

Local Plan Examination

Physical Limits Boundary Methodology April 2016

Site Allocations and Area Specific Policies & Felixstowe Peninsula Area Action Plan Development Plan Documents



Physical limits methodology underpinning policies SSP2 and FPP2

April 2016

Community engagement has informed the following approach to how and where physical limits boundary lines are drawn in the following Development Plan Documents (DPDs):

- Site Allocations and Area Specific Policies.
- Felixstowe Peninsula Area Action Plan.

Physical limits boundaries do not define the full extent of a settlement. Rather they are drawn around the contiguous main built up area of a settlement identified the core strategy settlement hierarchy as either a:

- Major centre;
- Market town;
- Key service centre or
- Local service centre.

The preferred flexible approach to defining boundaries takes into account distinctive settlement fringe characteristics and circumstances and where practical follows physical features such as field boundaries, roads and hedgerows.

Physical limits boundaries are defined to **include**:

- sites allocated or with planning permission for large commercial development or at least 5 new homes adjoining or immediately adjacent the main built up area;
- schools, halls, houses and other buildings and their grounds where they are physically, visually and characteristically part of the main built up area;
- some specific areas of undeveloped land fronting a highway identified through the local plan preparation process as offering particular opportunity for small scale extensions, rounding off, infill or infrastructure enhancements but not subject to a site allocation;
- gardens of residential properties other than in the circumstances listed below.

Physical limits boundaries are defined to **exclude**:

- Clusters of properties of spacious character which do not adjoin the main built up area;
- individual houses, schools, halls, and other buildings and their grounds where they are not physically part of the built up area because of their spacious setting;
- playing fields, cemeteries and allotments which adjoin both the main built up area and the adjoining countryside;
- farmyards, associated agricultural buildings and orchards that adjoin both the main built up area and the adjoining countryside;
- 'fingers' of agricultural land, woodland, meadow, areas of water and natural habitats that penetrate the built form;
- public and private open spaces on the edge of settlements which make an important contribution to the setting or character of a town, village or the surrounding countryside in their undeveloped form;
- public and private outside spaces that are not physically, visually or functionally part of the main built up area;
- large gardens or grounds of properties which are relatively extensive in the context of their surroundings;
- parts of gardens or grounds where there is a discernible change between built up and countryside character.