WHAT IS A DEVELOPMENT BOUNDARY?

A development boundary is a line that is drawn on a plan around a village, which reflects its built form.

The development boundary is used as a policy tool reflecting the area where a set of plan policies are to be applied.

In general, there is a presumption in favour of development *within* the boundary, subject to the usual planning regulations.

Development *outside* of the boundary would not normally be permitted. Exceptions may be made for development comprising 100% affordable housing to meet local need.

ADVANTAGES TO HAVING A DEVELOPMENT BOUNDARY

- Development boundaries can define the limit of the village
- Development boundaries can guide and control future development
- Can allow sites to be allocated for future housing
- Can protect the countryside from unnecessary development
- Can provide a firm basis for refusing planning applications which are unacceptable in planning terms

DISADVANTAGES TO HAVING A DEVELOPMENT BOUNDARY

- Land values increase within the development boundary
- Every available area of land competes for development resulting in a potential loss of character of the village
- Can be inflexible
- The character of properties in the village could be changed if development is allowed within gardens of the houses within a boundary

CRITERIA

The boundary:

- Should trace the edge of built up area excluding roads, paths, railways and other lines of communications
- Should follow physical features such as buildings, field boundaries and edges of gardens (but can exclude large gardens)
- Should include small areas of land and/or buildings that offer the opportunity for improvements to the village entrance or to ensure that infrastructure improvements can take place
- Should include sites that have received recent planning permission within the boundary area
- Should include any amenity areas that form the character of the village as these could then be identified and protected by policies
- Should show proportional growth within the Neighbourhood Plan period (until 2030)