

# Appendix 4

## Drawing of Settlement Boundaries

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# 1. Definition of Settlement Boundary

*In simple terms, a 'settlement boundary' is the dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development – the open countryside [Wiltshire Council 2014]*

The following description of Settlement Boundaries and how they are decided upon is drawn from information in the following documents;

- *Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries April 2013 - Revised June 2015, Herefordshire Council,*
- *Wiltshire Housing Site Allocations Plan Topic Paper 1 Settlement Boundary Review Methodology (July 2018 Submission version) (TOP/01),*
- *Cheshire East Council Settlement Boundary Assessment Guide.*

A settlement boundary is a line that is drawn on a plan around a village, which reflects its built form, and is a planning designation only and has no administrative relevance. The boundary does not necessarily reflect land ownership or parish boundaries and may not align to the curtilage of dwellings. The settlement boundary is used as a policy tool reflecting the area where a set or sub-set of plan policies are to be applied.

Settlement boundaries guide development to sustainable locations. Any land and buildings outside of the boundary line are usually considered to be open countryside where development would be regulated with stricter planning policies. In general, there is a presumption in favour of development within the settlement boundary. However, it should be noted that any land which has been included within the boundary line does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to also, for example; the protection of the character of a settlement.

Often the character and form of villages and towns makes the designation of a settlement boundary more problematic. Judgement will need to be used in these cases to assess where there is a more appropriate alternative to define the settlement.

It is key to identify a settlement boundary, or any alternative, by engaging the local community through public consultation. This will help to discuss and designate a settlement boundary which is fitting for a village.

## 1.1. Methods of defining Settlement Boundaries

A set of criteria should be used when defining the settlement boundary and some examples are detailed below. It will be worth considering these whilst defining the boundary, as well as incorporating local circumstances and knowledge in defining the boundary.

- Lines of communication - The boundaries trace the edge of the built-up area, therefore excluding roads, paths, railways and other lines of communications

- Physical features - Wherever possible try to allow the boundaries to follow physical features, such as: buildings, field boundaries or curtilages. However, in order to conserve the character and to limit expansion, settlement boundaries can exclude large gardens, orchards and other areas. This may mean that occasionally the boundaries do not relate fully to the physical features surrounding the village
- Planning History – It may be appropriate to consider existing commenced planning permissions, recent refusals, planning appeal decisions and previous Local Plan inspector's comments concerning areas on the edge of the village
- Village enhancements - Settlement boundaries should include buildings and associated land that make up the village form. In some edge of village areas, boundaries may need to include small areas of land and/or buildings which offer the opportunity for improvements to the entrance of the village or ensure infrastructure improvements or a general enhancement to the village
- Recent development - Where appropriate, settlement boundaries should include new developments which may have occurred recently. It is also advisable to include sites that have received planning permission within the settlement boundary
- Important amenity areas - These form part of the character of the settlement and could be identified and protected by policy and included in the settlement boundary due to their contribution to built form
- Settlement boundaries should be drawn to facilitate an appropriate level of proportional growth within the plan period. If land within the boundary is not formally allocated, there will be a requirement to demonstrate that there is enough available capacity within the boundary to enable development to take place

Note that the Locality Neighbourhood Plans Roadmap Guide does not have any references on how to define settlement boundaries within the production of a Neighbourhood Plan.

## 1.2. Advantages of defining Settlement Boundaries

There are a few generic advantages to having a settlement boundary which are detailed below:

- Certainty: with a 'black line' being plotted on a plan it is easy to identify the 'settlement' from 'open countryside'. This is the primary benefit to our Neighbourhood Plan
- Locally, settlement boundaries are an understood and accepted planning tool for guiding and controlling developments.
- A defined settlement boundary will ensure a more plan-led and controlled approach to potential development in the Parish
- It protects the countryside from unnecessary development and prevents ribbon development.

- A defined settlement boundary allows a consistent approach to the determination of planning applications
- Allows for more certainty to developers/land owners with sites/land within the boundary, as long as they adhere to all other plan policies
- Allows the development of small sites which cannot be identified as allocations

### 1.3. Disadvantages of defining Settlement Boundaries

- Has the potential to increase land values within the settlement boundary
- Has the potential to increase hope values for land adjoining but outside the boundary
- The use of settlement boundaries has led to criticism that they result in cramming within the village as every available area of land competes for development resulting in a potential reduction in the landscape quality and character of that village, unless other policies are in place
- Settlement boundaries can be crude and inflexible
- The character of properties and the village, could be altered if development is allowed within the gardens of these houses within a settlement boundary, although this is one of the reasons that a number of larger gardens have been split by the settlement boundaries

## 2. Lewknor Parish Neighbourhood Plan Settlement Boundaries

### 2.1. Methodology

Using the Cheshire East Council Settlement Boundary Assessment Guidance to inform our decisions, the settlement boundaries have been created following a desktop review of the Parish. A desktop study of the Parish assessed the existing settlements; their built form, land-use, landscape character, woodland cover, field pattern and natural features. This enabled a clearer understanding of the potential settlement boundaries. This assessment was further developed with the local knowledge of individuals of the neighbourhood plan steering group. Plans were then prepared to show the settlement boundaries.

### 2.2. General Rules

Principle 1: Settlement boundaries have been created around the two significant settlements in the Parish; Lewknor and Postcombe. No settlement boundary has been drawn around South Weston as it is a small hamlet with small groups of houses separated from each other by open fields so that any development would spoil the character of the hamlet. The hamlet is therefore treated as outside any settlement boundary. The settlement boundaries should be created such that each settlement will continue to be seen as a separate entity within the Parish, separated by fields or open countryside from each other

Principle 2: The boundary will be defined tightly around the built form of each settlement and where possible will follow defined features such as walls, fences, hedgerows, roads and woodland

Principle 3: The settlement boundaries will include:

- a) Existing commitments i.e. unimplemented planning permissions and implemented permissions
- b) The curtilages of buildings

Principle 4: The settlement boundaries will exclude:

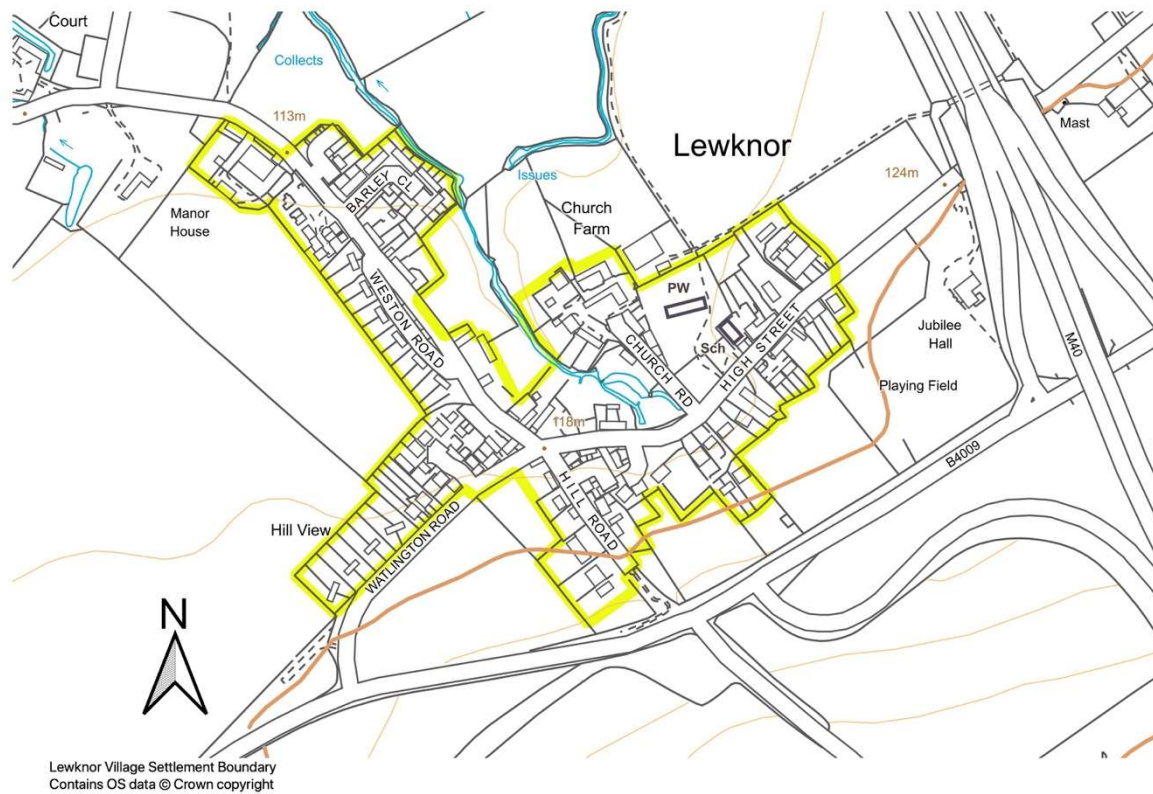
- a) Open spaces, sports and recreational facilities which stand on the edge of the built form of settlements (existing or proposed).
- b) Sections of large curtilages of buildings (including gardens) which relate more to the character of the countryside than the built form. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages.
- c) Important gaps e.g. where a settlement is fragmented, the open gaps between developed areas should be retained.

The drawing of the boundary line around both villages took account of where planning has previously been granted and where it has been refused. In particular refusal of permission

for application *P17/S1884/O Land west of Chalford Road Postcombe OX9 7DS* in Postcombe and for application *P17/S3711/O Land at Watlington Road Lewknor* were used to decide an appropriate boundary line position.

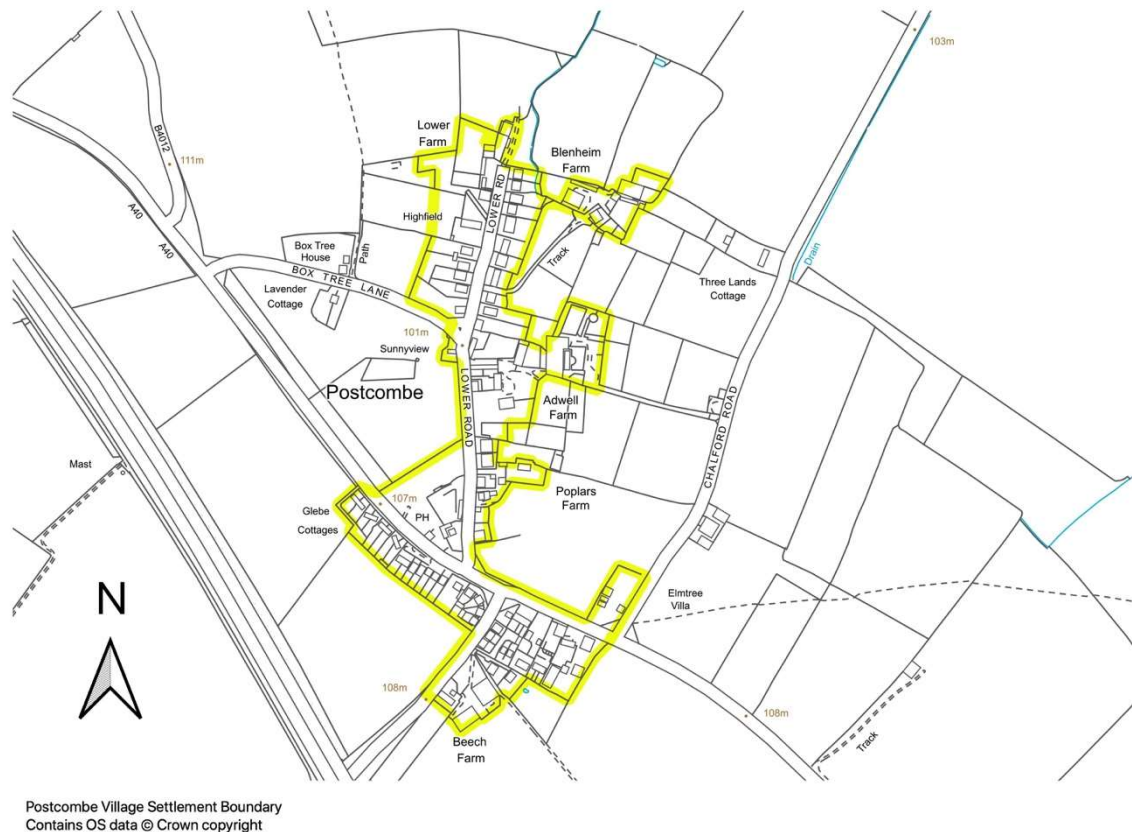
### 2.3. Lewknor

The boundary to Lewknor village follows the built-up form of the settlement and includes all residential buildings, including those under construction at the time and a set of farm buildings. It excludes those large buildings in a separate part of the conservation area to the north west of the main bulk of the village and fields that are within the village core.



## 2.4. Postcombe

The boundary to Postcombe has been drawn to reflect the physical characteristics of the built form with areas to both sides of the A40. The settlement has evolved around the area close to Adwell farm where the older properties lie. Linear development has occurred subsequently to the north of this area and south of the A40. Some large gardens have been cut by the boundary line as they contribute to the nature of the countryside.



## 2.5. Sources:

Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries April 2013 - Revised June 2015, Herefordshire Council

Wiltshire Housing Site Allocations Development Plan Document (DPD) Draft Proposals for Revised

Settlement Boundaries; Informal Consultation with Parish and Town Councils; Monday 28 July – Monday 22 September 2014



### 3. CEC Settlement Boundary Assessment Guidance

## CEC Settlement Boundary Assessment Guidance

Settlement Boundaries		
The following criteria may be used to assess the existing settlement boundaries in relevant settlements		
<p><b>a) Extant planning consents</b></p> <p>Where sites on the edge of the settlement have outstanding permission for housing, these should be included within the settlement boundary, unless these consents allow development in a situation where it would normally be refused (e.g. Rural Exception Sites and dwellings with an agricultural or other occupancy condition). Where a long-standing occupancy condition is in force and the house in question is clearly well-related to the built form of the village, then the dwelling should be incorporated into the settlement boundary.</p>	Site currently outside but adjoining existing settlement boundary has extant planning consent for housing, with no exceptional circumstances attached (e.g. previous allocation)	Site is included within the settlement boundary
	Site currently outside but adjoining settlement boundary has extant planning consent for housing, with exceptional circumstances attached (e.g. Rural Exception Site or agricultural / occupancy condition)	Site excluded from settlement boundary unless considered to meet the requirements for inclusion outlined in criteria 2(b), (c) and (d)
<p><b>b) Functional relationship to physical form of built-up area</b></p> <p>Assessment of sites against this criterion will identify any discrepancies in the settlement boundary in relation to existing built development which forms part of the built-up area of the settlement. Regard should be given to the extent of existing development as seen from both outside a settlement, particularly from approach roads, and from within the settlement.</p> <p>Similarly, the form and character of a settlement as defined by dwellings, other buildings and their curtilages, the road network, and open spaces will determine whether a tight boundary designed to safeguard the existing pattern of development is appropriate or not.</p> <p>Outlying development, including small pockets of development that are clearly detached from the settlement, will have no functional relationship to the built physical form of the settlement, and therefore should not be included within the settlement boundary.</p>	Site currently outside but adjoining settlement boundary displays high level of containment, high level of previously developed land and topography which increases a sense of confinement and is therefore considered to have a strong functional relationship with the existing built form.	Site to be considered for inclusion within the settlement boundary, subject to assessment against criteria 2(c) and (d)
	Site currently outside but adjoining settlement boundary displays low level of containment, little or no previously developed land and a very open topography, and is therefore considered to have a relatively weak functional relationship with the existing built form.	Site is not included within the settlement boundary
	Site does not adjoin existing settlement boundary and is considered to be physically and/or visually detached from the built form of the settlement	Site is not included within the settlement boundary

<p><b>c) Functional relationship to use of built-up area</b></p> <p>The settlement boundary should reflect uses and development that has a clear social and/or economic relationship with the settlement. Settlement boundaries will therefore normally include existing uses and buildings that have a clear social or economic function and better relate to the built form of the settlement than the countryside e.g. residential properties, services, community facilities and employment development.</p> <p>As such, settlement boundaries should generally exclude:</p> <ul style="list-style-type: none"> <li>- Buildings, such as halls, large houses, hotels hospitals and schools set in spacious grounds on the edge of settlements where they are not functionally related to the physical built form of the settlement;</li> <li>- Domestic gardens of properties on the edge of settlements which are extensive and are not functionally related to the physical built form of the settlement;</li> <li>- Curtilages of properties on the edge of settlements which are extensive and partially or wholly undeveloped and are not functionally related to the physical built form of the settlement, including paddocks associated with residential properties;</li> <li>- Designated open spaces and playing fields on the edge of settlements;</li> <li>- Camping and caravanning sites;</li> <li>- Sites which are of nature conservation importance, designated green gaps, scheduled monuments, village greens and other pockets of valuable amenity land such as woodlands, many of which are covered by Tree Preservation Orders;</li> <li>- Industrial or commercial uses on the edge of settlements where they are not functionally related to the physical built form of the settlement;</li> <li>- Farmsteads and associated outbuildings where their rural characteristics predominate and they appear to relate more strongly with the surrounding countryside. Generally, agricultural buildings of modern construction should be excluded whereas traditional stone or brick-built farm buildings which have historically been long associated with the settlement may be included within the settlement boundary.</li> </ul>	<p>Site currently outside but adjoining settlement boundary and has an existing use which has a clear functional relationship with the existing settlement</p> <p>Site currently outside but adjoining settlement boundary and has an existing use which has no clear functional relationship with the existing settlement</p>	<p>Site to be considered for inclusion within the settlement boundary, subject to assessment against criteria 2(b) and (d)</p> <p>Site is not included within the settlement boundary</p>
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