



# PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

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## TEIGNBRIDGE DRAFT SETTLEMENT BOUNDARY REVIEW

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May 2018

## 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 .....	10
Appendix 1a: Abbotskerswell Revised Boundary Map .....	11
Appendix 1b: Abbotskerswell Boundary Amendment Commentary .....	12
Appendix 2a: Bickington Revised Boundary Map .....	15
Appendix 2b: Bickington Boundary Amendment Commentary .....	16
Appendix 3a: Bishopsteignton Revised Boundary Map .....	19
Appendix 3b: Bishopsteignton Boundary Amendment Commentary .....	20
Appendix 4a: Bovey Tracey Revised Boundary Map .....	23
Appendix 4b: Bovey Tracey Boundary Amendment Commentary .....	24
Appendix 5a: Broadhempston Revised Boundary Map .....	26
Appendix 5b: Broadhempston Boundary Amendment Commentary .....	27
Appendix 6a: Chudleigh Revised Boundary Map .....	30
Appendix 6b: Chudleigh Boundary Amendment Commentary .....	31
Appendix 7a: Chudleigh Knighton Revised Boundary Map .....	32
Appendix 7b: Chudleigh Knighton Boundary Amendment Commentary .....	33
Appendix 8a: Cockwood, Middlewood & Westwood Revised Boundary Map .....	34
Appendix 8b: Cockwood, Middlewood & Westwood Boundary Amendment Commentary .....	35
Appendix 9a: Dawlish Revised Boundary Map .....	37
Appendix 9b: Dawlish Boundary Amendment Commentary .....	38
Appendix 10a: Denbury Revised Boundary Map .....	41
Appendix 10b: Denbury Boundary Amendment Commentary .....	42

<b>Appendix 11a: Doddiscombsleigh Revised Boundary Map .....</b>	<b>44</b>
<b>Appendix 11b: Doddiscombsleigh Boundary Amendment Commentary .....</b>	<b>45</b>
<b>Appendix 12a: East Ogwell Revised Boundary Map .....</b>	<b>47</b>
<b>Appendix 12b: East Ogwell Boundary Amendment Commentary .....</b>	<b>48</b>
<b>Appendix 13a: Exminster Revised Boundary Map.....</b>	<b>51</b>
<b>Appendix 13b: Exminster Boundary Amendment Commentary .....</b>	<b>52</b>
<b>Appendix 14a: Ide Revised Boundary Map .....</b>	<b>55</b>
<b>Appendix 14b: Ide Boundary Amendment Commentary .....</b>	<b>56</b>
<b>Appendix 15a: Ipplepen Revised Boundary Map.....</b>	<b>59</b>
<b>Appendix 15b: Ipplepen Boundary Amendment Commentary .....</b>	<b>60</b>
<b>Appendix 16a: Kennford Revised Boundary Map .....</b>	<b>62</b>
<b>Appendix 16b: Kennford Boundary Amendment Commentary .....</b>	<b>63</b>
<b>Appendix 17a: Kenton Revised Boundary Map .....</b>	<b>65</b>
<b>Appendix 17b: Kenton Boundary Amendment Commentary .....</b>	<b>66</b>
<b>Appendix 18a: Kingskerswell Revised Boundary Map .....</b>	<b>68</b>
<b>Appendix 18b: Kingskerswell Boundary Amendment Commentary .....</b>	<b>69</b>
<b>Appendix 19a: Kingsteignton Revised Boundary Map .....</b>	<b>71</b>
<b>Appendix 19b: Kingsteignton Boundary Amendment Commentary .....</b>	<b>72</b>
<b>Appendix 20a: Liverton/Coldeast Revised Boundary Map .....</b>	<b>73</b>
<b>Appendix 20b: Liverton/Coldeast Boundary Amendment Commentary .....</b>	<b>74</b>
<b>Appendix 21a: Newton Abbot (east) Revised Boundary Map .....</b>	<b>76</b>
<b>Appendix 21a: Newton Abbot (west) Revised Boundary Map .....</b>	<b>77</b>
<b>Appendix 21b: Newton Abbot Boundary Amendment Commentary.....</b>	<b>78</b>
<b>Appendix 22a: Shaldon Revised Boundary Map .....</b>	<b>80</b>
<b>Appendix 22b: Shaldon Boundary Amendment Commentary .....</b>	<b>81</b>
<b>Appendix 23a: Starcross Revised Boundary Map.....</b>	<b>83</b>
<b>Appendix 23b: Starcross Boundary Amendment Commentary .....</b>	<b>84</b>
<b>Appendix 25a: Stokeinteignhead Revised Boundary Map.....</b>	<b>85</b>
<b>Appendix 25b: Stokeinteignhead Boundary Amendment Commentary .....</b>	<b>86</b>
<b>Appendix 26a: Tedburn St Mary Revised Boundary Map .....</b>	<b>89</b>
<b>Appendix 26b: Tedburn St Mary Boundary Amendment Commentary .....</b>	<b>90</b>
<b>Appendix 27a: Teignmouth Revised Boundary Map .....</b>	<b>93</b>
<b>Appendix 27b: Teignmouth Boundary Amendment Commentary .....</b>	<b>94</b>

<b>Figure 1: Teignbridge District Planning Area .....</b>	<b>5</b>
<b>Figure 2: Settlements subject to Boundary Review .....</b>	<b>6</b>



## **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.

## 2. Background

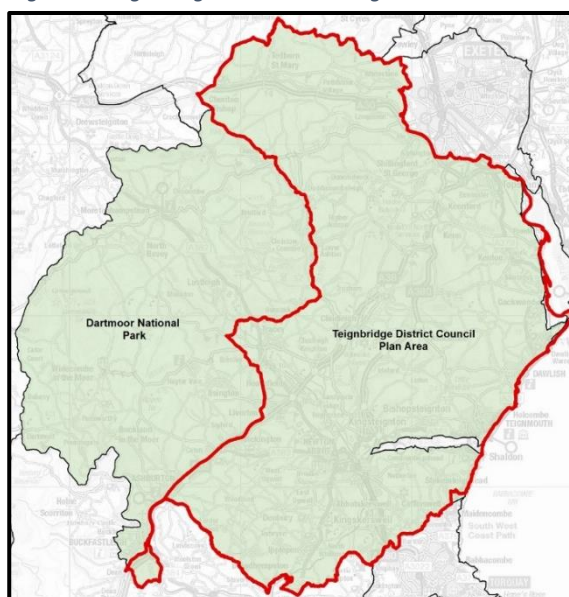
### What is a Settlement Boundary?

- 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 Figure 2.

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	

Figure 2: 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 15<sup>th</sup> December 2017. 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 15<sup>th</sup> December 2018.
  - 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.

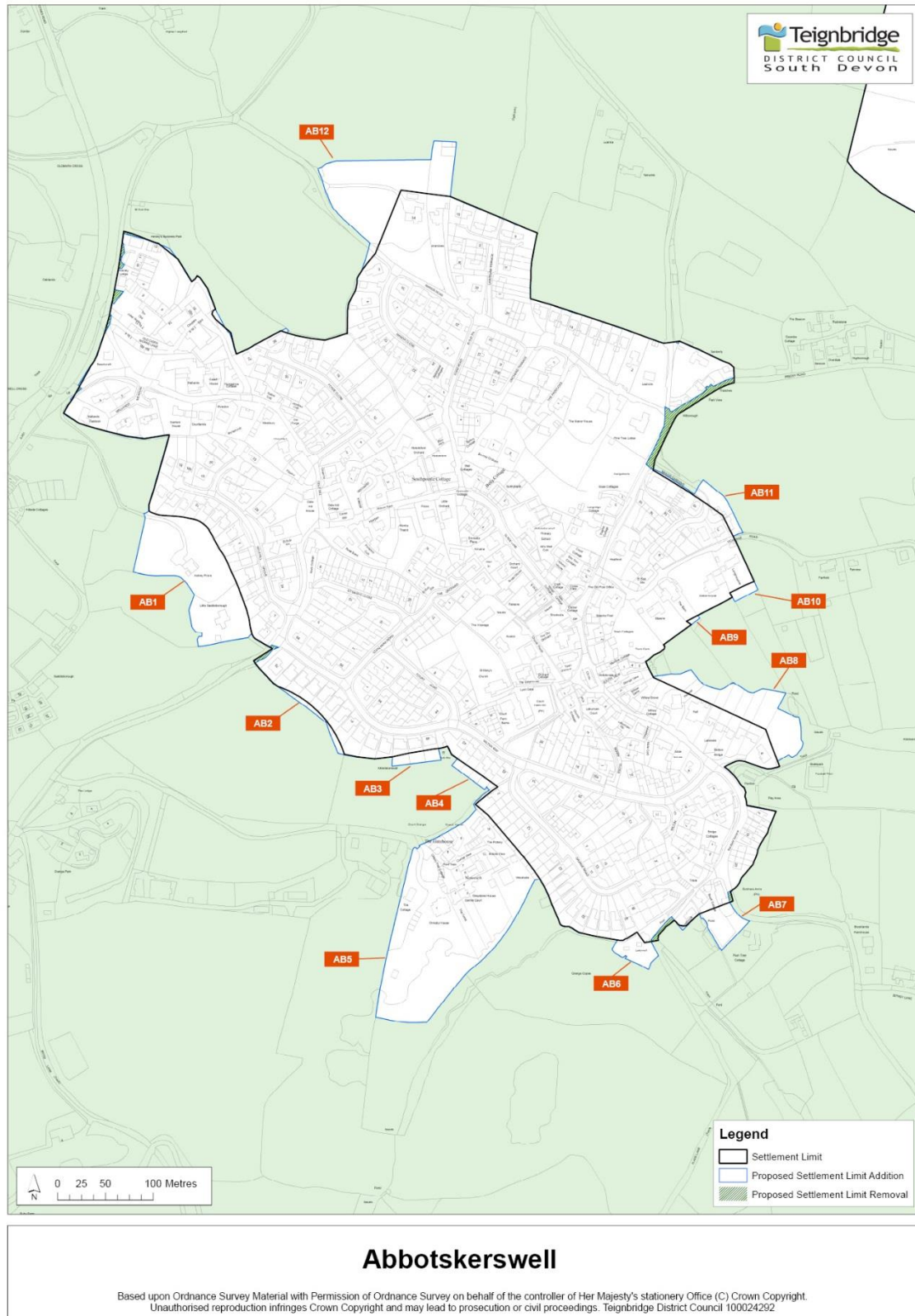
**e) Where an extension could lead to development which has a potential to adversely affect the character and/or setting of a Conservation Area**

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

## 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 has been 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 will be reviewed and incorporated into the final version of the settlement boundary, where appropriate.
- 4.3 This Draft Settlement Boundary Review paper is 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 will serve to ensure the accuracy in the application of the principles, drawing on local knowledge and expertise. Consultation comments on this review will be 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 but no significant amendments were identified.

## Appendix 1a: Abbotskerswell Revised Boundary Map



## Appendix 1b: Abbotskerswell Boundary Amendment Commentary

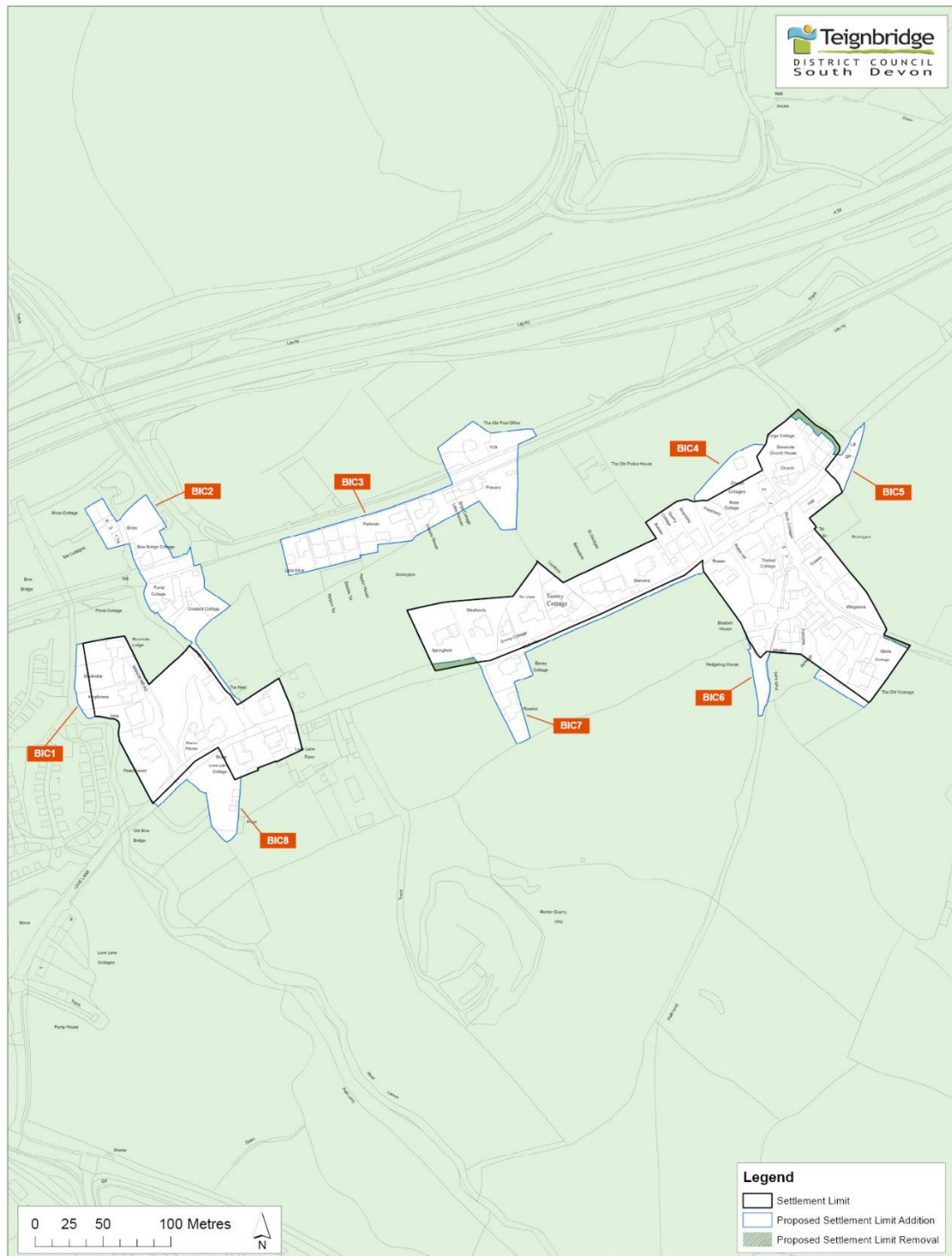
ABBOTSKERSWELL (ABB)	
Amendment Reference	Comment
AB1 - P1 & P2b	<p>The south western settlement boundary has been extended to include Ashley Priors, Totnes Road and Little Saddleborough, which are currently excluded. These residential properties stand adjacent to the settlement boundary and are considered to relate to the built form of the village. The properties include domestic features in their gardens including swimming pools, driveways and garages.</p> <p>Ashley Priors is enclosed by boundary hedging and a small copse. Little Saddleborough is enclosed by boundary hedging and fencing with the domestic character of the lawn standing in contrast to the more agricultural field beyond.</p> <p>These properties and their curtilages form part of the continuous built form of Abbotskerswell and have been included within the revised settlement boundary in line with Principle 1 and Principle 2b.</p>
AB2 - P2b	<p>The south western settlement boundary has been slightly amended to include the portion of rear gardens of residential properties 59-71 Wilton Way, which are currently excluded. These small sections have been previously omitted due to boundary inaccuracies and included within the revised settlement boundary in line with Principle 2b.</p>
AB3 - P2b	<p>The south western settlement boundary has been extended to include the rear portion of gardens of residential properties 49-53 Wilton Way which are currently excluded. The current boundary runs approximately along the width of the garden patios, omitting the properties lawn areas. The gardens are enclosed by boundary hedging and have domestic features such as garden sheds, conservatories and a greenhouse and closely relate to the properties. The full extent of the rear residential gardens of these properties have been included within the revised settlement boundary in line with Principle 2b.</p>
AB4 - P2b	<p>The south western settlement boundary has been extended to include the rear portion of gardens of residential properties 33-41 Wilton Way which are currently excluded. These properties have clearly defined rear gardens which are enclosed by fencing. The rear boundary is defined on at least two properties by domestic sheds. The rear curtilages have domestic features and closely relate to the dwellings and have been included within the revised settlement in line with Principle 2b.</p>
AB5 - P1 & P2a	<p>A south western extension to the settlement boundary has included properties at Court Grange. These properties are residential and collectively stand adjacent to the existing built form of the village. These properties were approved as conversions and extension in 2002 under planning application reference 01/03797/COU. These properties and their gardens form part of the continuous built form of Abbotskerswell and have been included within the revised settlement boundary in line with Principle 1 and Principle 2a.</p>

AB6 – P2b	A southern extension to the settlement boundary has included the full curtilage of Ladywell which is currently excluded. This is a residential property with a rear curtilage which extends up to the tree line of Grange Copse. The residential curtilage of this property was identified through an approved application for shed retention under application reference 15/00897/FUL. The curtilage relates directly to the built form of the village and as such should be included within the settlement boundary under Principle 2b.
AB7 - P2b & P2c	A southern extension to the settlement boundary has included the rear car park and garden of the Butchers Arms public house which serves as an ancillary and supporting area to the premises. The majority of this area is hardstanding which combined with the garden form one planning unit. The car park area is brownfield and combined with the garden form part of the continuous built form of the village and has a character in contrast to the fields beyond. This area has been included within the revised settlement boundary in line with Principles 2b and 2c.
AB8 - P1, P2b & P2c	<p>An eastern extension to the settlement boundary has included a portion of the rear gardens of 1-6 Lakeland, Abbotskerswell Village Hall and Penmar which are currently excluded. These areas form the rear gardens of residential properties (with the exception of the village hall) with enclosing features comprising hedges and a rear line of trees. The gardens have a manicured grass, domestic planting and outbuildings denoting their domestic character. These areas have a close relationship with their dwellings and relate to the character of the built form of the village and have been included within the revised settlement boundary in line with Principle 2b.</p> <p>The rear yard of the village hall forms an area of hardstanding enclosed by fencing. This area is brownfield land which forms an ancillary area for the functioning of the village hall and has been included in the revised settlement boundary in line with Principle 1 and Principle 2c.</p>
AB9 - 2b	The eastern settlement boundary has been slightly amended to include a small portion of the rear garden of The Barn, Vicarage Road which is currently excluded. This small section has been previously omitted due to boundary inaccuracies. The rear boundary has been revised to align it with the rear of the adjacent property Stawne and included within the revised settlement boundary in line with Principle 2b.
AB10 - 2b	An eastern extension to the settlement boundary has included a portion of the rear garden of Longmeadow, Vicarage Road which is currently excluded. This area relates to a residential rear garden which is enclosed on its sides by hedgerows. The rear portion of the garden comprises tiered vegetable patches which terminate at roughly textured grass which relates to character of the agricultural fields beyond. The full extent of the rear garden including the growing areas has been included within the revised boundary in line with Principle 2b.
AB11 – P1 & P2a	An eastern extension to the settlement boundary has included the properties and curtilages of numbers 1 & 2 Manor Gardens which are currently excluded. These are residential dwellings approved in 1995 under application reference 95/02067/FUL which form part of the continuous built form of the village, albeit at its edge. The gardens of these

	properties closely relate to the dwellings and are domestic in character denoted by domestic planting, patio area and conservatory. These properties and their curtilages have been included within the revised settlement boundary in line with Principle 1 and Principle 2a
AB12 - 2b	A northern extension to the settlement boundary has included the portion of rear garden of numbers 32 and 34 Manor Road which are currently excluded. These properties are residential with domestic gardens enclosed by a boundary wall and hedgerow. They include domestic features such as a swimming pool, tennis court and outbuildings and their manicured grass stands in contrast to the agricultural field beyond. These areas have been included within the revised settlement boundary in line with Principle 2b.



## Appendix 2a: Bickington Revised Boundary Map



### Bickington

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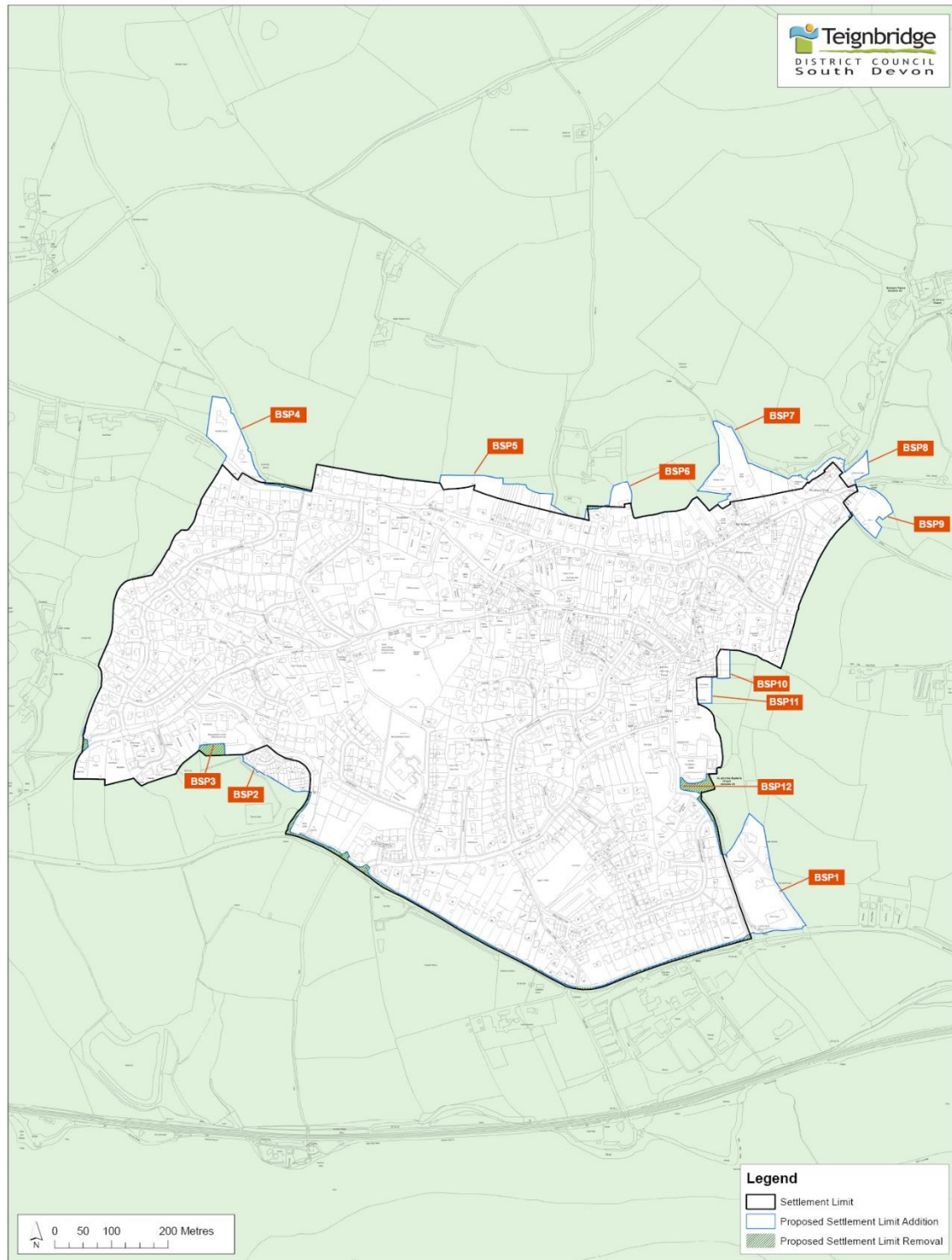
## Appendix 2b: Bickington Boundary Amendment Commentary

<b>BICKINGTON (BIC)</b>	
<b>Amendment Reference</b>	<b>Comment</b>
BIC1 – P2b	<p>North western boundary extension to incorporate full extent of rear curtilages relating to residential properties Riverside Lodge, Brookside, Kingfishers and Iona within the settlement boundary.</p> <p>The present boundary line cuts across all four curtilages and it is felt should follow the natural hedge and tree line which denotes the extent of these residential gardens. The residential curtilages of these properties extend to the eastern bank of the River Lemon. Although the river is lined with trees along this bank, the planning permissions (87/02539/OUT and 88/041612/REM) extended to the eastern bank of the river and, recent planning application 07/00802/FUL (for retention of a shed, which was refused) also identified the curtilage for the dwelling as extending to the eastern bank of the river.</p> <p>The curtilages are laid to neatly mowed lawn and contain sheds, a trampoline and ornamental shrubs; they relate directly to the built form of the village and as such should be included within the settlement boundary under Principle 2b.</p>
BIC2 – P1 & P2b	<p>Northern boundary extension to incorporate residential properties Crooked Cottage, Pump Cottage, Bow Bridge Cottage, Mill Cottages and Moss Cottage and their immediate curtilages within the settlement boundary.</p> <p>Whilst the area is large, it is enclosed to the west by the river itself and the trees along its east bank. Planning applications have been submitted, which identify the land as curtilage and photos on file 16/00581 (double garage at Moss Cottage) clearly show the mown lawn of the areas between the river and cottages and, the domestication of the ground. Also looked at was planning application 13/00505/FUL, which permitted a single storey side extension to the north of the dwelling.</p> <p>Furthermore, the garage building to the south of the cottages is a domestic garage, approved under planning permission 02/03192 – to serve the property known as 2/3 Mill Cottages (the plans of which identify what is shown on our maps as 1a, 1 and 3).</p> <p>The small central property within the terrace remains separate, as 4 Mill Cottages. Planning application 10/00875/FUL refused pp for a single storey rear extension and decking - but showed the curtilage of the property to extend west to the river bank.</p> <p>Therefore, all the land to the west of the cottages and east of the river and, the land to the north of Moss Cottage (5 Mill Cottages) is residential curtilage. It is enclosed along the west by the tree lined river Lemon and</p>

	to the north by the embankment along the south of the A38, and as such should be included within the settlement boundary under Principles 1 and 2b.
BIC3 – P1 & P2b	<p>Proposed additional parcel to settlement boundary to incorporate residential properties and their immediate curtilages to the east of Little Alice. Properties to be included within the new settlement parcel are Little Alice Cottage, Rippon Tor, Saddle Tor, Haytor House, Parkside, Victoria House, Little Princes, Briar Cottage, Princes and The Old Post Office.</p> <p>These residential properties represent tightly formed urban development and their curtilages are bounded by mature trees and hedgerows and are domestic in appearance/use (neatly mowed lawns, sheds, ornamental planting schemes etc.). With the exception of The Old Post Office (consent granted for use as residential property in 2012 and which sits slightly north east of the other named properties) the properties are bordered by the old A38 to the north and farmland to the south. It is felt the properties, including The Old Post Office, relate to the wider built landscape of the village of Bickington and don't constitute isolated development; as such these properties should be included within the settlement boundary under Principles 1 and 2b.</p>
BIC4 – P1 & P2b	<p>Small northern boundary extension to bring the garage and workshop relating to 2 Church Cottages (84/02138/FUL) and its immediate curtilage within the settlement boundary.</p> <p>This detached ancillary building was granted planning permission in 1984 and is set within the curtilage of 2 Church Cottages, bounded by mature hedging which separates it from the surrounding farmland and confirms its relationship to the built landscape of the village. This area should therefore be included within the Settlement Boundary under Principles 1 and 2b.</p>
BIC5 – P1 & P2b	<p>Eastern boundary extension to include two areas of residential curtilage located directly east of the Village Hall, serving Church House (which lies to the north, over the lane) and Forge Cottage (to the north west, over the lane), as shown on planning applications 91/01073 (car parking area and access to garden for Church House) and 94/02618 (re-roofing Forge Cottage and provision of 2 parking spaces).</p> <p>These residential curtilages relate directly to the properties opposite and as such relate to the built form of the village. As such this area should be included in the settlement boundary under Principles 1 and 2b.</p>
BIC 6 – P2b	<p>Southern boundary extension to bring full extent of residential curtilage of Hedgehog House within the settlement boundary. The land as shown is residential curtilage for Hedgehog House (planning application 09/03341/FUL which permitted an additional dwelling). It also appears that the new dwelling has been named Hedgehog House and the original dwelling re-named Bluebell House.</p> <p>At present the boundary includes the property but curtails the entire rear curtilage, which is domestic in appearance, laid to well-maintained lawn and with a patio area and children's swing. It is proposed, therefore, that</p>

	<p>this curtilage be included within the boundary under Principle 2b to reflect its relationship to Hedgehog House and also to the wider built landscape of Bickington.</p>
BIC7 – P1 & P2b	<p>Southern boundary extension to include residential properties Bovey Cottage and Rosetor, Old Hill, and their immediate domestic curtilages inside the settlement boundary.</p> <p>Both properties sit immediately adjacent to the existing village envelope and relate directly to the built landscape, as such they are not classed as isolated development and should be included within the boundary under Principle 1.</p> <p>The curtilages of both properties are domestic in nature and separated from the surrounding farmland by mature hedgerows and post and rail fencing. The curtilages are laid to neatly mowed lawn, ornamental planting and garden storage/outbuildings. As such the curtilages should be included with the settlement boundary under Principle 2b.</p>
BIC8 – P2b	<p>Extension to southern boundary to bring the full curtilage of residential property Love Lane Cottage within the settlement boundary. The curtilage is domestic in appearance and relates to the built form of the village as opposed to the surrounding countryside. It should therefore be included under Principle 2b.</p>

## Appendix 3a: Bishopsteignton Revised Boundary Map



### Bishopsteignton

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### Appendix 3b: Bishopsteignton Boundary Amendment Commentary

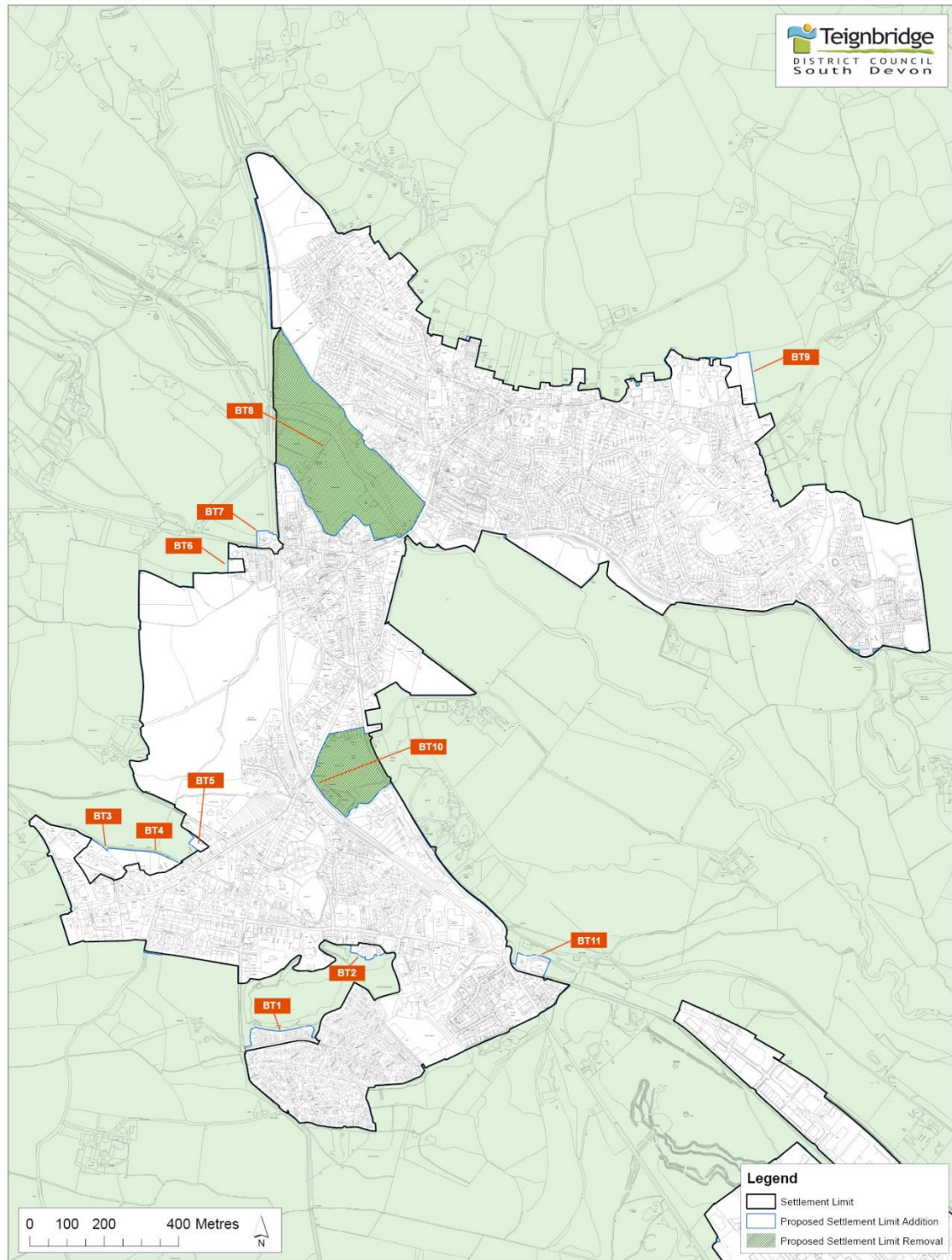
BISHOPSTEIGNTON (BSP)	
Amendment Reference	Comment
BSP1 - P1 & P2b	<p>The eastern settlement boundary has been extended to include High Winnard, Lower Winnard (both Church Road) and Coles Barn House, Teignmouth Road which are currently excluded. These properties are large residential dwellings and gardens on the western edge of the village.</p> <p>The curtilage of the properties are enclosed by boundary hedging, walls and the rise of the hill at the rear of the boundary. The gardens are domestic in character with manicured grass, sheds, tennis court and swimming pool. These properties are residential and form part of the continuous built up form of Bishopsteignton and have been include in the revised boundary in line with Principles 1 and 2b.</p>
BSP2 - P1 & P2a	<p>The southern settlement boundary has been extended to include the 24 properties at Lawns End which are currently excluded. These residential properties were approved in 1994 under application reference 93/02699/FUL. These dwellings form part of the continuous built form of the village, albeit forming its edge. These properties have been included within the revised boundary in line with Principle 1 and Principle 2a.</p>
BSP3 - P3a	<p>The southern settlement boundary has been contracted to exclude an area of open space which was previously included which stands to the rear of Bishopsteignton House and on the northern part of The Lawns. This area of open space has the same character as the wider Lawns Area standing adjacent to a hardstanding forming a car park. This area has been excluded as open space adjacent to the settlement boundary in line with Principle 3a.</p>
BSP4 - P2b & P1	<p>The north western corner of the settlement boundary has been extended to include the full rear garden of Fair Isle, 39 Teign View Road as well as the properties and gardens of Outspan and Rowden House, Lindridge Road which are currently excluded.</p> <p>Fair Isle's rear garden is enclosed by hedging and contains domestics planting terminated by a garage at the end of the garden. The full rear garden has been included in line with Principle 2b. The properties on Lindridge Road are residential with clearly defined gardens enclosed by hedging with a domestic character denoted by ornamental planting and manicured grass. These properties form the continuous built form of Bishopsteignton and have been included in line with Principle 1.</p>
BSP5 - 2b	<p>The northern settlement boundary has been extended to include the full rear gardens of numbers 2-36 Teign View Road which are currently excluded.</p> <p>The rear gardens of numbers 4-28 Teign View Road span from the rear wall of the houses to the rear triangular orchard (which is excluded). Numbers 32-36 Teign View Road have rear gardens terminated by a small copse and a rise in topography. Number 2 Teign View Road</p>

	currently has a small corner excluded but forms a continuous part of the garden of this property and the error could be due to boundary inaccuracy. The full extent of these rear gardens have been included in line with Principle 2b.
BSP6 – P1, P2a, P2b	The northern settlement boundary has been extended to include Falconers Rest, 18b Manor Road which is currently excluded. This is a residential property approved in 2014 under application reference 13/03359/FUL. The property and its curtilage are defined by boundary fencing and hardstanding and have been included in the revised boundary in line with Principles 1, 2a and 2b.
BSP7 - P1 & P2b	<p>The northern settlement boundary has been extended to include Radway Farm, 9 Radway Court and High Elms, Radway Street and their gardens which are currently excluded. In addition the extension includes the full rear gardens of 33 &amp; 35 Radway Street, Whidbourne Manor, Ash Hill and the curtilage of Whidbourne Mews. Radway Farm and High Elms Gardens span up to the rear track forming their rear boundary. These areas form one continuous span of domestic garden characterised by manicured lawns and enclosed by hedging. These properties and curtilages form part of the continuous built form of Bishopsteignton and have been included in line with Principle 1.</p> <p>The remaining properties have their rear boundary defined by holiday lodges (which are excluded from the settlement) and are domestic in character including garages, sheds and a summer house. The access drive around Whidbourne Mews forms hardstanding which closely relates to the building and has also been included within the extended boundary. The full curtilage of these properties have been included within the revised settlement boundary in line with Principle 2b.</p>
BSP8 - P2b	The north eastern tip of the settlement boundary has been extended to include part of the rear garden of Ashwood Lodge, Coombe Way which is currently excluded. This area comprises a lawn that, whilst enclosed by hedging, has a close relationship to the dwelling including an entry to the adjacent patio. This area of rear garden has been included within the revised settlement boundary in line with Principle 2b.
BSP9 - P1 & P2a	The north eastern tip of the settlement boundary has been extended to include the properties Ash Lea and Ashlea Bungalow, Ash Hill and their curtilages which are currently excluded. These are residential properties with a close relationship to the built form of Bishopsteignton. Their rear gardens are denoted by fencing, boundary hedging and a rough trackway. These properties and their curtilages have been included within the revised settlement boundary in line with Principle 1 and Principle 2a.
BSP10 - P2b	The western settlement boundary has been extended to include the rear gardens of 6, 7 & 8 Shute Court, Shute Hill which are currently excluded. These areas form the rear curtilage of dwellings formed from a conversion of outbuildings permitted in 1995 and 2000 under application references 95/02588/COU and 00/02676/COU respectively. The gardens are enclosed and have a domestic character and have been included within the revised settlement boundary in line with Principle 2b.
BSP11 - P2b	The western settlement boundary has been extended to include the rear gardens of The Willows and The Beeches, Shute Hill which are currently

	excluded. The current boundary runs along the rear wall of the dwellings and does not represent the full curtilage of the properties. The areas are domestic in character, noted by patios and maintained grass and domestic planting. The rear gardens are enclosed by fencing and have been included within the revised settlement boundary in line with Principle 2b.
BSP12 - P3a	The western settlement boundary has been contracted to exclude the area of St John the Baptists churchyard which stands adjacent the settlement boundary. This is an area of open space which has been excluded in line within Principle 3a.



## Appendix 4a: Bovey Tracey Revised Boundary Map



### Bovey Tracey

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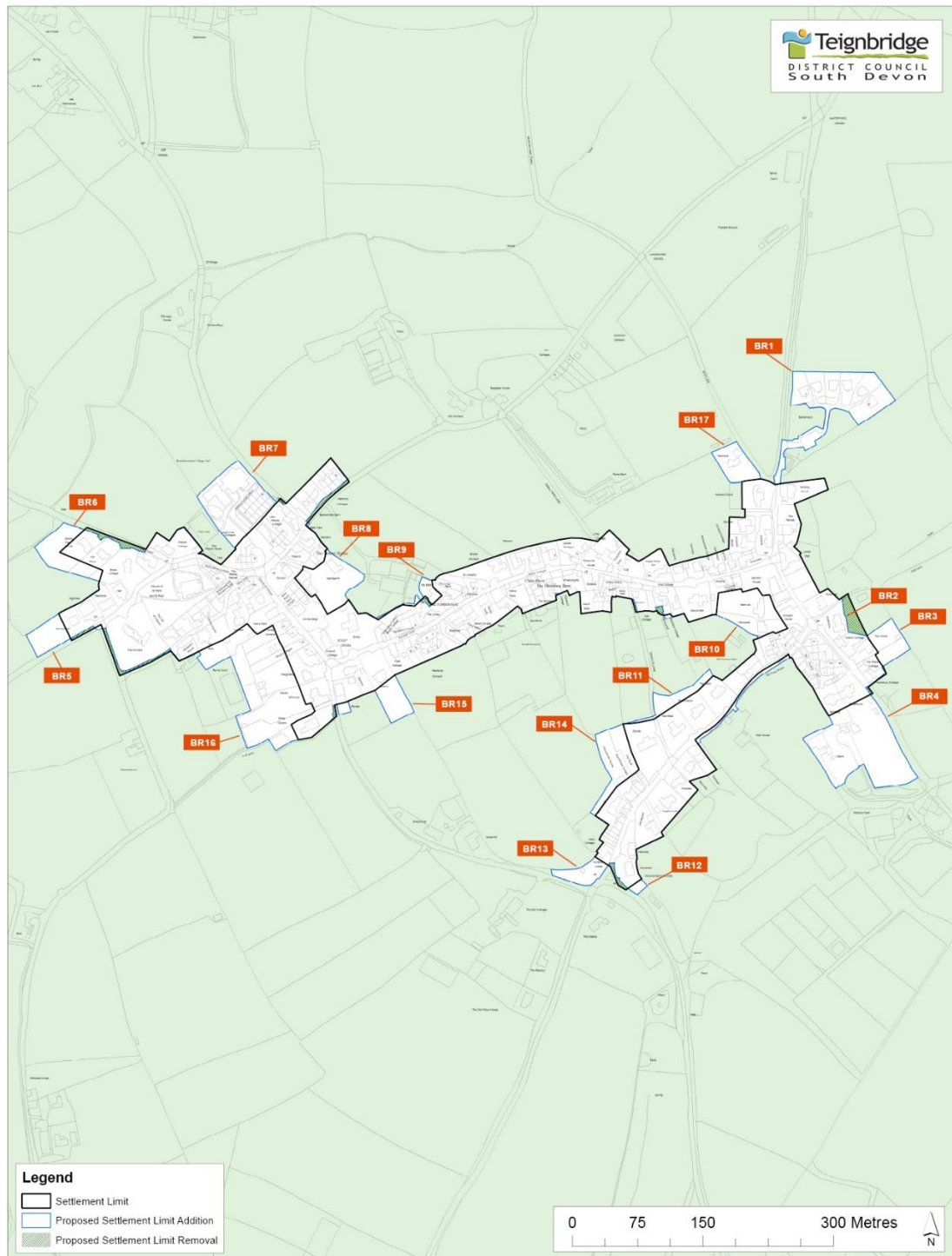


## Appendix 4b: Bovey Tracey Boundary Amendment Commentary

<b>BOVEY TRACEY (BT)</b>	
<b>Amendment Reference</b>	<b>Comment</b>
BT1 - P1, P2a & P2d	The properties and curtilages of 14 permanently occupied residential park homes, namely 1-14 Blue Waters, New Park stand north of Blue Waters roadway are currently excluded. These properties are located in close proximity to existing park homes sites which stand within the settlement boundary. The properties are an implemented permission approved in 2010 under reference 10/00880/MAJ and form part of the continuous built form of the settlement. This implemented permission has been included within the revised settlement boundary in line with Principles 1, 2a and 2d.
BT2 - P2b	The southern settlement boundary has been extended to include a rear portion of curtilage to the rear of Mill Hill and numbers 19-26 Pottery Road which are currently excluded. This area is divided by a rear access road but maintains the domestic character of residential gardens with a number of shed with boundaries enclosed by fencing. These areas closely relate to the character of the adjacent dwellings and have been included within the revised boundary in line with Principle 2b.
BT3 - P1 & P2a	The following properties currently stand adjacent to but outside of the existing settlement boundary namely Loughton, Buckland, Easdon, Harton and Rippon in Brimley Grange. These properties were approved in 2010 under reference 10/02921/FUL and now built clearly relate to the continuous built form of the settlement. These properties have been included within the settlement boundary under Principle 1 and Principle 2a.
BT4 - P2b	A western extension of the settlement boundary to include the rear curtilages of residential properties Brimley Lodge, Canrift, Holbeache House, Rosebarn and Little Brimley on Brimley Road. The rear sections of these residential gardens are enclosed by boundary hedging with maintained lawns and domestic features within the gardens. The inclusion of the additional rear sections of these residential gardens stands in line with Principle 2b.
BT5 – P2b	Small eastern extension to include full curtilage of residential property Oaklands, Challabrook Lane. The area to be included was granted a certificate of lawfulness in 2009 for change of use from agricultural land to domestic garden (09/01652/CLDE). In 2014 planning permission refused for detached dwelling due to the site being outside of the settlement boundary (14/1016/OUT). However, the area is domestic in nature and separated from surrounding farmland by fencing and mature hedge, and relates closely to the adjacent built form. This area has been included within the settlement boundary in line with Principle 2b.
BT6 – P2b	The rear residential curtilage of Willow House, south of Marlborough Terrace is currently excluded from the existing

	settlement boundary. The excluded area forms part of the continuous domestic curtilage of this property, enclosed by fencing and trees. The rear garden includes domestic features such as a shed and a pool or pond. This area of curtilage closely relates to the residential character of the dwelling and settlement generally and has been included within the revised settlement boundary in line with Principle 2b.
BT7 – P1	Small north western extension to include the Devon and Somerset Fire and Rescue building, Station Road, within the settlement boundary. The building is immediately adjacent to the current boundary and is part of the built environment and as such should be included within the boundary in line with Principle 1.
BT8 - P3a	Mill Marsh Park is included in the current settlement boundary, however it does not constitute built form and stands on the edge of the settlement. This area of open space provides a visual buffer between two parts of the settlement and provides a visual clue to historical development of the settlement. This large area of open space on the edge of the settlement is excluded from the revised settlement boundary in line with Principle 3a.
BT9 – P1, P2b	Boundary extension to bring the entire residential curtilage relating Devon House within the curtilage. Devon House has been converted to apartments and a number of properties have been built within the extensive grounds. The current boundary omits a substantial section of curtilage to the east of the property and driveway but it is felt that, due to the domestic appearance of this area – including planting schemes, pathways and ornamental tree and shrubs – this area relates to the built environment rather than the surrounding countryside and as such should be included within the settlement boundary in line with Principle 2b.
BT10 - P1, P2b	A south eastern extension of the settlement boundary has included residential properties Little Woodland and Grantley, Old Newton Road. These properties are residential in character and have curtilages enclosed by fencing and trees. These properties are existing dwellings which form part of the continuous built form of the settlement and have been included in the revised settlement boundary in line with Principle 1 and Principle 2b.
BT11 – P3a	Eastern boundary contraction to remove the Newton Road Recreation Ground from within the settlement boundary under Principle 3a.

## Appendix 5a: Broadhempston Revised Boundary Map



### Broadhempston

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## Appendix 5b: Broadhempston Boundary Amendment Commentary

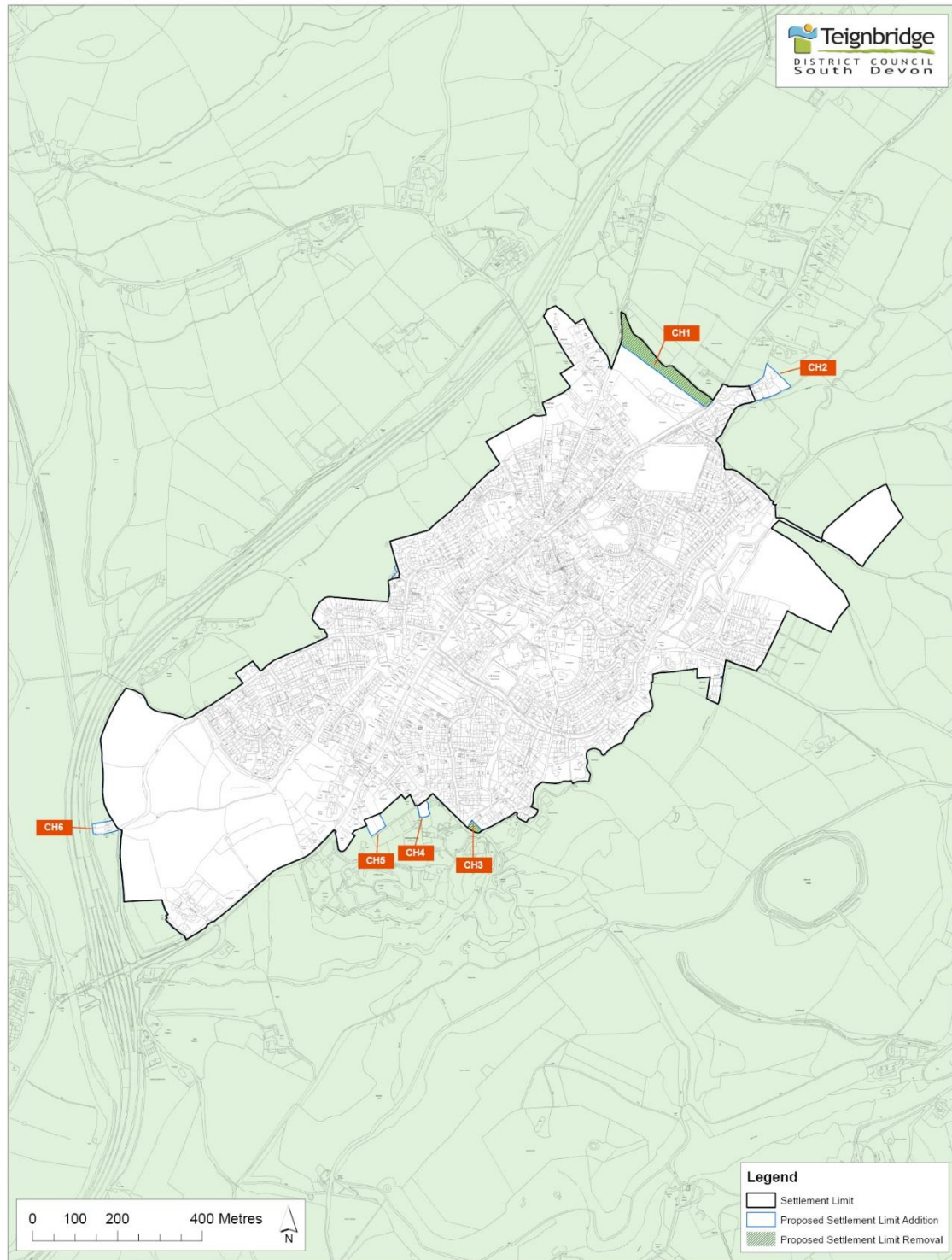
BROADHEMPSTON (BR)	
Amendment Reference	Comment
BR1 - P1, P2a & P3a.	A north eastern extension to the settlement boundary has included properties 1-6 Easterways which were approved as a rural exception site in 2013 under reference 13/00305/FUL. This a residential development with clearly defined boundary defining the rear residential gardens. This is an implemented planning permission which forms the built form of the village and has been included under Principles 1 and 2a. The areas of open space fronting the properties has been excluded in line with Principle 3a.
BR2 - P3c	A small boundary contraction has excluded an area to the south of Appledore and Wotton Cottage as the area to be excluded is agricultural in context denoted by a large agricultural shed and a lack of domestic features. The area forms a large curtilage relating more the character of the countryside and has been excluded in line with Principle 3c.
BR3 - P1 & P2b	The eastern part of the settlement boundary has been extended to include the rear residential gardens of Two Hoots, No Place Cottage and Hazelbury Cottage. These properties are residential in character and have curtilages enclosed by fencing and trees and contain domestic planting and features. The residential gardens are clearly distinguishable from the agricultural land beyond and the properties have been included in line with Principle 1 and Principle 2b.
BR4 - P1, P2b & P2c	<p>A south eastern extension of the settlement boundary has included the full rear gardens of Whitehaven and Whitfield residential properties and the adjacent storage yard. The residential rear gardens are enclosed by boundary hedging and contain domestic features such as mown grass, domestic planting and sheds. These areas have been included in line with Principle 1 and Principle 2b.</p> <p>The adjacent storage yard comprises hardstanding and doesn't relate to an agricultural holding and appears previously developed in character and has been included in line with Principle 2c.</p>
BR5 - P2b	A western extension of the settlement boundary has included the full length of the rear garden of Sunnymead. The rear garden is not divided and is enclosed by boundary hedges and fencing. The lawn is maintained and is distinguishable from the nearby agricultural fields. The garden forms the curtilage of a residential building and has been included in line with Principle 2b.
BR6 - P2b	A western extension of the settlement boundary has included the full residential curtilage of Cherry Tree House, Kiln Close and Brook Cottage. These gardens directly relate to their adjacent residential properties. They are enclosed by boundary hedging and comprise manicured lawns and domestic planting. The gardens form the curtilage of a residential buildings and have been included in line with Principle 2b.
BR7 - P1 & P2a	A north western extension to the settlement boundary has included the Broadhempston Village Hall and 1-6 Kings Close Field. The residential

	<p>properties were approved in 2015 under reference 13/00316/FUL as a rural exception site.</p> <p>The Rural exception site forms six residential properties alongside the village hall and its associated parking form part of the continuous built form of the village and have been included under Principle 1 and Principle 2a.</p>
BR8- P1 & P2b	The settlement boundary has been extended to include the full rear garden of Broadacres. The rear garden of this residential property was previously excluded. The area is characterised by manicured grass and a domestic shed. The garden is enclosed and directly relates to Broadacres which forms part of the continuous built form of the village. The garden has been included within the boundary in line with Principle 1 and Principle 2b.
BR9- P1, P2a & P2b	A small extension of the settlement boundary has included The Barn, Borough Farm which is currently excluded in its entirety. The Barn was approved for residential conversion in 2001 under application reference 01/02227/FUL. The application confirms the residential use and extent of the property. The property and its rear residential garden have been included in line with Principle 1, Principle 2a and Principle 2b.
BR10- P1, P2a & P2b	An extension to the settlement boundary has included the residential properties of Bannuts Houndhead and Pentreath Houndhead and their rear gardens. These are residential properties which form part of the continuous built development of the village and have been included in line with Principles 1 and Principles 2a and 2b.
BR11- P2b	An extension to the settlement boundary has included a portion of the rear gardens of properties Merryfield Houndhead, Broadhayes Houndhead and The Oaks which are currently excluded. The rear boundary of these residential gardens are defined by bushes and trees and relate well to the parent property. These additions have been included in line with Principle 2b.
BR12- P2b	A southern extension to the settlement boundary has been extended to include a portion of the residential curtilage of Homefield Houndhead which is currently excluded. This parcel of land is divided by fencing from the dwelling but with access clearly visible. The land is enclosed by boundary hedging and consists of mown domestic lawn which is different in character to the adjacent agricultural field and domestic features such as a shed and greenhouse. The inclusion of this parcel of garden within the settlement boundary stands in line with Principle 2b.
BR13- P2b	A southern extension to the settlement boundary has been extended to include a portion of the residential curtilage of Hunters Lodge Houndhead which is currently excluded. The curtilage forms a side garden to the property which is enclosed by hedging and fencing with a garage forming the end of the garden. The lawn is domestic in character and the area has been included within the settlement boundary in line with Principle 2b.
BR14- P2b	An extension to the settlement boundary has included a portion of the rear residential gardens of Greenhaven House, Houndhead House and The Nook which are currently excluded. These gardens are enclosed by hedging and are characterised by maintained lawns and domestic features such as domestic planting, garden paths and sheds. These areas

	are clearly definable against the adjacent agricultural fields and have been included within the settlement boundary in line with Principle 2b.
BR15 – P2b	Boundary extension to include the entire curtilage of residential property Cleve House within the settlement boundary. The curtilage is domestic in nature and defined by mature hedges and trees. The settlement boundary revision has included this area in line with Principle 2b.
BR16 – P2b	<p>Boundary extension to include the rear curtilages of residential properties Stoope Cellars, Millwood, Roughlands, Stoop Cottages, 1 &amp; 2 Stoop Orchard, Crickets and Elm Park, which are currently excluded.</p> <p>The curtilages are domestic in appearance, denoted by fences and mature hedges with neatly mown lawns and ornamental trees/shrubs. The curtilages relate closely to the built form of Broadhempston and should therefore be brought within the boundary under Principle 2b.</p>
BR17 – P1 & P2b	Boundary extension to include the residential property and entire curtilage of Newhay within the settlement boundary. Newhay was extended to a two story property in 2013 under planning reference 13/01520/FUL and, whilst on the edge of the village sits within a domestic curtilage bounded by mature hedges on all sides. As such the property and its immediate garden area relate well to the built form of Broadhempston and have been included within the revised boundary in line with Principles 1 and 2b.



## Appendix 6a: Chudleigh Revised Boundary Map



### Chudleigh

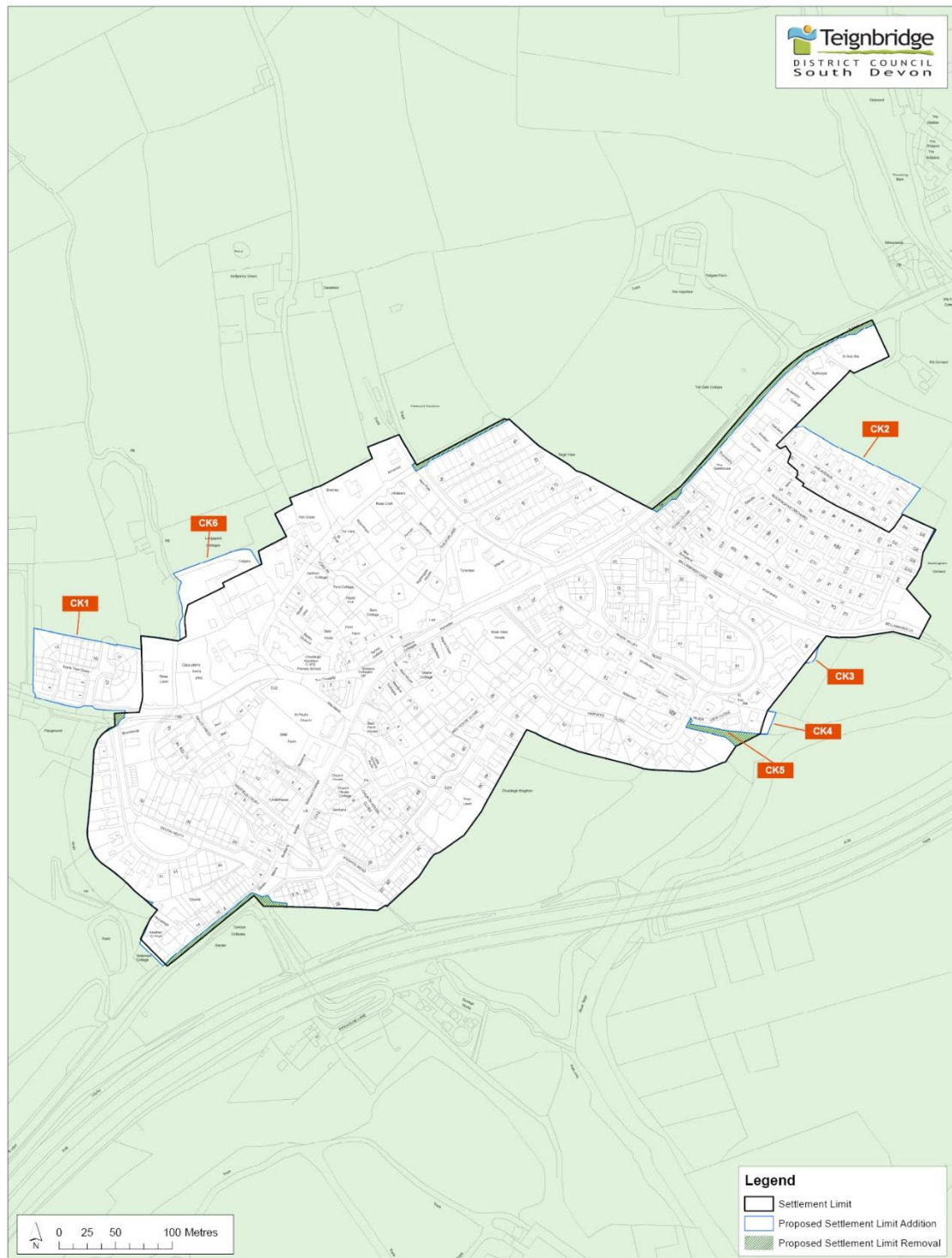
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## Appendix 6b: Chudleigh Boundary Amendment Commentary

CHUDLEIGH (CH)	
Amendment Reference	Comment
CH1 – P3a	The eastern settlement has been contracted to reflect Green Infrastructure relating to the residential development of 19 homes (15/00499/MAJ) to be built on land at James House, Exeter Road. As future GI allocation this land should be outside of the settlement boundary in line with Principle 3a.
CH2 – P1, 2b	Eastern boundary extension to include recent development of residential properties numbers 1-5 Chapel Court, Exeter Road which were granted planning permission in 2011 (11/03589/MAJ) and their surrounding curtilages in line with Principles 1 and 2b.
CH3 – P3a	Small southern boundary contraction to exclude green space owned by Teignbridge District Council and situated immediately west of residential properties 167 and 169 Palace Meadow from the Settlement boundary under Principle 3a.
CH4 – P2b	Small southern boundary extension to incorporate full extent of residential curtilage relating to Palace Farm, Rock Road within the settlement boundary. The curtilage had domestic features including mown lawn and ornamental planting and relates directly to the built form of the town rather than the surrounding countryside or agricultural land; as such it should be included within the boundary under Principle 2b.
CH5 – P2b	Small southern boundary extension to bring rear curtilages of residential properties Cyprus House and Bell House, Station Hill, within the Settlement boundary. Both curtilages are domestic in appearance, laid to neatly mowed lawn and ornamental shrubs, and relate directly to the built form of their respective residences and the wider townscape. As such both curtilages should be included within the boundary under Principle 2b.
CH6 – P1, P2b	<p>Slight western boundary extension to incorporate residential properties 1 and 2 Rocklands View and their immediate residential curtilages within the Settlement boundary.</p> <p>Whilst these properties were previously classed as isolated development, once the allocated site granted planning permission in 2013 has been built out (13/01062/MAJ - outline application for mixed residential up to 230 dwellings and 2500sqm employment) 1 and 2 Rocklands View will be immediately adjacent to the built form of the town and as such should be brought within the boundary in line with Principles 1 and 2b.</p>



## Appendix 7a: Chudleigh Knighton Revised Boundary Map

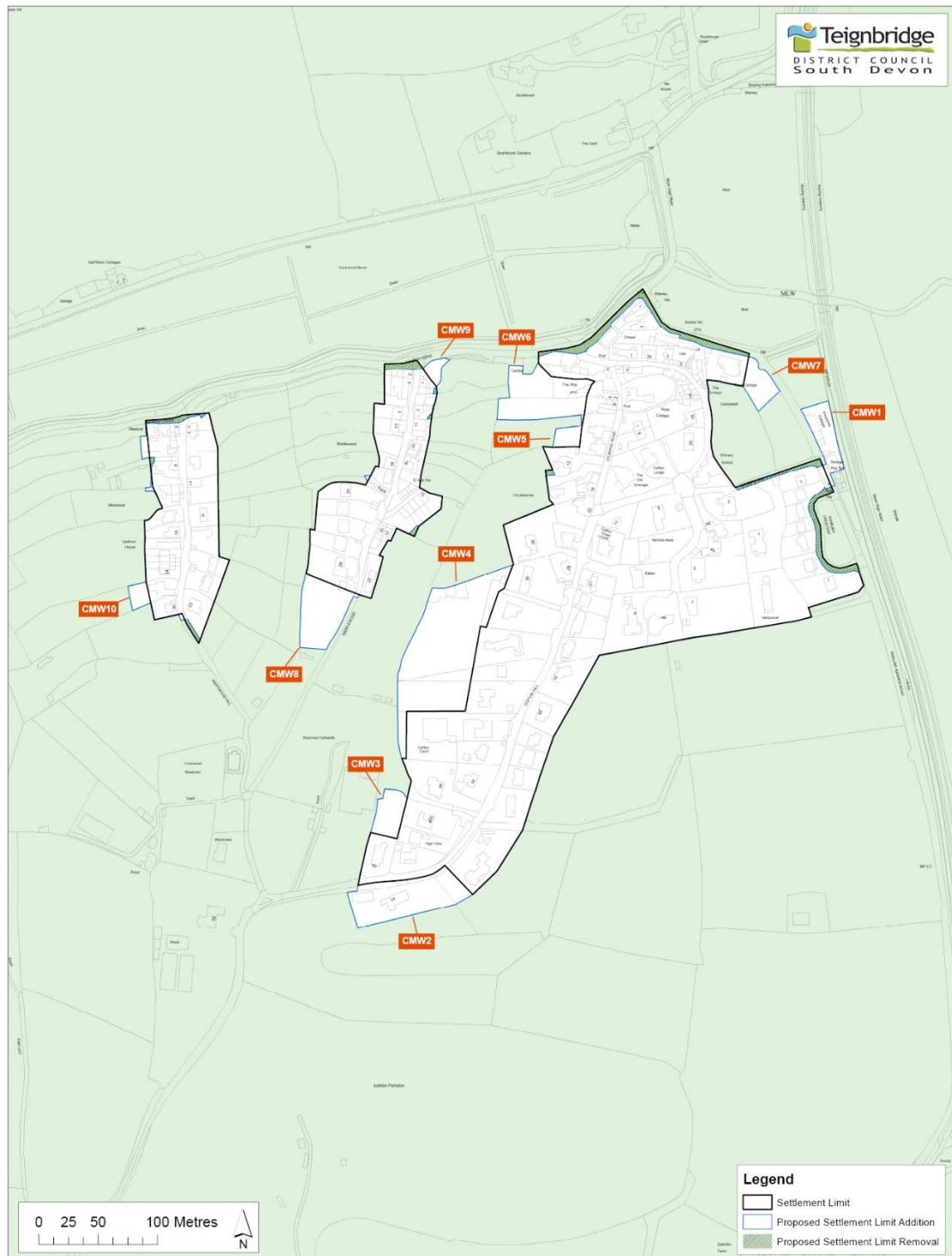


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## Appendix 7b: Chudleigh Knighton Boundary Amendment Commentary

CHUDLEIGH KNIGHTON (CK)	
Amendment Reference	Comment
CK1-P1 & P2a	Apple Tree Close is a residential development of 21 affordable properties built on the western edge of the settlement in 2010 under application reference 09/02638/MAJ. The area clearly forms part of the built form of the settlement and the boundary has been extended to include this implemented permission in line with Principles 1 and 2a.
CK2- P2d	Buckingham Orchard Park Home is a permanent residential site with the majority of properties standing within the settlement boundary with the exception of properties off the Avenue on the north eastern part of the site. These excluded properties clearly form part of the built form of the settlement and should be included within the boundary as per the rest of the Park Home site under Principle 2d.
CK3- P2b	36 River Valley Road currently has a small section of rear residential curtilage excluded from the settlement boundary. The rear curtilage is separated from the countryside by a boundary hedging providing an enclosing feature to the curtilage of a building which closely relates to the character of the built form and should be brought within the boundary under Principle 2b.
CK4- P2b	3 Riverview Close currently has the majority of its rear residential curtilage excluded from the settlement boundary. The rear curtilage is separated from the countryside by a boundary hedging and trees. The rear curtilage is enclosed and closely relate to character of the built form and should be included within the boundary under Principle 2b.
CK5 – 3a	Boundary contraction to remove narrow area of grass running between properties 1 Harvey Close and 1 Riverview Close and identified as the access route to an area of field located south east of the properties. This area does not relate to the built form of the settlement, has no planning history and should be omitted from the settlement boundary under Principle 3a.
CK6- P2b & P2c	The Vehicle Repair Workshop 'Calgary' on Old Exeter Road currently has an area of ancillary yard space to the rear of the workshop that is excluded from the current settlement boundary. The rear yard of the workshop houses a number of vehicles which relate to the operation of the workshop with the rear boundary formed by two paddocks. This area closely relates to the built form of the village and as such should be included within the boundary under Principle 2c.

## Appendix 8a: Cockwood, Middlewood & Westwood Revised Boundary Map



### Cockwood, Middlewood, Westwood

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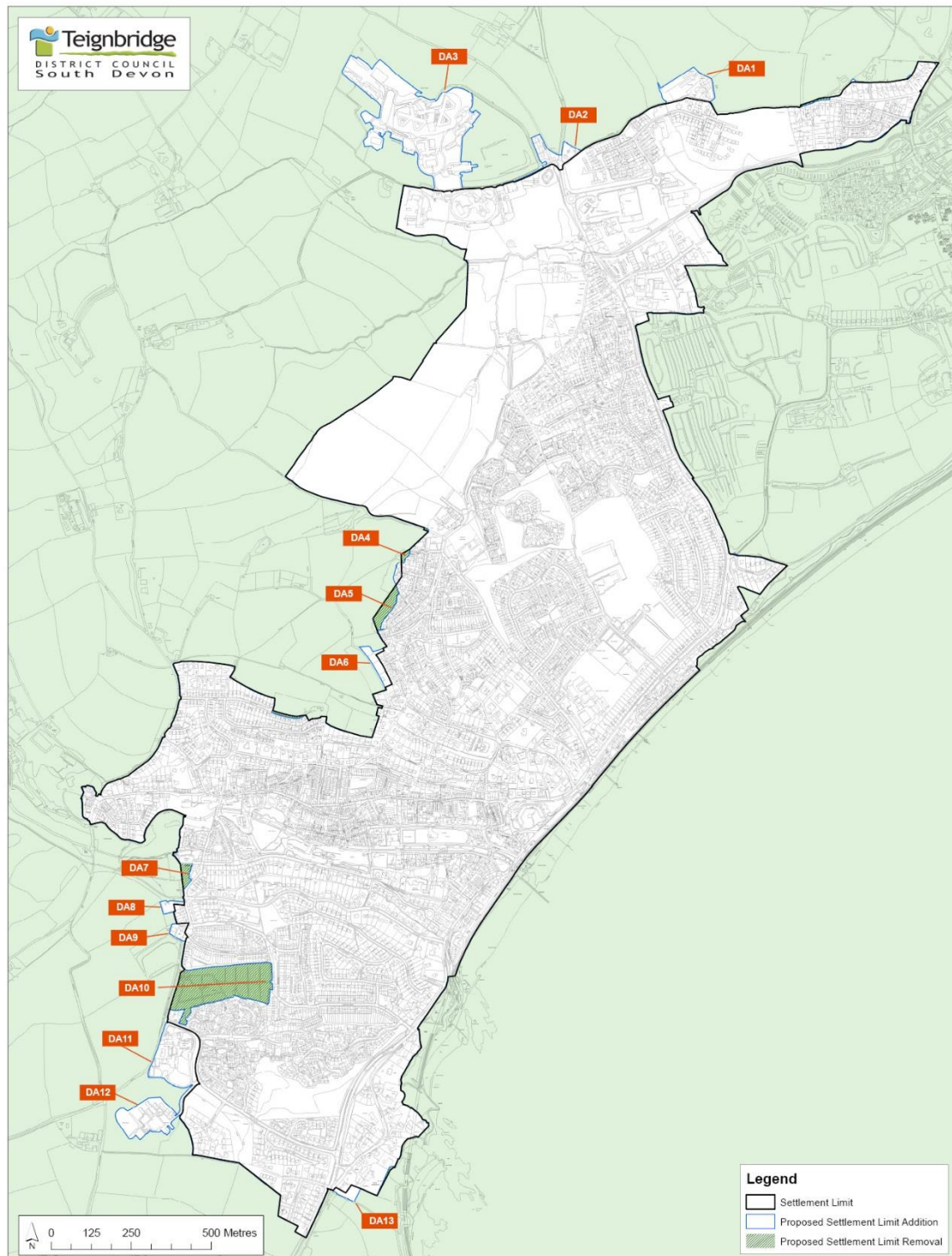
## Appendix 8b: Cockwood, Middlewood & Westwood Boundary Amendment Commentary

COCKWOOD, MIDDLEWOOD & WESTWOOD (CMW)	
Amendment Reference	Comment
CMW1- P1 & P2a	The eastern settlement boundary of Cockwood has been extended to include residential property Greystone Cottage, Warren Road which is currently omitted from the existing boundary. The property is residential with a defined and enclosed rear garden with domestic features such as a greenhouse. This property has been included in line with Principle 1 and Principle 2a.
CMW2- P1 & 2b	The southern settlement boundary of Cockwood has been extended to include residential property 41 Cofton Hill and part of the side garden of 39 Cofton Hill which is currently excluded. The side garden of 39 Cofton Hill has the same character as the land directly behind the house and there is no clear reason to exclude this area. This area has been included in line with principle 2b. 41 Cofton Hill is a residential property with a curtilage defined by fencing to the rear and hedging to the side. It is domestic in character and has been included in line with Principle 1 and Principle 2b.
CMW3- 2b	The western settlement boundary of Cockwood has been extended to include the rear garden of 50 Cofton Hill which is currently excluded. This area forms a continuous span of manicured lawn and is enclosed by boundary fencing and hedging and is domestic in character. The area has been included within the revised settlement boundary in line with Principle 2b.
CMW4- P2b	The western settlement boundary of Cockwood has been extended to include the rear portions of the gardens of 34, 36, 38 and 40 Cofton Hill which are currently excluded. The rear gardens of these properties span up to the boundary hedge defining the agricultural field beyond. The gardens have manicured lawns and domestic features such as domestic planting, vegetable patch and outbuildings. These areas have been included in line with Principle 2b.
CMW5 – P2b	<p>Small western extension to Cockwood to include the full extent of the rear curtilage of residential property 12 Vicarage Road within the settlement boundary.</p> <p>The curtilages are domestic in nature and bounded by hedgerow; they have domestic features such as garden furniture and ornamental shrubs and relate closely to the properties to which they are attached. As such these curtilages should be included within the boundary in line with Principle 2b.</p>
CMW6 – P1, P2b	<p>The western boundary of Cockwood has been extended to include the rear curtilage behind 2-6 Vicarage Road and the Ship Inn public House.</p> <p>These curtilages are domestic in nature and have features such as tightly mown lawns and benches as well as sheds, and ornamental trees. As</p>

	such these areas should be included within the revised settlement boundary in line with Principle 2b.
CMW7 – P2b	Small north eastern boundary extension to include whole residential curtilage of Rock Cottage, Harbour Way, within the settlement boundary. A small part of the curtilage is currently excluded; however it is domestic in appearance, bounded by hedge and with neatly mowed lawn. The section to be included also contains the driveway relating to the property and relates directly to the built environment rather than the rural land adjacent. As such this area curtilage should be included within the settlement boundary in line with Principle 2b.
CMW8 – P2b	Southern boundary extension to Middlewood to bring in the full extent of residential curtilage relating to 28 Middlewood Road within the settlement boundary. Whilst the curtilage is extensive it is separated from the adjacent countryside by mature hedge and is domestic in appearance, containing ornamental planting schemes, greenhouse, shed and pathways and relates closely to the adjacent built townscape. It should therefore be included within the boundary in line with Principle 2b.
CMW9 – P2b	Small northern extension to Middlewood to include section of residential curtilage relating to 1 Middlewood Road within the settlement boundary. The curtilage has domestic features such as neatly mown lane and a trampoline and should be included within the boundary under Principle 2b.
CMW10 – P2b	Small south western extension to Westwood to include section of rear curtilage relating to 26 Westwood inside the settlement boundary in line with Principle 2b. The curtilage is domestic in appearance and has paths and ornamental planting.



## Appendix 9a: Dawlish Revised Boundary Map



### Dawlish

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## Appendix 9b: Dawlish Boundary Amendment Commentary

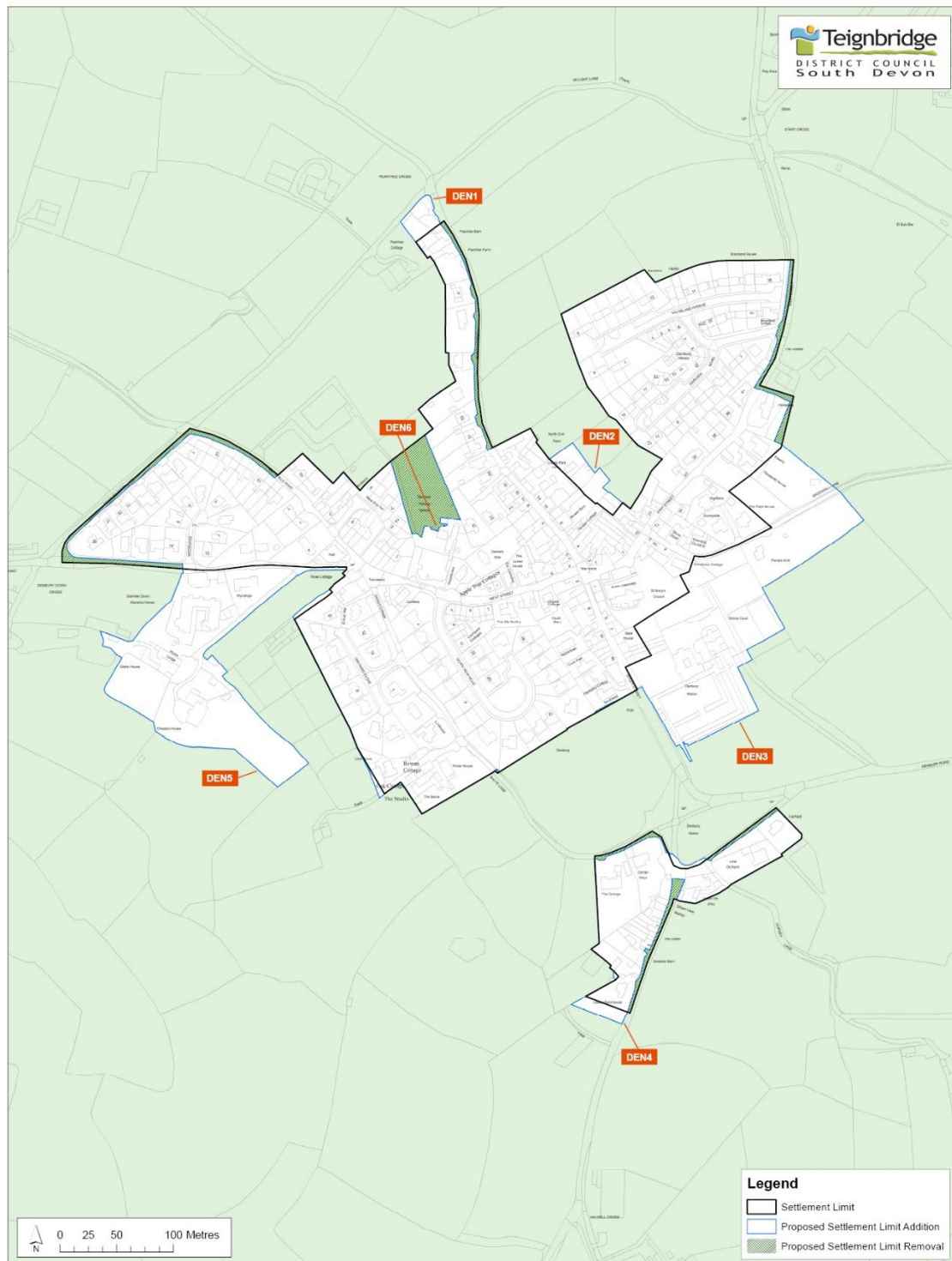
DAWLISH (DA)	
Amendment Reference	Comment
DA1 – P1 & P2b	<p>Extension of the settlement boundary on the northern edge of Dawlish to incorporate domestic properties Shutterton Barn, Pips Cottage, The Apple Barn, The Old Cider and The Old Barn, along with their immediate curtilages.</p> <p>The properties were originally located at a distance from the town but, due to the development of land at Shutterton Lane for residential dwellings, are now adjacent to the boundary and relate directly to the built form of the town. The gardens of the properties are domestic in nature, with neatly mowed lawns, greenhouses and ornamental beds and borders; as such the properties and their curtilages should be included within the boundary under Principles 1 and 2b.</p>
DA2 – P1 & P2b	<p>An extension to the settlement boundary the northern edge of Dawlish has included domestic properties New Cottages, The Lodge and all four dwellings at Windsor Drive, along with their immediate curtilages.</p> <p>The properties were originally set at a distance from the town but, due to the development of land at Shutterton Lane for residential dwellings, are now adjacent to the boundary and relate directly to the built form of the town. The gardens of the properties are domestic in nature, with neatly mowed lawns, greenhouses and ornamental beds and borders; as such the properties and their curtilages should be included within the boundary under Principles 1 and 2b.</p>
DA3 – P1, P2b & P2c	<p>A proposed extension to the boundary to incorporate the built form and immediate curtilage of Langdon Hospital to the north of Dawlish. The entire hospital site is currently outside of the development boundary and it is proposed that, as part of the built form of the town this area should be included within the settlement boundary under Principles 1 and 2b.</p> <p>The amended line has been drawn tightly around the existing buildings and their immediate curtilages, excluding large green spaces that relate more to the character of the surrounding countryside or that are used as recreational spaces (Principle 3a). Car parks and roadways associated with the hospital are also proposed to be included under Principle 2c.</p>
DA4 – P3a	<p>Proposed contraction to western boundary to reflect final built form of recent residential housing development at Elm Grove Road (Newlands). Application number 13/00584/MAJ for 96 dwellings and associated landscaping was approved in 2013 and the site is now built out. As such the final layout of the site can be seen and a small contraction is required to the settlement boundary to reflect this and bring the boundary line tightly against the built form, omitting green open space adjacent to the countryside beyond in line with Principle 3a.</p>
DA5 – P3a	<p>Proposed contraction of western boundary to reflect layout of recent residential housing development at Elm Grove Road (Newlands).</p>

	Application number 13/00584/MAJ for 96 dwellings and associated landscaping was approved in 2013 and the site is now built out. The contraction relates to an area of Green Infrastructure linked to the development. The extent and position of GI was unknown when last boundary review was performed and therefore requires amending now layout is known in line with Principle 3a.
DA6 – P2b	The majority of curtilage relating to residential property 1 Sutton Close on the western edge of Dawlish is currently excluded from the boundary. The proposed extension would include rear curtilage which is domestic in nature, laid to mowed lawn and bounded by mature trees and hedging under Principle 2b.
DA7 – P3a	South western boundary contraction to remove graveyard associated with and located directly to the south of St Gregory's Church under Principle 3a.
DA8 – P1	South western extension to wrap boundary around the existing electricity sub-station situated off Church Street. The sub-station is part of the built form of the town, is directly adjacent to the existing boundary and relates to the continuous built form of Dawlish, and should be included in line with Principle 1.
DA9 – P1	South western extension extending settlement boundary around the Police, Ambulance and Fire Stations accessed from Church Street. These buildings are directly adjacent to the existing boundary and are part of the continuous built form of Dawlish and should be included in line with Principle 1.
DA10 – P3a	The settlement boundary has been contracted to the south east of Dawlish to exclude Oak Hill Cemetery. This area forms open space on the edge of the built form which has been excluded from the revised boundary in line with Principle 3a.
DA11 – P1 & P2b	Proposed extension of the south western boundary to include buildings and immediate curtilage of Oaklands Park School, John Nash Drive, which currently sits adjacent to but outside of the settlement boundary but which forms part of the continuous built form of Dawlish. Boundary extension will include buildings, outbuildings, car parks and associated driveways. The site is bounded by mature trees and hedging and relates directly to the built form of the surrounding area. As such this area relates to the built form of the town and under Principles 1 and 2b should be included within the settlement boundary.
DA12 – P1 & P2b	Proposed extension of the south western boundary to include buildings and immediate curtilage of Ratcliffe School, John Nash Drive, which currently sits adjacent to but outside of the development boundary but which forms part of the continuous built form of Dawlish. Extension will include buildings, outbuildings, car parks and associated driveways. The site is bounded by mature trees and hedging and relates directly to the built form of the surrounding area. As such this area relates to the built form of the town and under Principles 1 and 2b has been included within the revised settlement boundary.
DA13 – P2b	Extension of boundary on southern edge of town to include curtilage of residential property situated at 25 Old Teignmouth Road. The curtilage is domestic in appearance, relates directly to the built form of the town and is laid to neatly mowed lawn and defined by mature hedge and tree



	planting. As such this area relates to the built form of the town and under Principle 2b should be included within the settlement boundary.
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## Appendix 10a: Denbury Revised Boundary Map



### Denbury

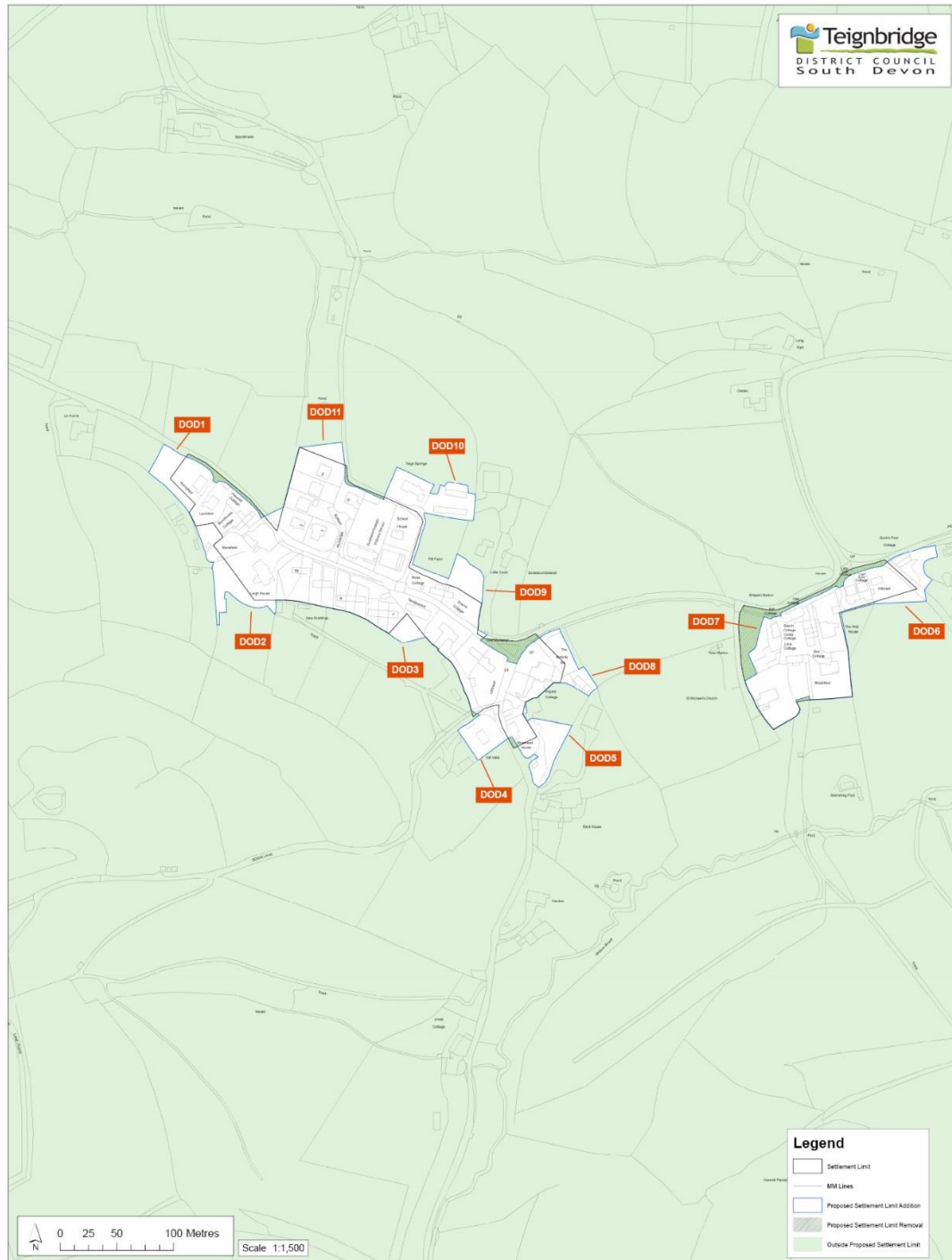
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## Appendix 10b: Denbury Boundary Amendment Commentary

DENBURY (DEN)	
Amendment Reference	Comment
DEN1 – P2b	Northern boundary extension to bring full extent of curtilage relating to residential properties Pear Tree Cottage and Pear Tree Barn, North Street, inside the settlement boundary. The curtilage is domestic in appearance and includes an area of driveway/hardstanding and what appears to be a garage block, as well as areas of neatly mowed lawn and ornamental planting. As such it should be included within the settlement boundary under Principle 2b.
DEN2 – P2b	Northern boundary extension to include rear curtilages of residential properties Lowes Park Farm, Rowan Barn and numbers 15, 17 and 19 East Street. These curtilages are domestic in appearance, laid to neatly mowed lawn, planted with ornamental beds and borders and containing sheds and a swimming pool (in the case of Lowes Park Farm. The curtilages are currently excluded in part but relate to the built form of the village rather than to the surrounding agricultural land and as such should be included under Principle 2b.
DEN3 – P2b, P2c	<p>Southern boundary extension to include the buildings and immediate domestic curtilage of residential properties Denbury Manor and Denbury Manor Stables as well as Pumps Acre, Horsewell House and a directly to the west of Horsewell House within the settlement boundary.</p> <p>Denbury Manor and Denbury Manor Stables and their associated curtilage are bounded by high stone walls and incorporate driveways and parking areas in addition to a tennis court, neatly kept lawns and ornamental beds and borders. It is felt that the close proximity of the properties to the village along with the domestic nature of the curtilage mean that this area relates directly to the built form of the village of Denbury and as such should be included within the settlement boundary under Principle 2b.</p> <p>Pumps Acre sits between Denbury Manor and the large rear curtilage of Horsewell House. Despite not being overly domestic in appearance, Horsewell House's extensive rear garden has been designated as residential curtilage at appeal in January 2018 (17/01886/FUL and 18/00004/REF) and it is therefore proposed that it be included within the settlement boundary under Principle 2b. This means that the field immediately to the west of Horsewell House will also need to be brought within the boundary to prevent it becoming an isolated green space within the wider townscape despite a planning history search showing that outline permission on the site for two dwellings was refused in 1990 under 90/01135/OUT and again in 2017 was (17/02699/FUL) because part of the site lay outside of the settlement boundary.</p>

	Similarly, Pumps Acre will also be brought into the boundary line due to its close proximity to both Denbury Manor and Horsewell House, under Principles 1 and 2b.
DEN4 – P2b	Slight southern extension to bring the full extent of domestic curtilage relating to Lowes Farmhouse, Denbury Green, within the settlement boundary. The curtilage is currently divided into two by the existing boundary and there is no obvious reason for this – the whole curtilage is domestic in nature, laid to neatly mowed lawn and incorporating sheds, ornamental shrubs and vegetable planting areas, and is separated from adjacent farmland by a mature hedge-line. As such it should be included within the settlement boundary under Principle 2b.
DEN5 – P1 & P2b	<p>Substantial western extension to incorporate the buildings, outbuildings and curtilages of residential properties Wyndings, Bramble Down and Chesten House, as well as that of Bramble Down Nursing Home.</p> <p>All properties are felt to relate to the immediate built form of the village and are tightly formed, with no large tracts of land in-between. Mature hedging and/or stone wall separates the curtilages of the properties from the surrounding farmland. The curtilages are domestic in nature and are laid to neatly mowed lawns, ornamental planting, sheds and vegetable beds; driveways and garage blocks relating to the properties are also contained within the curtilages. As such it is felt that, whilst extensive, this whole area relates directly to the built form of the village and should be included under Principles 1 and 2b.</p>
DEN6 – P3a	North western extension to remove the playing fields and open space associated with Denbury Primary School from the settlement boundary in line with Principle 3a.

## Appendix 11a: Doddiscombsleigh Revised Boundary Map



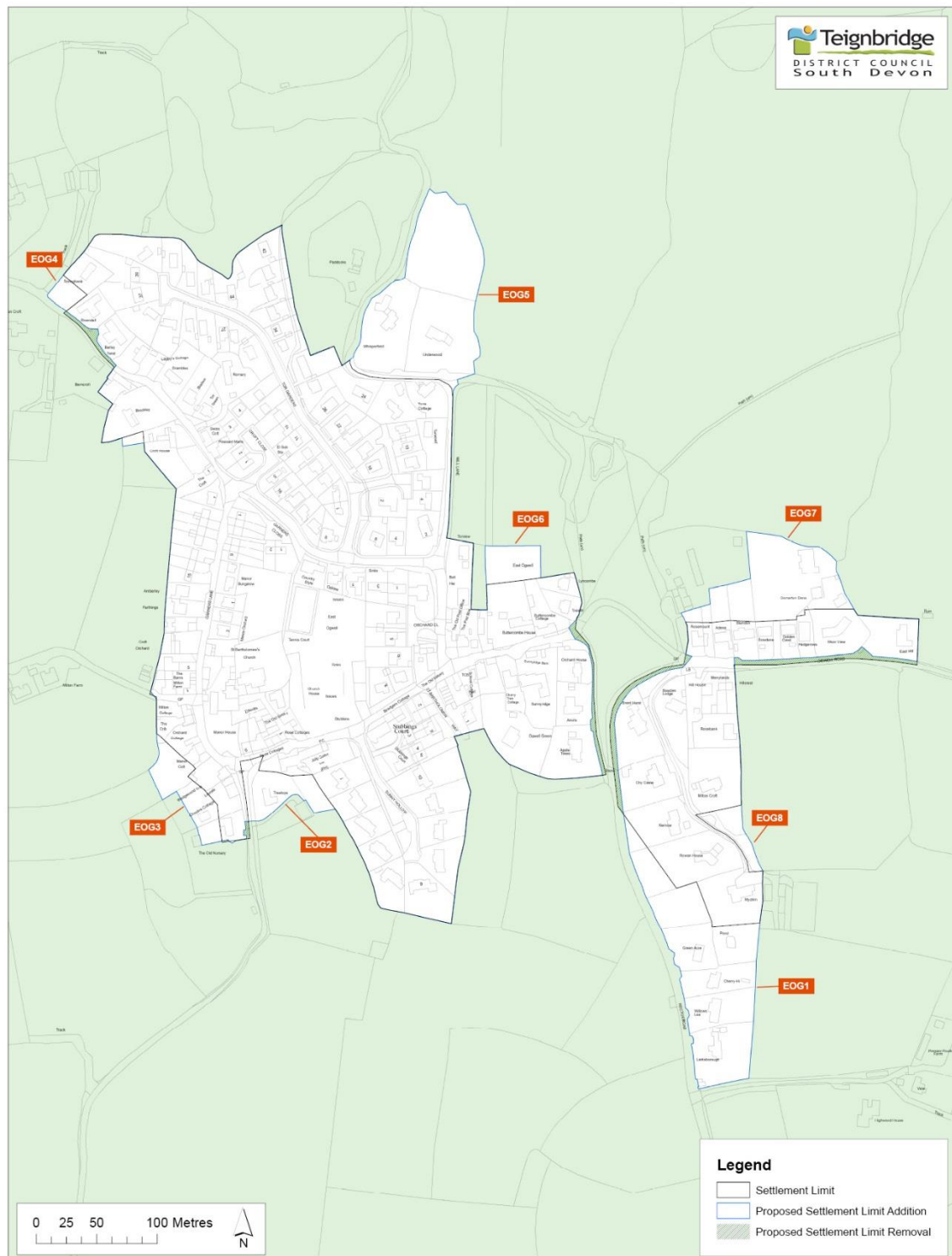
## Appendix 11b: Doddiscombsleigh Boundary Amendment Commentary

DODDISCOMBSLEIGH (DOD)	
Amendment Reference	Comment
DOD1 – P2b & P3c	Springfield is a residential property on the north-western edge of the village. The boundary has been extended to include the whole of the rear residential curtilage, which includes mowed lawn bordered by mature hedgerows. The area indicated on the map is proposed to be brought inside the settlement boundary under Principle 2b whilst the larger more agricultural expanse of land to the north west of this curtilage has been omitted from the boundary on the basis of Principle 3c.
DOD2 – P2b	The boundary has been enlarged to encompass the rear curtilages of residential properties Burnt House Cottage, Blensfield and Leigh House as the current boundary curtails the gardens, which are laid to mowed lawn and are bounded by mature hedgerows/fences. The curtilages relate closely to the built form of the village and should therefore be included within the settlement boundary under Principle 2b.
DOD3 – P2b	Residential property Tanglewood currently has its rear curtilage excluded from the settlement boundary. The garden is residential in character with neatly mowed lawn bounded by mature hedging and trees and relates closely to the built environment of the village and should therefore be included within the settlement boundary under Principle 2b.
DOD4 – P1 & P2b	The residential property Hillview currently sits outside of the settlement boundary. The proposed extension will bring Hill View and its immediate curtilage into the boundary under Principles P1 and P2b, whilst excluding the property's associated outbuildings under Principle 3C as they are agricultural in feel and more related to the character of the countryside than the built form of the village.
DOD5 – P2b	Residential property Straithead House and its immediate outbuildings currently sit within the settlement boundary but its entire rear curtilage stands outside. The curtilage bounded by a mature hedge line and is residential in nature, laid to mown lawn and with features relating to a domestic garden. It is proposed that the boundary should be enlarged to incorporate the entire rear domestic curtilage of Straithead under Principle 2b.
DOD6 – P1 & P2b	<p>A recent enlargement of the rear curtilage of Hillcrest, a residential property to the east of the village, has left part of the garden outside of the boundary; the boundary should therefore be amended to incorporate the additional area of garden which is domestic in appearance, laid to neatly mown lawn and bounded by hedge. It should therefore be brought within the settlement boundary under Principles P1 and P2b.</p> <p>A second domestic property, Ducks Foot Cottage, currently sits outside of the settlement boundary to the east of the village, but should be included as part of the built form of the village under Principle 1. The proposed boundary extension keeps tightly to the built form of the cottage and the immediate domestic curtilage so as not to include the bulk of the cottage's land. This area relates more to the character of the countryside than the</p>

	built form of the village and has been excluded within the revised settlement boundary in line with Principle 3c
DOD7 – P3a	The settlement boundary has been contracted to exclude an orchard to the west of residential property Ash Cottage, Shippen Barton, under Principle 3a. Although within the domestic hedge-line of Ash Cottage, this area of curtilage is not domestic in character and comprises mature fruit trees.
DOD8 – P2b & P2c	Extension of settlement boundary to include the car park relating to the Nobody Inn public house, situated to the north east of the property, which currently sits outside of the boundary. This is an area of built development and as such it should be included within the development envelope under Principles 2b and 2c.
DOD9 – P2b	Rose Cottage to the north east of the settlement current has the majority of its rear curtilage outside of the settlement boundary. The curtilage is domestic in appearance, laid to mown lawn and ornamental shrubs and bounded by fence and mature hedge and as such should be included within the boundary under Principle 2b.
DOD10 – P1 & P2b	Extension of boundary to the north of the village to incorporate the residential property Teign Springs and its associated outbuildings and domestic curtilage. The property is domestic in nature and is part of the built form of the settlement and has been included in the revised boundary under Principles 1 and 2b.
DOD11 – P2b	Boundary extension to incorporate domestic curtilage immediately to the rear of Number 5 Burnt Meadow. The proposal covers the inclusion of an area is garden with domestic features including a tightly mown lawn, ornamental shrubs and borders as well as a small area of car parking and a shed/outbuilding, and as such should be included under Principle 2b. The boundary change continues to omit the majority of the property's curtilage under Principle 3c as it is felt that this relates more to the character of the adjoining countryside than the built form of the village.



## Appendix 12a: East Ogwell Revised Boundary Map



### East Ogwell

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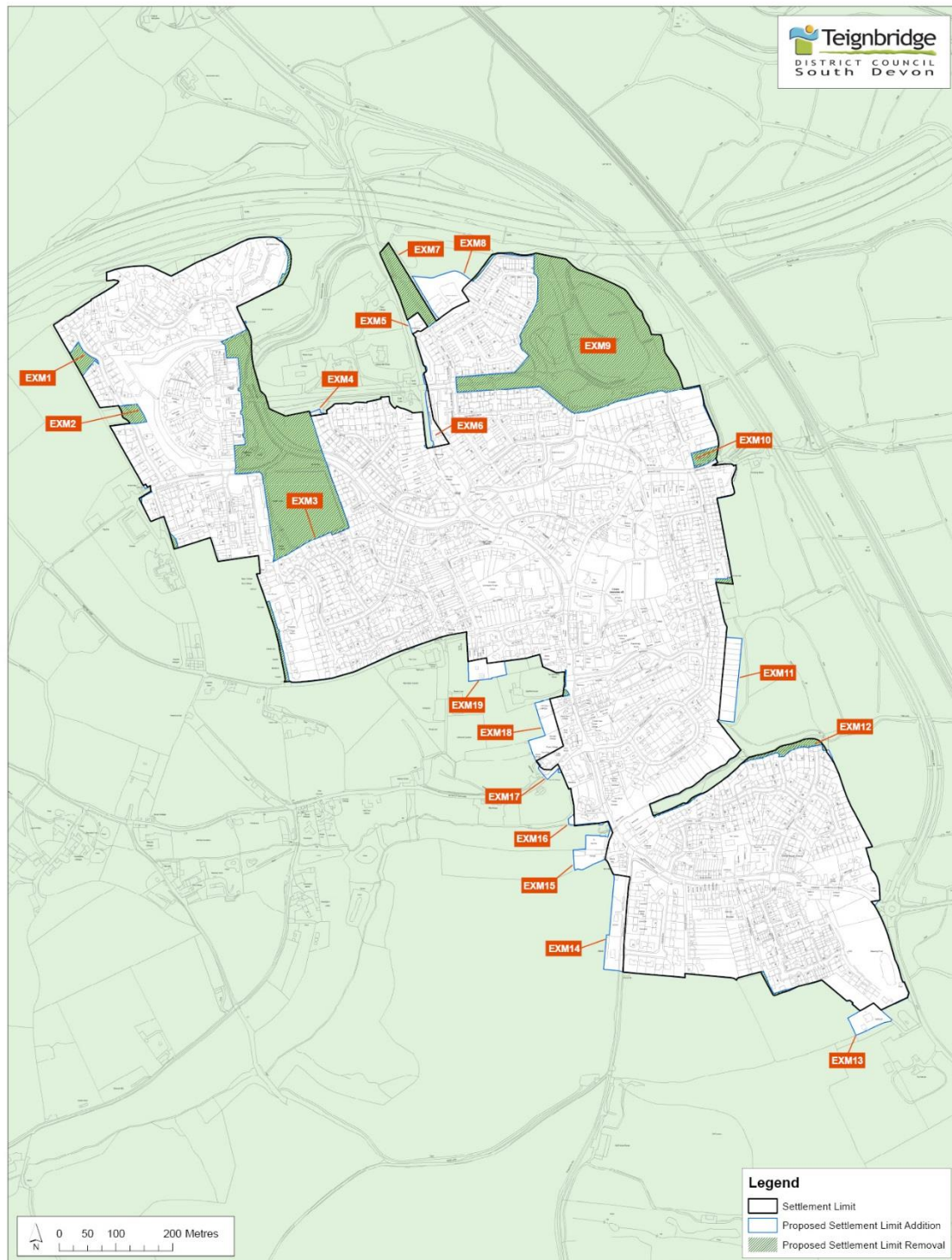
## Appendix 12b: East Ogwell Boundary Amendment Commentary

EAST OGWELL (EO)	
Amendment Reference	Comment
EOG1 - P1 & P2b	The southern tip of the settlement boundary has been extended to include properties and curtilages of Willows Lea, Cherry Hi and Green Acres, Rectory Road in addition to the curtilages of Mydrim, Rowan House and Kernow, Ogwell Green which are currently excluded. Willows Lea, Cherry Hi and Green Acres are residential properties which form part of the continuous built form of Ogwell along Rectory Road. These properties along with Mydrim, Rowan House and Kernow have defined gardens enclosed by hedging with manicured grass and domestic features such as greenhouses, garden sheds, driveways and garden paths. These areas closely relate to their respective dwellings and the character of the village and have been included within the revised boundary in line with Principle 1 and Principle 2b.
EOG2 - P1 & P2a	The south western corner of the settlement boundary has been extended to include properties Treetops and Treetops Annex. These are residential properties approved in 2014 under application reference 14/00151/FUL. They stand adjacent to the settlement boundary and form part of the continuous built form of the village. The properties gardens are enclosed by hedging and has a different character than the agricultural fields beyond. These properties are residential and closely relate to the village and have been included within the revised boundary in line with Principle 1 and Principle 2a.
EOG3 - P1 & P2a & P2b	<p>The south western corner of the settlement boundary has been extended to include the full extent of rear curtilage of properties The Old Nursery, Chaplins Cottage, Laurels and Manor Cottage and the property Chaplins Nursery which are currently excluded.</p> <p>Chaplins Nursery is a residential property which closely relates to the continuous built form of East Ogwell and has been included within the revised boundary in line with Principle 1 and Principle 2a. The current boundary excludes all of the rear garden of The Old Nursery, which is enclosed by fencing and hedging and has a domestic character closely relating to the dwelling.</p> <p>With the rear garden of Chaplins Cottage it is harder to decipher where the garden ends and agricultural begins. The boundary extension has followed that curtilage approved through application 98/02897/FUL.</p> <p>The rear garden of Manor Cottage is enclosed by hedging and has a domestic character denoted by outbuildings and domestic planting. The area included follows that approved as part of application 01/03077/FUL. These areas closely relate to their respective dwellings and have been included within the revised settlement boundary in line with Principle 2b.</p>
EOG4 - 2b	The north western tip of the settlement boundary has been extended to include a portion of curtilage of property Springbank which is currently

	<p>excluded. This area forms the front garden of this residential property which includes a driveway and manicured grass with the same character as the area surrounding the house which is within the current boundary. This area closely relates to the dwelling and has been included within the revised settlement boundary in line with Principle 2b.</p>
EOG5 - P1 & P2b	<p>The north eastern tip of the settlement boundary has been extended to include properties and their curtilages of Wisperfield and Underwood which are currently excluded. These properties are residential and have a physical and visual relationship to the village. The curtilage of Underwood is a defined square enclosed by hedging and fencing and has a domestic character with manicured grass and domestic planting. Wisperfield has a larger rear garden which is defined by a road and dense hedging. The full area has the same domestic character with manicured grass which stands in contrast the agricultural fields beyond. These properties and their curtilages have been included within the revised settlement boundary in line with Principles 1 and 2b.</p>
EOG6 - P2a	<p>The eastern settlement boundary has been extended to include a portion of curtilage of Buttercombe House which is currently excluded. This area is enclosed by fencing and has the same domestic character as the adjacent area around the house which is currently included. This area was approved as residential curtilage in 2013 through application reference 13/01429/COU and has been included within the revised settlement boundary in line with Principle 2a.</p>
EOG7 - P1 & P2a & P2b	<p>The eastern settlement boundary has been extended to include the property and its curtilage, Somerton Dene in addition to the rear portion of curtilage currently excluded of Rosemount &amp; Annexe, Ogwell Road, Adena, Albion and Moor View, Canada Hill.</p> <p>Somerton Dene is a residential property which lies on the edge of but closely related to the built form of the village. It has a garden enclosed by hedging with domestic features such as manicured grass, garage, swimming pool and patios. This property and its curtilage have been included within the revised settlement boundary in line with Principle 1 and Principle 2b.</p> <p>A portion of the rear curtilage of Moor View which includes its garage and driveway is currently excluded. This replacement dwelling was approved in 2013 under application reference 13/01768/FUL and the boundary has been extended to include the full curtilage approved in line with Principle 1 and Principle 2a.</p> <p>The portion of rear curtilage of Rosemount &amp; Annex, Adena and Albion currently excluded forms part of the continuous span of the rear gardens of these dwellings. The gardens are enclosed by hedging and are characterised by domestic features such as sheds, garden paths, domestic planting and manicured grass. These areas closely relate to the adjacent dwellings and have been included within the revised settlement boundary in line with Principle 2b.</p>
EOG8- P2b	<p>The south eastern settlement boundary has been extended to include a portion of curtilage of Milton Croft, Ogwell Green which is currently</p>

	excluded. This area forms the rear garden area of this dwelling with continuous span of grass across its length. The garden is enclosed by hedging and its southern limit noted by an outbuilding. This area closely relates to the dwelling and has been included within the revised settlement boundary in line with Principle 2b.
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## Appendix 13a: Exminster Revised Boundary Map



### Exminster

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## Appendix 13b: Exminster Boundary Amendment Commentary

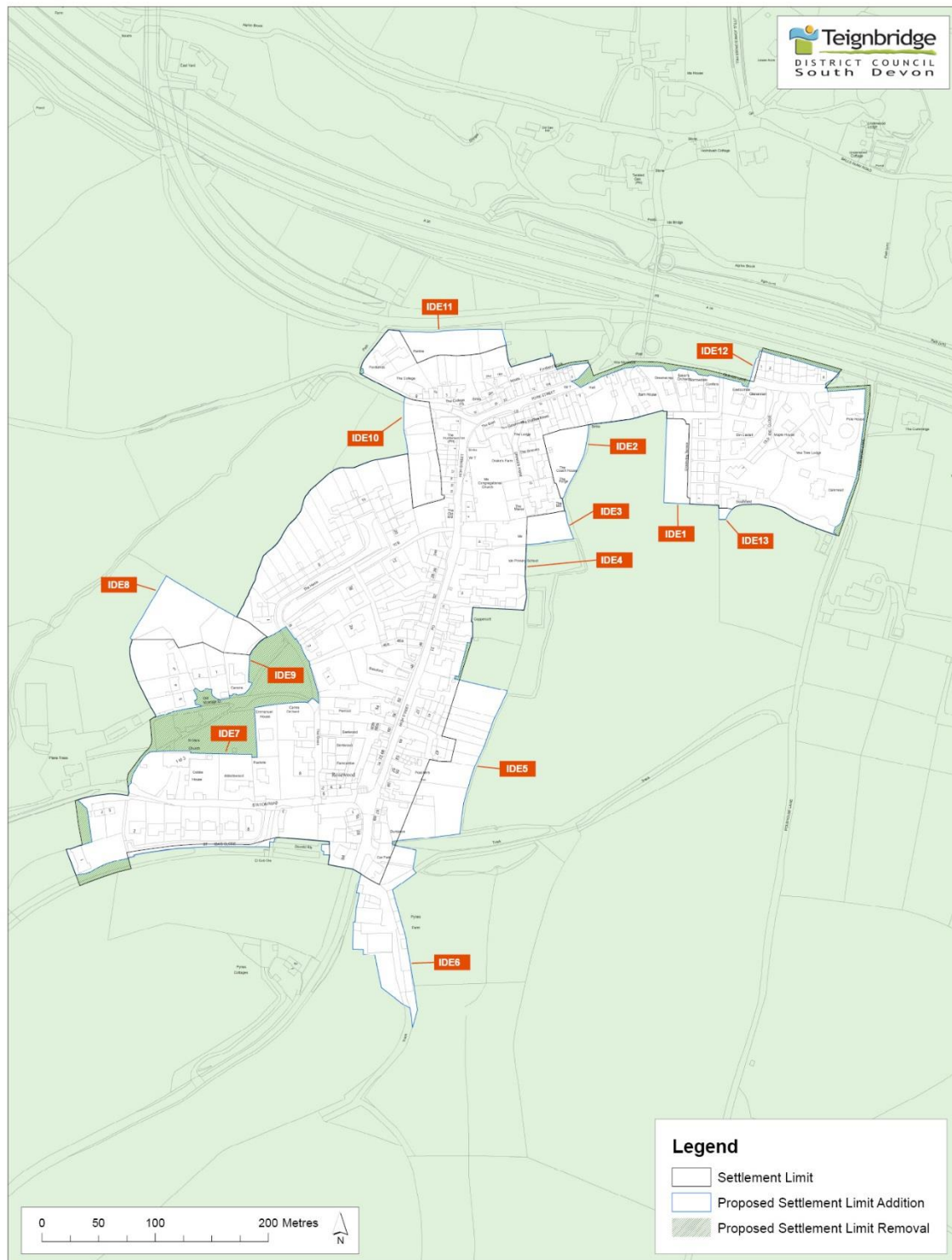
EXMINSTER (EXM)	
Amendment Reference	Comment
EXM1 - P3a	A western boundary contraction to exclude an area of open space between properties 14 and 15 Eager Way. The space forms a break between the built form and serves as incidental amenity space on the edge of the settlement boundary. This area has been excluded from the revised settlement boundary in line with Principle 3a.
EXM2 - P3a	A western boundary contraction to exclude an area of open space between properties 32 and 33 Eager Way. The space forms a break between the built form and serves as incidental amenity space on the edge of the settlement boundary. This area has been excluded from the revised settlement boundary in line with Principle 3a.
EXM3 - P3a	A western settlement boundary contraction has excluded an area of open space fronting The Priory and around Redway Drive with the additional exclusion of Minster Park. These areas form recreational and incidental open space on the edge of the settlement boundary and have been excluded in line with Principle 3a.
EXM4 - P1 & P2b	A northern settlement boundary extension to include the full curtilage of 10 Lime Grove. The boundary currently runs across the side of this residential property creating a situation where part of the house and garden stands inside the settlement boundary and part stands outside. This property is residential and its garden is enclosed by fencing. This property and its curtilage have been included within the revised settlement boundary in line with Principle 1 and Principle 2b.
EXM5 - P1 & P2b	A northern settlement boundary extension to include property and curtilage of Westhaven, Milbury Farm which is currently excluded. This property is residential with curtilage enclosed by fencing and includes a domestic shed. This property stands adjacent to a new Millbury Farm residential development and forms part of the continuous built up area of Exminster. This property and its curtilage have been included within the settlement boundary in line with Principle 1 and Principle 2b.
EXM6 – P1, P2b	Small boundary extension to incorporate the property Sandrock House and its curtilage within the settlement boundary. Sandrock House is a detached dwelling that is immediately adjacent to the boundary and relates directly to the built form of Exminster. As such it should be included under Principles 1 and 2b.
EXM7 - P3a	A northern settlement boundary contraction to exclude a linear area of green infrastructure which is currently included within the settlement boundary. The area was previously included within the settlement boundary as it formed the wider area identified as a major planning permission (10/02194/MAJ). This permission has now been built-out and complete with dedicated Green Infrastructure now forming part of the development. This area of open space has therefore been excluded in line with Principle 3a.
EXM8 - P1 & P2a	A northern settlement boundary extension has included property Milbury Barton which is currently excluded. This is a residential property and its

	garden which is enclosed by boundary trees and bushes. The garden comprises a manicured lawn which differs in character from fields beyond. The garden has domestic features such as a trampoline and has been included within the revised settlement boundary in line with Principle 1 and Principle 2a.
EXM9 - P3a	A north eastern settlement boundary contraction has excluded a large area of Green infrastructure forming a park and play area on the eastern edge of Exminster. This area was previously included within the settlement boundary as it formed a large existing permission (10/02194/MAJ) when the current local plan was being prepared. This permission has now been built-out and complete with dedicated Green infrastructure now forming part of the development. This area of open space has been excluded in line with Principle 3a.
EXM10 - P3a	An eastern settlement boundary contraction has excluded a small area of land which is green and undeveloped on the edge of the large new development at Milbury Farm (10/02194/MAJ). This parcel does not form part of the continuous built form of Exminster and has been excluded from the revised settlement boundary in line with Principle 3a as the area does not form part of the built form of Exminster.
EXM11 - P2b	An eastern settlement boundary extension has included the rear parcels of the residential gardens of properties 28-46 Crockwells Road which are currently excluded. These rear gardens are enclosed by fencing and hedging and include manicured lawns with a different character to that of the fields beyond. The gardens include domestic features such as sheds, garden paths and vegetable patches. The full curtilage of these properties relates to domestic residential character of the settlement and have been included within the revised settlement boundary in line with Principle 2b.
EXM12 - P3a	A northern settlement boundary contraction around Berrybrook Meadow has excluded a slither of open space which is currently included within the boundary. This is considered to be as a result of an inaccuracy in mapping. This area of open space has been excluded in line with Principle 3a.
EXM13- P1 & P2a	The southern tip of the settlement boundary has been extended to include The Highlands. This is a residential property with a curtilage enclosed by fencing and with a domestic character. This property would have previously been physically and visually detached from the settlement however the Sentrays Orchard residential development continues the built form to this property. The revised settlement boundary has been extended to include this property and its curtilage in line with Principle 1 and Principle 2a.
EXM14 - P1 & P2a	A south western settlement boundary extension has included properties and their curtilages of Hillside, Dorwin and Hill Cottage, Exminster Hill which are currently excluded. These properties are residential with enclosing features with the domestic character of the curtilage contrasting with the fields beyond. The curtilages include domestic features such as sheds, greenhouses, small football nets, driveways and vegetable patches. These properties form part of the continuous built form of Exminster and have been included within the revised settlement boundary in line with Principle 1 and Principle 2a.



EXM15 - P1 & P2c	A south western settlement boundary extension has included Berrybrook Motors, and an electrical substation on Dawlish Road which is currently excluded from the boundary. This area forms a retail and employment site consisting of hardstanding a number of built structures which span to edge of their curtilage. This area forms part of the continuous built form of Exminster and comprises brownfield land. This area of land has been included within the revised settlement boundary in line with Principle 1 and Principle 2c.
EXM16 - P2b	A south western extension to the settlement boundary has included a section of the rear garden of 4 Pottles Close which is currently excluded. The small rear segment outside the boundary forms the continuous span of this residential property's rear garden, enclosed by rear boundary hedging. The garden has a domestic character with a garden path leading to a domestic shed at the end of the garden. This area has been included within the revised settlement boundary in with Principle 2b.
EXM17 – P1, P2a	A south western extension to the settlement boundary has included a section of the side garden of Littlehayes, Days-Pottle Lane which is currently excluded. This property forms one of three approved as a bungalow replacement in 2004 under application reference 04/02583/FUL. The settlement boundary currently crosses part of this residential property creating a situation where part of the garden and house stand within the boundary and the rest stands outside. A planning approval for a side extension in 2011 has indicated the curtilage of the building which has now been included within the revised settlement boundary in line with Principle 1 and Principle 2a.
EXM18 – P2b	<p>Western boundary extension to incorporate entire rear curtilages of residential properties Clematis Cottage, Riverview Cottage and numbers 1, 2, 3 and 4 Spurfield Cottages inside the settlement boundary.</p> <p>The curtilages are domestic in nature, laid to neatly mowed lawn and bounded by mature hedge which separates them from the surrounding countryside. The curtilages relate to the built form of the town and should be included within the settlement under Principle 2b.</p>
EXM19 - P2b	A south eastern settlement boundary extension has included a parcel of land to the rear of properties Lamorna, Falkland, Sans Souci and Lingfield on Deepway Lane and a parcel of land to the rear garden of 12 Millets Close currently excluded. These land parcels are enclosed by boundary fencing and contain domestic features such as sheds, domestic planting, greenhouse and manicured grass. This land is domestic in character and relates to the adjacent residential properties and have been included within the revised settlement boundary in line with Principle 2b.

## Appendix 14a: Ide Revised Boundary Map



### Ide

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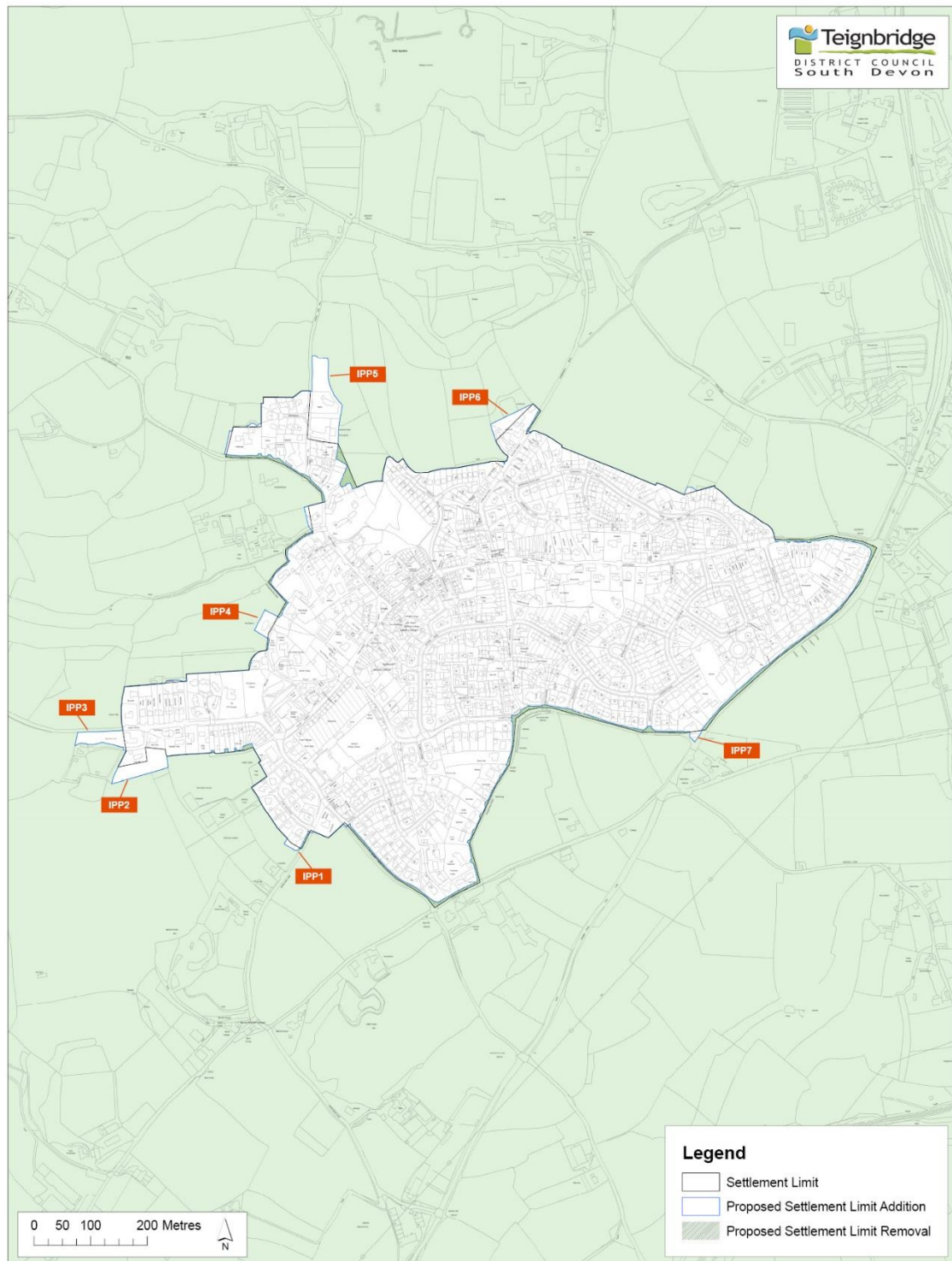
## Appendix 14b: Ide Boundary Amendment Commentary

IDE (IDE)	
Amendment Reference	Comment
IDE1 – P2b	<p>North eastern boundary extension proposed to include the full extent of the rear curtilages of residential property numbers 1-8 Crossview Terrace, which are currently partially outside of the settlement boundary.</p> <p>The curtilages, whilst separated from the properties to which they relate by a single-lane track, are domestic in appearance, laid to mowed lawn and with ornamental shrubs, trees, gravel pathways and garden furniture. The curtilages are separated from the adjoining agricultural land by mature hedging and relate to the built form of the village, rather than the more agricultural nature of the surrounding countryside. As such they should be included within the settlement boundary under Principle 2b.</p>
IDE2 – P2b	<p>North eastern boundary extension proposed to include the full extent of the rear curtilages of residential properties The Forge, 7 Drakes Farm, The Coach House, Drakes Farm and The Granary, 5 Drakes Farm, which are currently partially outside of the settlement boundary.</p> <p>The curtilages relate directly to the properties which they adjoin, are domestic in appearance, laid to mowed lawn and with ornamental shrubs, trees, gravel pathways and garden furniture. The curtilages are separated from the adjacent agricultural land by mature hedging and relate to the built form of the village, rather than the more agricultural nature of the surrounding countryside. As such they should be included within the settlement boundary under Principle 2b.</p>
IDE3 – P2b	<p>Eastern boundary extension incorporating the full extent of rear curtilage of residential property 9 High Street, which is currently excluded from the settlement boundary. The curtilage is domestic in nature, laid to neatly mowed lawn and ornamental shrubs. It is separated from the adjacent agricultural landscape by a screen of mature trees and relates directly to the built form of the village; as such it should be included within the settlement boundary under Principle 2b.</p>
IDE4 – P3a	<p>Eastern boundary retraction to exclude recreation land relating to Ide Primary School from the settlement boundary in line with Principle 3a.</p>
IDE5 – P2b	<p>South eastern boundary extension proposed to include gardens of residential properties 35 to 69 High Street (including The Poachers Inn and The Old Bridge House). At present the settlement boundary curtails these residential curtilages close to the properties in question and excludes the majority of the gardens.</p> <p>All curtilages in question are domestic in nature, laid to neatly mowed lawn and with garden furniture, sheds, trampolines and ornamental plants. The curtilages are separated from the surrounding countryside by a mature hedge-line and relate to the built environment of the village rather than the agricultural nature of the adjacent farmland. They should therefore be included within the settlement boundary under Principle 2b.</p>

IDE6 – P2a, P2b, P2c	<p>Proposed extension of southern settlement boundary to include existing public car park, rear curtilage of residential property Pynes Farmhouse and the agricultural outbuildings of Pynes Farm which have an existing allocation for conversion to provide up to 10 residential dwellings under policy IDE02 of the submitted Ide Neighbourhood Plan (2016-2033).</p> <p>The public car park is included in part at present within the boundary, and this should be extended under Principle 2c as it represents Brownfield land. The rear curtilage of Pynes Farmhouse is domestic in nature, laid to neatly mowed grass and ornamental shrubs and, whilst only separated from adjacent farmland by a single vehicle track, relates to the built environment of the village rather than the agricultural land and as such should be included within the boundary under Principle 2b. The outbuildings of Pynes Farm have been allocated for redevelopment into residential units and should therefore be included within the boundary under Principle 2a.</p>
IDE7 – P3a	<p>South western boundary contraction to remove St Ida's Church and surrounding graveyard from within the settlement boundary, in line with Principle 3a.</p>
IDE8 – P2b	<p>Western edge boundary extension to incorporate the entire rear curtilages of residential properties 1, 2 &amp; 3 Old Vicarage Close and Cannons within the settlement boundary in line with Principle 2b. The curtilages are relate to the built environment of Ide and are domestic in nature, laid to neatly mowed lawn, ornamental shrubs, pathways and greenhouses. The gardens are separated from surrounding farmland by mature hedges and trees.</p>
IDE9 – P3a	<p>Western boundary retraction to remove Ide Village Green from the settlement boundary in line with Principle 3a.</p>
IDE10 – P2b, P2c	<p>North western boundary extension to include rear curtilages of residential property numbers 4-16 High Street and the rear curtilage and car park of The Huntsman Inn within the settlement boundary. Although currently outside of the boundary line, these curtilages are all domestic in nature, laid to neatly mowed lawn and with features such as ornamental shrubs, sheds and trampolines, and relate directly to the built form of the village – they should therefore be included within the boundary under Principle 2b.</p> <p>The car park relating to The Huntsman Inn represents Brownfield land and should be included within the boundary under Principle 2c.</p>
IDE11 – P2b	<p>Northern boundary extension to include curtilages of residential properties Pentire, College Lane and 16A and 24A Fore Street, which are currently partially excluded from the settlement. The curtilages are domestic in appearance, laid to neatly mowed lawn and containing sheds, garages, driveways and ornamental plants, and are surrounded by mature hedge and trees. The curtilages relate directly to the built form of the village and should therefore be included within the settlement boundary under Principle 2b.</p>
IDE12 – P2b	<p>Slight northern extension to bring boundary in line with external wall of residential property 1 Old Ide Lane as per photographic evidence under Principle 2b. Existing line possibly down to mapping error.</p>
IDE13 – P2b	<p>Small north eastern extension to include garage and side driveway of residential property Southfield, Polehouse Lane, within the settlement</p>

	boundary. Although adjacent to farmland this area relates directly to the property itself and the wider built form of the village and should therefore be included under Principle 2b.
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## Appendix 15a: Ipplepen Revised Boundary Map



### Ipplepen

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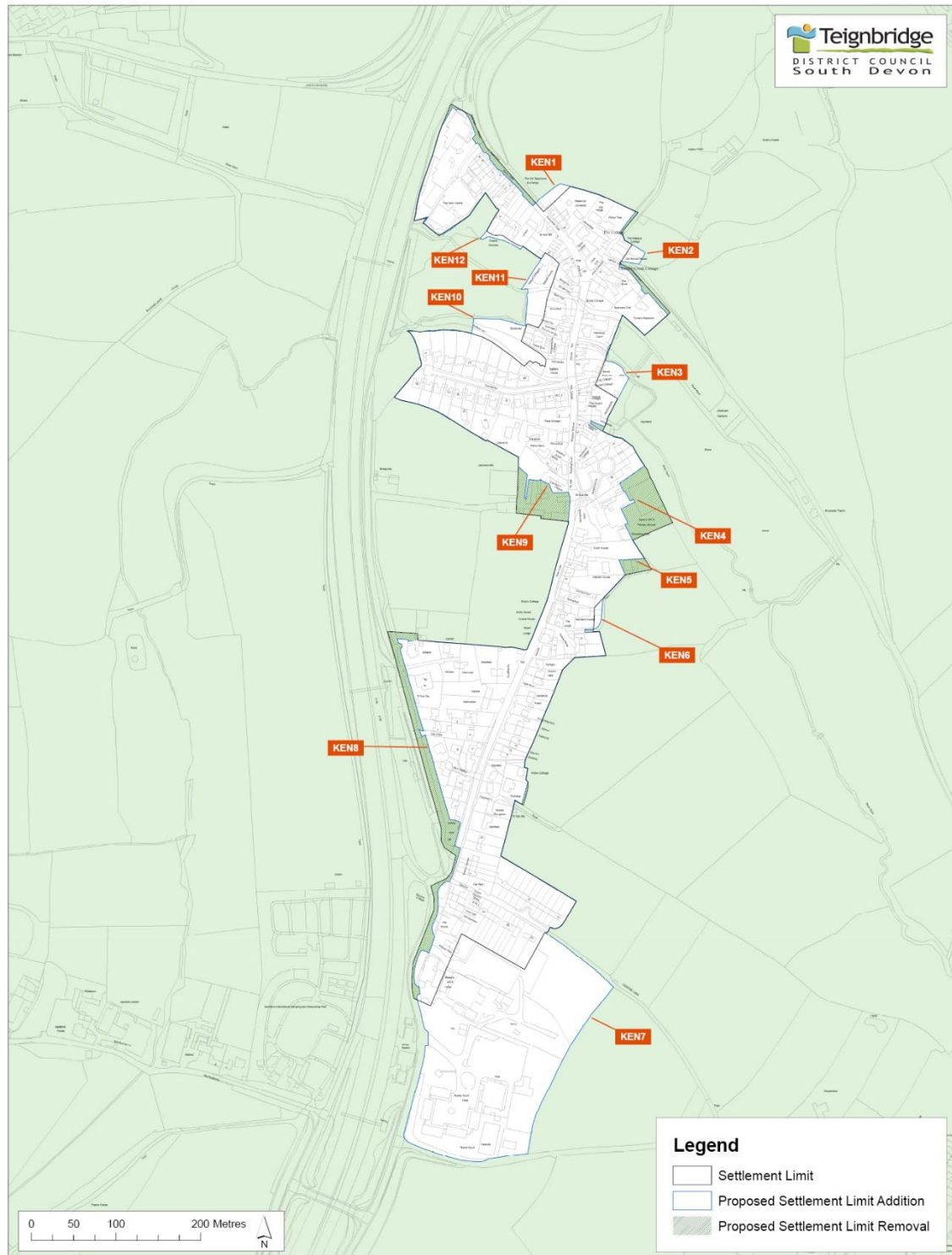
## Appendix 15b: Ipplepen Boundary Amendment Commentary

IPPLEPEN (IPP)	
Amendment Reference	Comment
IPP1- P2b	The south western tip of the settlement boundary has been extended to include a portion of curtilage of number 1 Edgelands Lane which is currently excluded. This area forms a side garden to the property, enclosed by hedging and closely relates to the building and has been included within the revised settlement boundary in line with Principle 2b.
IPP2- P2b	The western settlement boundary has been extended to include a portion of curtilage of Furze Hill, Orley Road which is currently excluded. This area forms the rear garden of this residential property. The area is characterised by domestic grass with a different character to the agricultural fields beyond. The garden is enclosed by fencing and closely relates to the dwelling. This area has been included within the revised settlement in line with Principle 2b.
IPP3-P2b	The western settlement boundary has been extended to include a portion of curtilage of Blackberry Hill, Orley Road which is currently excluded. This area forms the rear garden of this residential property. The garden is enclosed by hedging on three sides and is characterised by manicured grass, domestic planting and a garden structure. This garden closely relates to the dwelling and has been included within the revised boundary in line with Principle 2b.
IPP4- P1 & P2b	The western settlement boundary has been extended to include the Rectory, Paternoster Lane and its curtilage which are currently excluded. This is a residential property adjacent the existing settlement boundary and built form of the village and closely relates to character and form of the village. The curtilage comprises primarily hardstanding with a corner of lawn area bounded by trees and shrubs. This property and its garden area have been included within the revised settlement boundary in line with Principles 1 and 2b.
IPP5- P1 & P2b	<p>The northern settlement boundary has been extended to include properties Heltor, Swallows Nest and The Hayloft which are currently excluded. These properties form dwellings on the edge of the built form of Ipplepen. Swallows Nest and The Hayloft were approved as dwellings through barn conversion in 1998 through application reference 98/02260/COU. The revised settlement boundary reflects the approved site area in this application. Heltor is a dwelling with very clearly defined rear and front garden enclosed by defined hedgerows. The garden is characterised by domestic planting and manicured lawns and closely relates to the dwelling.</p> <p>These three properties form part of the continuous built form of the village and have been included within a revised settlement boundary in line with Principle 1 and Principle 2b.</p>
IPP6 - P1, P2b & P2c	The northern settlement boundary has been extended to include a portion of the rear curtilages of Hatterville, Appletrees and numbers 1, 2 & 4 Springside Cottages which are currently excluded. The area includes



	<p>hardstanding which serves as a parking area with garages. This is developed land which closely relates to the adjacent cottages and has been included within the revised boundary in line with Principle 1 and Principle 2c.</p> <p>The remainder of the area forms rear gardens which are enclosed by boundary hedging and fencing. The gardens have a domestic character, noted by the manicured lawn, garden outbuildings and vegetable plots. These areas closely relate to the character of the village and have been included within the revised settlement boundary in line with Principle 2b.</p>
IPP7- P1 & P2b	<p>The southern settlement boundary has been extended to include property Park Cottage, Totnes Road and its curtilage which is currently excluded. This is a residential property on the edge of the built form of the village, sandwiched within an island created by a road junction which clearly defines the limits of the rear garden. This property has been included within the revised settlement boundary in line with Principle 1 and Principle 2b.</p>

## Appendix 16a: Kennford Revised Boundary Map



### Kennford

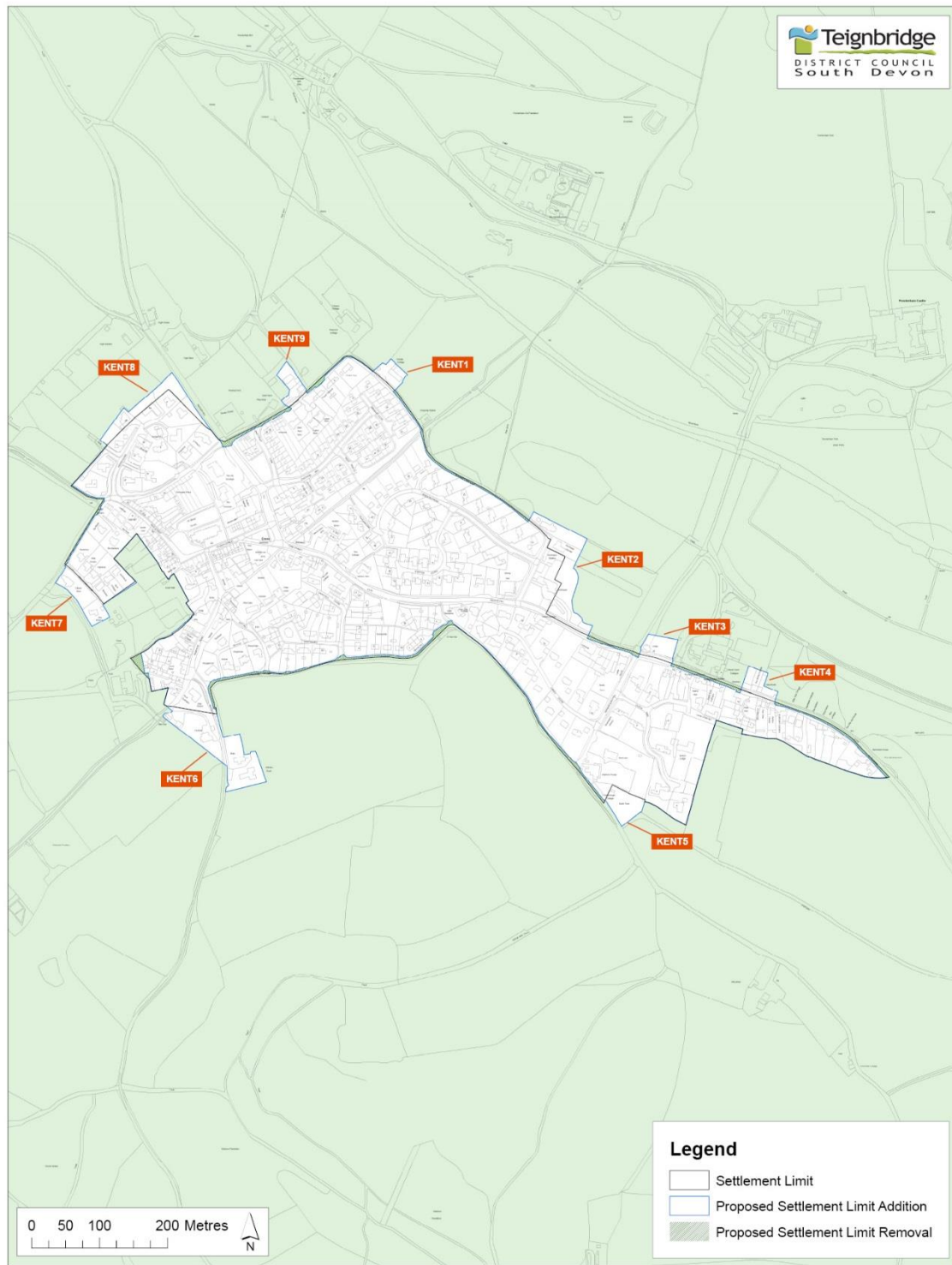
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## Appendix 16b: Kennford Boundary Amendment Commentary

KENNFORD (KEN)	
Amendment Reference	Comment
KEN1 – P2b	A northern boundary extension to bring the whole garden curtilage of residential property 1 Sunnyside Cottages, Exeter Road, inside the settlement boundary. The present boundary includes the rear curtilage but excludes the garden area to the west of the property, which has domestic features including a shed, garage and greenhouse as well as ornamental shrubs and is laid to neatly mowed lawn, bounded by mature hedging. As such this area relates to the built form of the village and under Principle 2b should be included within the settlement boundary.
KEN2 – P2b	A north eastern boundary extension to bring the garden curtilage of residential property The Old School House inside the settlement boundary. At present the boundary excludes the garden area to the east of the property, which has domestic features including a shed and greenhouse as well as ornamental shrubs and neatly mowed lawn, bounded by mature hedging. As such this area relates to the built form of the village and under Principle 2b should be included within the settlement boundary.
KEN3 – P2b	Proposed extension to the eastern settlement boundary to include the curtilage to the rear of the Seven Stars Inn, which is currently adjacent to but outside of the boundary. The garden is domestic in appearance with neatly mowed lawn, ornamental borders and football goal/net; it is bounded on all sides by mature trees and hedging. The garden relates directly to the built form of the village and should be included within the boundary under Principle 2b.
KEN4 – P3a	The settlement boundary has been contracted to exclude recreational land relating to and located immediately to the east of Kennford C of E primary school, in line with Principle 3a.
KEN5 – P3d	The settlement boundary at the eastern edge of the village has been contracted to exclude an unnamed agricultural building and store with associated hard standing area located to the rear of Marden House. This site forms part of an agricultural farmstead on the edge of the built form and should therefore be excluded from the settlement boundary under Principle 3d.
KEN6 – P2b	Proposed boundary extension to include entire rear curtilage and driveway of residential property Mansard House within the settlement boundary. The curtilage exhibits domestic features including neatly mowed lawn and ornamental borders and is separated by adjoining farmland by a metalled track. It is felt that this curtilage relates directly to the built form of the village and as such should be included within the boundary under Principle 2b.
KEN7 – P2a, P2b, P2c	Substantial extension proposed to the southern boundary of the village to bring the Glissons Arms Hotel and Exeter Court Hotel inside the settlement boundary. The extensive curtilage to the rear of the Glissons Arms was previously excluded due to its open and agricultural nature. However, various planning permissions (09/01586MAJ; 14/03774MAJ;

	<p>14/03775FUL; 16/00082FUL) have meant that this commercial property has been expanded on several occasions over the past 9 years (33 bedroom three-story extension, coffee shop, kiosk, tented pavilions, ancillary car parking), some parts of which are still to be built out. By virtue of these permissions, the land to the rear of the Glisson's Arms Hotel, along with the adjacent Exeter Court Hotel and its immediate curtilage (which once stood in an isolated position to the south of the Glisson Arms Hotel) have now become part of the built form of the village.</p> <p>The rear curtilage of the Glisson Arms along with the Exeter Court Hotel has been included within the revised boundary in line with Principles 1, 2a, 2b and 2c.</p>
KEN8 – P3a	<p>Proposed contraction of the western boundary to exclude area of communal amenity green space that runs between the residential properties located at numbers 1 and 2 The Firs, numbers 4 and 5 Bay Trees, Kennford Telephone Exchange and the adjacent road. The area represents open space on the edge of the village's built form and should therefore be excluded from the settlement boundary under Principle 3a.</p>
KEN9 – P3d	<p>The western settlement boundary has been contracted to exclude an area of agricultural buildings and associated hardstanding at Lamacroft Farm, which stand between the urban form of the village and open agricultural land. These buildings represent working agricultural farmstead on the edge of the built form and as such should be excluded under Principle 3d.</p>
KEN10 & KEN11 – P2b, P2c	<p>North-western boundary extension to include rear curtilages of Bridge House, Bridge Cottage, April Cottage, Brookfield, Victoria House, Avondale and The Church House within the settlement boundary. The majority of the land proposed for inclusion is domestic in appearance, laid to neatly mowed lawn and ornamental planting with sheds and flower beds. In addition, KEN11 contains a large area of hardstanding which seems to be in use as car-parking, possible relating to Millford Cottages, and is therefore brownfield land. These areas are included within the revised settlement boundary under Principles 2b and 2c.</p>
KEN12 – P2b	<p>North western extension to include full extent of rear curtilages of residential properties Larkins, Exeter Road, and numbers 1-4 Chards Orchard, Exeter Road, which the current boundary curtails. The curtilages are domestic in nature, with mowed lawns, shrubs, a greenhouse and a shed; they are separated from the adjacent countryside by wooden post and rail fence and mature trees in places. As such they should be included to their full extent within the settlement boundary under Principle 2b.</p>

## Appendix 17a: Kenton Revised Boundary Map



### Kenton

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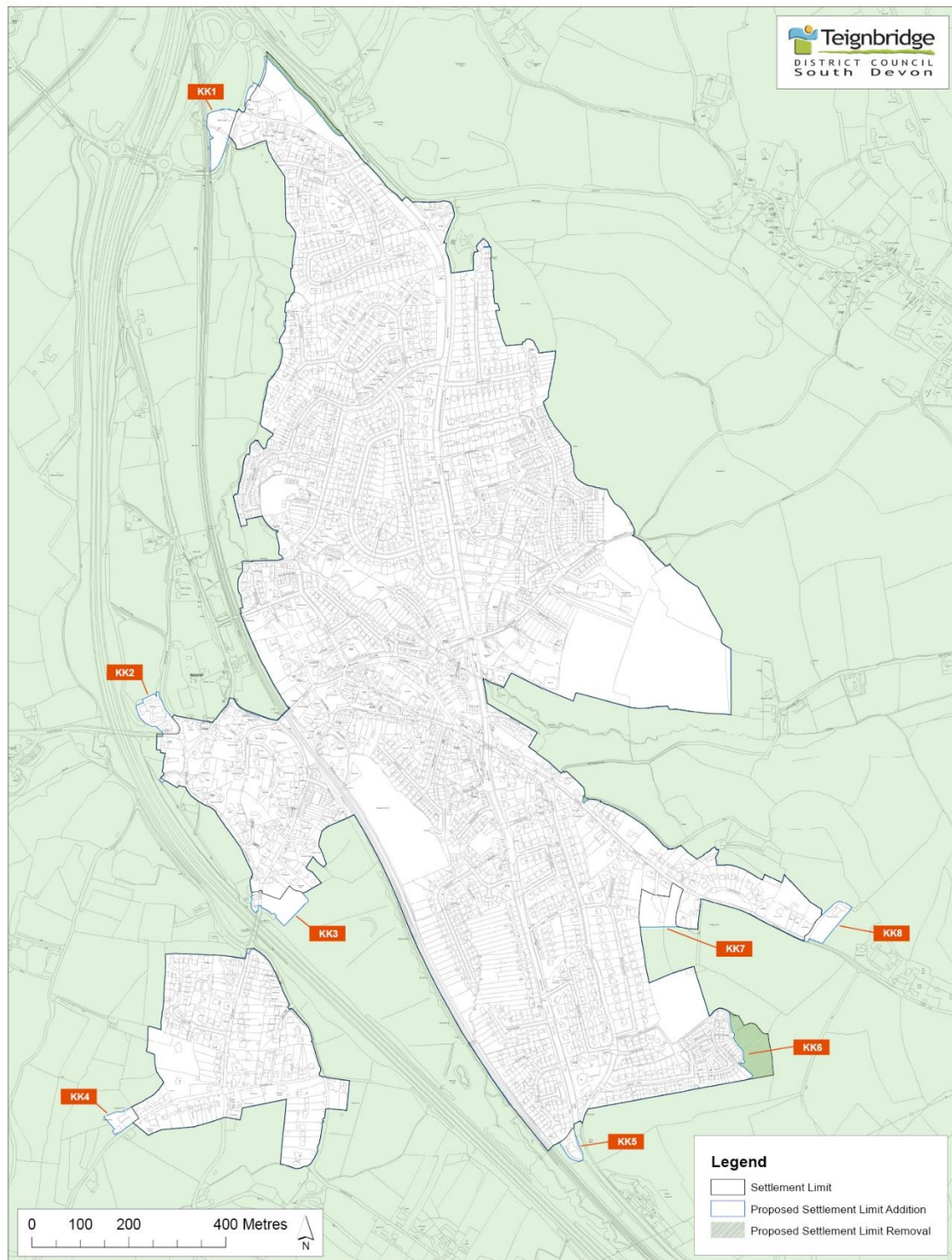
## Appendix 17b: Kenton Boundary Amendment Commentary

KENTON (KENT)	
Amendment Reference	Comment
KENT1- P1 & P2b	The north eastern settlement boundary has been extended to include the residential property and curtilage of Combe Cottage, East Town which is currently excluded. The property has a curtilage enclosed by boundary hedging and trees and includes manicured grass indicating its domestic character. This property has been included within the revised settlement boundary in line with Principle 1 and Principle 2b.
KENT2- P1, P2a & P2b	<p>The north eastern settlement boundary has been extended to include Penhayes Lodge and Penhayes Grange on Slittercombe Lane and the grounds of Penhayes Stable and Penhayes Retirement Home which are currently excluded.</p> <p>The Grange was approved as a new dwelling within the curtilage of Penhayes Lodge in 1997 under application reference 97/03367/FUL and is included in line with Principle 1.</p> <p>Adjacent property Penhayes Lodge is a residential property and curtilage. The rear garden is enclosed by boundary hedging with a manicured lawn and appears domestic in character and has been included within the boundary in line with Principle 1 and Principle 2b.</p> <p>The grounds of Penhays Retirement Home and rear garden of Penhayes Stable are currently excluded from the existing boundary however this area has enclosing features and manicured lawns including domestic features such as a trampoline and summer house. The curtilage also includes a small hardstanding area for parking which has also been included. These rear curtilages have been included in the revised settlement boundary under Principle 2b.</p>
KENT3- P1 & P2b	The north eastern settlement boundary has been extended to include South Town Lodge which is currently excluded. This is a residential property with a rectangular rear/side garden which is enclosed by a front boundary wall and side and rear hedging and trees. The garden has domestic features including a shed. This property has a close relationship with the existing form and has been included within the revised settlement boundary in line with Principle 1 and Principle 2b.
KENT4- P1 & P2b	The north eastern settlement boundary has been extended to include Kenbury, The White Cottage and Caberfield and their curtilages which are currently excluded. These properties are residential dwellings which have a close relationship with the rest of the built form of the village. The properties have enclosed gardens, manicured lawns and domestic features and have been included in line with Principle 1 and Principle 2b.
KENT5- P2b	A southern tip of the settlement boundary has been extended to include the rear garden of Warborough Cottage which is currently excluded. The curtilage of this property was identified through an application for an extension under reference 15/02229/FUL. The land relates to the property



	and in enclosed by boundary hedging. The garden contains domestic features and has been included in line with Principle 2b.
KENT6- P1 & P2a	The south western tip of the settlement boundary has been extended to include Willow Court, Haldon View on Butts Hill and Fairfield on Mamhead Road which are currently excluded. These properties are residential dwellings with Willow Court permitted for change of use to a dwelling in 1989 under reference 89/00252/COU. The properties form part of the continuous built form of Kenton and have enclosing features which define their curtilage. These properties have been included within the revised settlement boundary in line with Principle 1 and Principle 2b.
KENT7- P1 & P2a	The western settlement boundary has been extended to include Clover Rise and The Willows on Willsland Close which are currently excluded. These are residential dwellings which form part of the continuous built up area of Kenton. Their curtilage is enclosed by boundary hedging and bushes and the lawns are manicured. The immediate curtilage of Willow Court is divided from the larger rear parcels by a hedgerow which has been used to define the settlement limit. These residential properties and their curtilages have been included within the revised settlement boundary in line with Principle 1 and Principle 2a.
KENT8- P1, P2a & P2b	The north western boundary has been extended to include 3a Higher Down and its garden and the rear curtilage of 3, 4, 4a and 5 Higher Down which are currently excluded. 3a Higher Down is a new dwelling approved in 2011 under application reference 11/00267/FUL. 3a Higher down forms part of the continuous built form of Kenton and has been included alongside its rear garden in line with principle 1 and principle 2a. The area of rear garden excluded for properties 3, 4, 4a ad 5 Higher Down is enclosed by boundary hedging and includes manicured lawns and domestic features and relate well to the dwellings. The excluded areas are not obviously divisible from the areas within the boundary. These domestic gardens have been included within the revised boundary in line with Principle 1 and Principle 2b.
KENT9- P1 & P2a	The north western boundary has been extended to include East Town Farmhouse and Mardam Court House, East Town which are currently excluded. These are residential properties with Mardam House permitted as a new dwelling in 1991 under application reference 91/00017/FUL. These properties form the continuous built form of Kenton and are defined by enclosing features with the majority of the curtilage consisting of hardstanding. These properties and their gardens have been included within the revised settlement boundary in line with Principle 1 and Principle 2a.

## Appendix 18a: Kingskerswell Revised Boundary Map



### Kingskerswell

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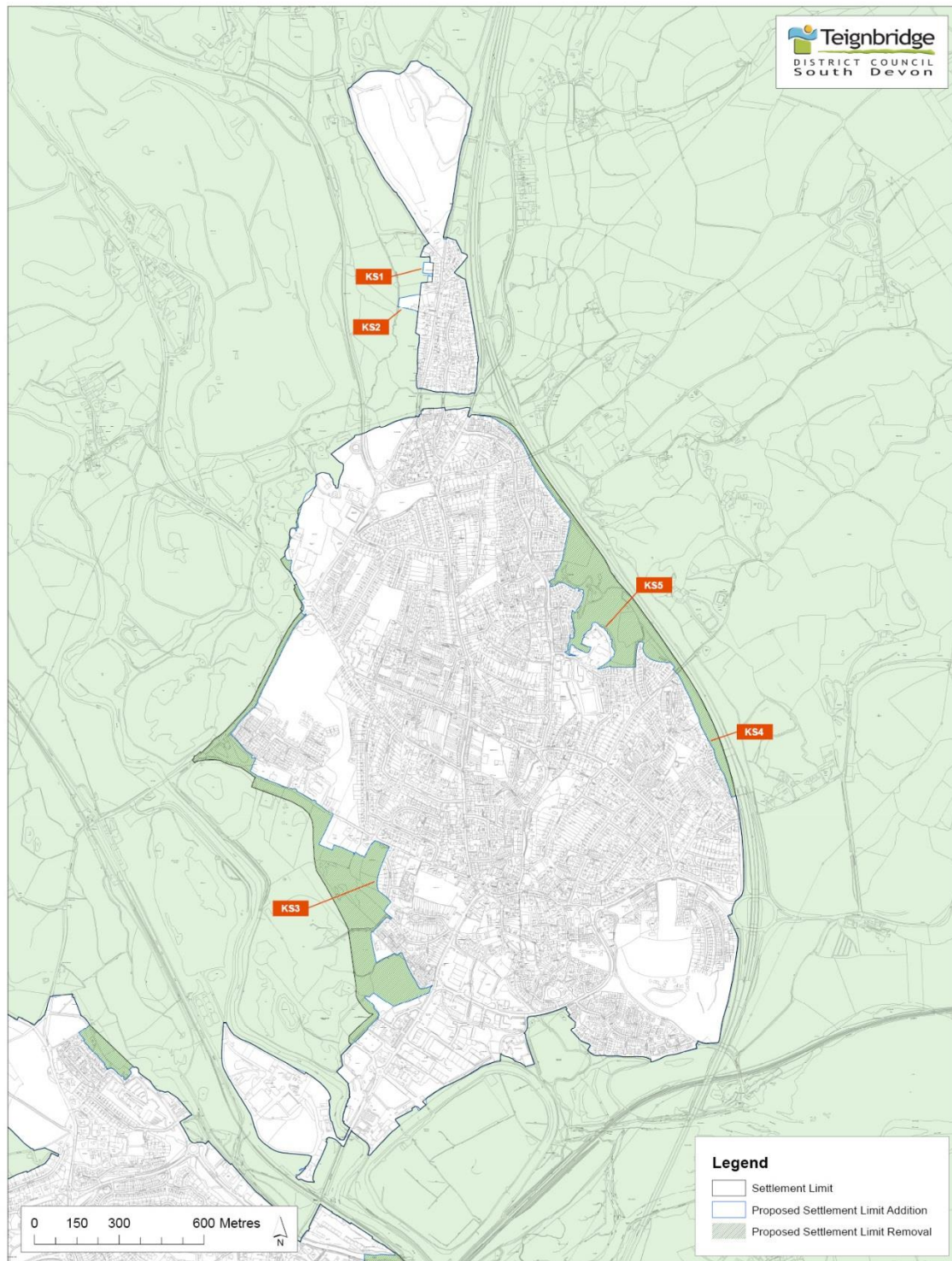
## Appendix 18b: Kingskerswell Boundary Amendment Commentary

KINGSKERSWELL (KK)	
Amendment Reference	Comment
KK1 - P1 & P2a	A northern extension to the tip of the settlement boundary has included residential property Aller Orchard, Aller Road. Planning permission was given in 2008 under reference 08/01317/FUL for a replacement dwelling and the curtilage of the property approved in the application is reflected in the boundary review. The property is residential and whilst on the edge of the built form still forms part of the continuous built development of Kingskerswell. This residential property and its curtilage have been included within revised settlement boundary in line with Principle 1 and Principle 2a.
KK2 - P1 & P2b	<p>A western extension to the settlement boundary has included residential properties at Foredown Farm and part of the curtilage of Foredown House, Foredown Lane which are currently excluded.</p> <p>Foredown Farm received planning permission for the change of use to four dwellings in 2006 under references 06/03934/COU and 06/03933/COU. These applications highlight the residential use of the site. The buildings stand on the edge of the built form but comprise part of the continuous built up area of Kingskerswell. These properties have been included in line with Principle 1 and 2b.</p> <p>A small section of the rear garden of Foredown house has been included within the revised boundary. The garden is enclosed by fencing and domestic in appearance and should therefore be included under Principle 2b.</p>
KK3 - P1 & 2b.	<p>A western extension to the settlement boundary has included the Congregational Chapel on Yon Street and the rear garden of 33 Yon Street which is currently excluded. 33 Yon Street is a residential property with a large residential curtilage which is enclosed by fencing and hedging and bounded by two roadways. The garden is domestic in character denoted by a manicured lawn, domestic planting and domestic garden structures. This area has been included in line with Principle 2b.</p> <p>The Chapel has also been included as it stands on the edge of the built form defined by the Devon Link Road. This property marks the edge of the built form of Kingskerswell before the Devon link road. This property has been included within the boundary in line with Principles 1 and 2b.</p>
KK4 - P1 & 2a	A south western extension to the settlement boundary has included converted premises at Longlands Barns, Whilborough Road. These barns have been approved for employment use (12/03281/COU) and residential use (17/00154/NPA). These properties comprise part of the continuous built form of the settlement and have been included in line with Principles 1 and 2a.
KK5 - P1, P1a & P2c	The southernmost extension to the settlement boundary has included the petrol Station on Torquay Road as this forms the southern limit to the

	continuous built form of Kingskerswell. It is existing built development and constitutes brownfield land and has been included within the boundary in line with Principles 1 and 2c.
KK6 - P3c	An eastern boundary contraction to exclude an area of open space which was approved as GI relating to a development granted planning permission in 2012 for 62 dwellings under reference 12/02509/MAJ. This area of open space on the edge of the settlement is excluded from the revised settlement boundary in line with Principle 3a
KK7 - P1 & P2a	An eastern extension to the settlement boundary has included residential properties 2, 4 and 6 Palm Rise which were approved under application references 13/00386/OUT and 15/00445/REM. These are existing commitments which are currently being constructed. These properties have been included within the revised settlement boundary in line with Principle 1 and Principle 2a.
KK8 - P1, P2a & P2b.	An eastern extension to the settlement has included residential property The Old Reservoir, Fluder Hill. This property gained planning permission for the conversion of the former reservoir water holding tank to a dwelling under application reference 02/02475/COU. This property stands adjacent to the existing settlement boundary and with its conversion now forms part of the continuous residential development along Fluder Hill. This residential property has been included within the settlement boundary in line with Principle 1 and Principles 2a and 2b.



## Appendix 19a: Kingsteignton Revised Boundary Map



### Kingsteignton

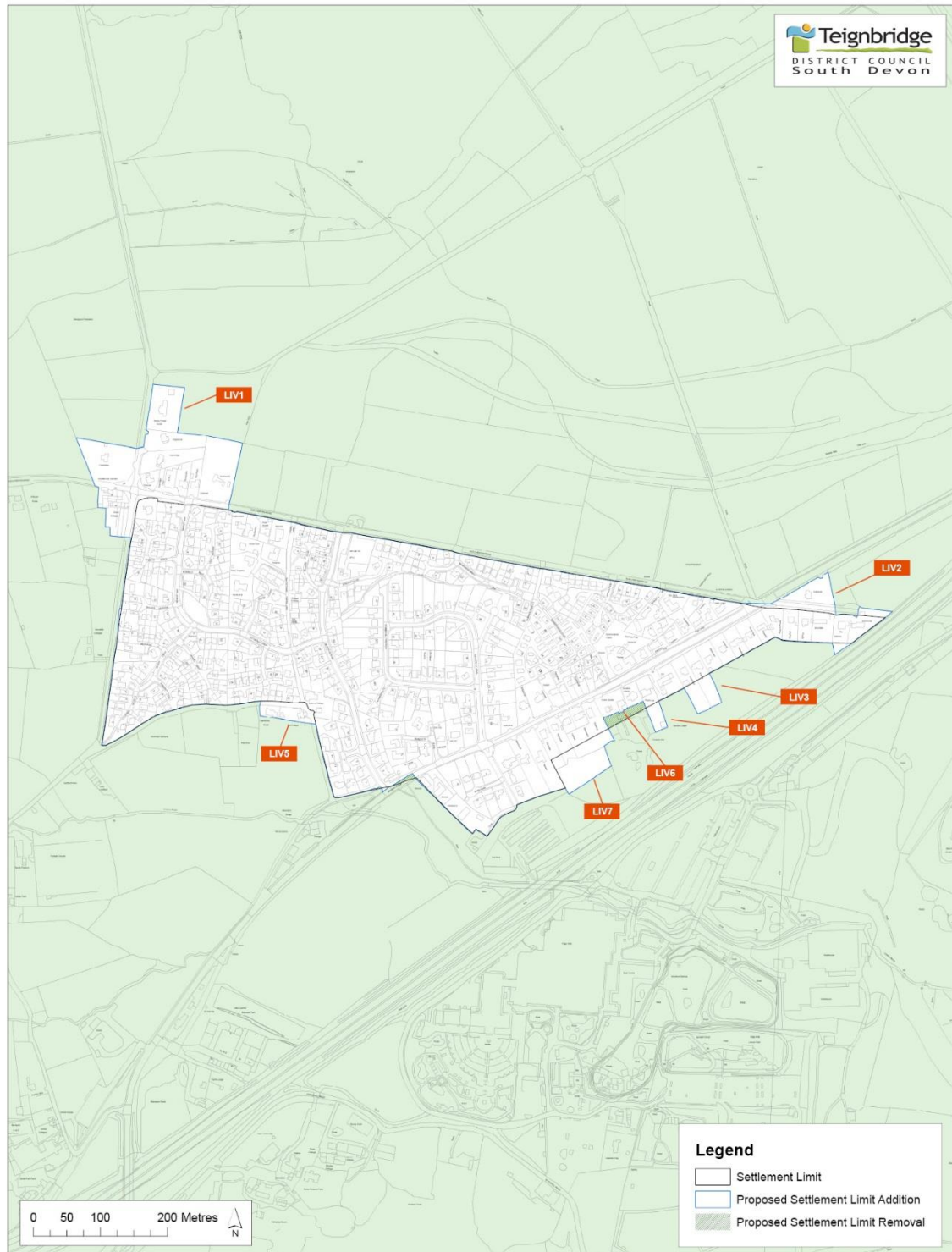
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## Appendix 19b: Kingsteignton Boundary Amendment Commentary

KINGSTEIGNTON (KS)	
Amendment Reference	Comment
KS1 - P2a & 2b	<p>The north western settlement boundary has been extended to include a portion of the curtilage of properties 1-4 Woodlands Copse, Higher Sandygate, which are currently excluded. These properties are residential with rear gardens enclosed by fencing which have domestic features such as sheds and a trampoline.</p> <p>These excluded areas were approved for residential garden use in 2016 through application reference 16/00713/COU and have been included within the revised boundary in line with Principle 2b.</p>
KS2 - P1 & P2c	<p>The north western settlement boundary has been extended to include property and its curtilage, Meadview, Higher Sandygate which are currently excluded. This is a residential property approved as a replacement dwelling in 2015 through application reference 15/01971/FUL. This property is surrounded by hardstanding which largely defines its curtilage. This property forms part of the continuous built form of Kingsteignton and the property and its garden have been included within the revised settlement in line with Principle 1 and Principle 2c.</p>
KS3 - P3a	<p>The western settlement boundary has been contracted to exclude an area of open space set aside for Sustainable Drainage System (SUDS) as part of the approval of 162 dwellings as part of application reference 14/02072/MAJ. This area has been approved for a non-built use and forms an area of open space on the edge of the settlement boundary which has been excluded in line with Principle 3a.</p>
KS4 - P3a	<p>The eastern settlement boundary has been contracted to exclude an area on the western side of the A380 which is currently included. This area forms the road verge and woodland and provides a visual buffer between the road and the settlement. This area has been excluded from the revised boundary in line with Principle 3a.</p>
KS5 - P3a	<p>The eastern settlement boundary has been contracted to exclude an area on the western side of the A380 which encroaches into Kingsteignton which is currently included. This area forms woodland around Denniston Quarry and a playing field and has a more rural character which doesn't closely relate to the built form of the settlement. This area provides a visual buffer between Kingsteignton and the A380. This area has been excluded from the revised settlement boundary in line with Principle 3a.</p>



## Appendix 20a: Liverton/Coldeast Revised Boundary Map



### Liverton/Coldeast

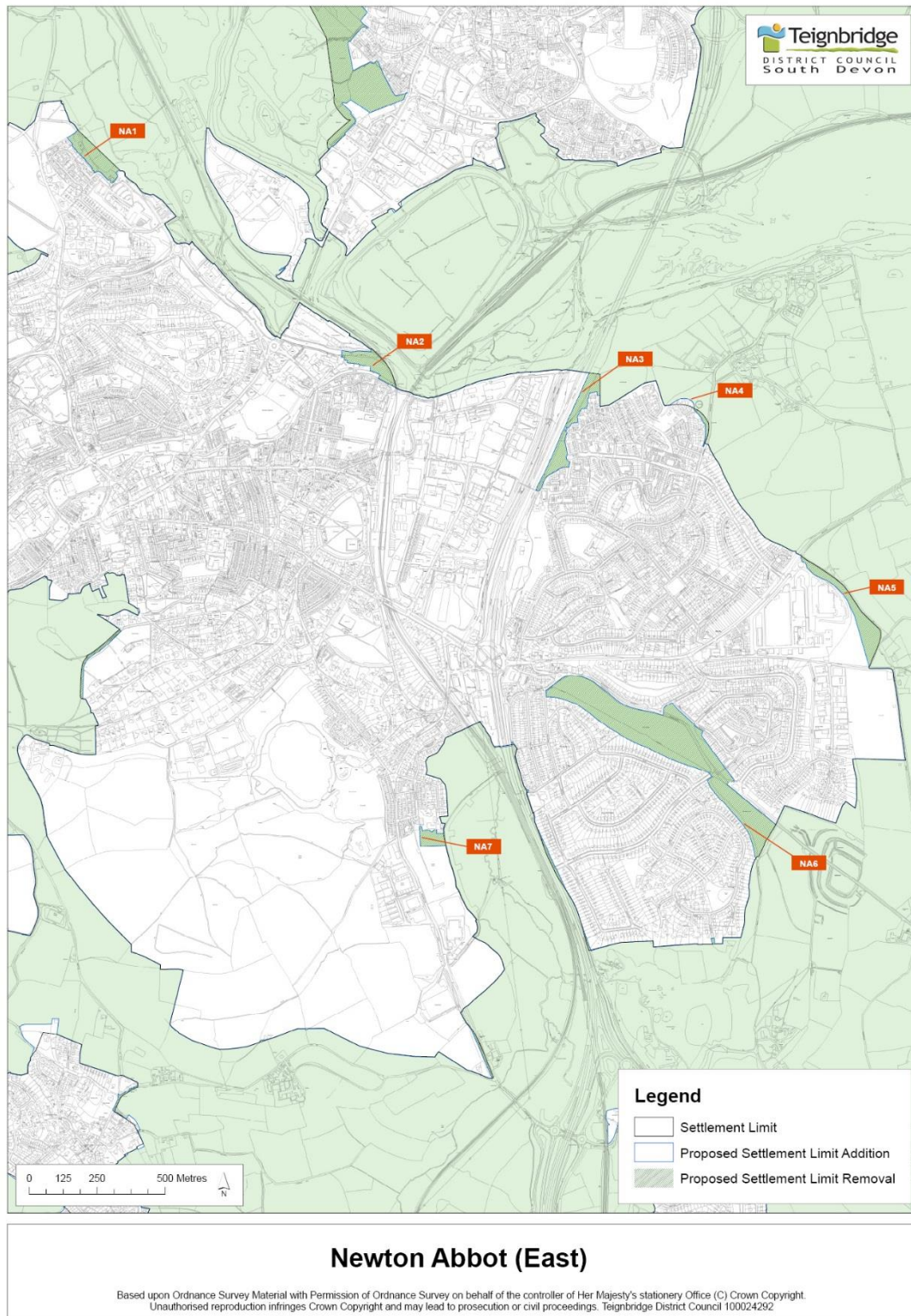
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## Appendix 20b: Liverton/Coldeast Boundary Amendment Commentary

LIVERTON/COLDEAST (LIV)	
Amendment Reference	Comment
LIV1 - P1 & P2b	<p>The north western tip of Liverton has been extended to include a number of residential properties namely; Bovey Forest House, Edgewood, Hazelridge, Pedrose, Cummings Court, Silverwood, The Pines, Bushwood, Cummings and numbers 1-8 Wood Cottages.</p> <p>These residential properties are clustered on the edge of the settlement boundary and form clear residential curtilages defined by maintained domestic grass, boundary hedges, driveways, sheds and garages. These properties count as part of continuous built form of the settlement and have curtilages which closely relate to its built character and have been included under Principles 1 and 2b.</p>
LIV2 - P1 & P2a	<p>A small northern extension to the settlement boundary has included residential property Oaklands, Exeter Cross. This residential property has enclosing features such as hedging and domestic features within its curtilage such as a conservatory, garage, patio and domestic planting. The property stands in very close proximity to existing residential properties already within the boundary and its curtilage closely relates to the character of the built form and has been included in line with Principles 1 and 2b.</p>
LIV3 - P2b	<p>A small south eastern extension has included the rear parcel of the residential gardens of properties Cranbrook and Sawrey which extend beyond the gardens of its immediate neighbours. The rear gardens including the additional rear parcels form a continuous span of domestic garden which includes a greenhouse, maintained grass, trampoline and slide. The full length of these residential gardens have been included within the boundary in line with Principle 2b.</p>
LIV4 - P2b	<p>A small south eastern extension has included the rear parcel of the residential garden of Westwood which extends beyond the garden of its immediate neighbours. The rear garden including the additional rear parcel form a continuous span of domestic curtilage enclosed by fencing and includes maintained grass, hardstanding, conservatory and cars. The full length of this rear garden has been included within the boundary in line with Principle 2b</p>
LIV5 - P1 & P2b	<p>A small southern extension to the settlement boundary has included residential properties Hazelwood House and 1 &amp; 2 Coldeast Cottages. These properties stand adjacent to the settlement boundary and are bounded by hedging and domestic features within the curtilage. These properties form part of the continuous built up area of the settlement and have curtilages with enclosing features which closely relate to the character of the built form. The boundary has been extended in line with Principles 1 and 2b.</p>
LIV6 - P3f	<p>A small contraction of the southern settlement boundary has excluded an area identified as Green Gables caravan site which serves a tourist</p>

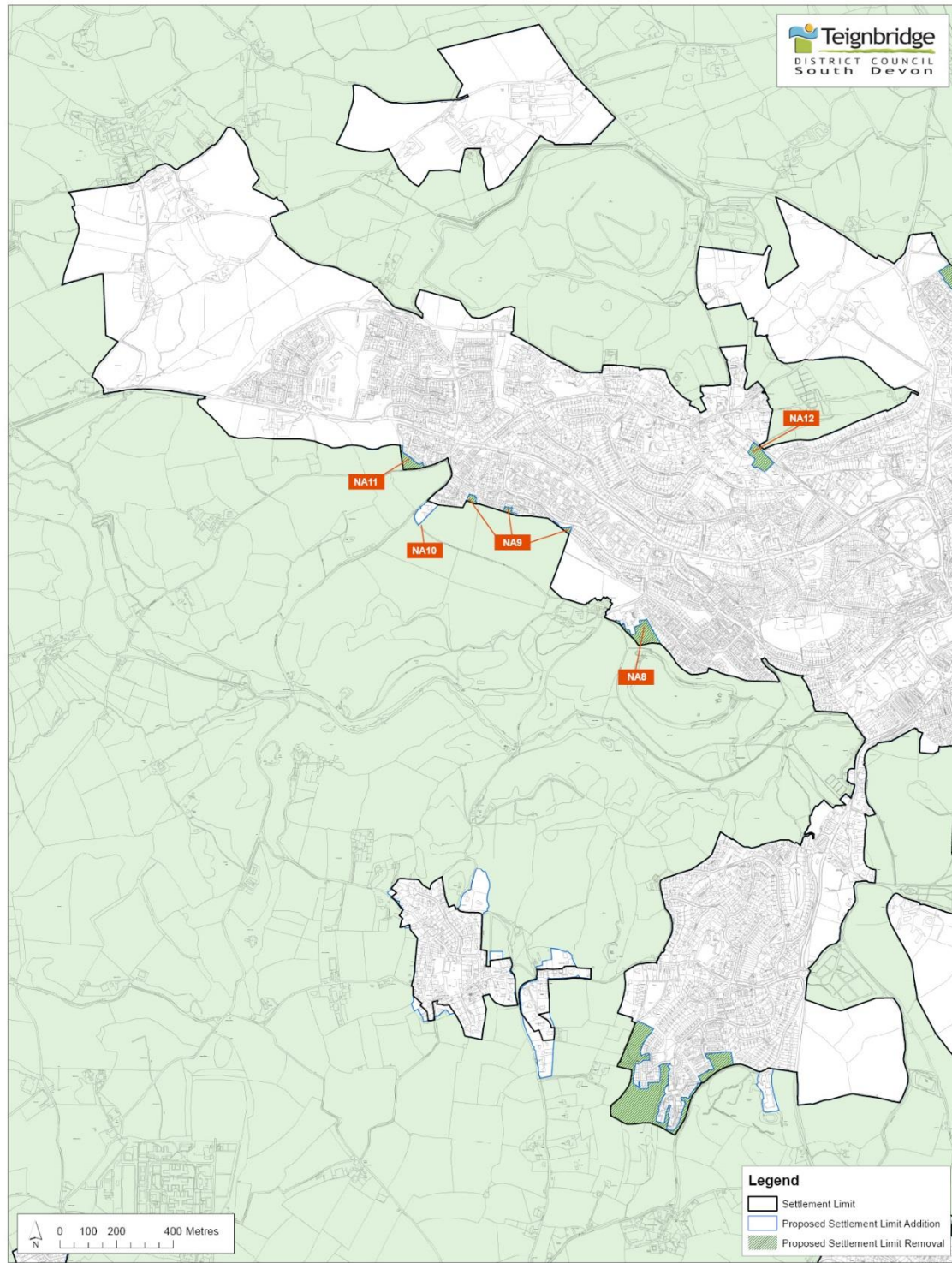
	function and is not a permanent residential site. This area has been excluded in line with Principle 3f.
LIV7- P2b	A small southern extension to the settlement boundary has included the full rear residential gardens of Downing, Torbermory and Bramleys Summerhill. These additional sections of rear garden form continuous residential curtilage enclosed by trees, fencing and hedging and contain domestic features such as allotment patches, sheds, greenhouses and maintained Lawns. As such they should be excluded under Principle 2b.

## Appendix 21a: Newton Abbot (east) Revised Boundary Map





## Appendix 21a: Newton Abbot (west) Revised Boundary Map



### Newton Abbot (West)

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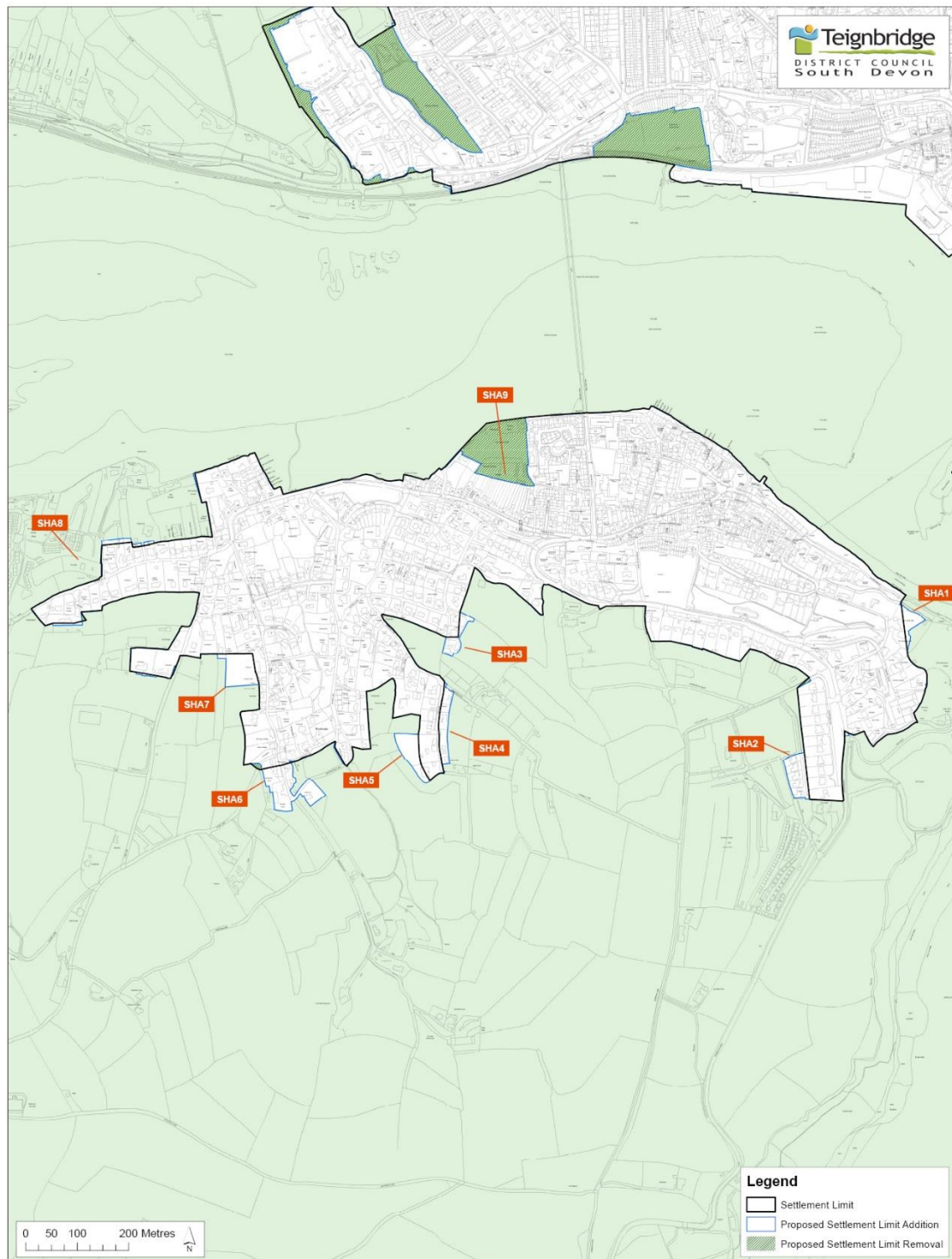
## Appendix 21b: Newton Abbot Boundary Amendment Commentary

NEWTON ABBOT (NA)	
Amendment Reference	Comment
NA1 – P3a	Northern boundary contraction to remove area of Green Infrastructure associated with and adjacent to the residential development granted planning permission in 2007 at Orleigh Cross (07/02440/MAJ) under Principle 3a.
NA2 – P3a	North eastern boundary contraction to exclude area of public green space accessed via footbridge from Templers Road via the Templer Way footpath and bounded by the River Lemon to the west, Whitelake to the east and the mainline railway line to the south. This area of green open space should be excluded under Principle 3a.
NA3 – P3a	North eastern boundary contraction to exclude recreational park situated west of Mary Rose Community Centre, Gilbert Road and adjacent area of public open space to the east, accessed via Chichester Way. These areas represent public open space and should be omitted from the settlement boundary in line with Principle 3a.
NA4 – P2a & P3a	Two small boundary alterations, one contracting and one extending the boundary to match the final built form of properties at Buckland Barton granted planning permission in 2012 (12/02417/SO) which are now built out, in line with Principle 2a and Principle 3a.
NA5 – P3a & 3c	<p>Slight eastern boundary contraction to remove an area of mature woodland relating to Centrax Ltd, Shaldon Road, from the settlement boundary under Principles 3a and 3c.</p> <p>The area to be excluded is a large area of curtilage with no built features which relates to the surrounding countryside rather than the built form of the town and as such should be excluded.</p>
NA6 – P3a	Boundary contraction on the eastern side of the town to exclude the full extent of Penrinn Plantation and Ben Steadhams Wood, St Marychurch Road, from the settlement boundary. The area to be excluded is an extensive area of mature woodland with public access designated as a public open Space and which, under Principle 3a, should be outside of the settlement boundary.
NA7 – P3a	A south western boundary contraction to remove the playing fields associated with Decoy Primary School from the settlement boundary in line with Principle 3a.
NA8 – P3a	North eastern boundary contraction to exclude the playing fields and playgrounds relating to Bradley Barton Primary School, Ogwell Road, in line with Principle 3a.
NA9 – P3a	Three small contractions of the north western boundary to exclude areas of green open space adjacent to (1) numbers 9, 11, 14 and 17 Shobbrook Hill, (2) number 26 Shobbrook Hill and (3) numbers 33 through to 41 Burnley Road, in line with Principle 3a.
NA10 – P1 & P2b	North western boundary extension to include residential properties and relating curtilages of Clouds Hill and Burnlee, Churcombe Bridge Road, within the settlement boundary. Both properties are immediately



	adjacent to the built form of the town their curtilages are domestic in nature, laid to lawn and enclosed from the surrounding farmland by mature hedges and trees. Both properties and their curtilages should therefore be included within the settlement boundary under Principles 1 and 2b.
NA11 – P3a	Small contraction of boundary to exclude area of green infrastructure relating to development of residential properties at Mile End, granted planning permission in 2010, (10/03981/MAJ) under Principle 3a.
NA12 – P3a	Small boundary contraction on north-western edge of town to remove field located off of Pitt Hill Road, Highweek, from the settlement boundary in line with Principle 3a. There is no planning history relating to this site. It currently represents open space, is grazed by horses and relates to the adjacent open space of All Saints' Church, Highweek.

## Appendix 22a: Shaldon Revised Boundary Map



### Shaldon

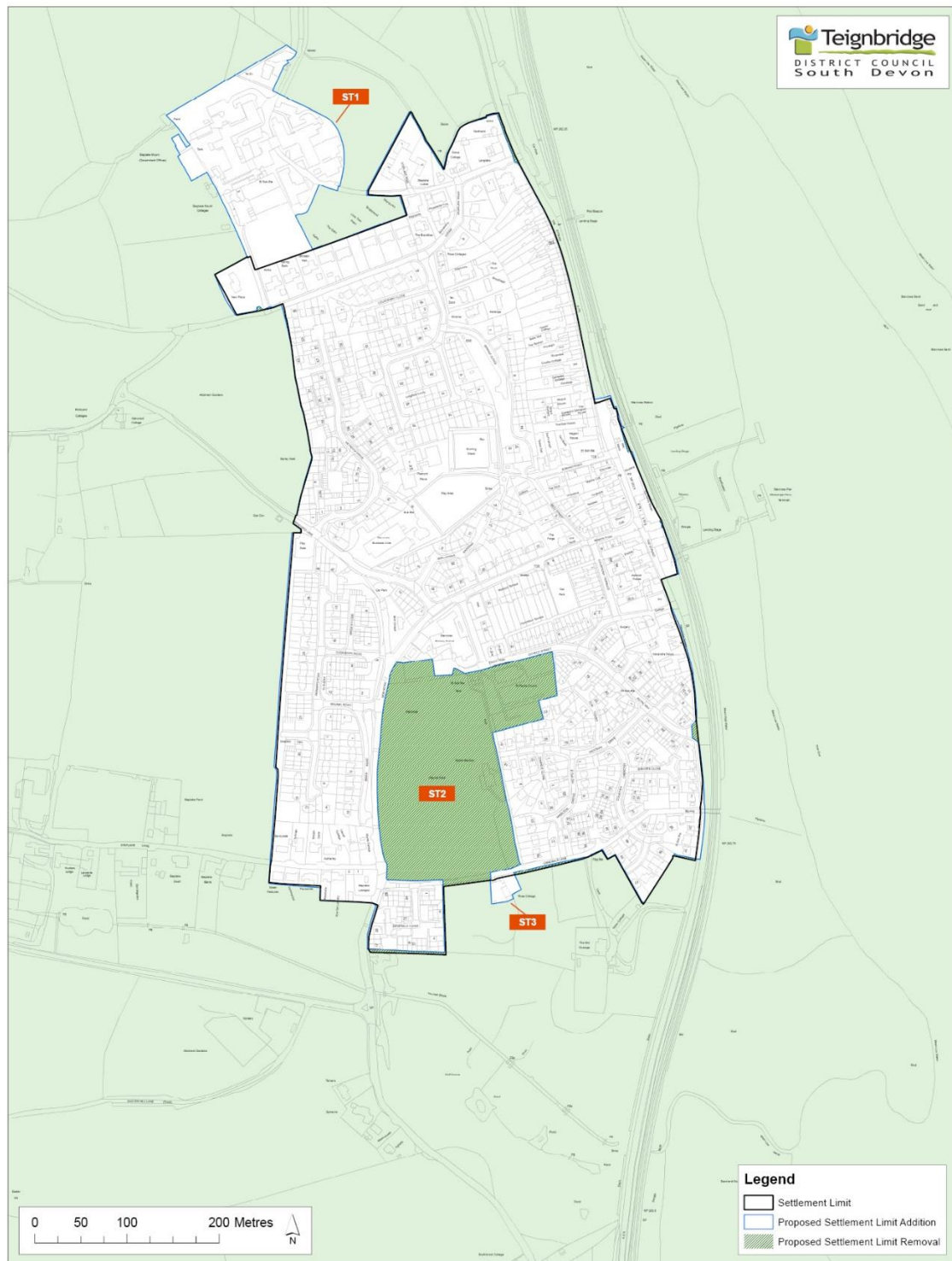
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## Appendix 22b: Shaldon Boundary Amendment Commentary

SHALDON (SHA)	
Amendment Reference	Comment
SHA1- P2b	Eastern extension to the settlement boundary has included the entire curtilage relating to residential property The Crow's Nest, Horse Lane which is currently excluded. This area forms the residential curtilage of the property with manicured grass bounded by the cliff edge roadway. This area has been included within the settlement boundary in line with Principle 2b.
SHA2 - P1 & 2a	An eastern settlement boundary extension has included 5 recently constructed dwellings numbered 1- 5 Rougemont, approved initially in 2013 under reference 12/0336/OUT with further full applications approved in 2015 under references 15/00346/REM and 15/02241/FUL. These are residential properties which stand adjacent to the existing settlement boundary and form part of Shaldon's continuous built form. These dwellings have been included in line with Principles 1 and 2a.
SHA3 – P2b	Small southern extension of settlement boundary to include full curtilages of residential properties Prospect Place and Soltiere, Platway Lane. The properties themselves are already included within the boundary but the curtilages and associated garage/outbuildings have fallen partially outside. The curtilages are domestic in appearance and relate directly to the built form of the village. As such they should be included within the boundary in line with Principle 2b.
SHA4 - P1 & P2b	The eastern side of Ham Lane has been included within a settlement boundary extension to include residential properties Risings, Common Lane, Teign View and Salty Pines, Ham Lane. These properties have clearly defined residential curtilages and relate physically and visually to properties on the opposing side of the road. These properties form part of the continuous built form of the settlement and have been included within the settlement boundary in line with Principles 1 and 2b.
SHA5 - P1 & 2B	The boundary to the western side of Ham Lane has also been extended to include the property and residential curtilage of recently constructed 12 Ham Lane which was approved in 2011 under reference 11/02233/FUL in line with Principles 1 and 2b.
SHA6 - P1 & P2b	<p>A southern boundary extension has included Hill Park Farm along with barn conversion Ringmore Farm (permitted in the 1980's). These properties are residential and form the continuous built form of Ringmore.</p> <p>Also to be included are the residential properties and curtilages of Hollywell, The Brambles and Little Orchard, Higher Ringmore Road. These properties and their immediate curtilages are domestic in nature, enclosed by mature hedging and contrast with the agricultural fields beyond. The properties have been included within the settlement boundary in line with Principles 1 and 2b.</p>
SHA7 - P2b	A western extension of the settlement boundary has included the full rear garden of residential property Linacre, Higher Ringmore which is currently excluded. The rear garden is enclosed by fencing and trees to the rear.

	Its domestic character is denoted by a manicured lawn throughout, domestic planting and a rear porch. The area relates to the residential property and has been included within the settlement boundary in line with Principle 2b.
SHA8 – P1 & P2b	A western extension to the settlement boundary has included residential property and rear garden of Fernleigh, Coombe Road. The property has residential planning history which illustrates its curtilage. The property forms part of the continuous built form of the settlement and its defined rear garden has been included within the settlement boundary in line with Principles 1 and 2b.
SHA9 - P3a	The settlement boundary has been contracted to exclude King George V Playing field and play area as it stands on the edge of the built form adjacent to the estuary in line with Principle 3a.

## Appendix 23a: Starcross Revised Boundary Map



### Starcross

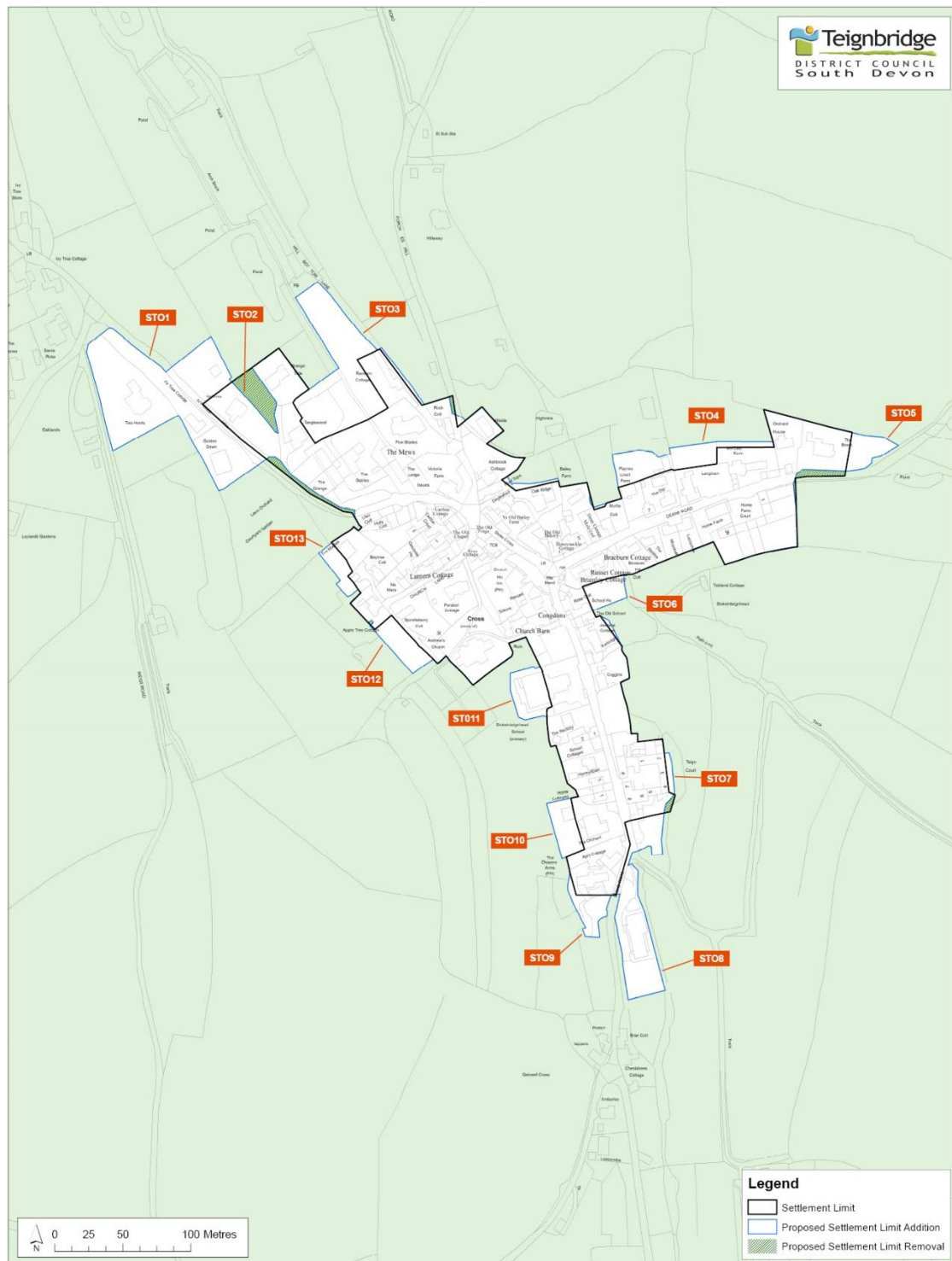
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## Appendix 23b: Starcross Boundary Amendment Commentary

STARCROSS (ST)	
Amendment Reference	Comment
ST1- P1, P2a & P2c	The northern part of the settlement boundary has been extended to include the large employment site which serves as the offices for the Environment Agency and Veterinary Laboratories Agency. This is an area of built development and forms brownfield land adjacent the settlement boundary. This area has been included within the revised settlement boundary in line with Principles 1, 2b and 2c.
ST2- P3a	The southern settlement boundary has been contracted to exclude three areas of adjoining open space including the playground of Starcross Primary School, Starcross Playing Fields, Generals Lane and the churchyard of St Pauls Church, Church Street. The playing field stands on the edge of the built form and with a contracted settlement boundary also excludes the other two areas of open space. These areas have been excluded in line with Principle 3a.
ST3- P1 & P2b	A southern extension to the settlement boundary has included residential property Rose Cottage. Planning history (92/01469/FUL) has identified the extent of the residential curtilage which has been reflected in the boundary extension. This property has been included in line with Principle 1 and Principle 2b.



## Appendix 25a: Stokeinteignhead Revised Boundary Map



### Stokeinteignhead

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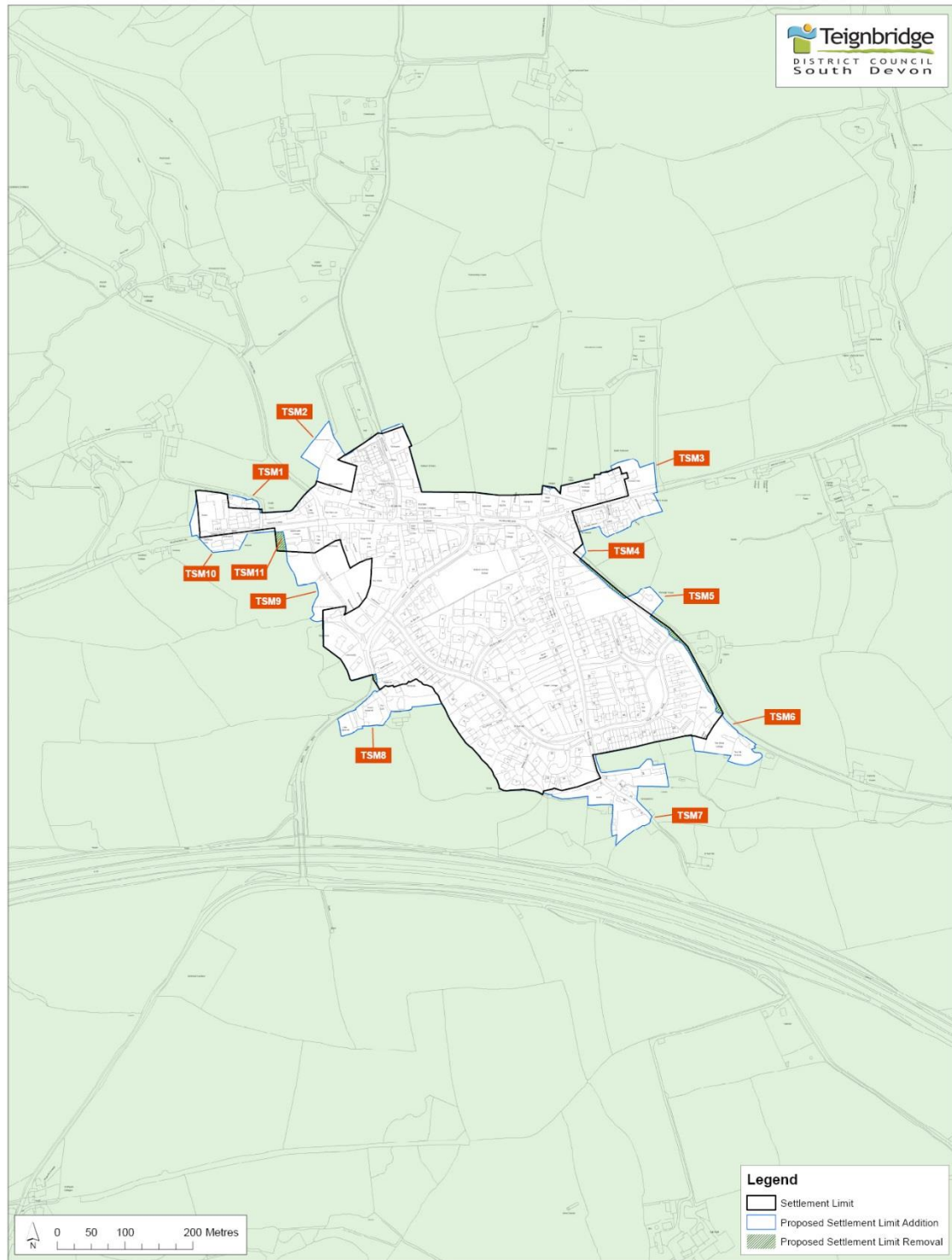
## Appendix 25b: Stokeinteignhead Boundary Amendment Commentary

STOKEINTEIGNHEAD (STO)	
Amendment Reference	Comment
STO1- P1 & P2b	<p>A north western extension to the settlement boundary has included properties and related curtilages of Two Hoots, Fir Tree Cottage and Golden Dawn in addition to a rear portion of the curtilage of Velroma which are currently excluded.</p> <p>These are residential properties which form part of the continuous built form of the village. The gardens are bounded on one side by the roadway and hedging and fencing on the others. The gardens include manicured lawns, sheds/outbuildings, garages and driveways and have a domestic character. These dwellings and their gardens have been included within the revised settlement boundary in line with Principle 1 and Principle 2b</p>
STO2- P3a	<p>The north western tip of the settlement boundary has been contracted to exclude a wedge of land between Velroma and Grange Vale which is currently included. The parcel of land forms part of the continuous span of the land to the north which has the appearance of a playing field and has been excluded from the revised settlement boundary in line with Principle 3a.</p>
STO3-P2b	<p>The northern settlement boundary has been extended to include the portion of curtilage of Tanglewood, The Gables, and Random Cottage which are currently excluded. These are residential properties and the areas form the rear gardens of these properties.</p> <p>The gardens are enclosed by boundary hedging and are characterised by manicured lawns, domestic planting, sheds and a greenhouse. These areas closely relate to the adjacent dwellings and have a domestic character which relate to the built form of the village and have been included within the revised boundary in line with Principle 2b.</p>
STO4- P2b	<p>The north eastern settlement boundary has been extended to include the portion of rear curtilages of Mill Leat Farm, Langham and Paynes Court Farm which are currently excluded. An area of hardstanding to the rear of Mill Leat Farm has been included within the boundary as it directly relates to access to this residential property in line with principle 2b.</p> <p>The rear gardens of Langham and Paynes Court Farm are enclosed by hedging, walls and fencing and consists of domestic planting and manicured lawn which a different character than the adjacent agricultural field. These areas closely relate to the character of the adjacent dwellings and character of the village and have been included within the revised boundary in line with Principle 2b.</p>
STO5- P2b	<p>The eastern tip of the settlement boundary has been extended to include a portion of curtilage of The Brook, Deane Road which is currently excluded. This area forms the rear/side garden of this residential property. The area is enclosed by hedging and is characterised by a manicured lawn with a different colour and texture from the agricultural field beyond.</p>

	This garden area closely relates to the dwelling and has been included within the revised settlement boundary in line with Principle 2b.
STO6 – P2b	Eastern boundary extension to include the rear curtilage of residential property School House, School Road, which was divided into two properties in 2011 (11/01911/FUL). The curtilage is domestic in nature and separated from surrounding countryside by mature hedge and trees. It relates directly to the built form of the village and as such should be included within the settlement boundary under Principle 2b.
STO7- P2b & P2c	The south eastern settlement boundary has been extended to include an area of hardstand to the rear of The Linney and to the side of Teign Court which is currently excluded. This area forms a parking area for Teign Court and relates more to the character of the built form than agricultural areas beyond. This car park has been included within the revised boundary in line with Principle 2b and Principle 2c.
STO8- P1 & P2b	The southern tip of the settlement boundary has been extended to include the current village hall and its car park. The facility forms part of the continuous built form of the village and has been included in line with Principle 1 and Principle 2b.
STO9- P2b	The southern tip of the settlement boundary has been extended to include the portion of rear curtilage of Chasers which is currently excluded. This area forms a garden enclosed by hedging and includes a greenhouse, van and car and has a character which more closely relates to the built form of the village than the agricultural context beyond. This area has been included within the revised settlement boundary in line with Principle 2b.
STO10- P2b	The western settlement boundary has been extended to include a portion of the rear curtilage of The Orchard which is currently excluded. This area forms a defined garden area, enclosed by boundary hedging and consisting of manicured lawn, domestic planting and a large detached garage which closely relate to the dwelling. This area has been included within the revised boundary in line with Principle 2b
STO11- P1	The western settlement boundary has been extended to include the rear extension to Stokeinteignhead Primary School. This extension is attached to the existing school which current sits within the boundary and therefore forms part of the continuous built form of the village. This area has been included within the revised settlement boundary in line with Principle 1.
STO12- P2b	The western settlement boundary has been extended to include the rear portion of curtilage of Appletree Cottage, Church Lane which is currently excluded. This area forms the rear garden of this residential property which is enclosed by high boundary hedging and contains domestic features including a manicured lawn and sheds. This land closely relates to the adjacent dwelling and has been included within the revised settlement boundary in line with Principle 2b.
STO13- P2b	The western settlement boundary has been extended to include a portion of curtilage of The Maples, Church Lane which is currently excluded. This area forms a side garden to this residential dwelling. It is largely enclosed by hedging and a wall with an opening to a large field with a more agricultural character which has been excluded. The area to be included has domestic features with a manicured lawn and a greenhouse and

	closely relates to the character of the dwelling. This area has been included within a revised settlement boundary in line with Principle 2b.
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## Appendix 26a: Tedburn St Mary Revised Boundary Map



## Appendix 26b: Tedburn St Mary Boundary Amendment Commentary

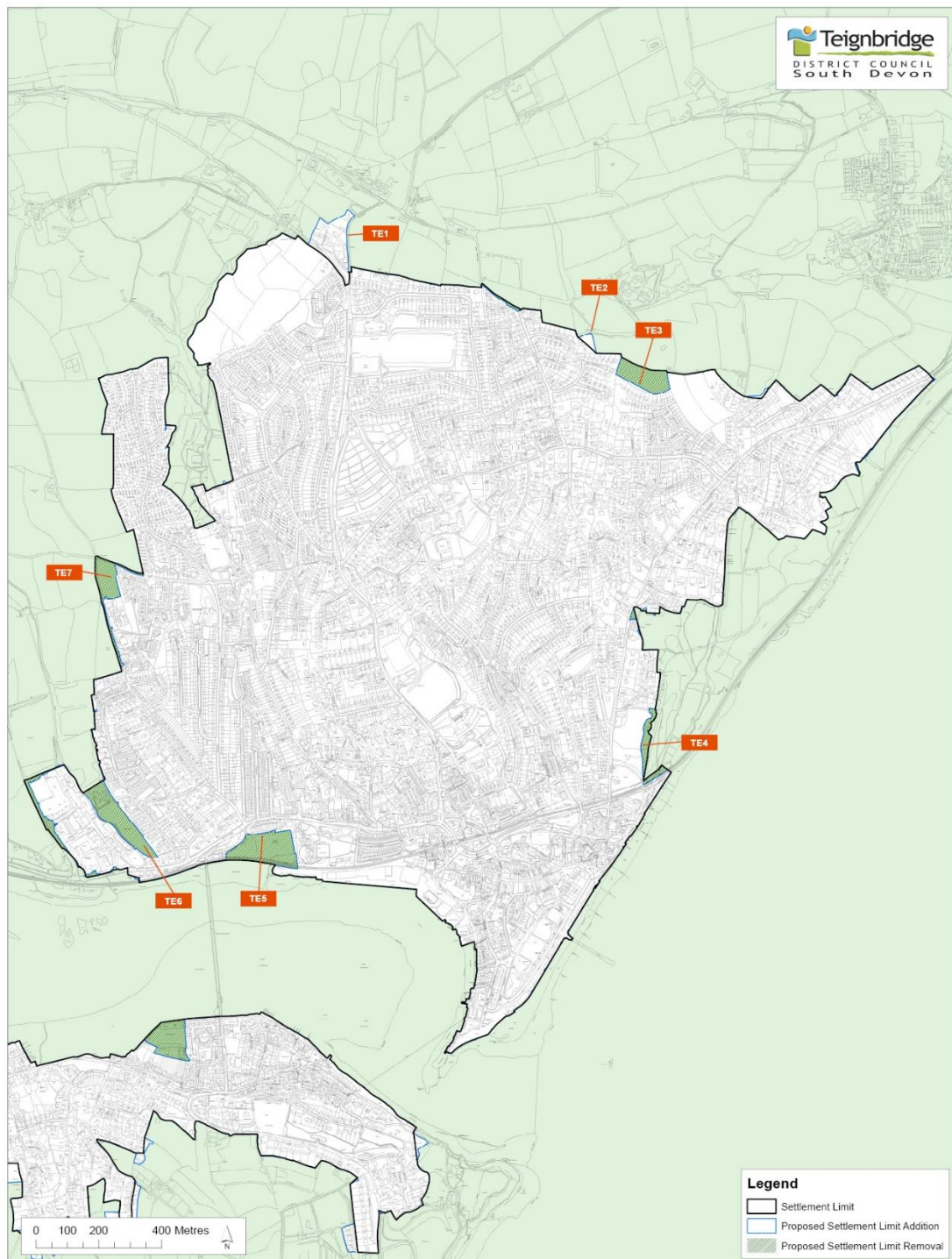
TEDBURN ST MARY (TSM)	
Amendment Reference	Comment
TSM1- P2b	A north western boundary extension to include small area of curtilage to the rear of properties Coate Farmhouse, Milboro Cottage and St Mary's Cottage along Westwater Hill which is currently excluded from the settlement boundary. This area is largely enclosed by buildings, hedgerow and the rear agricultural track provides a clear rear boundary. It is felt that the site relates to the built form of the village and should be included within the settlement boundary under Principle 2b.
TSM2-P2a & P2b	<p>The Longhouse currently has its rear residential garden excluded from the settlement boundary. This rear curtilage is residential in character including mown grass and boundary hedges and trees and relates to the character of the built form of Tedburn St Mary. Adjacent property Vennemile Barn was approved in 2009 under application reference 09/02371/COU.</p> <p>Due to its relatively recent approval this residential property has not previously been included in the settlement boundary. The property, its hard standing and rear garden can be clearly identified and are separated from adjacent countryside by boundary hedging and fencing. This property is an implemented permission and has been included within the boundary under Principles 2a and 2b.</p>
TSM3-P2b	<p>The eastern most extension to the settlement boundary has included several residential properties and their curtilages including Orchard View, Mulberry House, Ash Cottage, Six Mile House and properties at Oldridge View.</p> <p>These properties are residential in character and form the eastern periphery of the continuous built form of Tedburn St Mary. Their curtilages are clearly defined by rear fences and hedges with domestic features such as sheds present and as such the properties and their immediate curtilages should be included under Principles 1 and 2b.</p>
TSM4- P2b	Boundary extension to include the end triangle of land to the rear of residential property St Vincent, Huish Cottages, which is currently excluded from the settlement boundary. The area is the final end of the residential curtilage enclosed by hedges with domestic features such as a trampoline. This area closely relates to the character of the built form and should be included under Principle 2b.
TSM5-P1 & P2b	Eastern boundary extension to include the detached residential property Penleigh House and it's curtilage within the settlement boundary. The property is residential with a relatively tight curtilage enclosed by boundary hedging and relates to character of the built form of the settlement. As such it should be included in line with Principles P1 and P2b.



TSM6- P1 & P2b	<p>The south eastern tip of the settlement boundary has been extended to include the residential properties of The Old Granary and White Cottage and include a parcel of the rear garden of Orchard Hays which are currently excluded.</p> <p>The furthest property out is The Old Granary which was approved for residential conversion in 1993 under application reference <a href="#">93/01358/COU</a>. These properties have gardens defined by hedges, trees and fences and contain domestic features such as mown grass, washing lines, patios and a turning circle.</p> <p>Therefore these areas form the curtilage of residential buildings which relate to the character of the built form of Tedburn St Mary and have been included within the revised settlement boundary under Principles 1 and 2b.</p>
TSM7- P1 & P2b	<p>The southern tip of the settlement boundary includes a cluster of residential development currently excluded from the settlement boundary. The properties included are 34, 36, 38, 39, 41 and 41a School Lane. These are residential properties which stand adjacent to the settlement boundary and form part the continuous built up area of Tedburn St Mary.</p> <p>Their curtilages are predominately defined by maintained hedgerows and include domestic features such as sheds, garages, greenhouses, driveways and hardstanding. The properties and their curtilages form part of the built form of Tedburn St Mary and have been included within the revised settlement boundary in line with Principles 1 and 2b.</p>
TSM8 P1 & P2b	<p>The south western extension of the settlement boundary includes a cluster of residential properties currently excluded from the settlement boundary. The properties included are Little Uppacott, Hores Uppacott, The Cott and Newcott (approved for a new dwelling in 2011 under application reference 11/00335/OUT).</p> <p>These are residential properties which stand adjacent to the settlement boundary and form part of the continuous built up area of Tedburn St Mary. Their curtilages are clearly defined by fences, walls, hedges and trees and include domestic features such as children's play equipment, sheds, domestic plants. As such they are included in the amended boundary under Principles 1 and 2b.</p>
TSM9 P2b	<p>The boundary has been amended to include a number of parcels of land which consist of the large residential curtilages relating to a number of residential properties, namely Yellowstones, Church Garden Cottage, Applecoate Cottage, Jomabern and Silverhays.</p> <p>The curtilages are separated from one another and the adjacent countryside by boundary hedging and trees and are domestic in nature despite their large size, incorporating mowed lawn, sheds as well as ornamental trees and shrubs. It is therefore proposed that this area is included within the amended settlement boundary under Principle 2b.</p>
TSM10 – P1 & P2b	<p>The western edge of the settlement boundary on the south side of Westwater Hill has been extended to include three residential properties, namely Ardunt Bungalow, West Hayes and Dartmoor View. West Hayes</p>

	<p>and Dartmoor View were approved as new dwellings in 2002 under application reference 02/02989/FUL.</p> <p>The three properties currently stand adjacent the settlement boundary forming a cluster of development alongside residential development to the north of the road and serving as the end of the built form of Tedburn St Mary. These properties have clearly defined boundaries formed by fencing and separating them from agricultural fields beyond, and as such should be included within the settlement boundary under Principles 1 and 2b.</p>
TSM11- P3d	<p>A number of agricultural buildings which stand to the west of Applecoate Cottage are currently included within the settlement boundary. However under Principle 3d such agricultural farmsteads and buildings should be excluded from the settlement boundary as they relate more to the rural agricultural context than character and form of Tedburn St Mary. As such the boundary has been contracted to remove these buildings from the defined settlement.</p>

## Appendix 27a: Teignmouth Revised Boundary Map



### Teignmouth

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## Appendix 27b: Teignmouth Boundary Amendment Commentary

TEIGNMOUTH (TE)	
Amendment Reference	Comment
TE1 – P1 & P2b	<p>Northern boundary extension to include residential properties Littledown, Ravenfield, Heathlands Court and numbers 1-8 Heathlands Rise within the settlement boundary.</p> <p>Due to their proximity to an allocated site for 250 houses (Local Plan Policy TE3 - Land West of Higher Exeter Road) the aforementioned properties now directly relate to the built form of Teignmouth, and are no longer seen to be isolated development. As such, these properties and their immediate domestic curtilages should be included within the settlement boundary under Principles 1 and 2b.</p>
TE2 – P2b	<p>Northern boundary extension to incorporate the rear curtilages of residential properties 18 and 20 Higher Holcombe Road, which currently fall partially outside of the boundary.</p> <p>The curtilages are domestic in nature and laid to neatly mowed lawn, ornamental shrubs and garden furniture. The curtilages are separated from the surrounding countryside by a defined mature hedge line and relate to the built form of the town as opposed to the rural nature of the surrounding agricultural land. As such they should be brought within the settlement boundary under Principle 2b.</p>
TE3 – P3a	<p>Northern contraction of settlement boundary to exclude Green Infrastructure relating to new residential development of 135 dwellings on Land North of New Road (08/04489/MAJ), in line with Principle 3a. The development is now built out and the area to be excluded has been identified as an area of Public Green Open Space by Teignbridge District Council and as such should fall outside of the development boundary.</p>
TE4 – P3a & P3c	<p>Eastern boundary contraction to remove part of Eastcliffe Park currently included within the settlement boundary. This extensive area of curtilage is laid mostly to mature trees and relates more directly to adjacent Eastcliffe Park rather than to the built form of the town. This area should therefore be excluded from the settlement boundary under Principles 3a and 3c.</p>
TE5 – P3a	<p>Southern boundary contraction to remove the extent of Milford Park and Teignmouth Rugby Football Club from the settlement boundary under Principle 3a. This area is designated by Teignbridge District Council as public open space.</p>
TE6 - P3a	<p>South western boundary contraction to remove allotments at Broadmeadow Lane and recreational ground associated with and immediately adjacent to Kingsway Meadow Community Centre from the settlement boundary under Principle 3a. In addition to being an area of open space, the allotments are also designated as an Area of Protected Public Open Space by Teignbridge District Council and should be excluded from the built form of the town.</p>

TE7 – P3a	Western boundary contraction to omit the recreational space relating to Teignmouth Community College, Mill Lane, from the settlement boundary in line with Principle 3a.
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