Keinton Mandeville Settlement Boundary - November 2026

To help with decision making on proposed developments in Keinton Mandeville, this document contains an explanation of how Keinton Mandeville Parish Council's proposed settlement boundary has been determined together a detailed description of it.

Determination of the settlement boundary

Sections S4 and S5 in the National Planning Policy Framework published in August 2026 apply different criteria for approving developments within, outside, or straddling, the settlement boundary. However, no further guidance is provided on how to identify the boundary, so its determination must rely on the natural meaning of the words.

The layout of the village as a linear, rural settlement and the obvious transition between housing plots and open agricultural countryside together with the existing parish boundary mean that the settlement boundary can be clearly seen and does not therefore require significant subjective judgement.

The starting point in determining the settlement boundary, therefore, is the natural outline of the housing plots in the village. This boundary follows the rear boundaries of properties within the current settlement, excluding farms and isolated dwellings which are beyond the obvious edge of the settlement. Thus, Newcombe Farm, Newlands Farm and Southmead Farm to the south of the parish as well as the equestrian facility at Westfield House to the west of the parish are not included. Similarly, Westfield Farm, Combe Hill House and King o' Mill to the north of the parish are remote from the main settlement and are not included. The boundary is also constrained in places by the parish boundary which provides demarcation between Keinton Mandeville and Barton St David to the north and Lydford to the east.

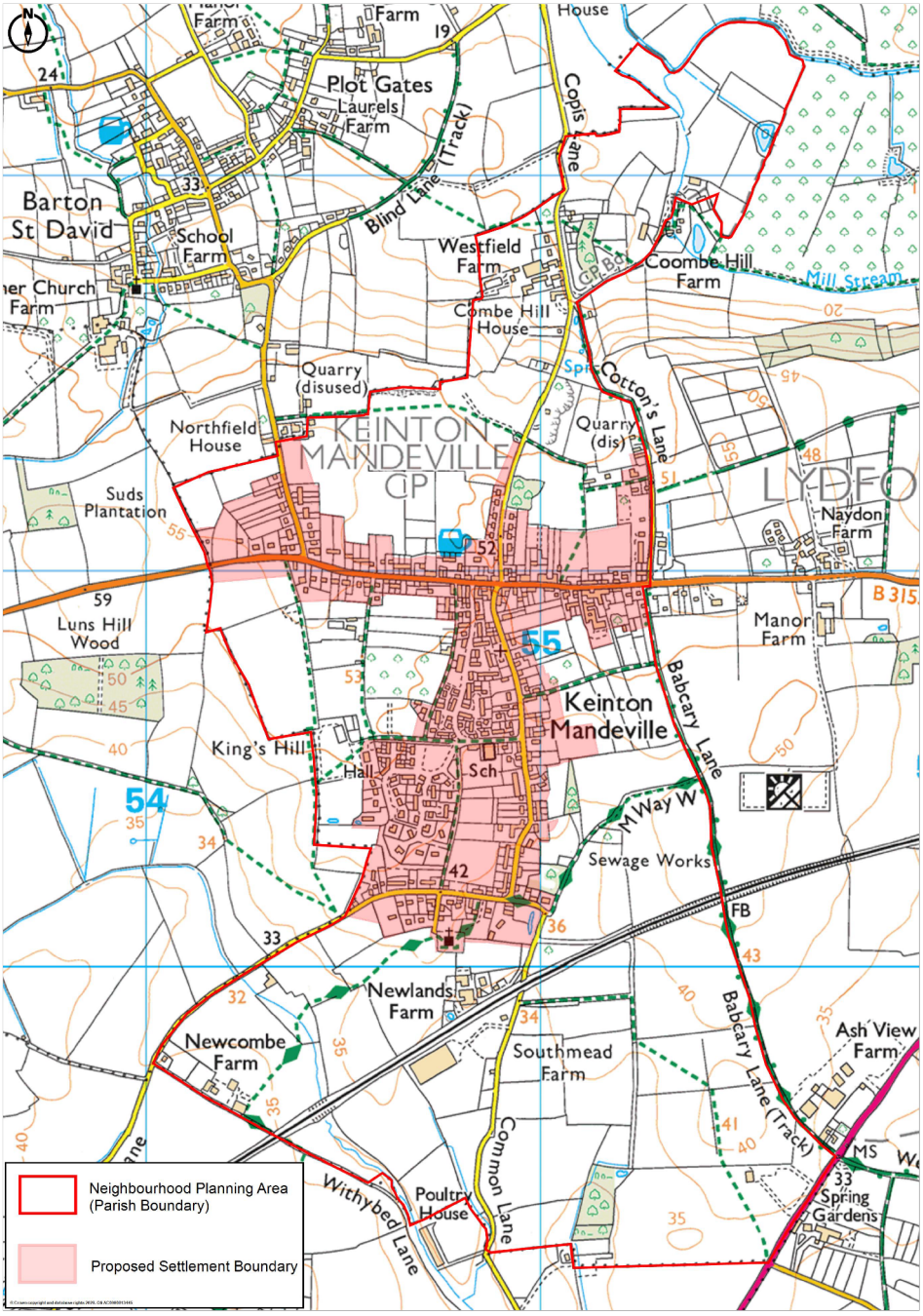
The proposed boundary, however, extends the current, natural boundary in two places. This is to include two sites that are considered suitable for development, and which are proposed in the Parish Council's draft Neighbourhood Plan.

These are:

- a ribbon of land south of the B3153 running west of Box Cottage; and
- a ribbon of land to the west of the road at Combe Hill, along the edge of the "humps and hollows" field.

Map of the proposed settlement boundary

Map of Proposed Settlement Boundary



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Plotted Scale - 1:10000. Paper Size - A3

Description of the proposed settlement boundary

1. To the south of the village, the settlement is bounded by the Old Rectory, St Mary Magdelene's Churchyard and the houses to the west of Church Lane. The land immediately to the south of the boundary is open agricultural fields.
2. It then continues west along the back of the houses to the south of Church Street before turning north and running along the back perimeters of the houses on the west side of the Lakeview development. The land to the west of Lakeview is a former quarry now designated as an orchard by its owners, the Lakeview management company, and beyond that are open cultivated fields.
3. The boundary goes eastwards along Chistles Lane on the northern edge of the Lakeview development, turning north to include the small development at Orchard View and then follows the path up Rowe Lane northwards before turning west along the southern perimeters of the houses on the south side of the High Street (B3153). This extends as far as Box Cottage, the westernmost house to the south of the B3153. The land to the south and west of this point is open cultivated fields.
4. Based on the present layout of the village, the current, natural boundary runs along the northern edge of the B3153 to Rocklee House, the western-most dwelling in Keinton Mandeville. However, the Parish Council's draft Neighbourhood Plan allocates a site along the southern edge of the B3153 to the west of Box Cottage as a development site, so the proposed settlement boundary reflects this and runs along the southern edge of that site before crossing the B3153 to the western side of Rocklee House along the parish boundary. The land to the south and west of this boundary is open cultivated fields.
5. From there is passes northeast behind the gardens of the houses on the north side of the High Street to the west of Barton Road, and behind the gardens of the houses on the west side of Barton Road up to the parish boundary at Sycamore farm.
6. From Sycamore Farm it runs behind the houses on the north side of the High Street and then heads north behind the houses on the west side of the road at Combe Hill. The land to the north of this boundary is open cultivated fields.
7. At this point it is proposed that it should be extended northwards to incorporate a section of the "humps and hollows" field to the west of the road at Combe Hill which is a site allocated in the Parish Council's draft Neighbourhood Plan for development.
8. The boundary then heads round perimeters of the houses on the east side of Combe Hill and eastwards along the northern edge of the plots on the north side of Castle Street (B3153), extending north to include the current and future developments at Cotton's Orchard.
9. It then runs south down Cottons Lane, crosses Castle Street and continues down Babcary Lane along the parish boundary before turning west along the southern edge of the houses on the south side of Castle Street.
10. It incorporates the new development of nine houses currently being constructed at Well Stone Close and then heads south behind the gardens of the houses on the east side of Queen Street. It also incorporates the recently approved new development site of 7 dwellings at Manor Park. The land to the east of this boundary is open cultivated fields

with some small, wooded areas. It then meets up with the boundary of the Old Rectory at the southeastern corner of the village.

The settlement boundary identified as part of this review is closely aligned with the natural boundary identified by the algorithm used by Apple in its mapping software as shown in the screenshot below.



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