



Rolvenden Parish Council

NEIGHBOURHOOD DEVELOPMENT PLAN 2018

ROLVENDEN AND ROLVENDEN LAYNE BUILT-UP CONFINES, 2018

COMPILED BY:

**NEIGHBOURHOOD DEVELOPMENT PLAN STEERING COMMITTEE
AND ROLVENDEN PARISH COUNCIL**

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1 Introduction

Built-up confines are not defined for Rolvenden and Rolvenden Layne in the adopted Ashford Borough Local Plan (2000) or the Tenterden and Rural Sites DPD (2010). Nor are they defined in the emerging Ashford Borough Local Plan 2030.

The National Planning Policy Framework makes clear distinctions between built up areas and the countryside and a clear definition will help distinguish between the built up areas of Rolvenden and Rolvenden Layne and the surrounding countryside.

2 Methodology

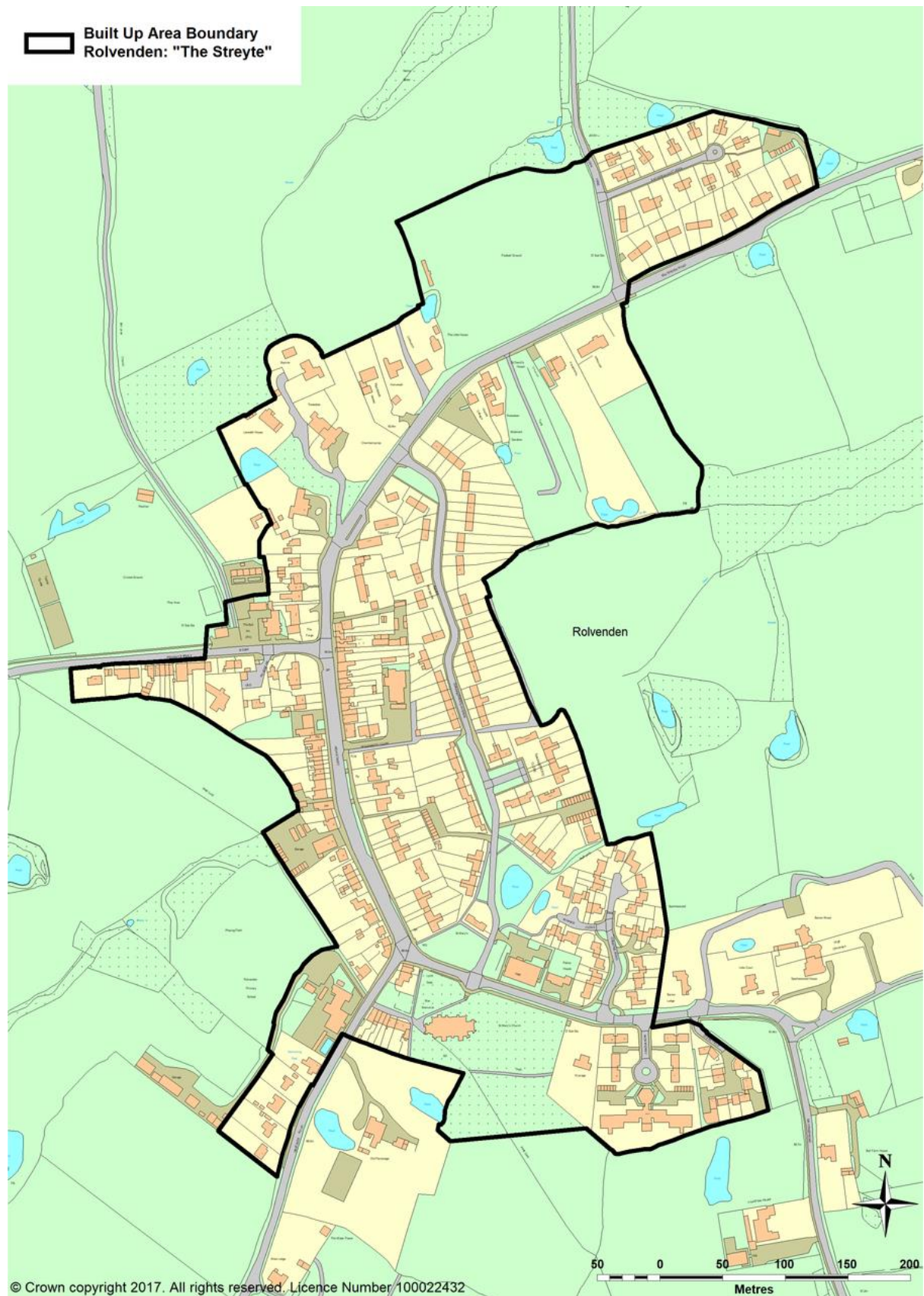
The Ordnance Survey Map; aerial photography, local knowledge and site visits were used to plot the proposed Built-Up Confines around Rolvenden and Rolvenden Layne. A number of guiding principles were applied to ensure a consistent and comprehensive approach.

Guiding Principles

The principles have been created to provide consistency in defining the built-up confines for each village.

1. The built-up confines should generally follow defined physical features such as roads, footpaths, hedges and field boundaries.
2. The built-up confines should follow the whole curtilage of properties unless this would create a boundary inconsistent with the general pattern of development in that location.
3. The built-up confines should be defined where the continuous and contiguous development ceases and the character of the area changes from being 'built up' or 'urban/ suburban' and therefore belonging to the character of the built up area, to being 'rural', 'loose-knit' and more akin to the countryside. In some cases there is an abrupt change of character, where the built up area may abut, for example, dense woodland or open countryside. In other cases a change of character occurs between more grouped development to more sporadic, loose-knit development or isolated buildings. This change in character is the point at which boundaries should be defined.
4. The built-up confines should include open spaces which are predominantly encompassed by the built form and which are also well defined by strong boundary features.
5. The built-up confines should be drawn to include Neighbourhood Plan allocations within the built-up confines boundary. This signifies clearly that the Parish Council accepts that such development within the area allocated should take place.

Map of Rolvenden Built-Up Confines



Map of Rolvenden Layne Built-Up Confines

