

The Determination of Settlement Boundaries for Sourton Village.

The rationale used by Sourton Parish Council to determine the settlement boundaries is as used by Dartmoor National Park Authority to identify its settlement boundaries.

Rationale for identifying settlement boundaries:

The settlement boundaries have been drawn using the following key principles to be robust, consistent and precise.

1. Settlement boundaries should, wherever possible relate to defined physical features such as field boundaries, roads or water courses. The width of roads or rivers should normally be excluded.
2. Settlement boundaries will be drawn tightly around the built form of the settlement including any land allocated for development or land with a current planning permission (for a land use listed under point 5). Land allocated, or with a current permission for affordable housing which does not well contained within the settlement form will be excluded; such land will only be included once the development is complete.
3. Settlement boundaries can include greenfield areas that are not allocated for development or carrying a current permission only where they clearly form part of the settlement and are defined by strong boundary features. They would not normally exceed 0.3 hectares in size.
4. Settlement boundaries should normally exclude the following land uses; agriculture, forestry, equestrian, minerals extraction or landfill sites. Areas of water or other open space, and public utilities (such as covered reservoirs, water treatment works, telephone exchanges and electricity sub-stations) which are not well contained within the settlement form will be excluded. Equally buildings or structures associated with these uses should normally be excluded.
5. Whilst settlement boundaries must not necessarily be continuous, isolated areas of development separated from the settlement by an excluded land use by 25m or more should be excluded.
6. Settlement boundaries should normally follow the boundaries of the curtilage or properties except where buildings or structures are in large grounds or open areas on the edge of settlements where the plot or area of extended garden may be excluded.