

Appendix 4

Neighbourhood Planning Guidance Note 20

Guide to settlement boundaries

April 2013 - Revised June 2015



Settlement boundaries are a well utilised planning tool for guiding, controlling and identifying limits to development for an individual village. This guidance details what a settlement boundary is, the advantages and disadvantages to having a settlement boundary, and what the criteria is to helping develop an appropriate settlement boundary for your villages to include in your Neighbourhood Development Plan.

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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.

Criteria used to define the extent of the settlement boundaries

For those settlements highlighted within the Local Plan - Core Strategy there is encouragement to define a settlement boundary where appropriate. Further advice can be given for those settlements which are more dispersed in nature.

Settlement boundaries which were defined within the Unitary Development Plan will no longer be valid on adoption of the Local Plan - Core Strategy.

A set of criteria should be used when defining your settlement boundary and some examples are detailed below. It will be worth considering these whilst defining your own boundary, as well as incorporating local circumstances and knowledge in defining your 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 - You may wish 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.
- If you choose to allocate land within your Neighbourhood Development Plan for housing, employment or other uses, this should be included within the boundary.
- Your 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.

If you have any questions or queries regarding settlement boundaries and what should or should not be included in them, please contact a member of the Neighbourhood Planning team.

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