

BOUGHTON LEES BUILT-UP CONFINES ASSESSMENT 2020

1 Introduction

The National Planning Policy Framework, 2019 (NPPF) makes clear distinctions between built up areas and the countryside and a clear definition of the village built confines will help distinguish between the built up area of Boughton Lees and the surrounding countryside.

The built-up confines for Boughton Lees are not defined in the Ashford Borough Local Plan 2030. Nevertheless, Local Plan Policy HOU3a - Residential Windfall Development Within Settlements – refers to the acceptability of infill development within the built-up confines of Boughton Lees. In order to enable consistent decisions on planning applications, it is important that the Neighbourhood Plan defines the built up area of the village.

2 Methodology

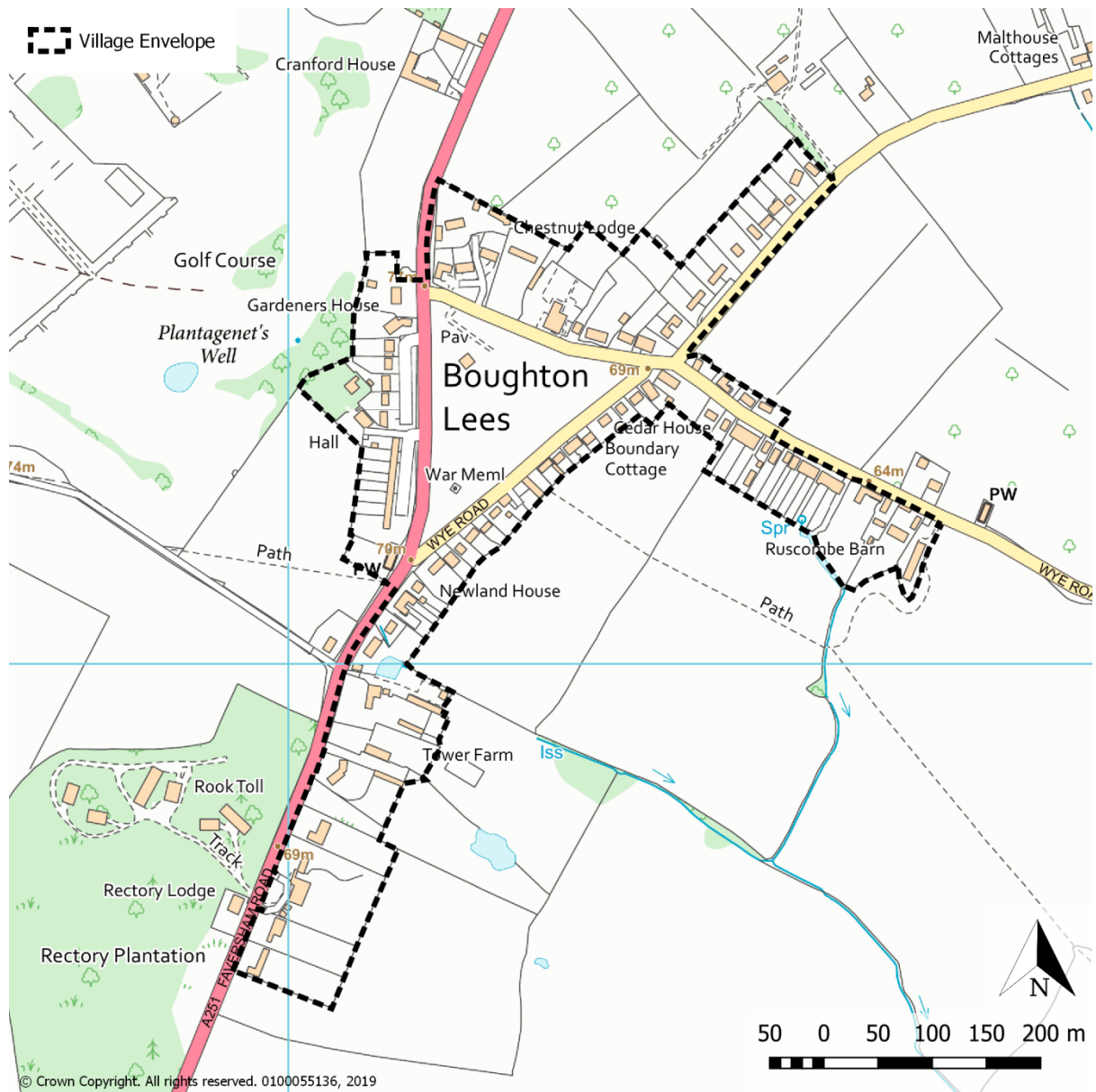
The Ordnance Survey Map, aerial photography, local knowledge and site visits have been used to plot the built confines of Boughton Lees. A number of guiding principles have been applied to ensure a consistent and comprehensive approach.

3 Guiding Principles

The principles have been created to provide consistency in defining the built up area around the village.

1. The built-up confines should generally follow defined physical features such as roads, footpaths, hedges and field boundaries.
2. The built up confines should follow the whole curtilage of properties unless this would create a boundary inconsistent with the general pattern of development in that location. Where the curtilage of a property contains a separate and distinct paddock routinely used for grazing, this has been excluded from the built-up confines. Where houses have long gardens with countryside views, the boundary is drawn closer to the property.
3. The built-up confines should be defined where the continuous and contiguous development ceases and the character of the area changes from being 'built up' and belonging to the character of the built up area, to being 'rural' or 'loose-knit' and more akin to the countryside. In some cases there is an abrupt change of character, where the built up area may abut, for example, woodland or open countryside. In other cases a change of character occurs between more grouped development to more sporadic, loose-knit development, isolated buildings or buildings forming part of a wider country estate. This change in character is the point at which boundaries should be defined.
4. The built-up confines should include open spaces which are predominantly encompassed by the built form and which are also well defined by strong boundary features.
5. Where applicable, the boundary should be drawn to include extant planning consents within the built-up confines. This signifies clearly that the principle of development has been accepted within the area where development has been permitted.

4 Map



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