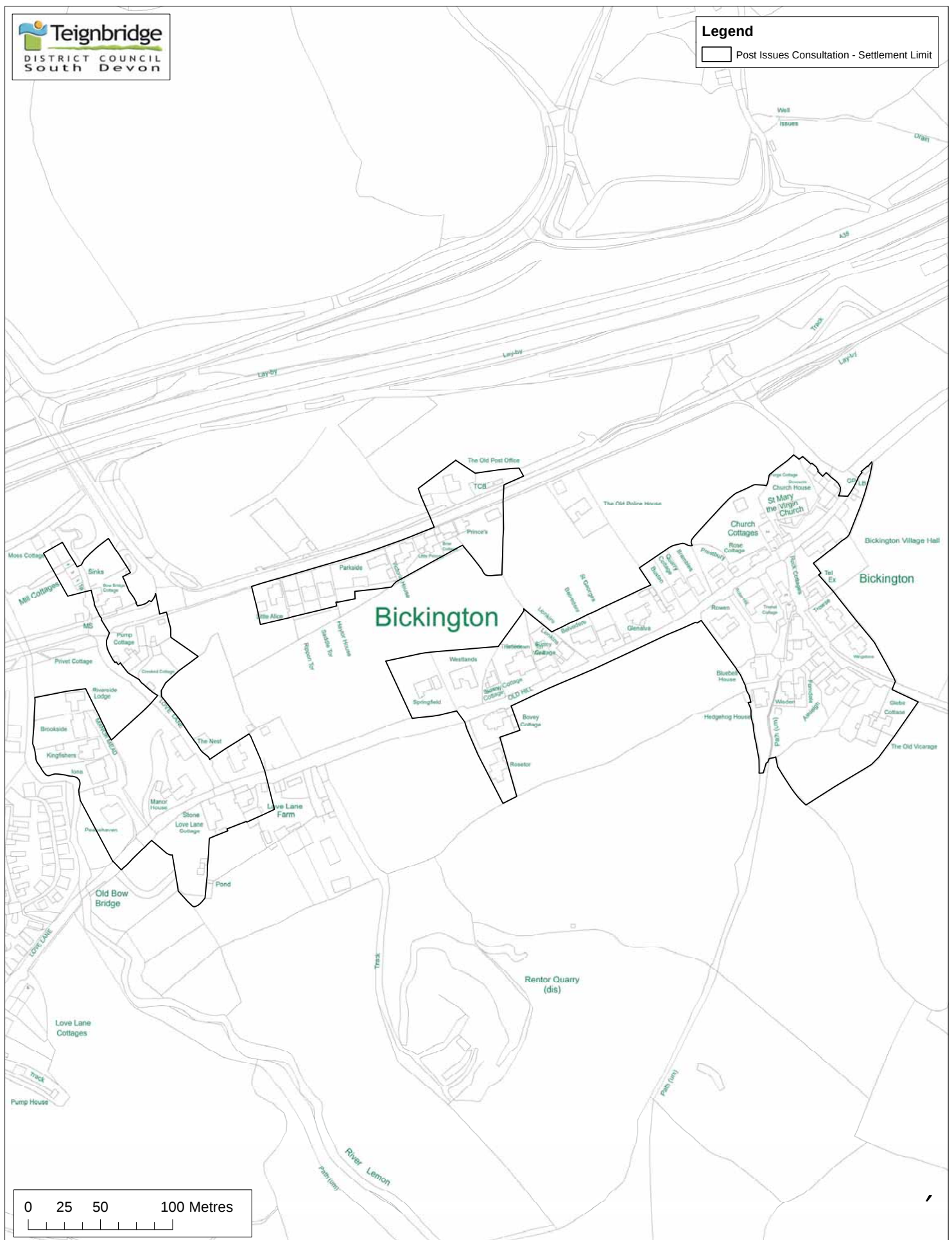


Appendix 2

Abbotskerswell - Post Issues Consultation Amendments

Legend

 Post Issues Consultation - Settlement Limit



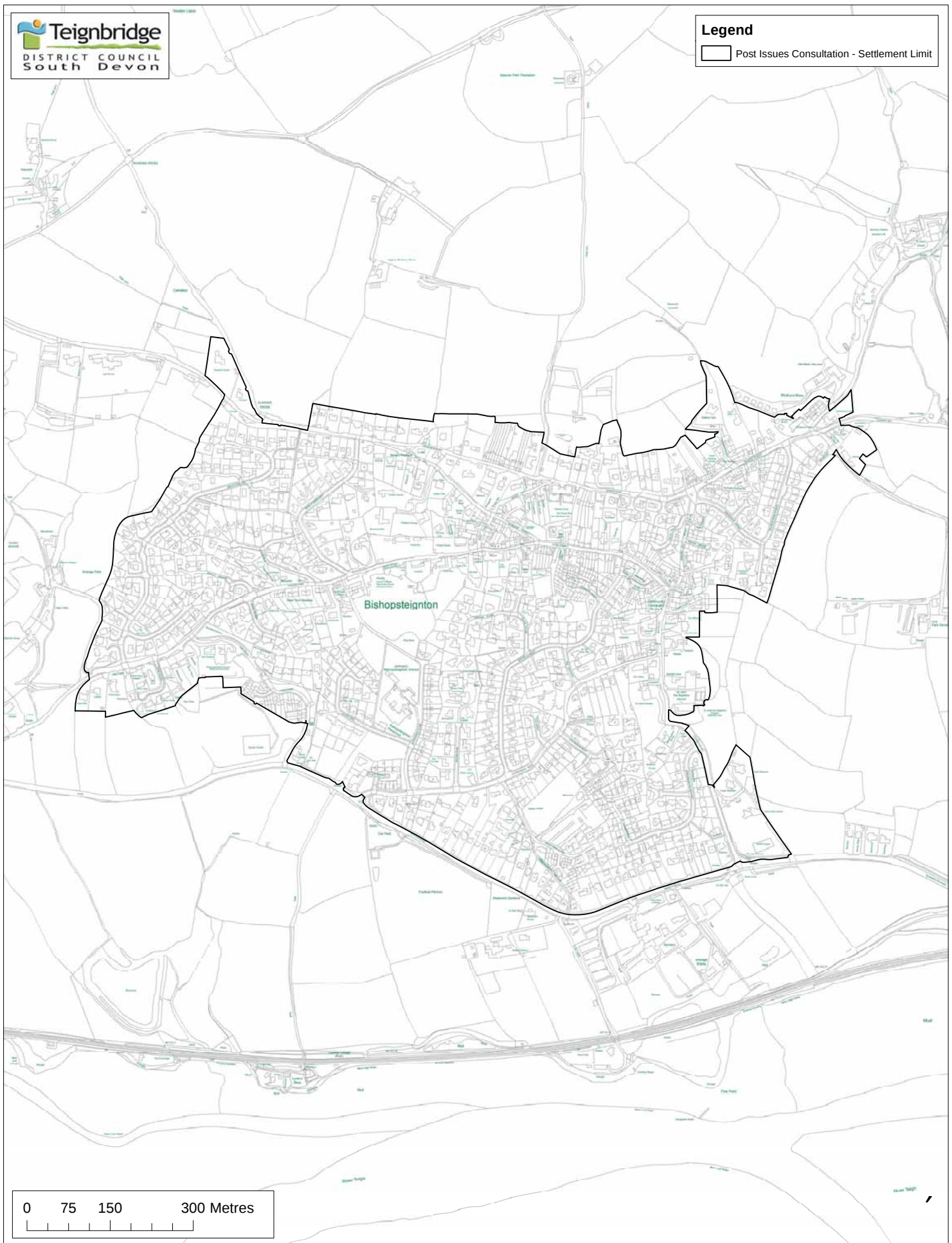
Appendix 3

Bickington - Post Issues Consultation Amendments

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Legend

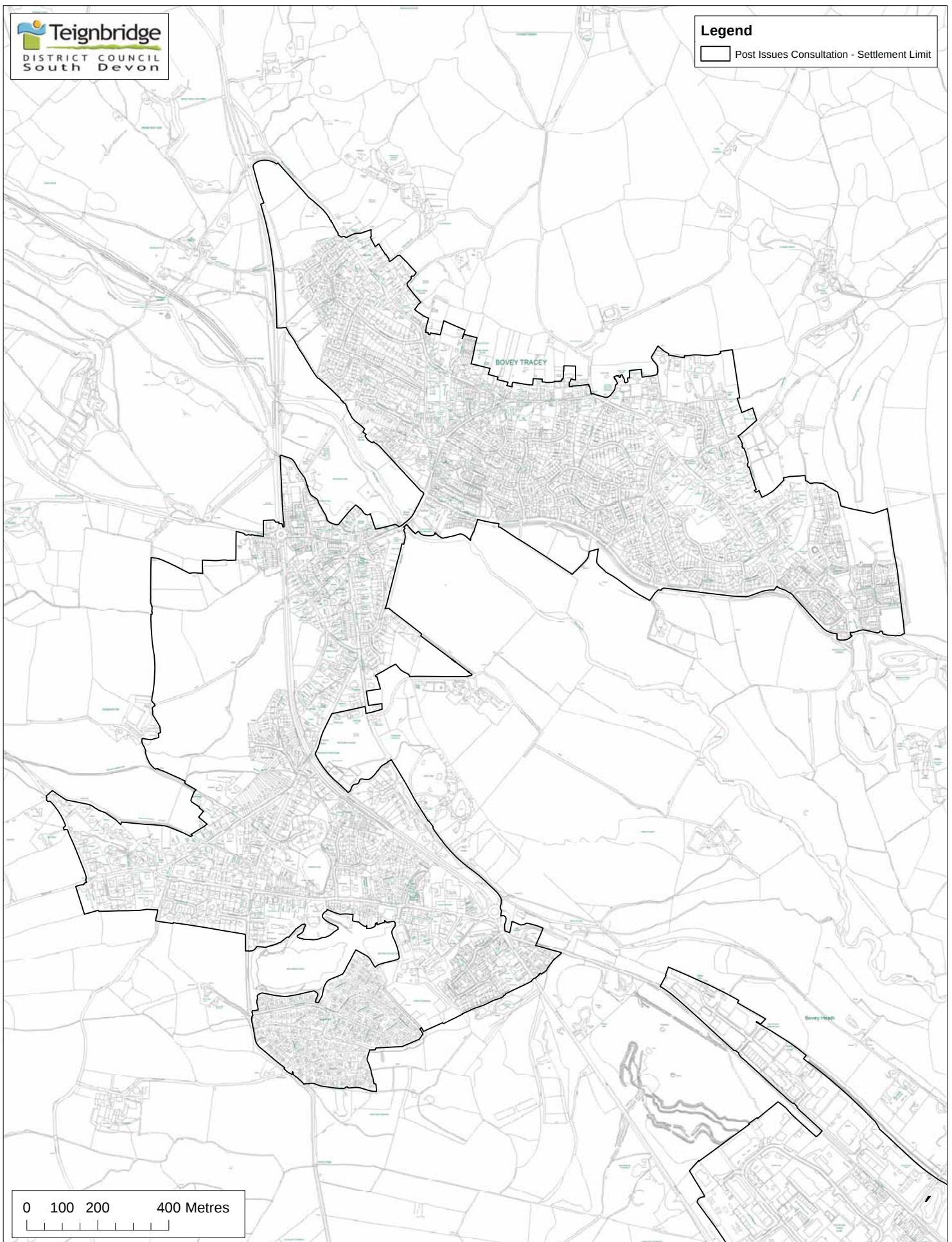
 Post Issues Consultation - Settlement Limit



Appendix 4

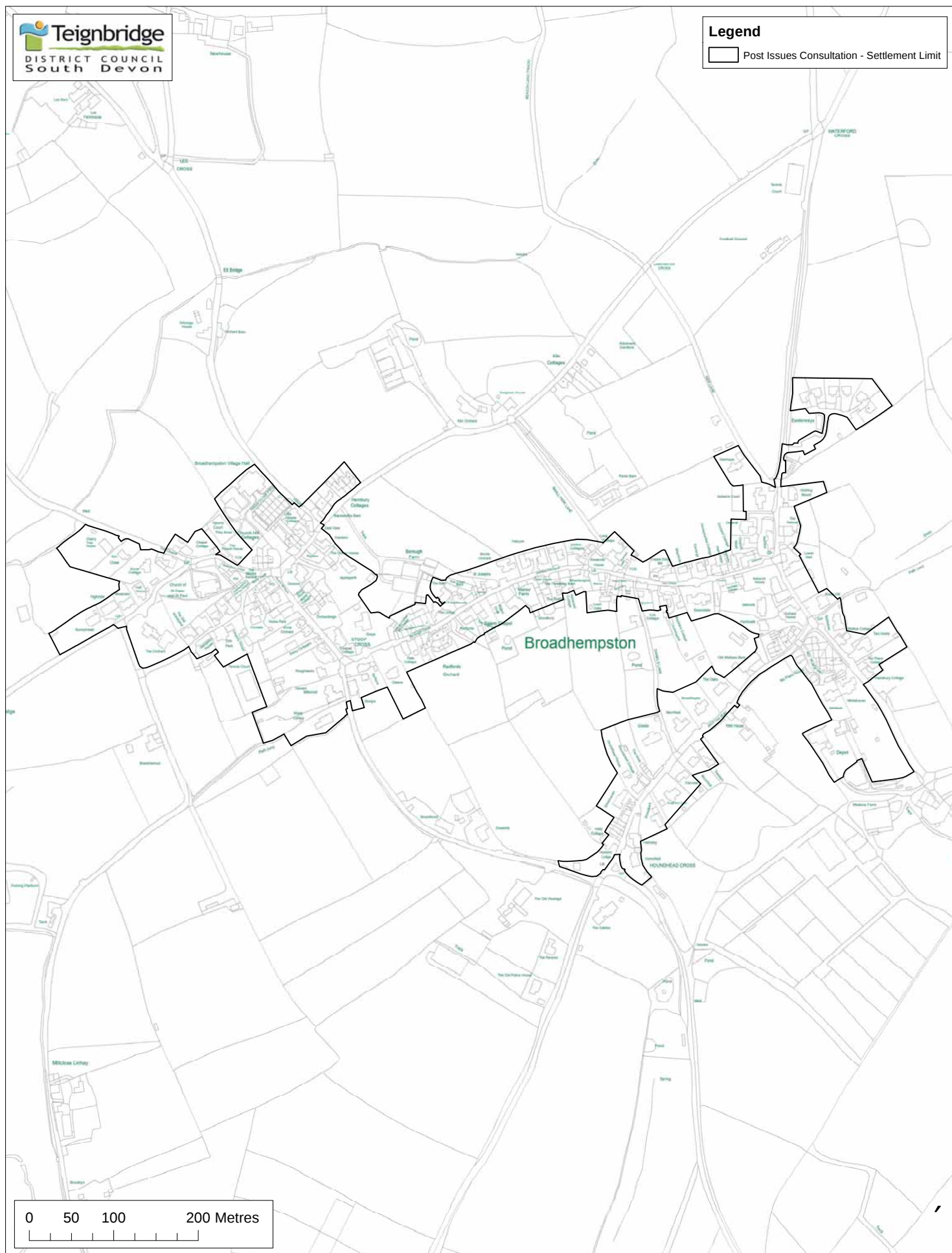
Bishopsteignton - Post Issues Consultation Amendments

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



Appendix 5

Bovey Tracey - Post Issues Consultation Amendments

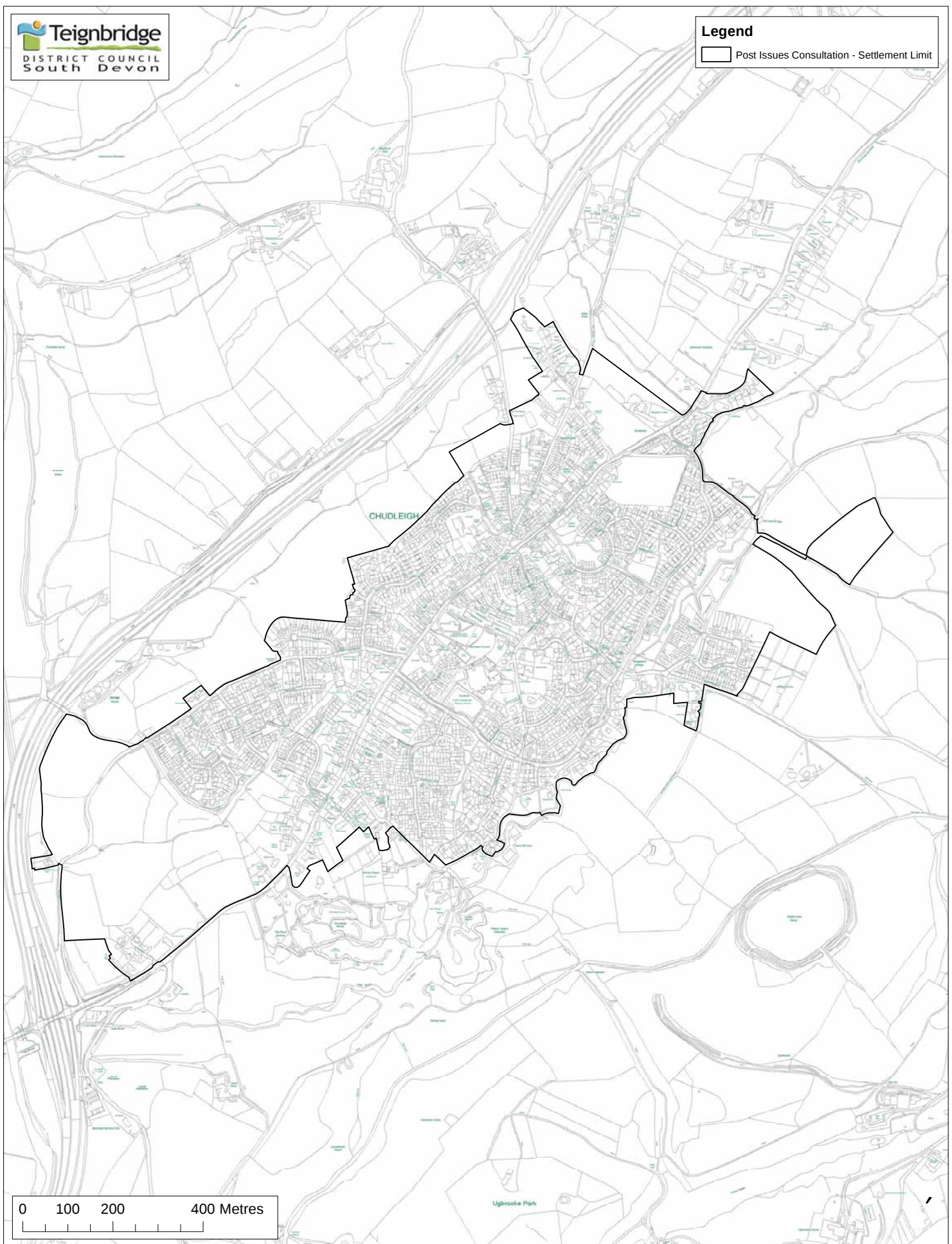


Appendix 6

Broadhempston - Post Issues Consultation Amendments

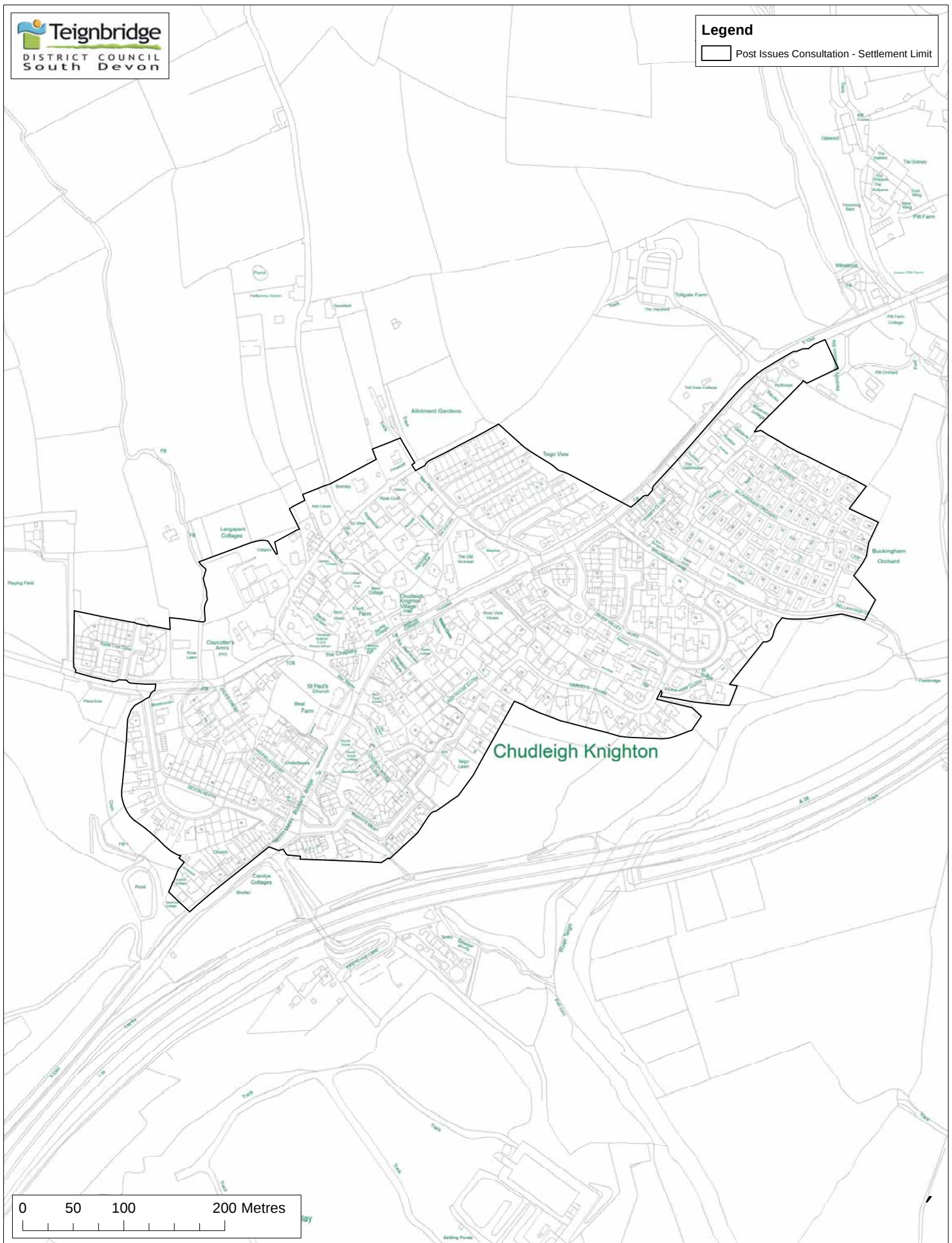
Legend

 Post Issues Consultation - Settlement Limit



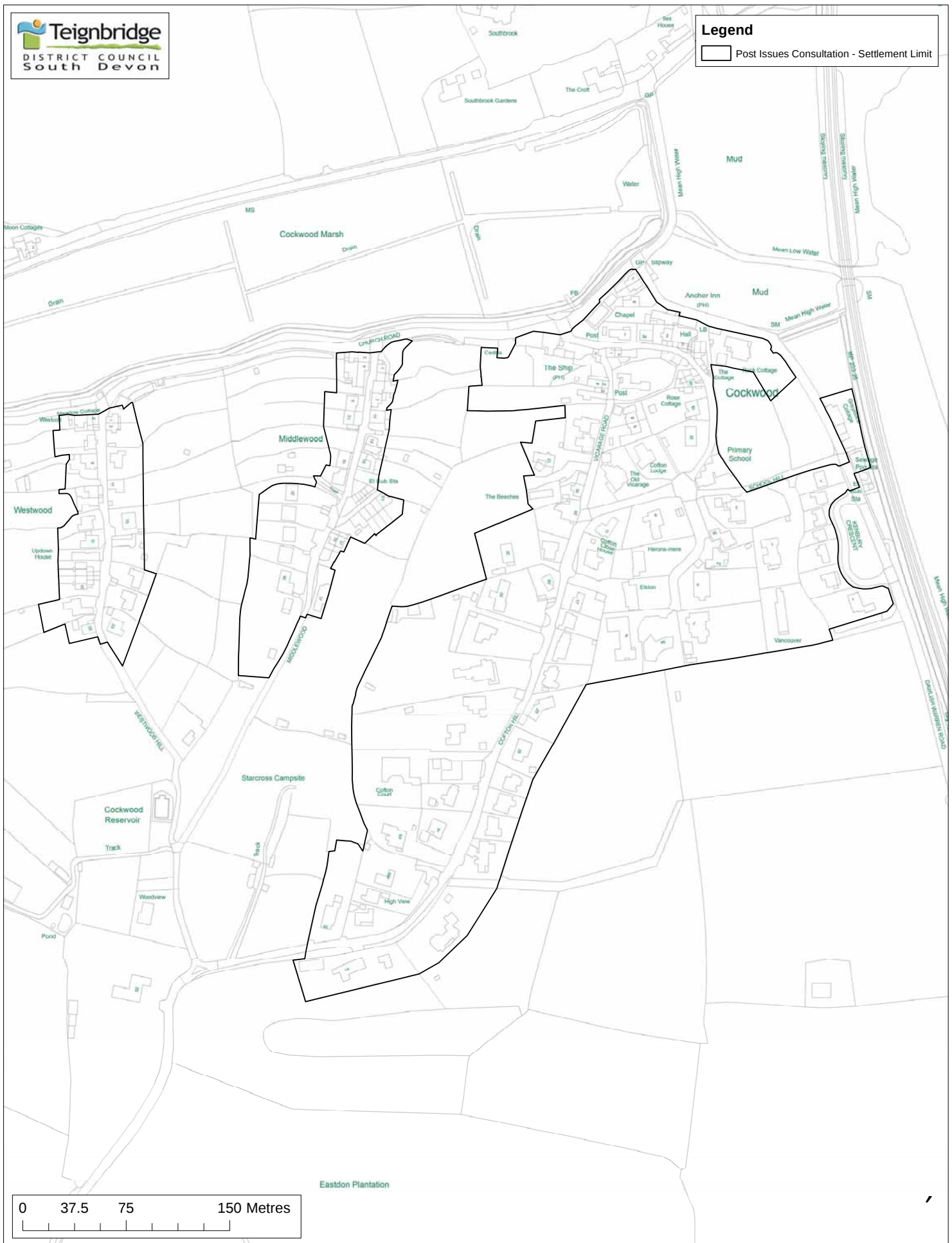
Appendix 7 Chudleigh - Post Issues Consultation Amendments

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



Appendix 8

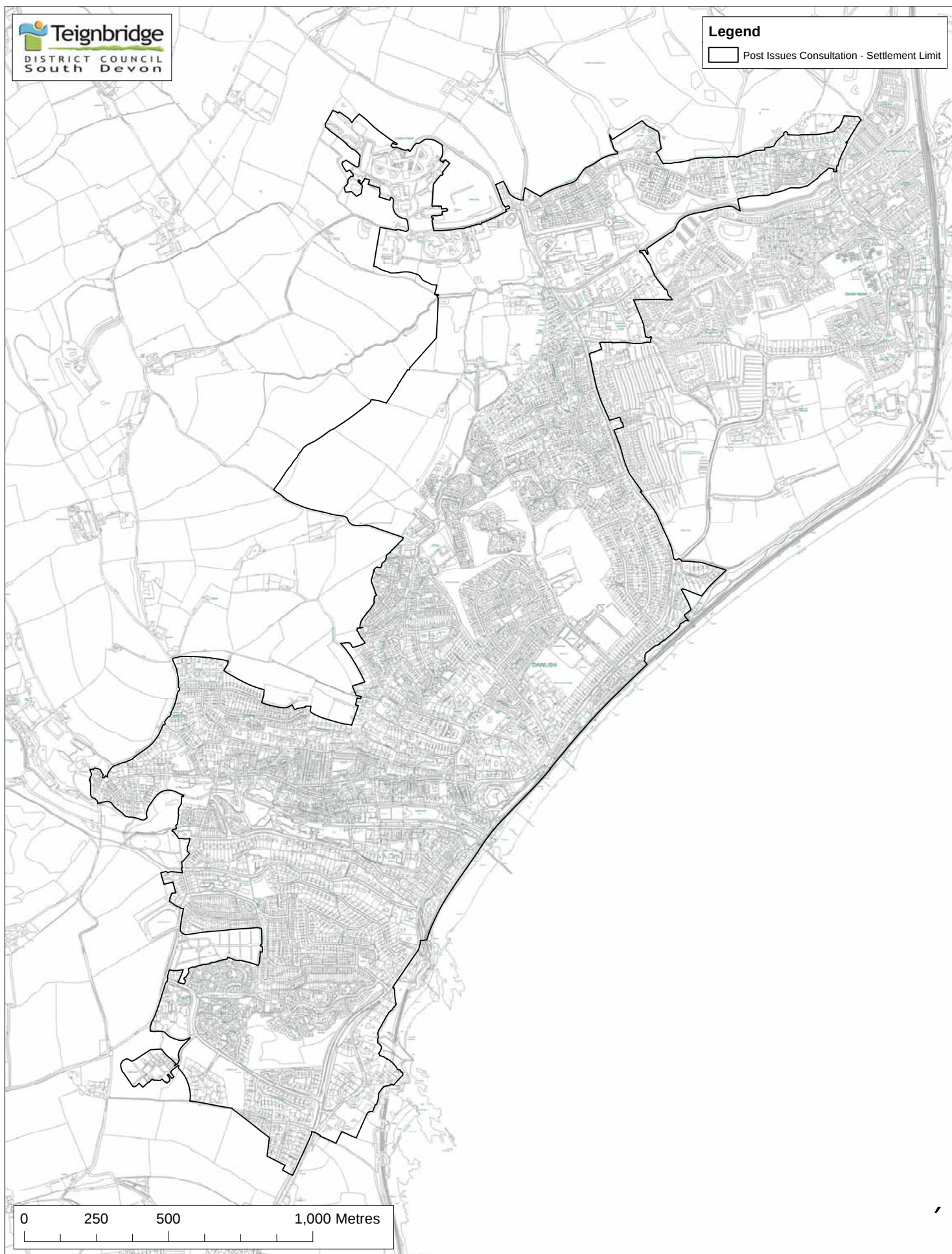
Chudleigh Knighton - Post Issues Consultation Amendments



Appendix 9

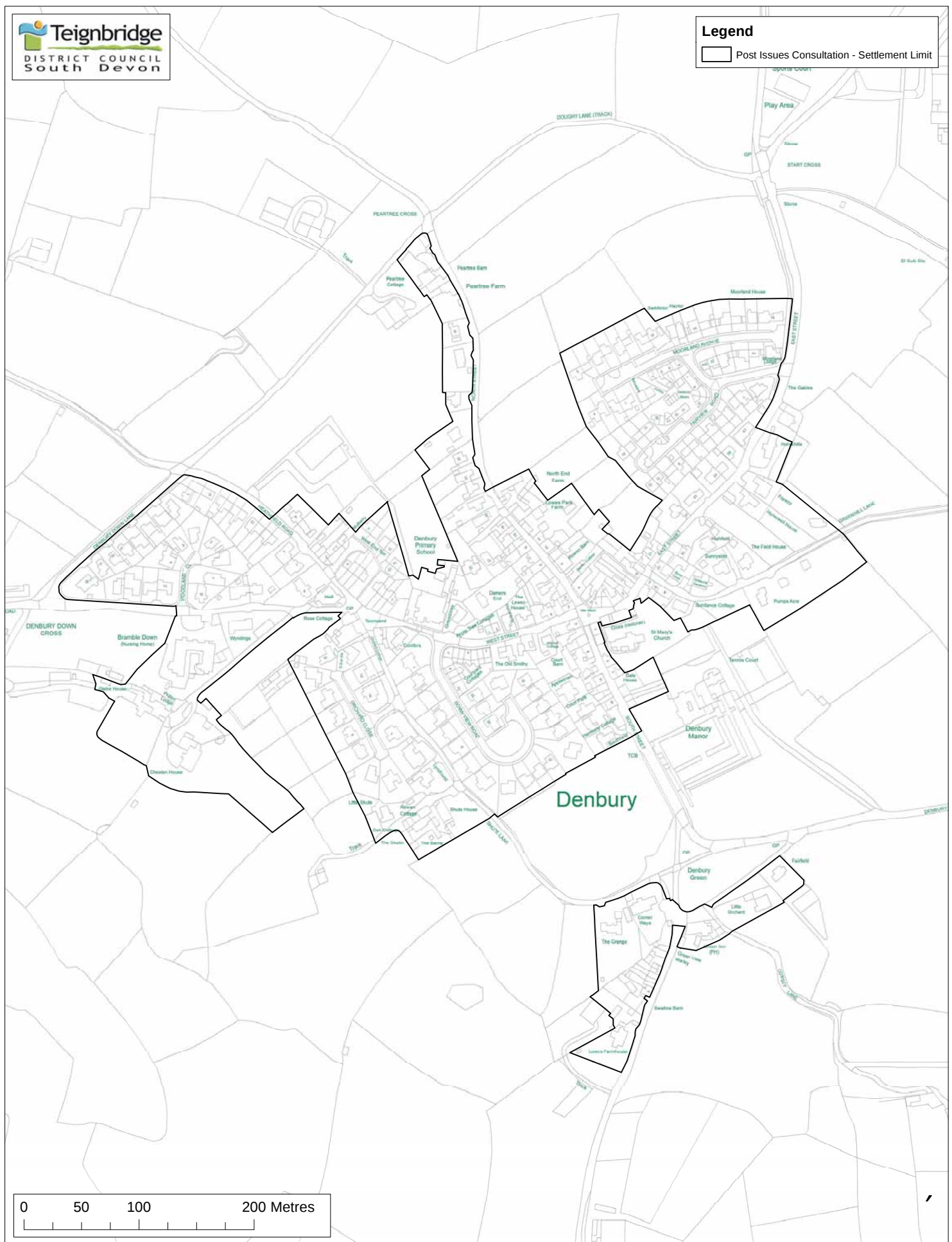
Cockwood, Middlewood, Westwood - Post Issues Consultation Amendments

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



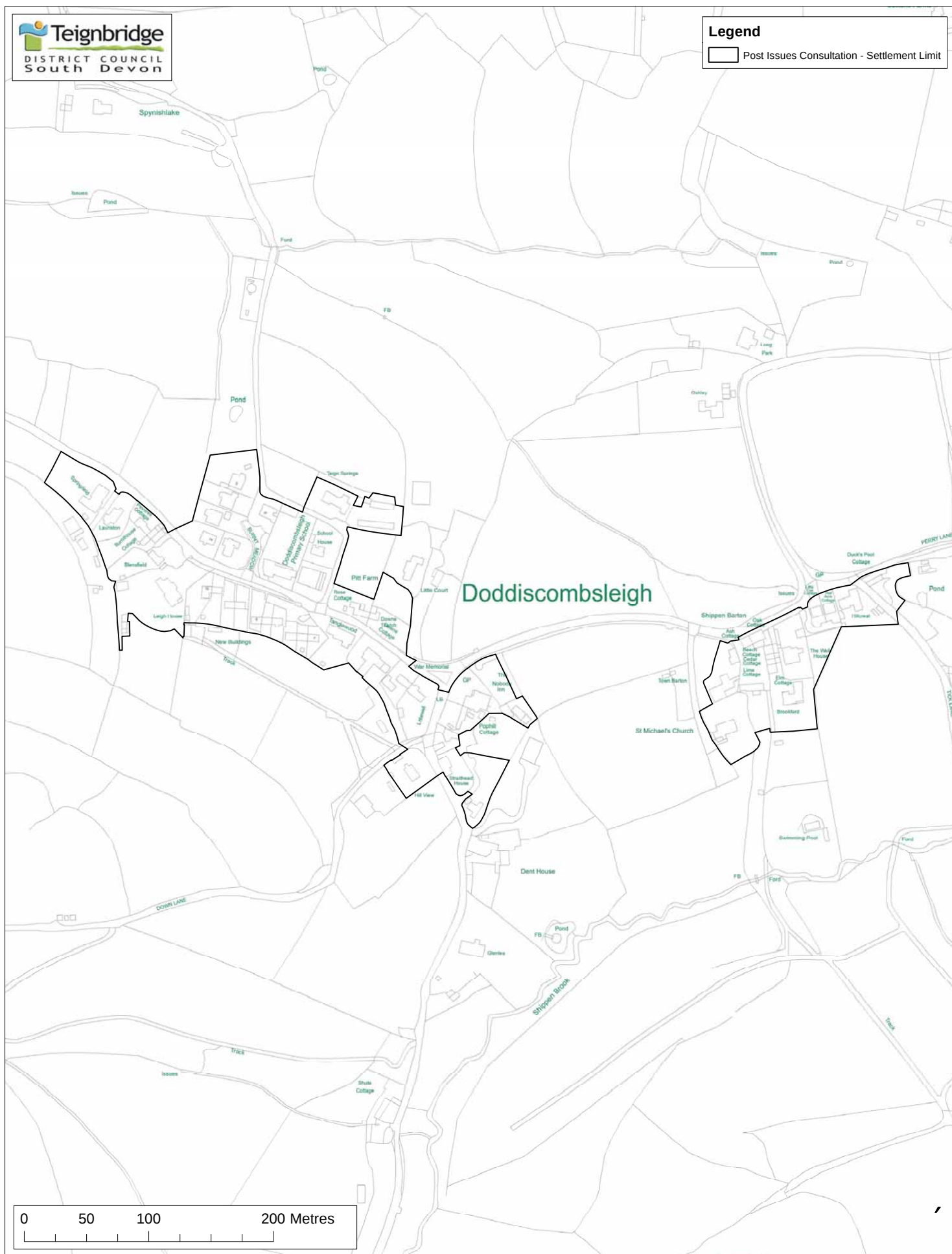
Appendix 10

Dawlish - Post Issues Consultation Amendments



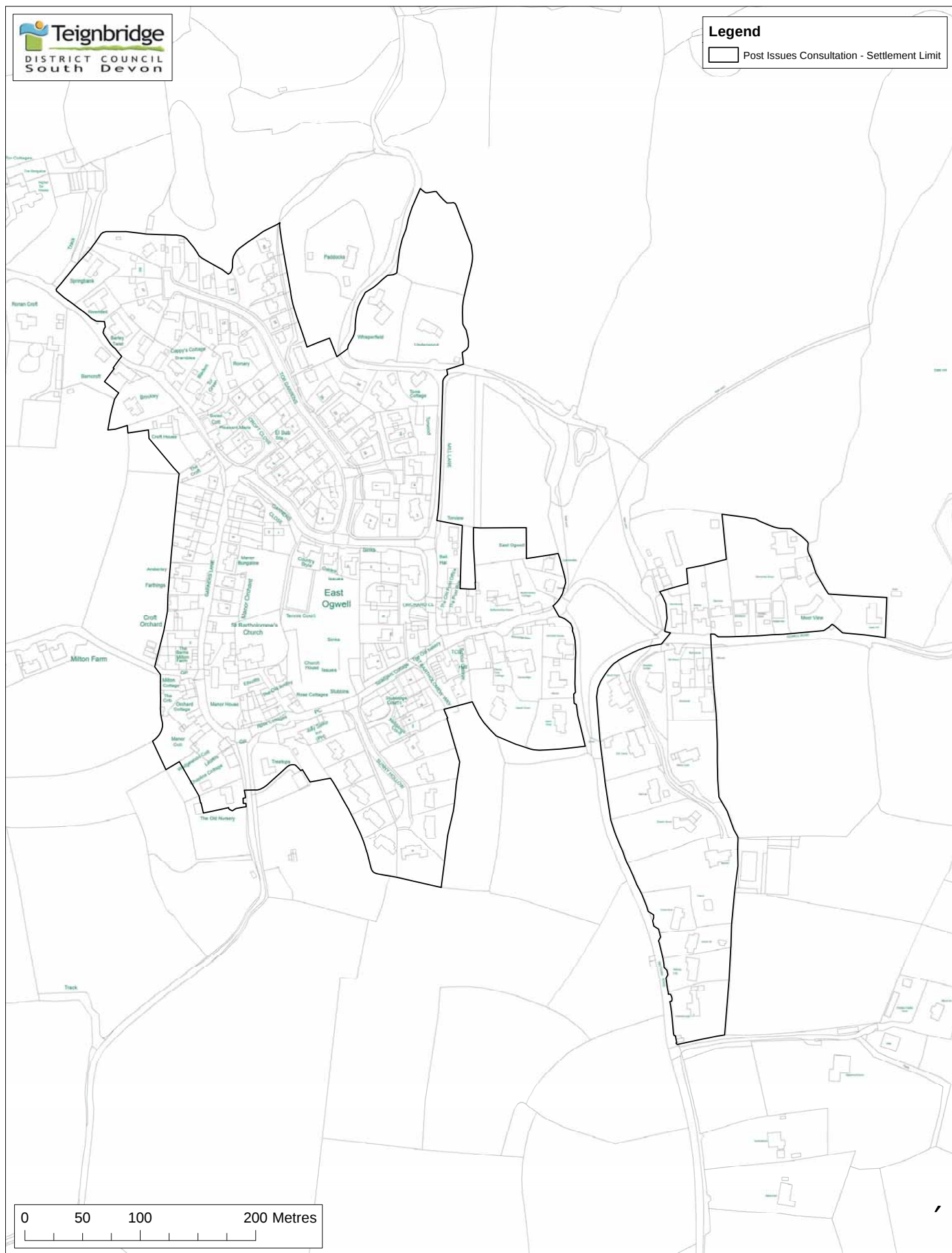
Appendix 11

Denbury - Post Issues Consultation Amendments



Appendix 12

Doddiscombsleigh - Post Issues Consultation Amendments



Appendix 13

East Ogwell - Post Issues Consultation Amendments

Legend

 Post Issues Consultation - Settlement Limit

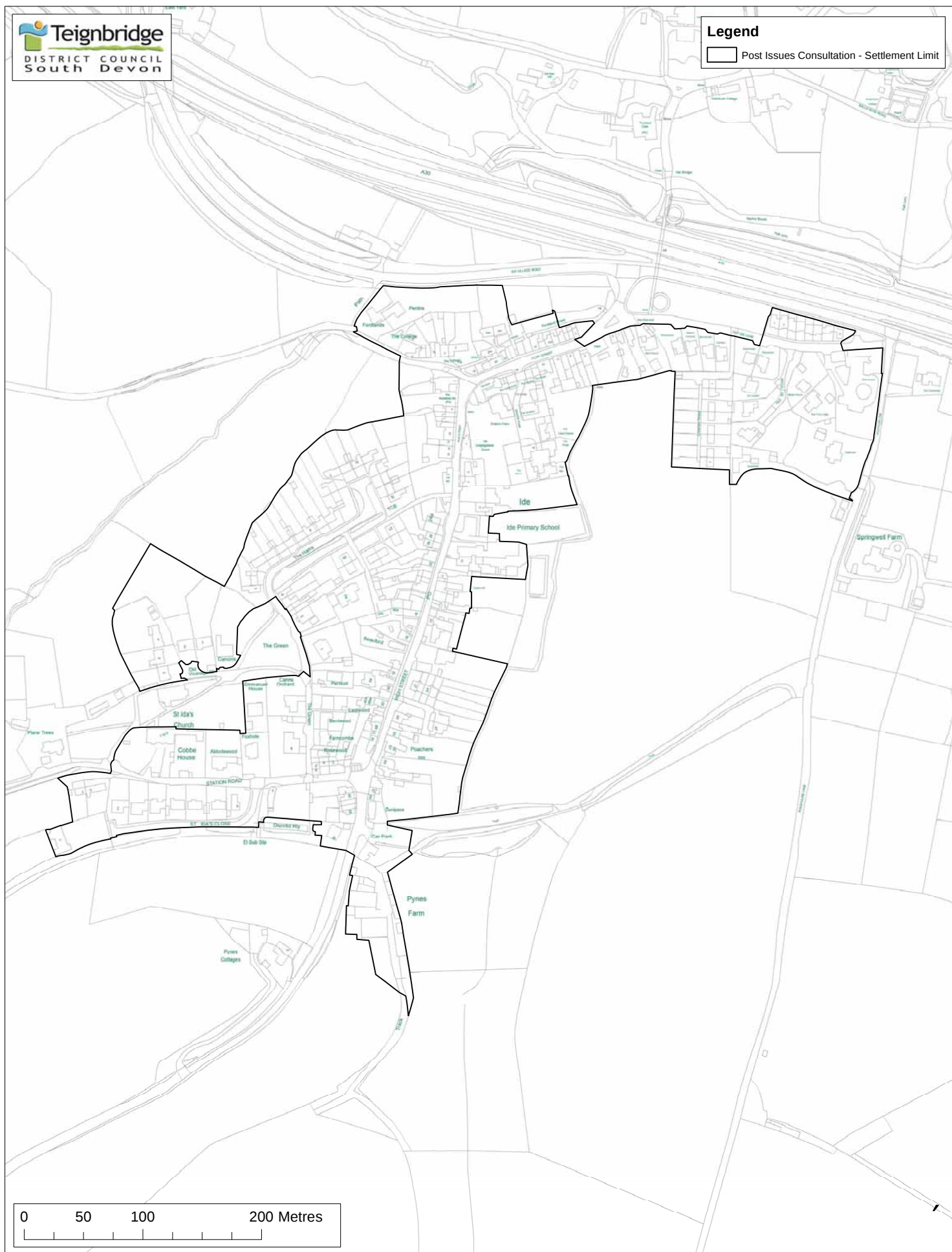


Appendix 14

Exminster - Post Issues Consultation Amendments

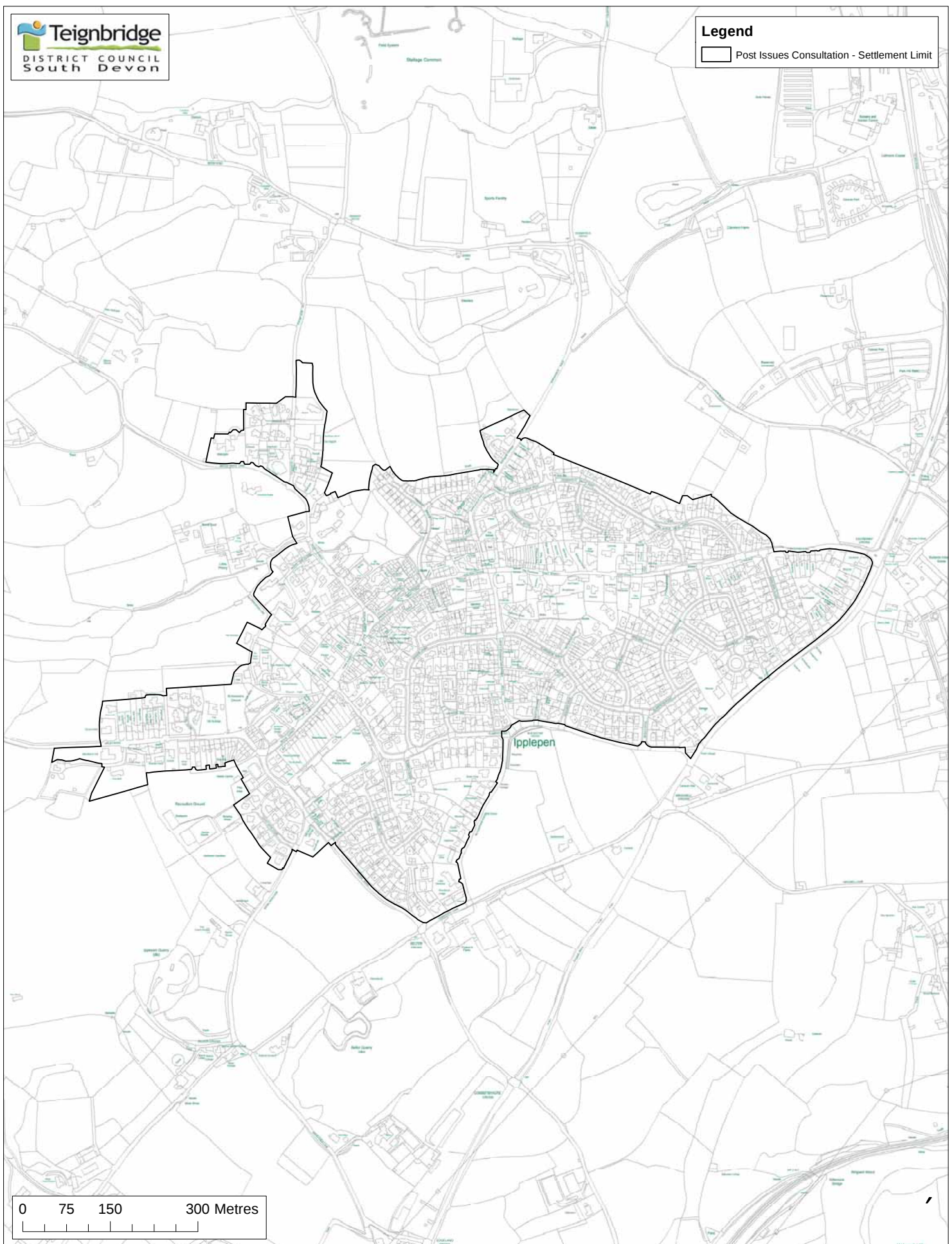
Legend

 Post Issues Consultation - Settlement Limit



Appendix 15

Ide - Post Issues Consultation Amendments

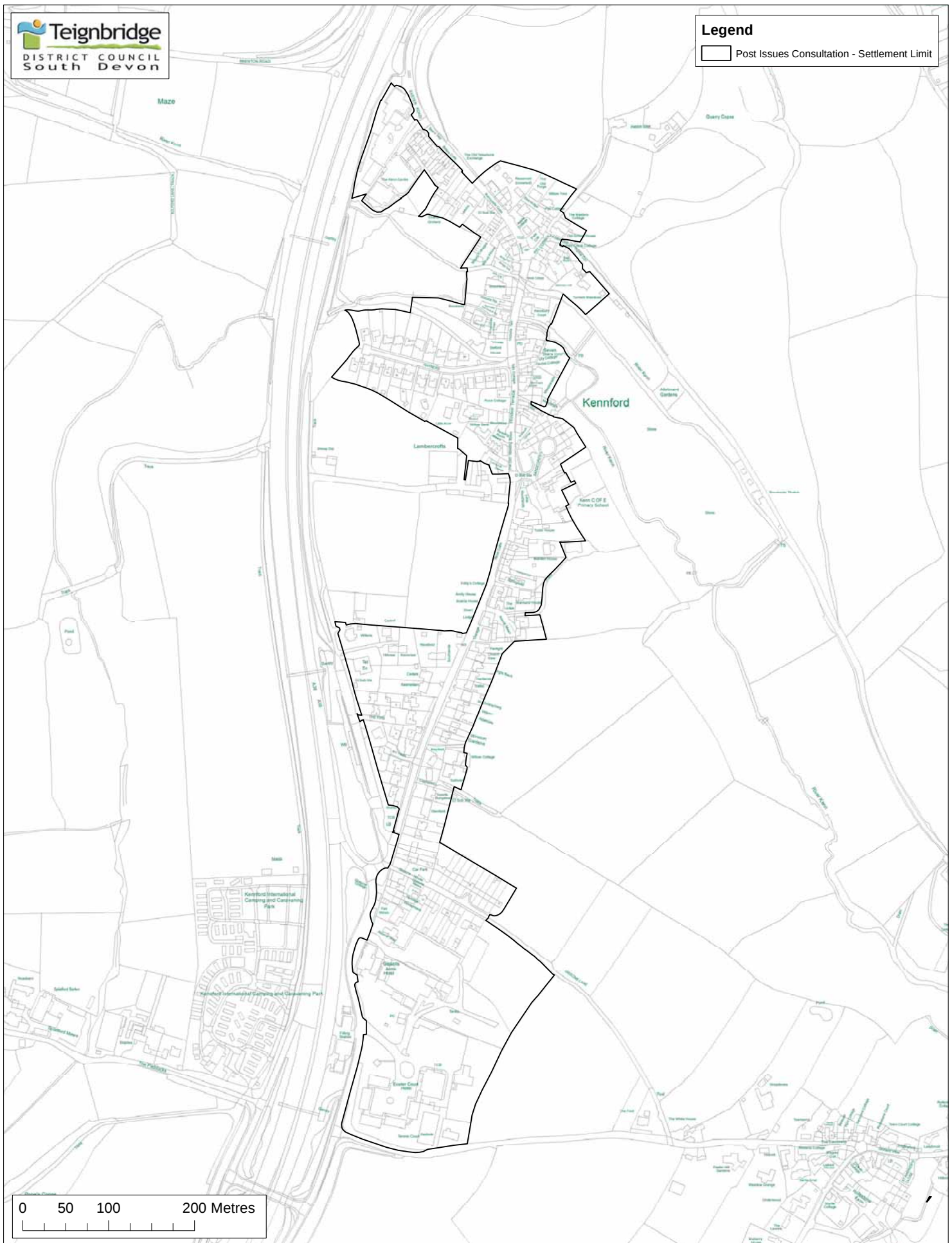


Appendix 16

Ipplepen - Post Issues Consultation Amendments

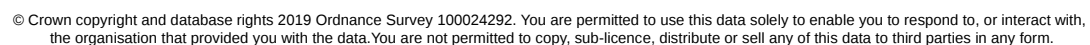
Legend

 Post Issues Consultation - Settlement Limit



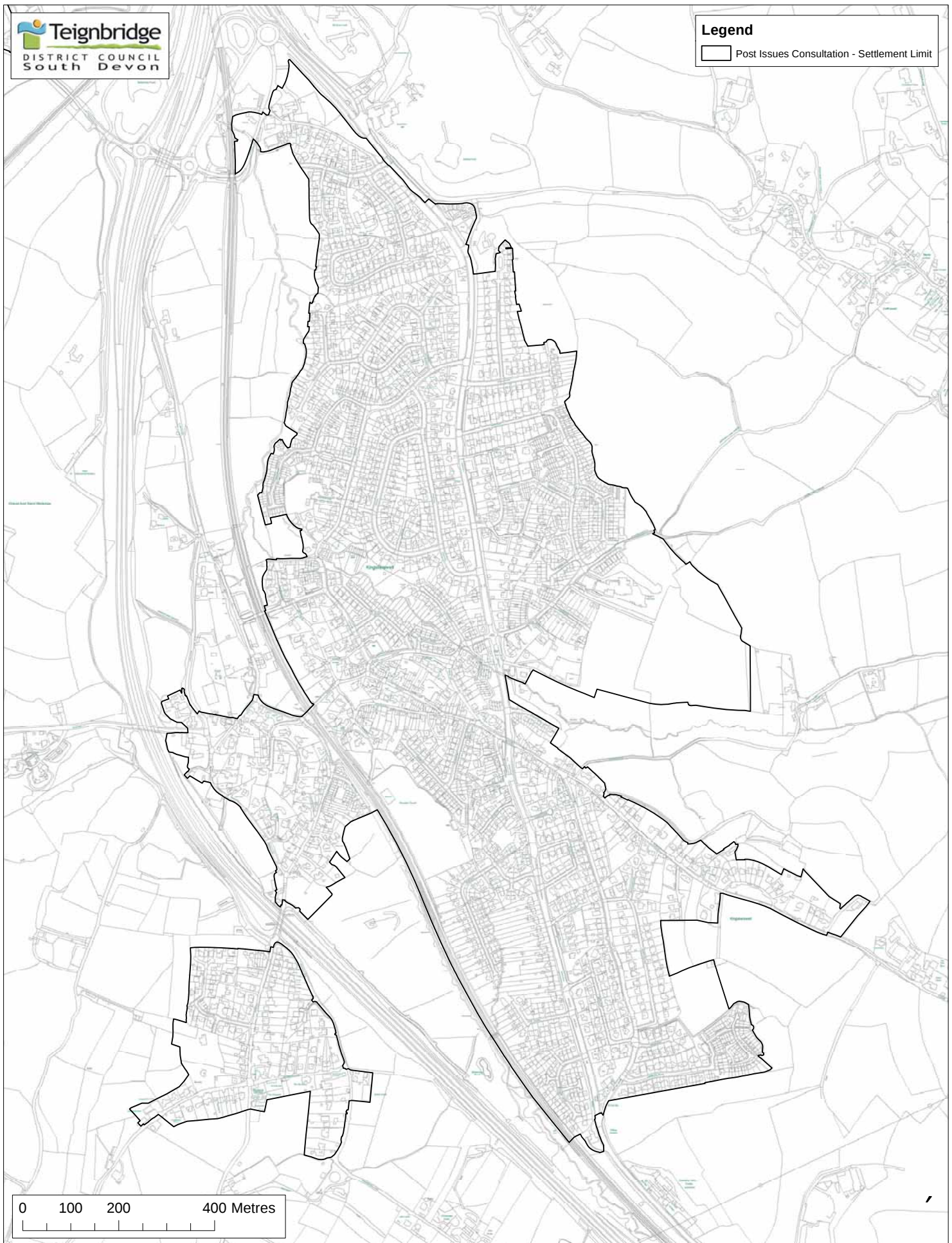
Appendix 17

Kennford - Post Issues Consultation Amendments



Legend

 Post Issues Consultation - Settlement Limit



Appendix 19

Kingskerswell - Post Issues Consultation Amendments

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Legend

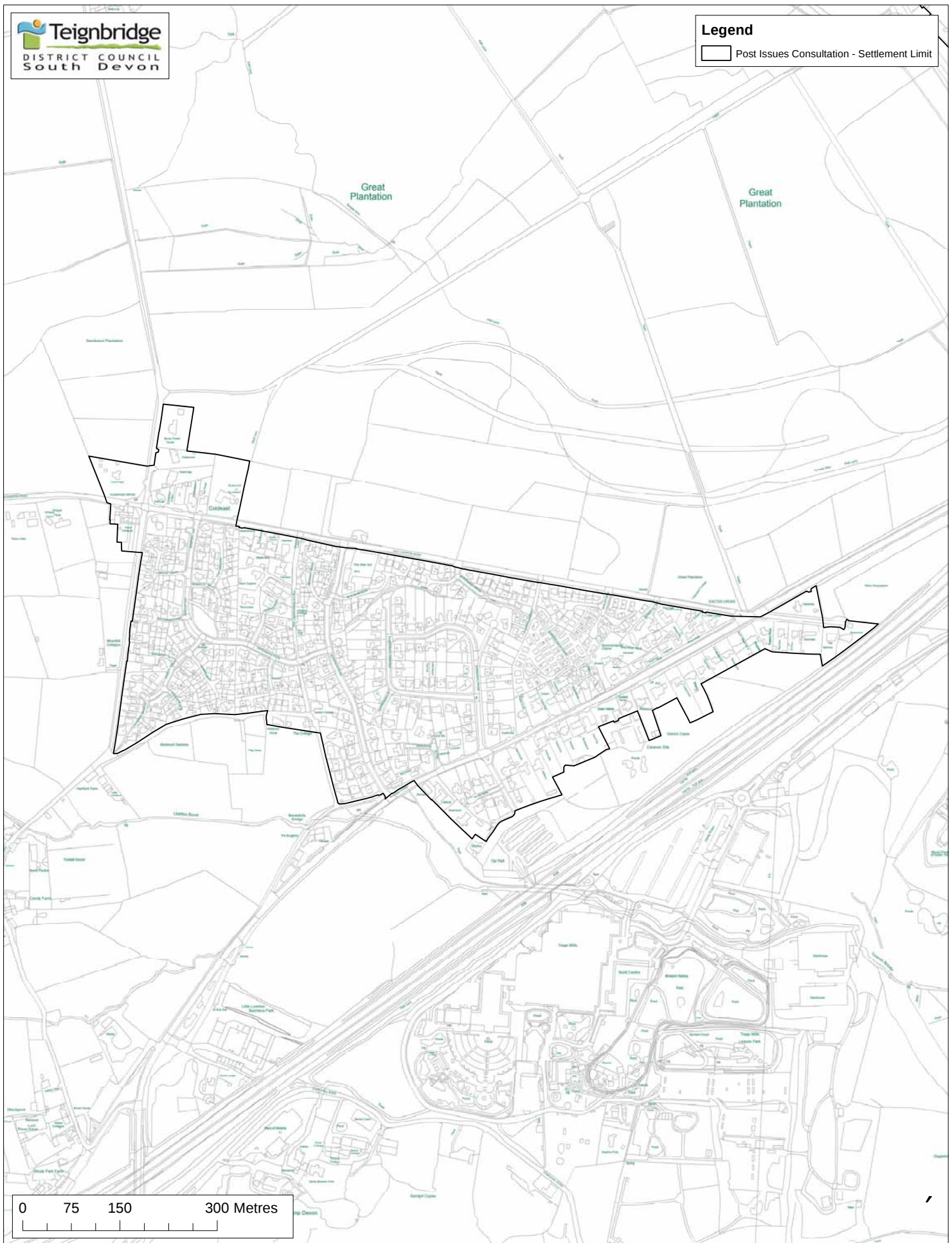
 Post Issues Consultation - Settlement Limit



Appendix 20

Kingsteignton - Post Issues Consultation Amendments

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



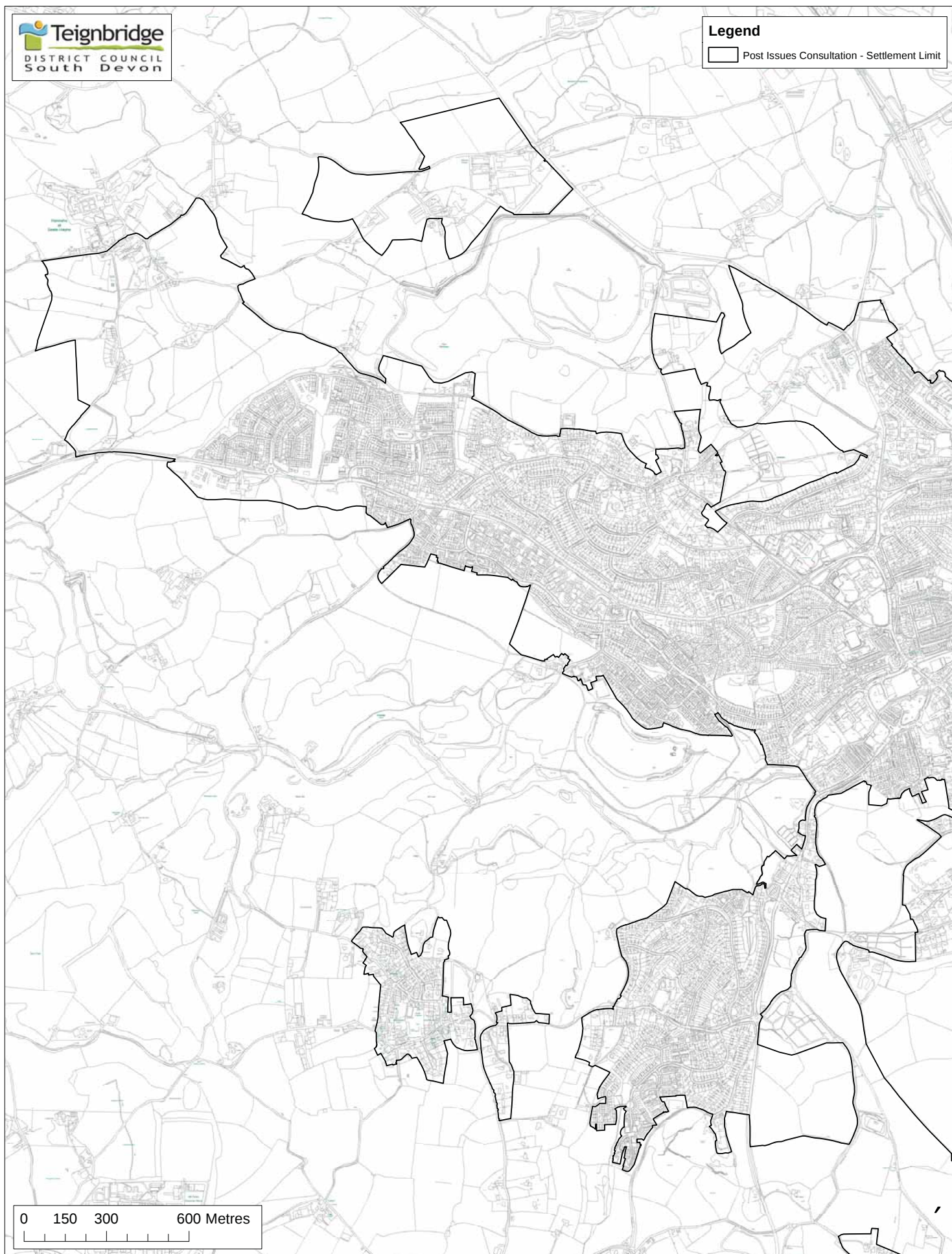
Appendix 21 Liverton/Coldeast - Post Issues Consultation Amendments



Appendix 22a

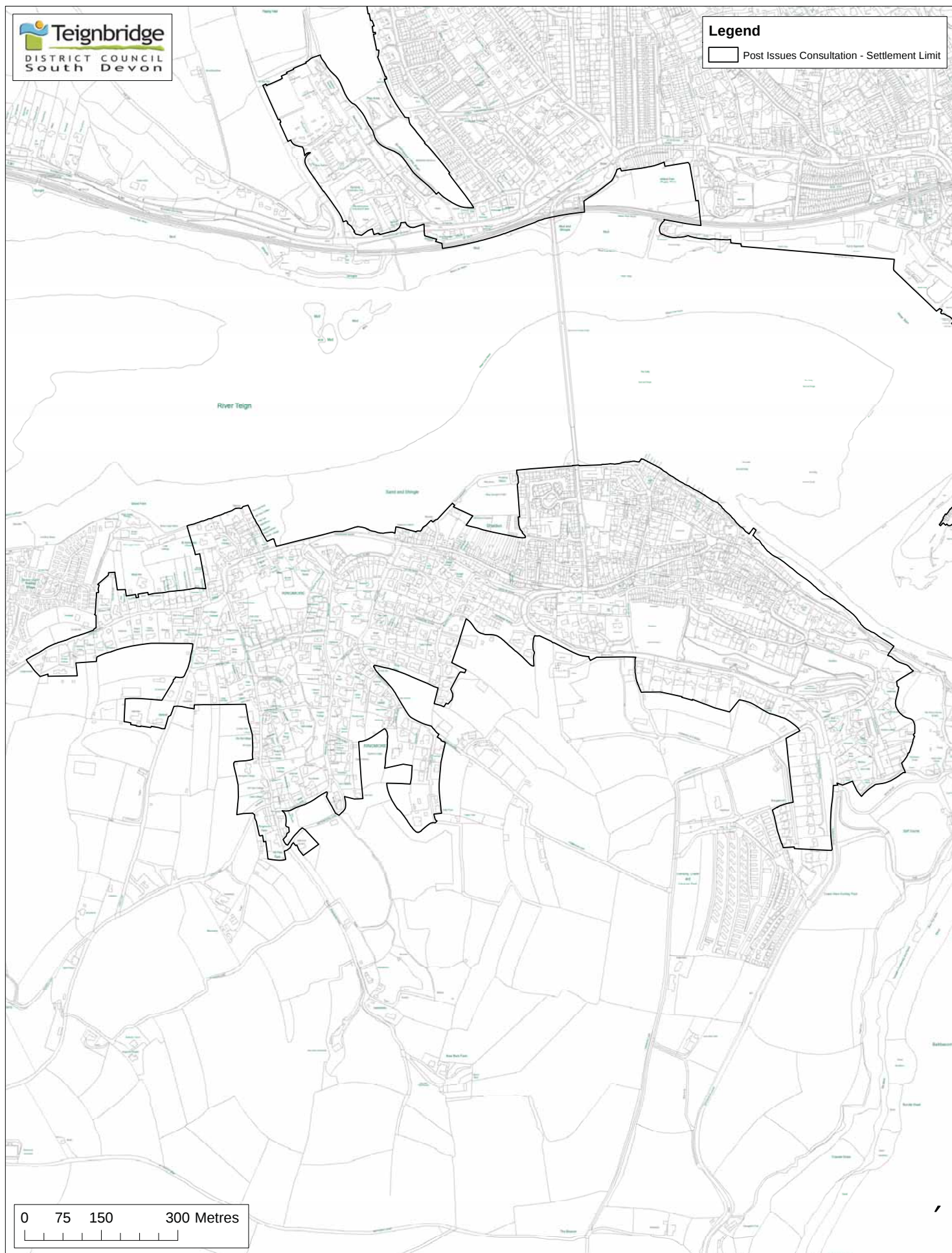
Newton Abbot (East) - Post Issues Consultation Amendments

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



Appendix 22b

Newton Abbot (West) - Post Issues Consultation Amendments

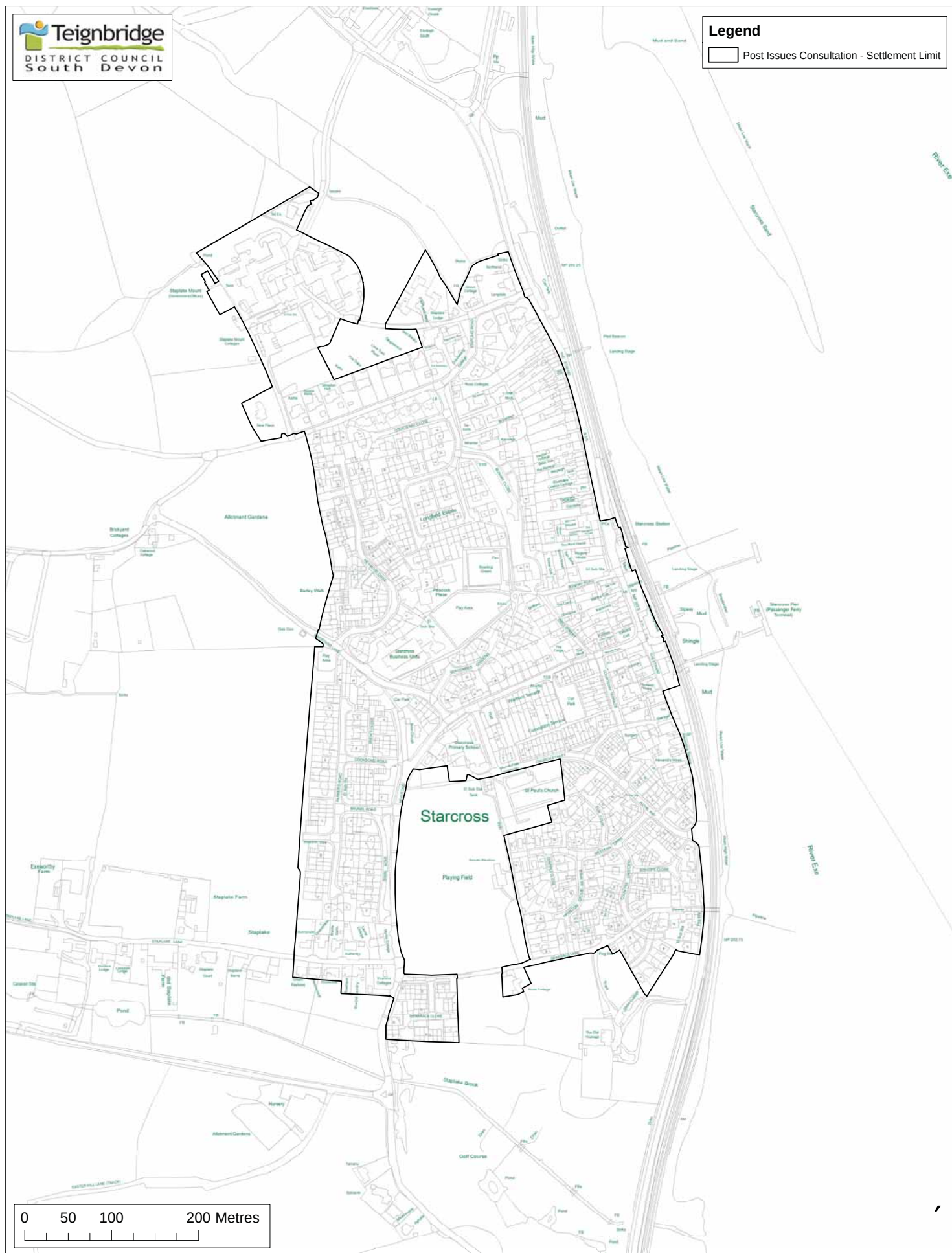


Appendix 23

Shaldon - Post Issues Consultation Amendments

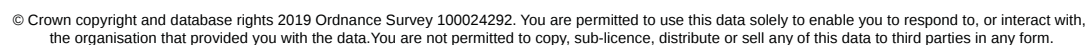
Legend

 Post Issues Consultation - Settlement Limit



Appendix 24

Starcross - Post Issues Consultation Amendments





Appendix 26

Tedburn St Mary - Post Issues Consultation Amendments

Legend

 Post Issues Consultation - Settlement Limit



Appendix 27

Teignmouth - Post Issues Consultation Amendments

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.