

**Site Specific Proposals
Local Development Document**

Background paper: Settlement Boundaries

February 2012

Kettering
Borough Council

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1.0 Introduction

The purpose of this paper is to assess the approach to dealing with development in the countryside. The first section of the paper looks at the issue of whether settlement boundaries should be drawn or whether a criteria based policy should be used. The next section develops a methodology for drawing settlement boundaries. The final section uses the methodology developed in section two to review the local plan settlement boundaries. The paper uses evidence gathered during the Issues Paper consultation which looked in a significant amount of detail at this issue and gave respondents the opportunity to comment on the options available for addressing this issue. It also uses work on a review of settlement boundaries which took place prior to the consultation on the Issues Paper.

The following table provides an overview of settlements within Kettering Borough:

Settlement	Description	Population	Existing Settlement Boundary?
Kettering	Kettering in is the largest town in the borough and the focus for future development.	50400	Yes
Burton Latimer	Small market town closely linked to Kettering in terms of location and function and providing a secondary focus for development.	7100	Yes
Desborough	Small market town providing a secondary focus for development.	8200	Yes
Rothwell	Small market town providing a secondary focus for development.	7500	Yes
Ashley	Small village with limited services and facilities.	217	Yes
Brampton Ash	Small village	70	No - considered in Local Plan for policy purposes as scattered development in the open countryside.
Braybrooke	Small village with some services and facilities	338	Yes

Broughton	Larger village with a number of services and facilities.	2047	Yes
Cranford	Small village with limited services and facilities.	414	Yes
Cransley	Small village with limited services and facilities.	283	Yes
Dingley	Small village	209	No - considered in Local Plan for policy purposes as scattered development in the open countryside.
Geddington	Larger village with a number of services and facilities.	1504	Yes
Grafton Underwood	Small village with limited services and facilities.	134	Yes
Harrington	Small village with limited services and facilities.	134	Yes
Little Oakley	Small village.	147	Yes
Loddington	Small village with limited services and facilities.	482	Yes
Mawsley	New village with a number of services and facilities.	2352 (Estimated)	No - the village has been built since the Local Plan was adopted.
Newton	Small village	147	Yes
Orton	Small village	69	No - considered in Local Plan for policy purposes as scattered development in the open countryside.
Pipewell	Small village		No - considered in Local Plan for policy purposes as scattered development in the open countryside.
Pytchley	Small village with some services and facilities.	496	Yes
Rushton	Small village with limited services and facilities.	451	Yes
Stoke Albany	Small village with limited services and	319	Yes

	facilities.		
Sutton Bassett	Small village with limited services and facilities.	94	Yes
Thorpe Malsor	Small village with limited services and facilities.	144	Yes
Warkton	Small village with limited services and facilities.	144	Yes
Weekley	Small village with limited services and facilities.	242	Yes
Weston by Welland	Small village with limited services and facilities.	135	Yes
Wilbarston	Larger village with some services and facilities.	767	Yes

2.0 Settlement boundaries or criteria based policy

It is national policy to strictly control development in the open countryside. To enable this to happen a distinction needs to be made between the open countryside and the urban form or settlements. This can be done in two ways: a settlement boundary can be drawn around settlements or a criteria based policy can be used to assess whether proposed development is contained within the built up framework on a case by case basis.

The advantage of drawing settlement boundaries is that these provide certainty over where development is likely to be acceptable. However, this can lead to a general presumption that development within boundaries is acceptable, and can result in pressure for development on open space within settlement boundaries where development may not be appropriate. The advantage therefore of a criteria based policy is that each proposal would be considered individually and on its own merits.

The Issues Paper consultation which took place in March/ April 2009 asked respondents whether a criteria based approach or settlement boundaries should be used. The overall results of the consultation on this issue are detailed below:

Issues paper responses relating to whether settlement boundaries should be drawn or whether a criteria based policy should be used
Strong support for drawing settlement boundaries (15 respondents)
Some support for a criteria based approach (5 respondents)

There is some flexibility in the final agreed approach to be taken. It is possible to apply different approaches to settlements which are likely to receive higher

or lower levels of development. For example, boundaries could be drawn around towns and local service centres but not around villages where future development will be limited.

The Issues Paper listed the settlements which currently have settlement boundaries and asked which of these should continue to have settlement boundaries. A summary of the various responses is set out below:

Issues paper summary of responses to which settlements should have settlement boundaries <i>(numbers in brackets are the number of respondents)</i>
All settlements, including those currently identified as scattered villages, should have boundaries (1)
Thorpe Malsor (1), Harrington (1), Sutton Bassett (1), Ashley (1), Pytchley (1), Little Oakley (1) should have boundaries
A boundary should be drawn for Mawsley (1)
Thorpe Underwood should continue to be designated as open countryside (1)
Settlement should all continue to have settlement boundaries (1)

The Government Office for the East Midlands supported a criteria based approach as this would result in a simplified classification that would reflect CSS policy. However, Policy 1 of the North Northants CSS refers to development within village boundaries and the identification of boundaries would therefore be consistent with CSS policy.

In terms of sustainability appraisal the two options are both inherently sustainable in that they protect the open countryside from development and focus development in existing urban areas. Both options would have a positive impact on sustainability appraisal objectives; accessibility, health, livability, biodiversity, landscape, cultural heritage, climate change, air and climate, soil and land, minerals and town centres.

Given the strong support for the drawing of settlements boundaries it is proposed that this be identified as the Council's preferred approach to managing development in the open countryside.

Based on the consultation responses, all settlements which currently have a settlement boundary will have their boundaries reviewed. In addition to this a boundary will be drawn for Mawsley. Other settlements without a boundary have been reviewed to ascertain whether their form has altered significantly to warrant the drawing of a settlement boundary.

3.0 Methodology for drawing settlement boundaries

The Issues Paper set out a draft list of principles which could be applied either when defining settlement boundaries or in preparing a criteria based policy. These principles were based on previous work commenced in 2005, this had been undertaken by the Council to review settlement boundaries. At this time a consultation took place on a Village Boundary Review. Given the period of time since this consultation, it was considered appropriate to consult on a set of principles for defining settlement boundaries as part of the Issues Paper

consultation. The principles included in the Issues Paper consultation are set out below along with comments relating to these principles.

Principle 1:

The boundary will be defined tightly around the built up framework and where possible will follow defined features such as walls, hedgerows and roads.

Principle 2:

Boundaries will include:

- a) Existing commitments for built development i.e. unimplemented planning permissions
- b) Buildings on the edge of villages which relate closely to the economic or social function of the village e.g. churches, community halls
- c) Curtilages except large gardens or other open areas which are visually detached from the settlement

Principle 3:

Boundaries will exclude:

- a) Playing fields or open space at the edge of settlements (existing or proposed)
- b) New allocations
- c) Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the village which relate more to the countryside than the village)

Principle 4:

Settlement boundaries do not need to be continuous. It may be appropriate given the nature and form of a settlement to define two or more separate elements.

Issues Paper summary of comments on principles (<i>numbers in brackets are the number of respondents making each point</i>)	Officer responses to comments
Boundary reviews should take place to allow limited growth in villages (4)	The need for limited growth in villages will be dealt with through housing allocations which will be identified in the Site Specific Proposals LDD. Where sites are allocated for development they will be included within the boundary. The exception to this will be sites which have been identified for affordable housing in locations where housing would not normally be permitted.
Settlement boundaries should be drawn consistently and should include land which	Boundaries will be drawn consistently. Domestic gardens

forms part of the domestic gardens of properties within the settlement boundary itself. (1)	will be included within the boundary.
Tightness of boundaries should depend on the quality of the village core. (1)	All boundaries will need to be drawn consistently. However the quality of the urban core will be an important consideration when considering whether limited growth is appropriate.
Identification of important open space would overcome pressure for development within settlement boundaries. (1)	Further consideration will be given to identifying important open spaces within village boundaries.
Boundaries should include large gardens, open space, commercial development and planning commitments. (2)	These will be included within the boundaries with the exception of open space on the edge of settlements, commercial development which is detached from the settlement and large gardens which relate more to the countryside than the built settlement.
Instead of the principles in appendix 1 of the Issues Paper Local plan boundaries should be used as the starting point and amended to include new developments and committed sites. (1)	Local plan boundaries will be used as a starting point but it is necessary to use a set of principles to ensure a consistent approach is taken to reviewing these.
Boundaries should be drawn based on land use. Settlement related uses should fall within the boundary. Policies should then be used to protect large gardens and open spaces within the settlement boundary. The phrase 'visually detached from the settlement' is too unclear. (1)	Consideration will be given to including policies to protect large gardens and open spaces. More detail will be provided on how visual attachment will be assessed.
Reference to exclusion of large gardens should be removed from principle 2; instead the degree of containment and openness of land should be assessed. (1)	The reference to large gardens will be retained but assessment of whether these should be excluded will consider their level of containment or openness.
Settlement boundaries should not be drawn on the basis of landowners willingness to release land. (1)	The boundaries will be drawn using the above principles and will not consider land owners willingness to release land for development.
Rather than built up framework the criteria should include the non-agricultural curtilage of the village. (1)	The built up framework is a recognised concept. In some cases agricultural buildings form part of the built up framework of the village and the term non-

	agricultural curtilage would exclude these. In other cases non-agricultural buildings are detached from the village and should not be included in the settlement boundary purely because they are non-agricultural.
Farm buildings and agricultural buildings on the edge of villages should be included in the settlement boundary. (1)	Where these are visually and physically part of the village they will be included, however if they relate more to the open countryside it would not be appropriate to include them.
The principles in appendix 1 of the Issues Paper are appropriate. (1)	Noted.
Application of principles should be done in consultation with local inhabitants. (2)	Local people will be consulted when drawing boundaries.
The approach of following defined features is supported. (1)	Noted.
The principles are not robust. The fundamental basis for defining the settlement boundary should be land use. A settlement related use should fall within the boundary and countryside uses should fall outside it. Policies should then be used to protect large gardens, areas of open space etc. (1)	Consideration will be given to including policies to protect large gardens and open spaces. Defining the boundary purely on land use would not be appropriate as this would not take into account the form and function of the village.
Existing boundaries should be largely maintained. (5)	Noted.
New allocations should be included in the boundary. (4)	Noted. Criteria will be altered to include new allocations. However the criteria will continue to exclude allocations for affordable housing in locations which would otherwise be unacceptable for housing.
Boundaries must be reviewed to take into account changes in circumstances. (4)	Noted. Boundaries will be reviewed.
Boundaries should be redrawn from scratch (1)	Noted
Landscape Character Assessment, including the Historic Landscape Characterisation, together with the Conservation Area Appraisals, could be used to help define settlement boundaries (1)	Noted

Following consideration of these comments the principles have been reviewed and where appropriate updated as set out below:

Principle 1:

The boundary will be defined tightly around the built up framework and where possible will follow defined features such as walls, hedgerows and roads.

Principle 2:

Boundaries will include:

- a) Existing commitments for built development i.e. unimplemented planning permissions
- b) Buildings on the edge of settlements which relate closely to the economic or social function of the settlement e.g. churches, community halls
- c) Curtilages which are contained and visually separated from the open countryside
- d) New allocations

Principle 3:

Boundaries will exclude:

- a) Playing fields or open space at the edge of settlements (existing or proposed)
- b) New allocations for affordable housing
- c) Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement)
- d) Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement
- e) Large gardens or other area whose inclusion or possible development would harm the structure, form and character of the settlement

Principle 4:

Settlement boundaries do not need to be continuous. It may be appropriate given the nature and form of a settlement to define two or more separate elements

These principles will need to be applied consistently when defining settlement boundaries and where judgements are made these will need to be noted.

Methodology

The methodology for reviewing settlement boundaries is outlined below:

Initially a desk top review of the local plan boundaries will take place. This review will apply the principles set out above using aerial photography and GIS maps. This will allow an initial view to be taken as to where the boundary should be drawn. Where it is considered that the boundary may need to be altered this will be recorded. The desk top review will result in a set of draft boundaries.

Following the desk top review site visits will take place to assess the draft boundaries. It is not possible to assess the boundaries purely using GIS mapping as this does not allow consideration of the form and character of the settlement. Decisions made on the site visits will be noted and where appropriate photos will be taken to illustrate why a decision was made.

In addition to this review consultations have taken place with Parish Councils to discuss settlements boundaries and these views have been incorporated into the assessment sheets.

4.0 Review of settlement boundaries

This section of the paper reviews the settlement boundaries on a settlement by settlement basis. For each settlement there is a map showing the existing boundary which is annotated to show where changes are proposed and where they have been considered. These maps are accompanied by a table which provides detail on how and why decisions relating to the boundaries were made. **The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.**

The table below shows comments received during the Issues Paper consultation relating to specific alterations to settlement boundaries. These have been taken into account when assessing the individual boundaries.

Issues Paper summary of comments (<i>numbers in brackets are the number of respondents</i>)		Proposed amendments
Ashley	Should have a boundary	Ashley will continue to have a boundary
Broughton	<ul style="list-style-type: none"> ▪ Land to rear of 22 High Street proposed to be included in the boundary to allow a small scale residential development. (1) ▪ Boundary should be extended to the north to include the parcel of land on Kettering Road partly occupied by the allotments. (1) 	<p>Will only be included in boundary if allocated for residential development</p> <p>Will only be included in boundary if allocated for residential development</p>
Burton Latimer	Former sports club should remain within the settlement boundary. (1)	This has remained in the boundary
Cranford	<ul style="list-style-type: none"> ▪ The garden land surrounding Top House, 	This area of land will be excluded from the

	<p>Grafton Road should be included in the settlement boundary as this is the domestic curtilage of the property. (1)</p> <ul style="list-style-type: none"> ▪ Cranford should continue to have a settlement boundary 	<p>boundary in accordance with principle 3 d) & e</p> <p>Cranford will continue to have a settlement boundary</p>
Geddington	<ul style="list-style-type: none"> ▪ The garden of 20 Wood Street should be included in the boundary. (1) ▪ Boundary should include sites at Stamford Road, Geddington West, Sawmill, Geddington South West, Geddington South East. (1) ▪ Boundary should be reviewed to include additional land. (1) ▪ Boundary should exclude area off Bright Trees Road (1) ▪ Should include existing houses on the west side of Stamford Road (1) ▪ Should include farm buildings at the end of Newton Road (Newton Mill) (1) ▪ Should include land east of the villages opposite allotments in Grafton Road at the site of the old nursery to the conservation area (1) ▪ On opposite side of the road should include old wood yard & farm, neighbouring houses and Stonepit land but should 	<p>Will only be included in boundary if allocated for residential development</p> <p>Will only be included in boundary if allocated for residential development</p> <p>Additional land will be included through the allocation of sites</p> <p>Area will only be included if allocated for residential development</p> <p>These houses have been included in the boundary</p> <p>These buildings are visually detached from the village and relate more to the open countryside so have been excluded from the boundary</p> <p>Part of this area has been included as is build development. The old nursery will only be included if it is allocated for residential development</p> <p>This area is visually detached from the village and will only be included if it is allocated for</p>

	exclude the woodland area on the Stonepit land (1)	development
Grafton Underwood	<ul style="list-style-type: none"> ▪ Boundary should be redrawn to include a small area to the rear of Slipton Lane Barns ▪ Dukes Mill Farm should remain within the boundary 	<p>Boundary has been redrawn to exclude buildings which relate more closely to the open countryside than the village</p> <p>Boundary has been amended to exclude buildings which relate more closely to the open countryside than the village</p>
Harrington	<ul style="list-style-type: none"> ▪ Village boundary should be as existing ▪ Include parcel of land at Harrington 	<p>Some small amendments have been proposed to ensure boundary is consistent with methodology</p> <p>Will only be included in boundary if allocated for residential development</p>
Little Oakley	Boundary should be retained as present	Some small amendments have been proposed to ensure boundary is consistent with methodology
Newton	<p>Boundary should be drawn to include parcels of land at Dovecote Farm</p> <p>Boundary should remain the same</p>	<p>Buildings are agricultural in character and Will only be included in boundary if allocated for residential development</p> <p>Some small amendments have been proposed to ensure boundary is</p>

		consistent with methodology
Pytchley	Boundary should be retained as existing	Some small amendments have been proposed to ensure boundary is consistent with methodology
Rothwell	Rothwell North is the only acceptable extension to the town	Some small amendments have been proposed to ensure boundary is consistent with methodology New allocations have not currently been included in the settlement boundaries
Sutton Bassett	Boundary should be as existing	Some small amendments have been proposed to ensure boundary is consistent with methodology
Thorpe Malsor	The present boundaries should be retained. (1)	Some small amendments have been proposed to ensure boundary is consistent with methodology
Warkton	Boundary should be redrawn to include barns at Moorfield Farm	Boundary has been amended to include employment at Moorfield Farm
Weekley	Boundary should be redrawn to include Upper Farm	Will only be included in boundary if allocated for residential development
Weston-by-Welland	<ul style="list-style-type: none"> ▪ Land adjoining Home Farm currently occupied by a number of steel and concrete framed agricultural buildings and large areas of hardstanding and concrete should be included in the settlement 	Buildings are agricultural in nature and relate more to the open countryside than the settlement. Will only be included in boundary if allocated for residential

	<p>boundary</p> <ul style="list-style-type: none">▪ Land on the east side of Valley Road should be considered for inclusion in the boundary	<p>development</p> <p>Will only be included in boundary if allocated for residential development</p>
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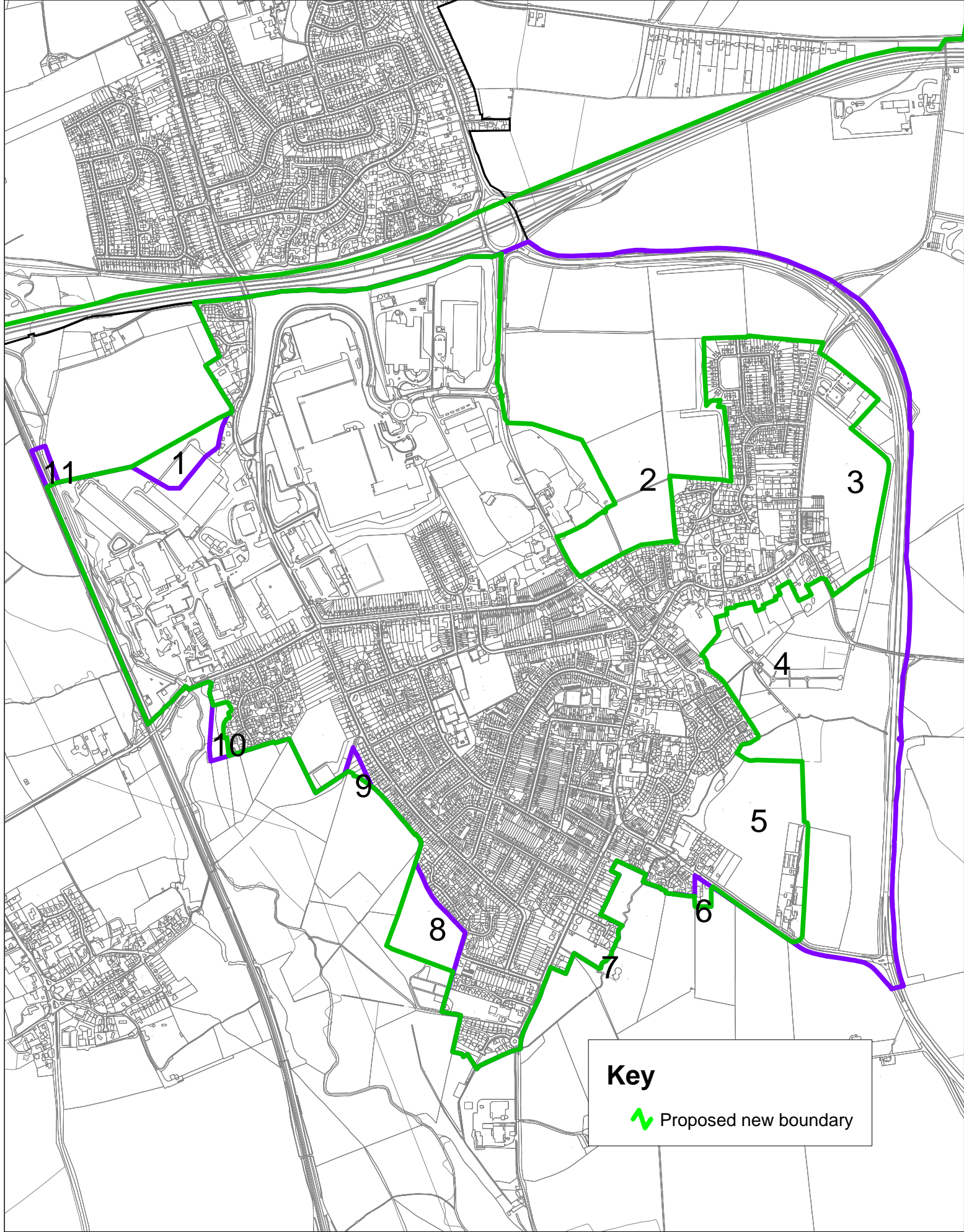
Burton Latimer

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1.	Existing boundary cuts across industrial building	Principle 1	Yes – assessed using GIS	Boundary redrawn	To include existing building in accordance with principle 1.
2.	Large area of open space/ agricultural land	Principle 1 and 3 a)	Site visit	Boundary redrawn	To exclude open space in accordance with principle 3 a)
3.	Open space/ agricultural land. Includes site with planning permission for residential development	Principle 1, 2 a) and 3 a)	Yes – assessed using GIS	Boundary redrawn	To include permitted development but to exclude open land beyond this with no planning status in accordance with principle 2 a) and 3 a)
4.	Open space, cemetery, paddocks at the edge of the built settlement but currently included in the settlement boundary	Principle 1 and 3 a)	Site visit/ GIS	Boundary redrawn	To exclude open space at the edge of the settlement in accordance with principle 3 a)
5.	Open space/ agricultural land at the edge of the settlement currently included in the settlement boundary, part of which has planning permission for residential development	Principle 1, 2 a) and 3 a)	Site visit/ GIS	Boundary redrawn	To exclude agricultural land at the edge of the settlement but to include land with planning permission for residential development and existing build development at White Lodge Farm in accordance with principles 1, 2 a) and 3 a)
6.	Medical centre currently excluded from the settlement boundary.	Principle 1 and 2 a)	Site visit	Boundary redrawn	To include medical centre in accordance with principles 1 and 2 a)
7.	Large curtilage included in the boundary with planning permission for residential development	Principle 2 a)	GIS assessment	No change	Retain in boundary in accordance with principle 2 a)
8.	Area of land with planning permission for residential	Principle 2 a)	GIS assessment	Redraw boundary	To include area with planning permission for residential

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.

	development currently excluded from the settlement boundary				development in accordance with principle 2 a)
9.	Area of gardens to the rear of 48 Bridle Road to 165 Queensway currently excluded from the settlement boundary	Principle 2 c) and 3 d) and e)	Site visit		
10.	Part of Burton Latimer pocket park currently included in settlement boundary	Principle 3 a)	GIS assessment	Redraw boundary	To exclude Burton Latimer pocket park in accordance with principle 3 a)
11.	Area of road and open space included currently included in the boundary but does not contain any build development.				

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Title: Burton Latimer Proposed New Settlement Boundary

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Kettering
Borough Council

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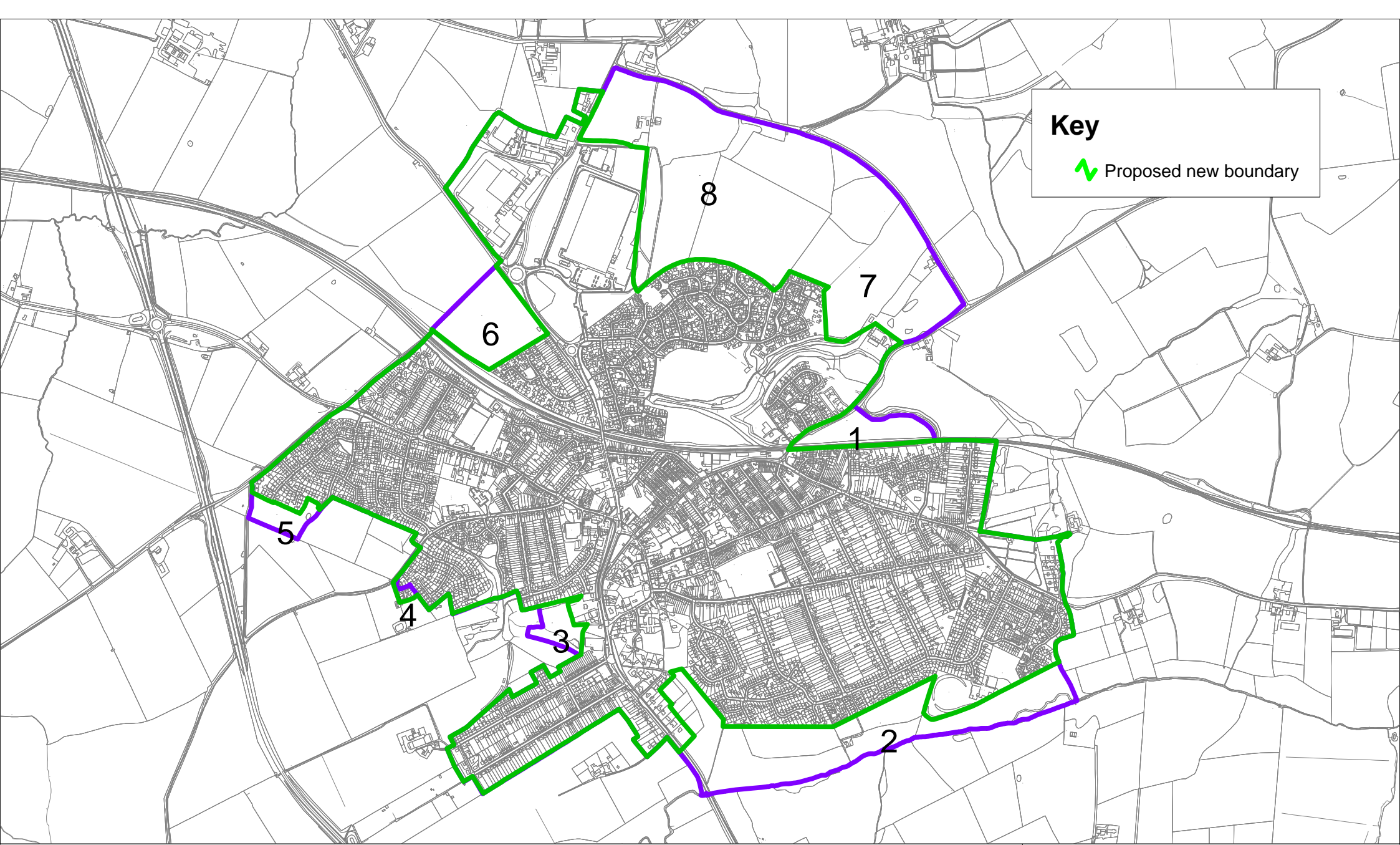
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Desborough

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1.	Area of open space at the edge of the settlement currently included in the settlement boundary	Principle 3 a)	Site visit	Redraw boundary	To exclude open space at the edge of the settlement in accordance with principle 3 a)
2.	Open space at the edge of the settlement currently included in the settlement boundary	Principle 3 a)	GIS/ Site visit	Redraw boundary	To exclude open space at the edge of the settlement in accordance with principle 3 a)
3.	Desborough Pocket Park is currently included in the settlement boundary	Principle 3 a)	GIS assessment	Redraw boundary	To exclude open space at the edge of the settlement in accordance with principle 3 a)
4.	Existing development currently excluded from the boundary	Principle 1	GIS assessment	Redraw boundary	To include build development in accordance with principle 1
5.	Open space at the edge of the settlement currently included in the settlement boundary	Principle 3 a)	GIS assessment	Redraw boundary	To exclude open space at the edge of the settlement in accordance with principle 3 a)
6.	Open space/ agricultural land at the edge of the settlement currently included within the settlement boundary	Principle 3 a)	Site visit/ GIS assessment	Redraw boundary	To exclude open space at the edge of the settlement in accordance with principle 3 a)
7.	Desborough green space is currently included in the settlement boundary	Principle 3 a)	GIS assessment	Redraw boundary	To exclude open space at the edge of the settlement in accordance with principle 3 a)
8.	Area proposed for the Desborough Sustainable Urban Extension is currently included in the boundary	Principle 2 d)	GIS Assessment	Exclude from boundary at present	This site is identified as the preferred location for the Desborough Sustainable Urban Extension in the Rothwell and Desborough Sustainable Urban Extension Area Action Plan and once this document is adopted will be included within the boundary

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key
↗ Proposed new boundary

Title: Desborough Proposed Settlement Boundary

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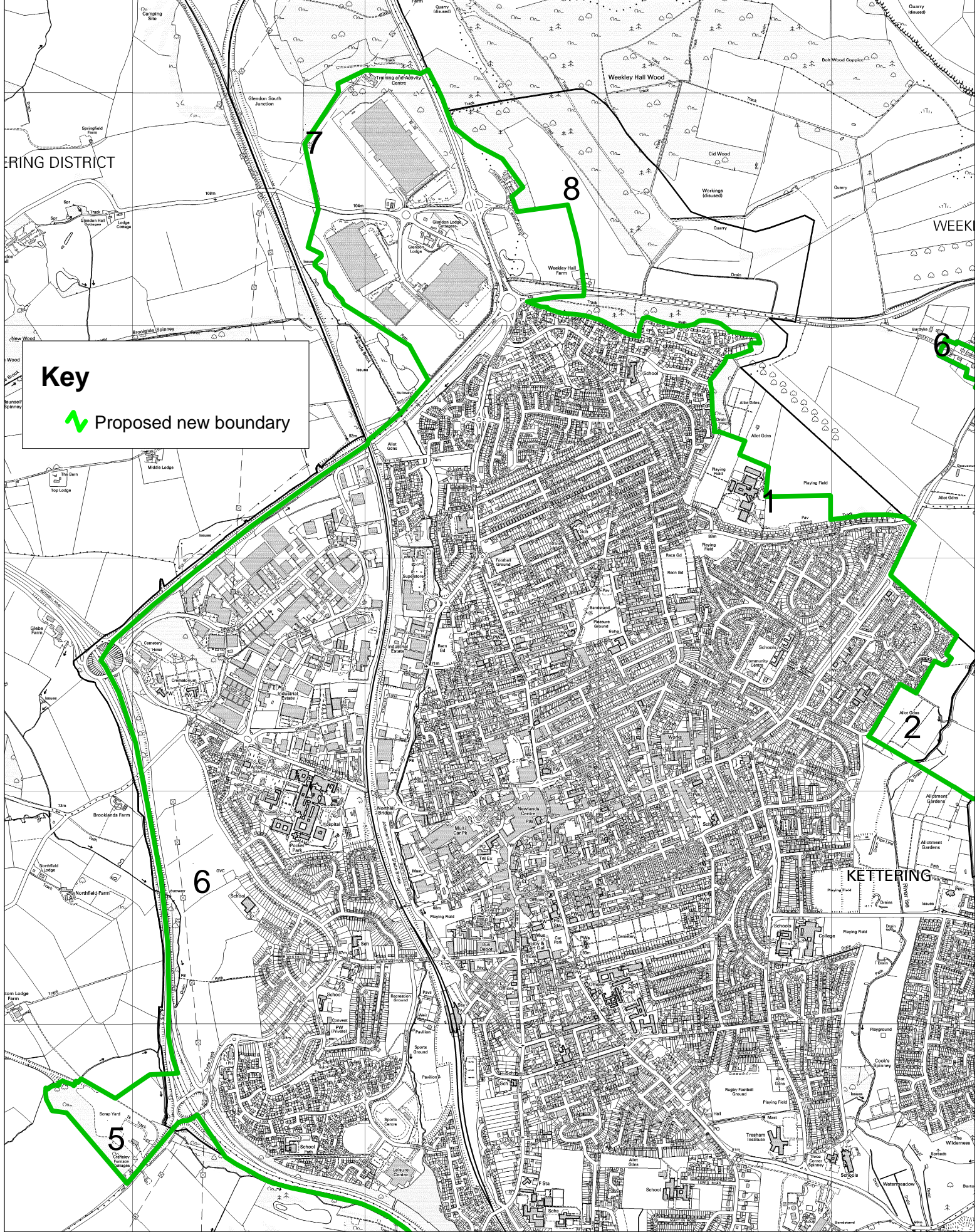
Kettering


Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1.	Open space at the edge of the settlement currently included in the boundary. Some of this open space is associated with the secondary school which has outline permission for redevelopment as an academy and associated facilities	Principle 1 and 3 a)	GIS assessment	Redraw boundary	To exclude areas of open space and allotments. Boundary will be drawn around the site boundary for the permitted academy to include the build development within the settlement boundary in accordance with principle 1 and 3 a)
2.	Open space at the edge of the settlement currently included in the settlement boundary	Principle 3 a)	GIS assessment	Redraw boundary	To exclude allotments and open space in accordance with principle 3 a)
3.	Permitted development of East Kettering Sustainable Urban Extension is currently excluded from the settlement boundary	Principle 2 a)	GIS assessment	Redraw boundary	To include area of East Kettering SUE planning application. Boundary may need subsequent amendments to remove areas of open space located at the edge of the development. This will be done through a future review of settlement boundaries
4.	Settlement boundary currently follows the A14. There are areas within this which are open space at the edge of the settlements.	Principle 1 and 3 a)	Site visit/ GIS assessment	No change	The majority of open space located within the boundary of this section of the A14 is strategic landscaping and the A14 provides a strong edge to the town. The A14 is therefore an appropriate boundary to this edge of the town.
5.	Permitted employment development currently	Principle 1	Site visit/ GIS assessment	Redraw boundary	To include the site permitted for employment development

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.

	excluded from the settlement boundary				
6.	The boundary currently follows the A14 and includes large areas of agricultural land/ open space at the edge of the settlement. Part of this has a resolution to grant planning permission for residential development subject to S106	Principle 1, 2 a) and 3 a)	Site visit/ GIS assessment	No change	The area with outline planning permission for residential development subject to S106 should be included in the boundary in accordance with principle 2 a). The A14 provides a strong boundary to this edge of town and it is therefore appropriate for this to form the edge of the settlement boundary
7.	Boundary currently includes open space surrounding the North Kettering business park	Principle 3 a)	GIS assessment	Redraw boundary	To exclude areas of open space surrounding the business park in accordance with principle 3 a)
8.	Area of open space surrounding employment development currently included in the settlement boundary	Principle 3 a)	GIS assessment	Redraw boundary	To exclude areas of open space surrounding the business park in accordance with principle 3 a)

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key
 Proposed new boundary

Title: Kettering Proposed New Settlement Boundary (North)

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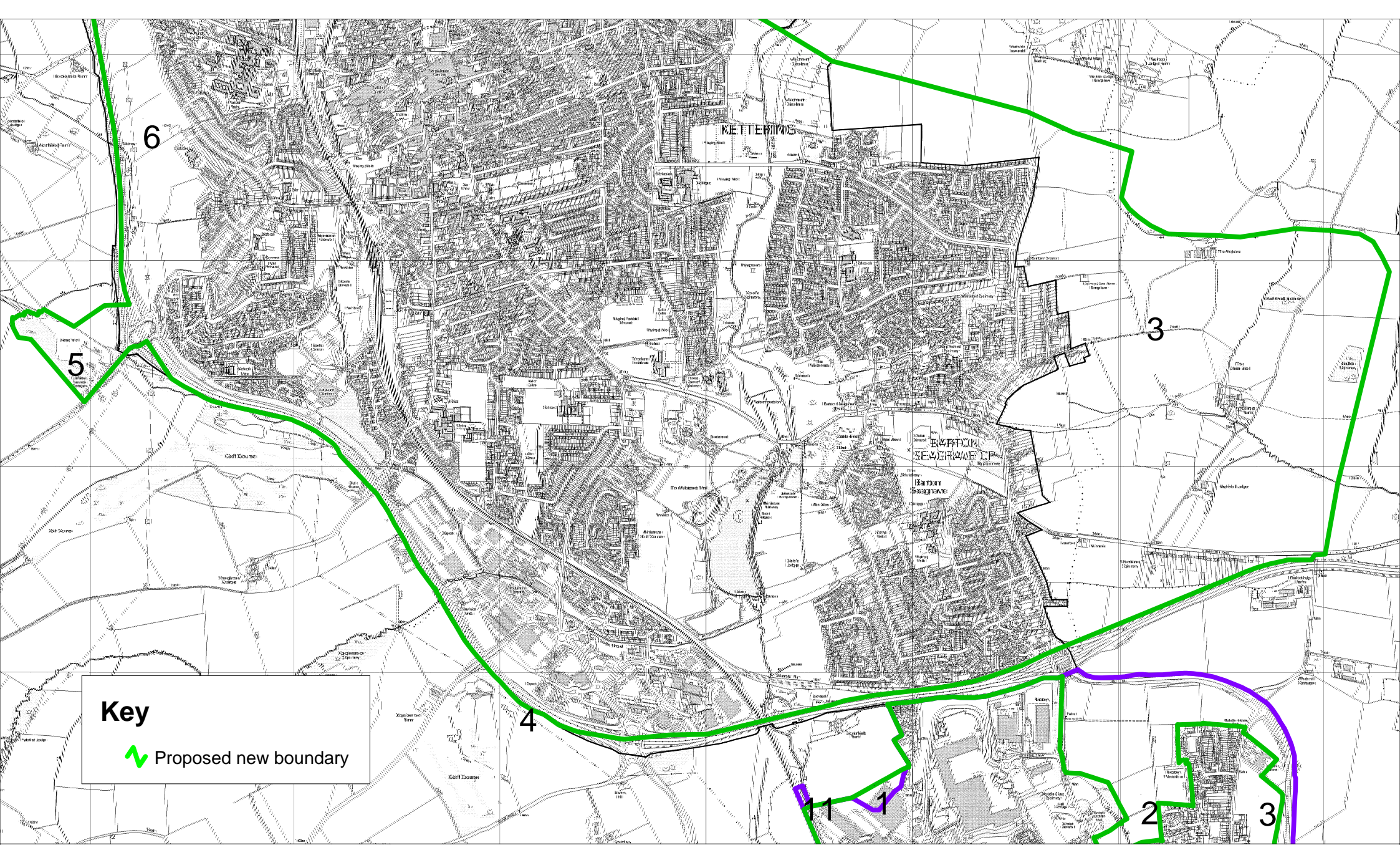
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Key
 Proposed new boundary

Title: Kettering Proposed New Settlement Boundary (South)

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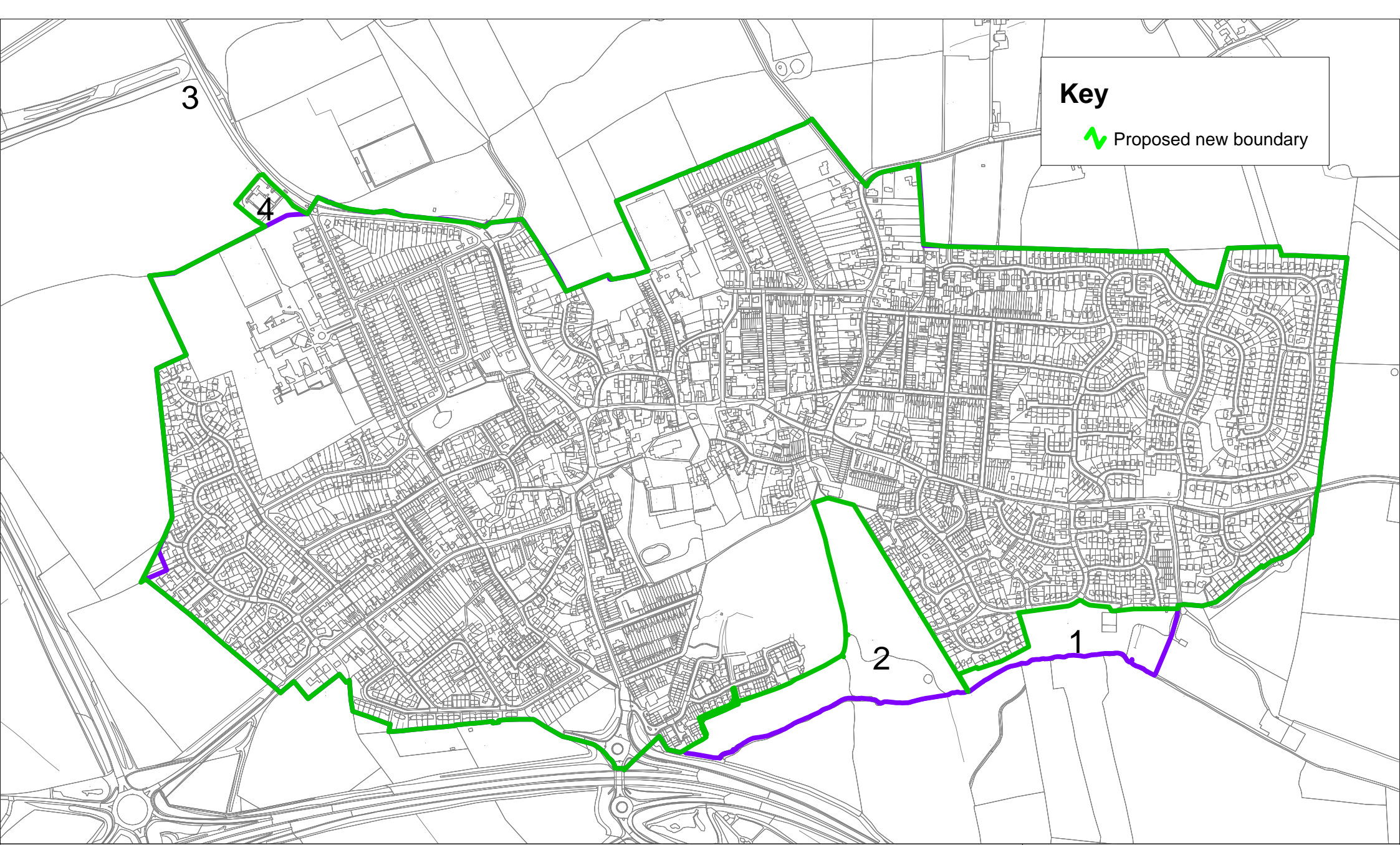
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Rothwell

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1.	Open space at the edge of the settlement currently included in the settlement boundary	Principle 3 a)	Site Visit	Redraw boundary	To exclude open space from the settlement boundary in accordance with principle 3 a)
2.	Open space at the edge of the settlement currently included in the settlement boundary	Principle 3 a)	GIS assessment	Redraw boundary	To exclude open space from the settlement boundary in accordance with principle 3 a)
3.	Area proposed for the Rothwell Sustainable Urban Extension is currently excluded from the settlement boundary	Principle 2 d)	GIS assessment	No change at present	This site is identified as the preferred location for the Rothwell Sustainable Urban Extension in the Rothwell and Desborough Sustainable Urban Extension Area Action Plan and once this document is adopted will be included within the boundary
4.	Rothwell Medical Centre is currently excluded from the boundary	Principle 2 b)	Site Visit/ GIS assessment	Redraw boundary	To include Medical Centre in the boundary in accordance with principle 2 b) as the Medical Centre has an important function in the town.

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key

✓ Proposed new boundary

Title: Rothwell Proposed New Settlement Boundary

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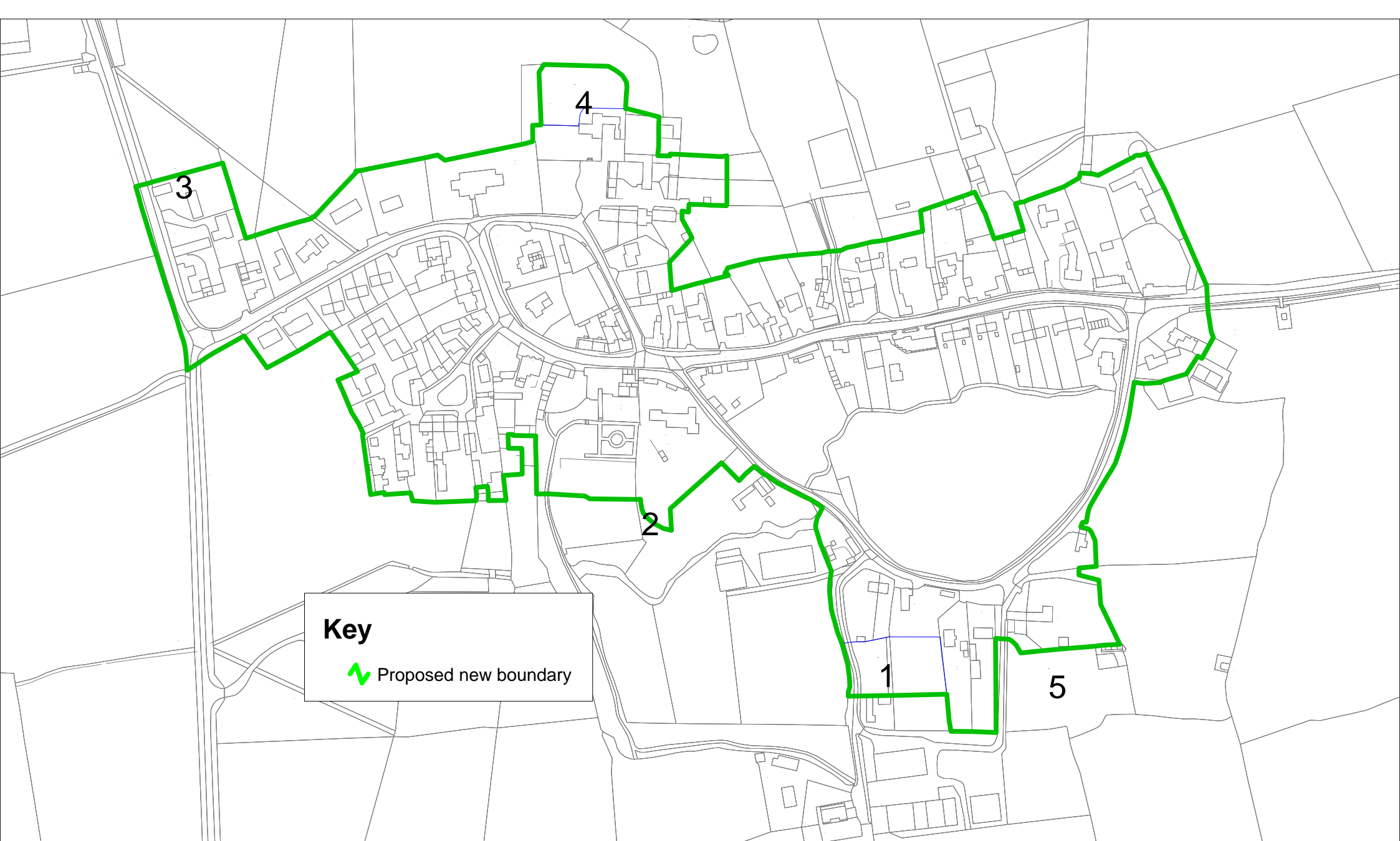
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Ashley

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	Should Curtalige of 4 Green Lane be within the Village Boundary?	Principle 2(c) and Principle 3(d) and 9(e)	Site Visit	Site Visit – boundary has been re-drawn to reflect comments	Potential boundary change to include part of this properties curtalige which relates to the dwellinghouse. The remainder of the curtalige relates more to the neighbouring farm/open countryside and will remain outside of the boundary.
2	Does boundary cut across the curtalige of The Garden House?	Principle 2(c) and Principle 3(d) and 9(e)	Site Visit	Site Visit – no further action	Although this is primarily a residential curtalige it relates more to the open countryside and should remain outside of the boundary.
3	Does boundary cut across the curtalige of Ascot House, 4 Medbourne Road?	Principle 2(c) and Principle 3(d) and 9(e)	Site Visit	Site Visit – no further action	Although this is primarily a residential curtalige it relates more to the open countryside and should remain outside of the boundary.
4	Does boundary cut across the curtalige of the Manor House?	Principle 2(c) and Principle 3(d) and 9(e)	Site Visit	Site Visit – boundary has been re-drawn to reflect comments	The boundary should be amended to include the curtalige of the Manor House, which relates closely to the dwellinghouse.
5	Does boundary cut across the curtalige of Yeomans?	Principle 3(a), (d) and 9(e)	Site Visit	Site Visit – no further action	This site is a field, which is part of the farm and relates more to the farm and open countryside and should remain outside of the boundary. This site provides a soft edge to the village and is an attractive open space.

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Title: Ashley Proposed New Settlement Boundary

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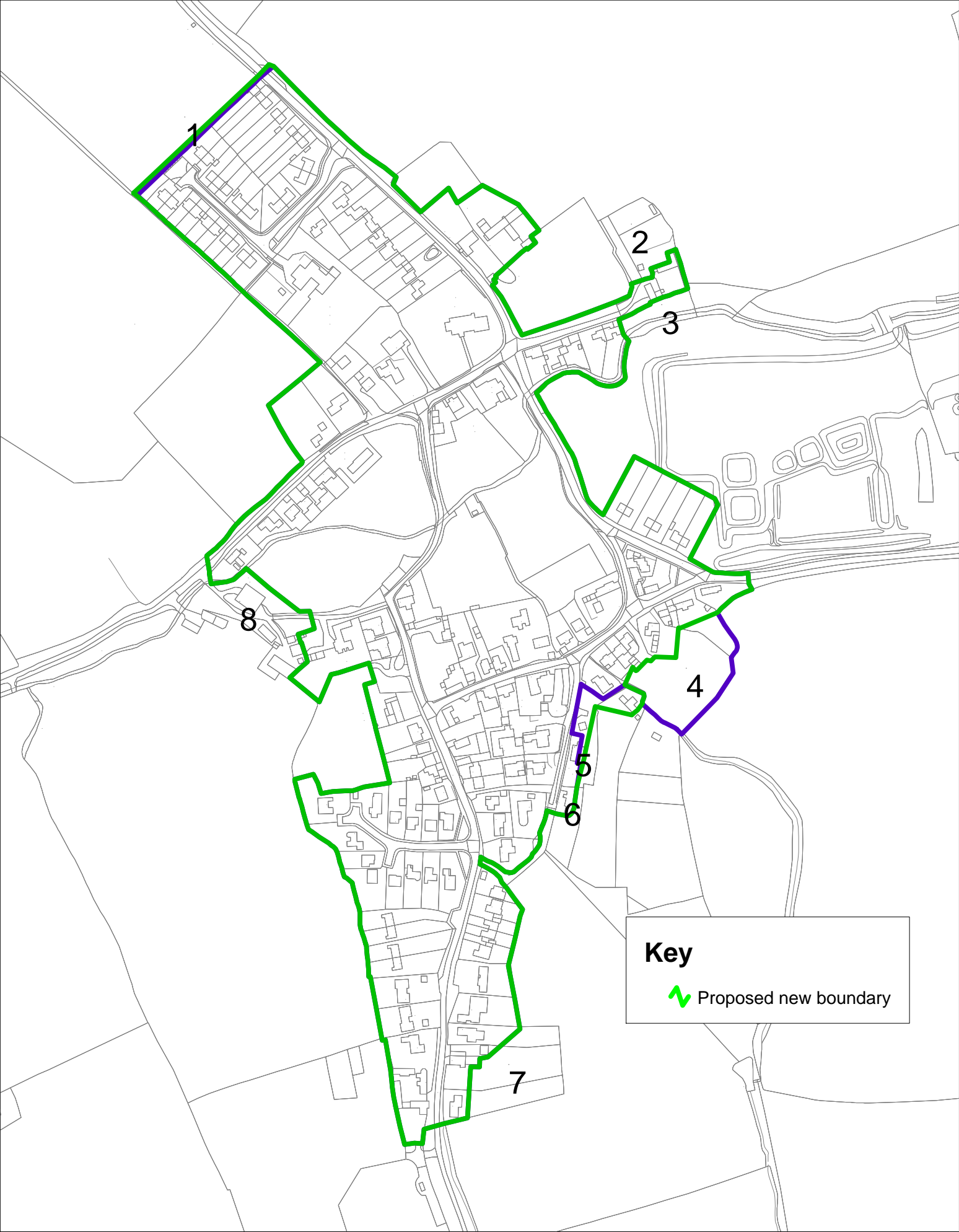
Brampton Ash

Brampton Ash consists of a number of scattered dwellings in the open countryside. These dwellings are currently considered as open countryside and given the small number and scattered nature of dwellings it is considered this is the most appropriate designation for Brampton Ash. It is therefore not appropriate to apply the settlement boundary methodology to Brampton Ash.


Braybrooke

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	Boundary cuts across houses and gardens	Principle 1	Site visit	Amend boundary	Boundary amended to follow the boundary of existing development
2 & 3	Curtilage of number 12 Newton Way currently excluded from the boundary	Principle 2, bullet 3 and Principle 3, bullets 4 & 5	Site visit	None	Should remain excluded from the boundary as this area relates better to the open countryside than the settlement.
4	Area of open space currently included in the boundary	Principle 3, bullet 1	Site visit	None	Should remain excluded from the boundary as this site relates better to the open countryside than the settlement.
5	Boundary currently cuts across Millennium House	Principle 1	Site visit	Amend boundary	Boundary should be amended to include the residential property but the land to the rear of this property is rural in character and should be excluded from the boundary for this reason.
6	Boundary currently excludes curtilage of 9 Green Lane	Principle 2, bullet 3 and Principle 3, bullets 4 & 5	Site visit	None	Should remain excluded from the boundary as this site is agricultural in nature and relates better to the open countryside than the settlement.
7	Curtilages of 55 – 65 Griffin Road are currently excluded from the boundary	Principle 2, bullet 3 and Principle 3, bullets 4 & 5	Site visit	None	Should remain excluded from the boundary as this site relates better to the open countryside than the settlement.
8	Buildings currently excluded from the boundary	Principle 2, bullet 2 and Principle 3, bullet 3	Site visit	None	Should remain excluded from the boundary as this site is agricultural in nature and relates better to the open countryside than the settlement.

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key

 Proposed new boundary

Title: Braybrooke Proposed New Settlement Boundary

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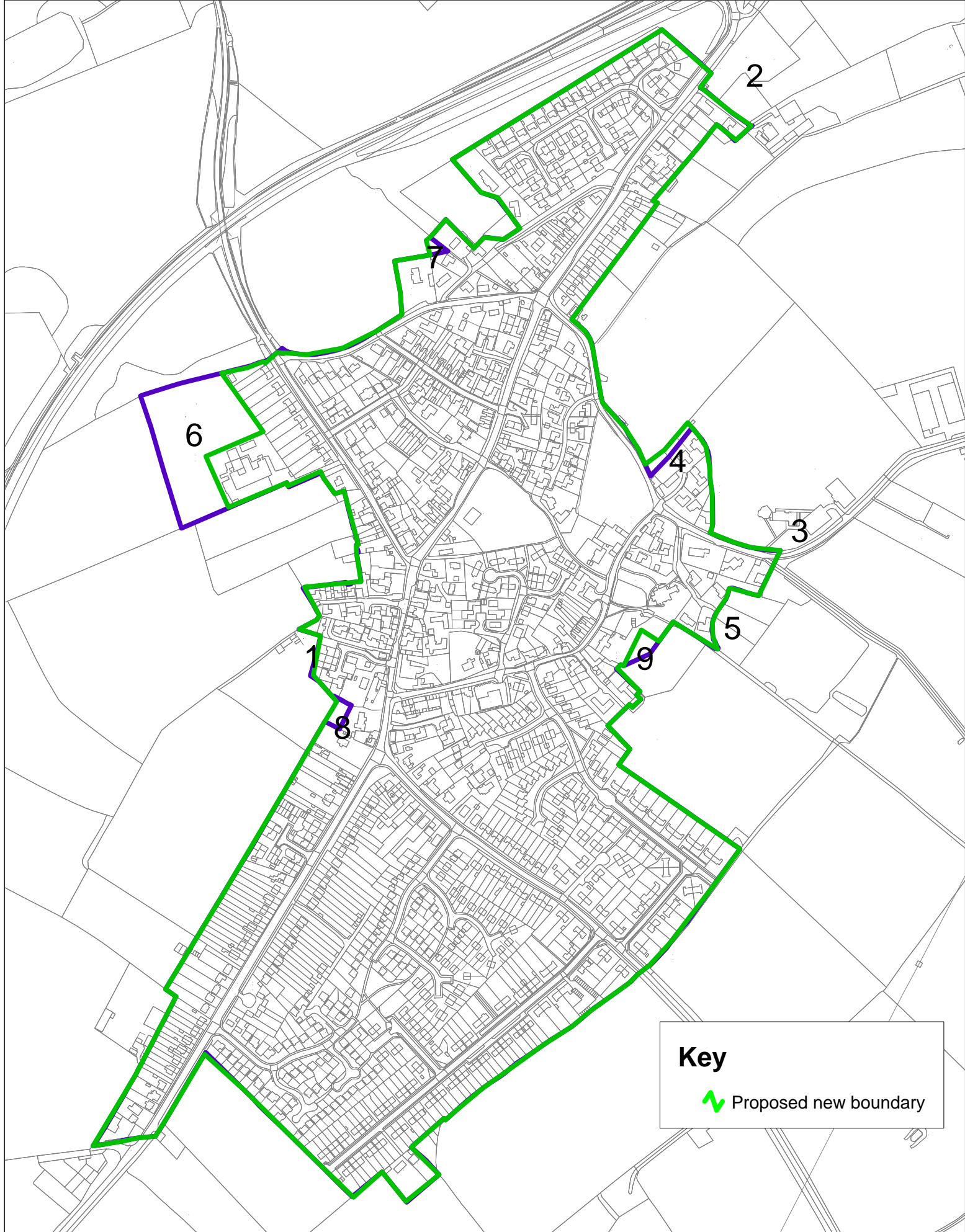
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Broughton


Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1.	Land to rear of what was 22 High Street proposed to be included in the village boundary to allow a small residential development.	Principle 2 d)	Site Visit	No change	This site is being assessed for suitability for housing development, if this site is considered suitable for allocation area should be included, if not area should be excluded from the boundary.
2.	Boundary should be extended to the north to include the parcel of land at Kettering Road partly occupied by the allotments	Principle 2 d)	Site Visit	No change	This site is being assessed for suitability for housing development, if this site is considered suitable for allocation area should be included, if not area should be excluded from the boundary.
3.	Village Hall is currently exclude from the settlement boundary	Principle 2 b)	Assess relationship to settlement on site	No Change	Building is physically and visually detached from the village and should be excluded in accordance with principle 2 b)
4.	Part of gardens to rear of 1-3 Manor Farm Close excluded from existing boundary	Principle 2 c) and Principle 3 d) & e)	Assess on site	Redraw Boundary	Visibility difficult but gardens appear to be contained so these should be included in accordance with principle 2 c)
5.	Boundary cuts across gardens of 1 and 4 Rectory Gardens	Principle 2 c) and Principle 3 d) & e)	Assess on site	No change	These are not contained gardens and is open space at the edge of the village that should be excluded in accordance with principle 3 a)
6.	Playing fields at Broughton County Primary School are included in the existing boundary	Principle 3 a)	GIS	Redraw Boundary	To exclude playing fields at the edge of the village in accordance with principle 3 a)
7.	Part of garden of 2 Crane Close is excluded from the boundary	Principle 2 c) and Principle 3 d) & e)	Site visit/ GIS assessment	Redraw Boundary	To include contained garden in the boundary in accordance with principle 2 c)
8.	Part of garden of 10 High Street is excluded from the boundary	Principle 2 c) and Principle 3 d) & e)	Site visit/ GIS assessment	Redraw Boundary	To include contained garden in the boundary in accordance with principle 2 c)
9.	Part of wider field included in the boundary	Principle 3 a)	GIS	Redraw Boundary	To exclude area which is part of a wider field and should be excluded in accordance with principle 3 a)

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Title: Broughton Proposed New Settlement Boundary

Key

 Proposed new boundary

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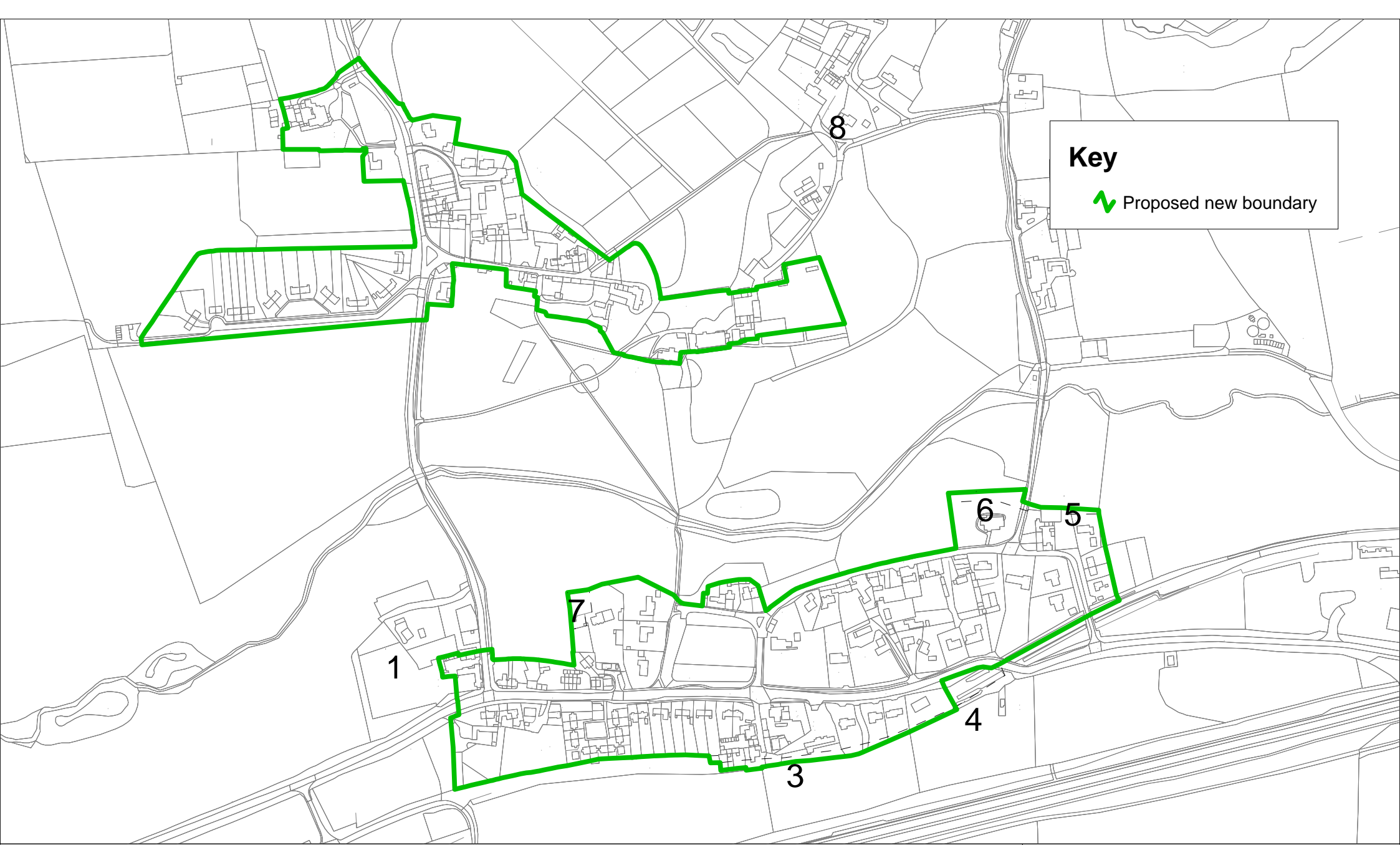
Cranford

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	The settlement boundary surrounding the Top House, Grafton Road, Cranford should be re-drawn to include the associated garden land within the curtilage of the property.	Principles 2 c), 3 d) & e)	Site visit	No change	Exclude (as current). Principles 3 d) & e): Land is more related to the open countryside. Inclusion of this garden in the boundary and possible development of the site would harm the character of the village. Background info: Appeal ref: APP/L2820/A/11/2144717 Appeal against refusal of permission for a detached dwelling on this land. The inspector concluded that development of the site would be harmful to the character and appearance of the surrounding countryside.
2	The houses along Cranford Road should be included in the Cranford boundary	Principles 1, 3 c)	Site visit	No change	Exclude (as current). Houses are totally removed from main settlement – approximately 1 mile distance. In fact they are more related to Barton Seagrave (500m / 0.3 mile). This area is included in the proposed settlement boundary for Kettering.
3	Boundary cuts across gardens 34-38 High Street	Principle 2, c)	Site visit	Boundary redrawn	Redraw to include gardens – correct possible existing mapping error. Principle 2 c): Curtilages which are contained and visually separated from the open countryside
4	Boundary cuts across gardens to rear of 46-52 High Street	Principle 2, c)	Site visit	Boundary redrawn	Redraw to include gardens – correct possible existing mapping error. Principle 2 c): Curtilages which are contained and visually separated from the open countryside
5	Part of garden of Teal House is excluded from the boundary	Principles 2 c), 3 d) & e)	Site visit	Boundary redrawn	Redraw to include gardens – correct possible existing mapping error. Principle 2 c): Curtilages which are

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.

					contained and visually separated from the open countryside
6	Boundary cuts across the cemetery	Principle 2 b)	Site visit	Boundary redrawn	Redraw to include entire churchyard – correct existing mapping error.
7	Part of garden of 31 High Street is excluded from the boundary	Principles 2 c), 3 d) & e	Site visit	No change	Exclude (as current). Curtilage is well related to open space. Potential development of the land were it to be included would harm the structure and form of the settlement by encroaching on the green edge to the central open space.
8	Home Farm is excluded from the boundary	Principle 4 c)	Site visit	No change	Exclude (as current). Farm is visually and physically separated from the main settlement and more related to the open countryside. Principle 4 c) Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the village which relate more to the countryside than the village).

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key

↙ Proposed new boundary

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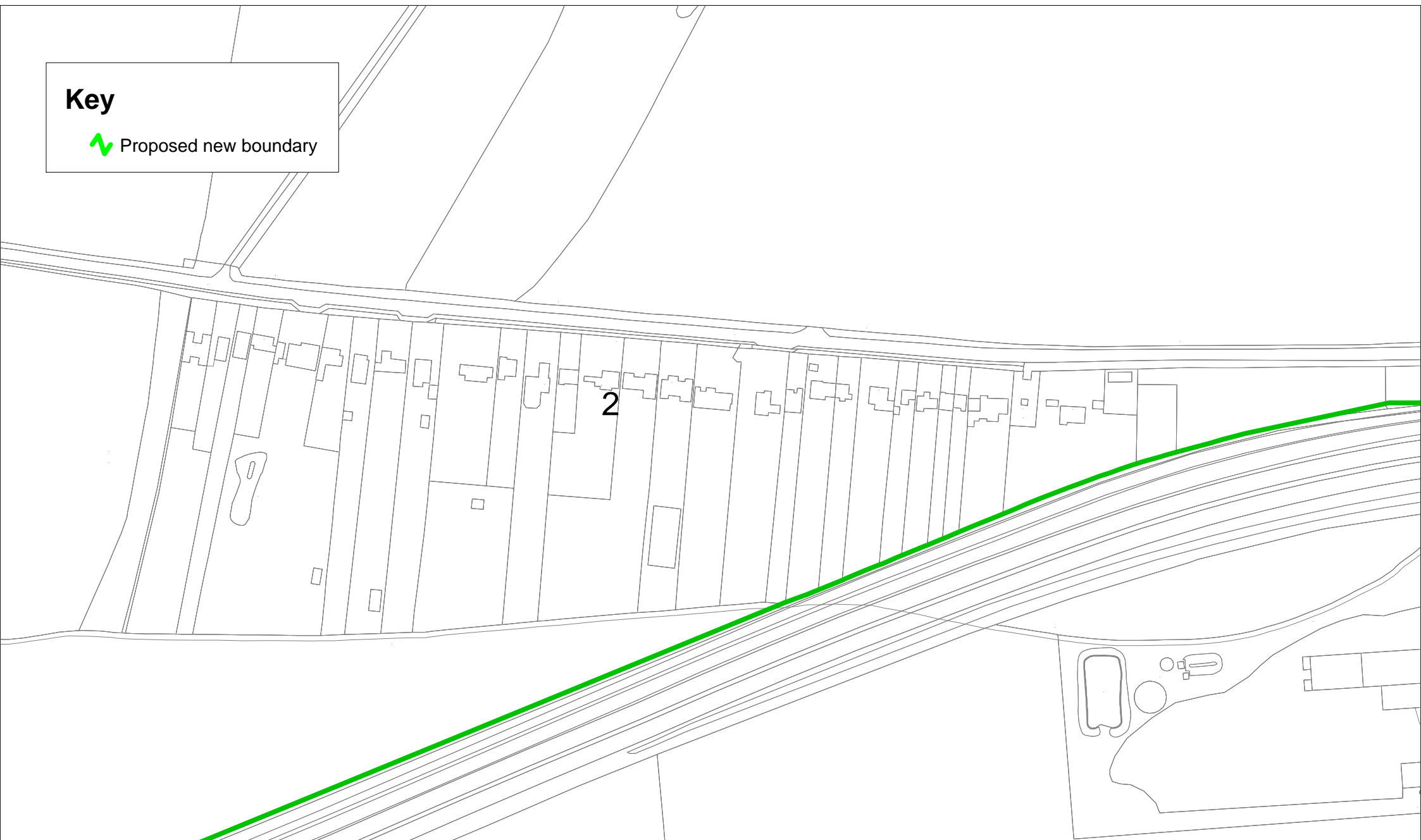
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Borough Council

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 Proposed new boundary



Title: Cranford B

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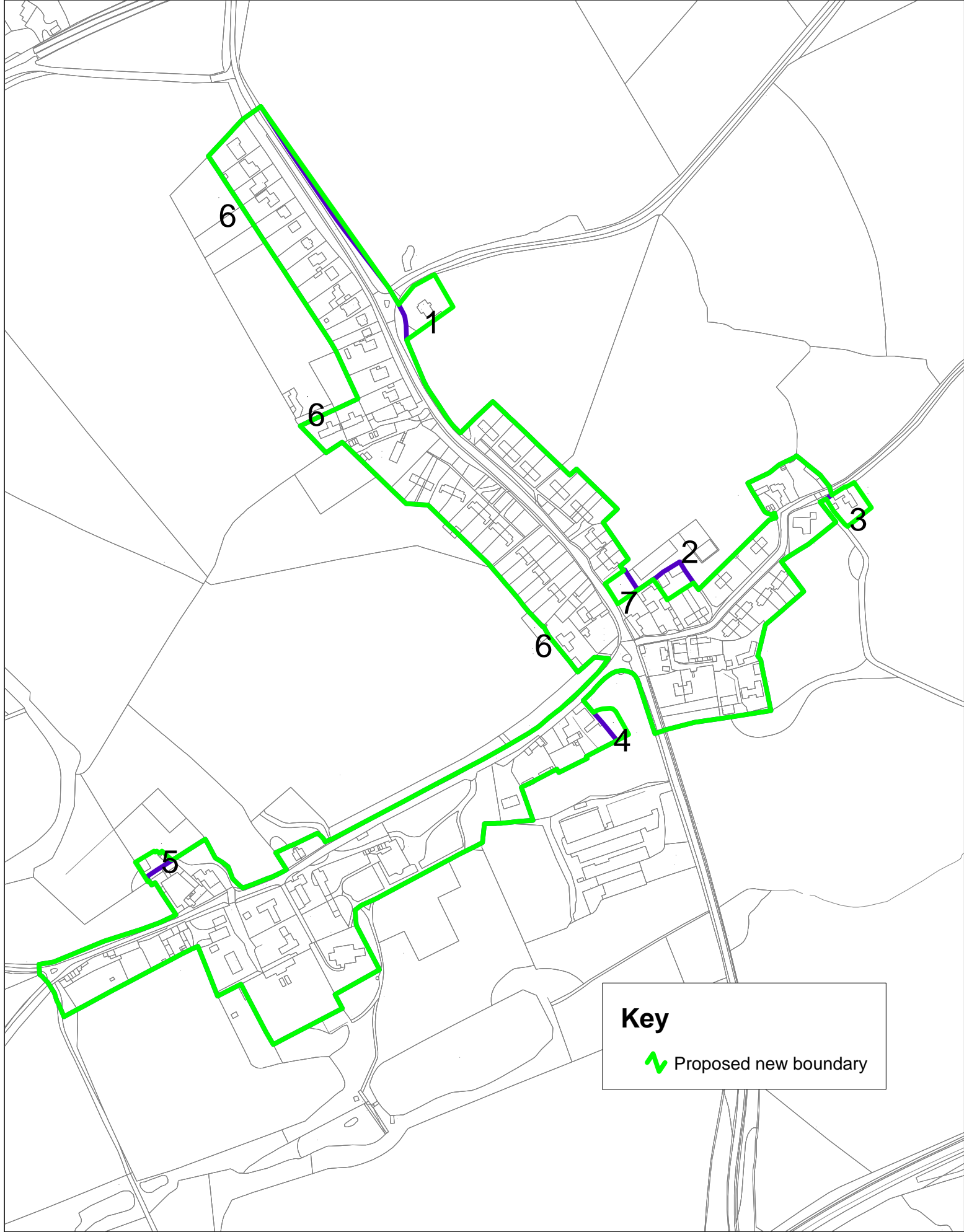
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Great Cransley

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	48 Loddington Road is excluded from the boundary	Principle 1	Site visit	Redraw boundary	To include existing dwelling which is closely linked to the village in accordance with principle 1
2	Large farm buildings excluded from the village boundary	Principle 2 b) and Principle 3 c)	Site visit	No change	Exclude buildings in accordance with principle 3 c). The buildings are agricultural and relate more to the open countryside than the village.
3	Haydrag cottage excluded from the boundary	Principle 1	Site visit	Redraw boundary Existing dwelling which forms part of the village	To include existing dwelling which forms part of the village in accordance with principle 1
4	Part of residential curtilage of The Oaks is excluded from the boundary	Principle 2 c)	Areal photography	Redraw boundary	To include garden which is contained visually separate from the open countryside in accordance with principle 2 c) The areal photography shows significant vegetation around the boundary of the site separating it from the open countryside
5	Part of gardens to rear of 10 and 12 Church Lane are excluded from the boundary	Principle 2 c) and Principle 3 d) & e)	Site visit	Redraw boundary	Slight amendment to boundary to include buildings but to exclude large gardens which would harm the form of the village if these were development in accordance with principle 3 e)
6	Extensions to gardens currently excluded from the boundary	Principle 2 c) and Principle 3 d) & e)	Site visit/ Areal photography	No change	Exclude from boundary as these are unauthorised extensions to the gardens
7	Open space at the edge of the village currently included in the village boundary	Principle 3 a)	Areal photography	Redraw boundary	Exclude open space at the edge of the village from the boundary in accordance with principle 3 a).

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key

 Proposed new boundary

Title: Great Cransley Proposed New Settlement Boundary

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Dingley

Dingley consists of a number of scattered dwellings in the open countryside. These dwellings are currently considered as open countryside and given the small number and scattered nature of dwellings it is considered this is the most appropriate designation for Dingley. It is therefore not appropriate to apply the settlement boundary methodology to Dingley.

Geddington

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	Steele Way is currently outside the village boundary	Principle 1	Site visit	Redraw boundary	To include existing development in accordance with principle 1
2	Part of village hall car park outside the village boundary	Principle 1	Site visit	Redraw boundary	To include car park in accordance with principle 1. The boundary of the car park is an appropriate feature for the boundary to follow.
3	Buildings associated with bowling green are outside the existing boundary	Principle 1, principle 2 b)	Site visit	Redraw boundary	To include buildings in accordance with principle 2 b) Existing buildings which are part of the social function of the village.
4	Curtilage of The Priory currently outside the boundary	Principle 2 c) Principle 3 d) & e)	Site visit	Redraw boundary	To include the curtilage of The Priory in accordance with principle 2 c). The curtilage is not visible from the recreation ground and trees and river form a natural boundary. Area is now enclosed within the settlement by Orchard Close.
5	Orchard Close is currently excluded from the settlement boundary	Principle 1	No	Redraw boundary	To include Orchard Close in accordance with principle 1. These are existing buildings which form part of the village.
6	Buildings at Sawmill	Principle 3 c)	Site Visit	No change	The Sawmill is detached from the settlement by allotments and is visually detached from the village so should be excluded from the boundary in accordance with principle 3 c). The site is being considered for development and if considered suitable for allocation should be included. The youth club is beyond this and relates closely to the social function of the village, should the

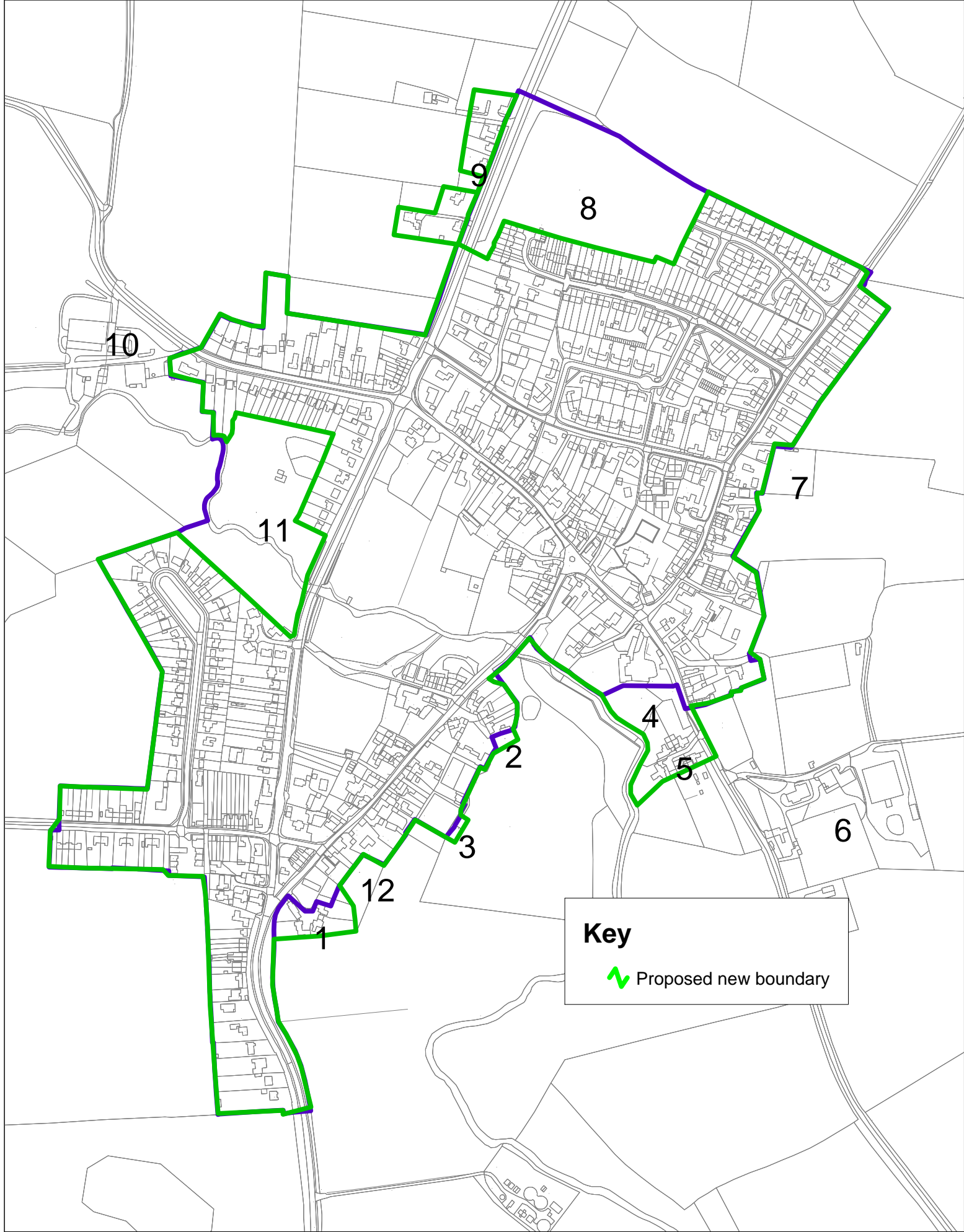
The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
					boundary be amended to include an allocation at the sawmill the youth club should also be included in the village boundary.
7	Is the area of land to the rear of 20 Wood Street part of the residential curtilage	Principle 3 d) & e) and Principle 2 c)	Site visit	No change	Site is used as garden land but development of the site may harm the character of area of the village. This site is being assessed for suitability for housing development, if this site is considered suitable for allocation it should be included, if not area should be excluded from the boundary.
8	Area of land allocated in the 1995 Local Plan but refused planning permission due to changes in RSS policy	Principle 2 d	Site visit	Redraw boundary	To exclude site. This site is being assessed for suitability for housing development, if this site is considered suitable for allocation area should be included, if not area should be excluded from the boundary.
9	Row of houses excluded from the previous boundary	Principle 2) b & 3 c)	Site visit	Redraw boundary	To include row of houses within the boundary in accordance with principle 2 b), boundary should be drawn tightly around the existing buildings. This row of houses is visually detached from the settlement but is part of linear development which has developed along the A43. The use of these buildings is residential and this is a function related to the village rather than the open countryside.
10	Mill Farm currently excluded from the boundary	Principle 3 c)	Site visit	No change	To exclude in accordance with principle 3 c). The character and use of these buildings relates more to the open countryside than the village. The buildings are visually detached from the settlement.
11	Area of green space on the edge of the settlement	Principle 3 a)	Site visit	Redraw boundary	To exclude open space in accordance with principle 3 a). This area is currently


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Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
					uses as a paddock and as such should be excluded from the settlement boundary. This site is being assessed for suitability for housing development, if this site is considered suitable for allocation area should be included, if not area should be excluded from the boundary.
12	Area put forward for inclusion to round off the village boundary	Principles 2 c)	Site visit	No change	To exclude area from the boundary. It was not possible to view on site but aerial photography does not indicate that this is a contained curtilage and therefore area should not be included within the boundary.

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key

 Proposed new boundary

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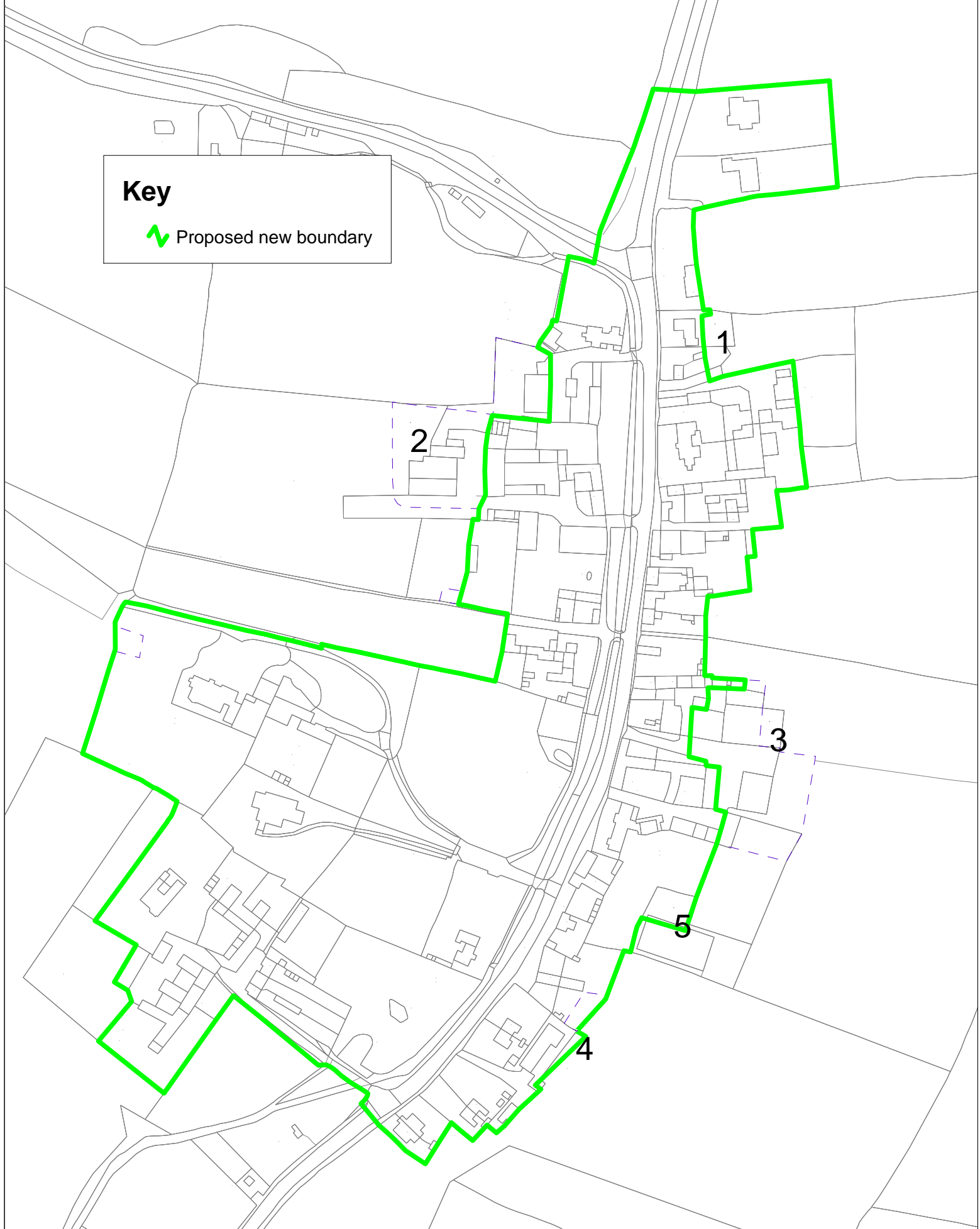
Grafton Underwood

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	Is this area a residential curtilage	Principle 2 c) & principle 3 d) 7 e)	Site visit/ Areal photography	No change	Areal photography shows areas are part of gardens Distinction between boundary of garden and open countryside not clear. Exclude from boundary in accordance with principle 3 d) & e)
2	Boundary cuts across a field and does not follow a defined feature and includes agricultural buildings	Principle 1 & 3 c)	Site visit/ Areal photography	Redraw boundary	To exclude agricultural buildings which relate more to the open countryside than the village on accordance with principle 3 c)
3	Boundary cuts through existing building and includes agricultural buildings	Principle 1 & 3 c)	Site visit/ Areal photography	Redraw boundary	To exclude agricultural buildings which relate more to the open countryside than the village on accordance with principle 3 c)
4	Boundary does not follow a defined feature	Principle 1	Site visit/ Areal photography	Redraw boundary	Boundary adjusted to follow boundary of property and hall in accordance with principle 1
5	Boundary cuts across part of tennis court	Principle 2 c) and Principle 3 d) & e)	Site visit/ Areal photography	Redraw boundary	To exclude whole of the tennis court in accordance with principle 3 d) 7 e)

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.

Key

 Proposed new boundary



Title: Grafton Underwood Proposed New Settlement Boundary

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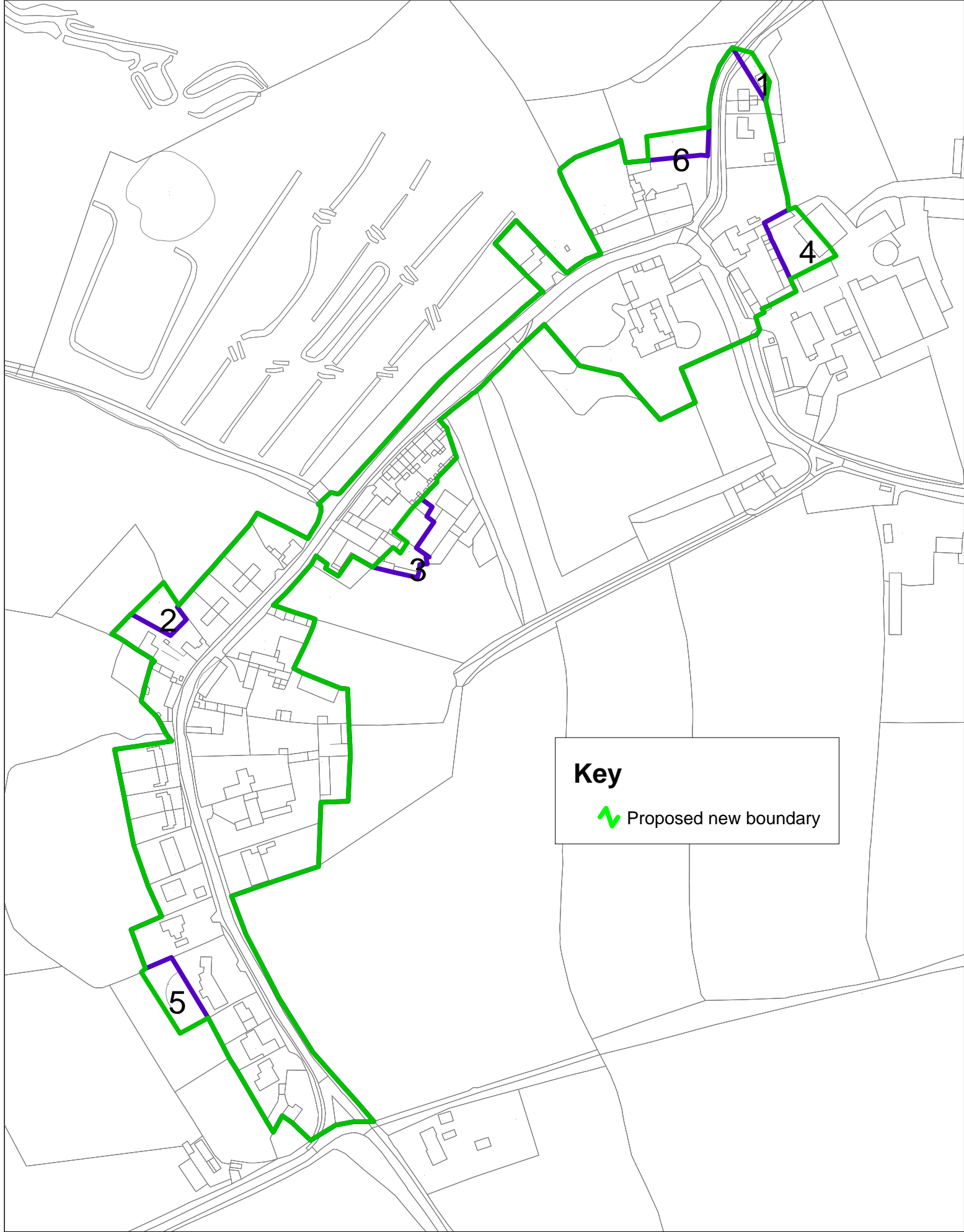
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Harrington

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	Boundary currently cuts across the curtilage of 25 Church Lane	Principle 2 c) and Principle 3 d) & e)	Site visit	Site visit – boundary amended to reflect findings	The garage behind the property relates more to its residential use than the open countryside and should be included in the boundary for this reason. The rest of the curtilage of this property relates better to the open countryside and should remain outside the boundary.
2	Boundary currently cuts across the curtilage of 29 High Street	Principle 2 c) and Principle 3 d) & e)	Site visit	Site visit – boundary amended to reflect findings	The curtilage of this property is residential in character and should be included in the boundary for this reason.
3	Some farm buildings are included in the boundary and some are excluded	Principle 2 c) and Principle 3 c)	Site visit	Site visit – boundary amended to reflect findings	Boundary should be amended to include residential properties, their curtilages and the curtilage of the Village Hall as these relate more to the village than the open countryside. Everything outside of that listed above has a distinctly agricultural feel and should remain outside the boundary for this reason.
4	Farm buildings at the edge of the village excluded from the boundary	Principle 2 c) and Principle 3 c)	Site visit	Site visit – boundary amended to reflect findings	Current B&B has been extended and the buildings associated with this use should be included in the village boundary.
5	Boundary currently cuts across the curtilage of 7 High Street	Principle 2 c) and Principle 3 d) & e)	Site visit	Site visit – boundary amended to reflect findings	The curtilage of this property is residential in character and should be included for this reason.
6	Boundary cuts across car park	Principle 2 c) and Principle 3 d) & e)	Site visit	Site visit – boundary amended to reflect findings	The car park and garden of the pub relates to this use and the village more than the open countryside and should be included in the boundary for this reason.

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key

 Proposed new boundary

Title: Harrington

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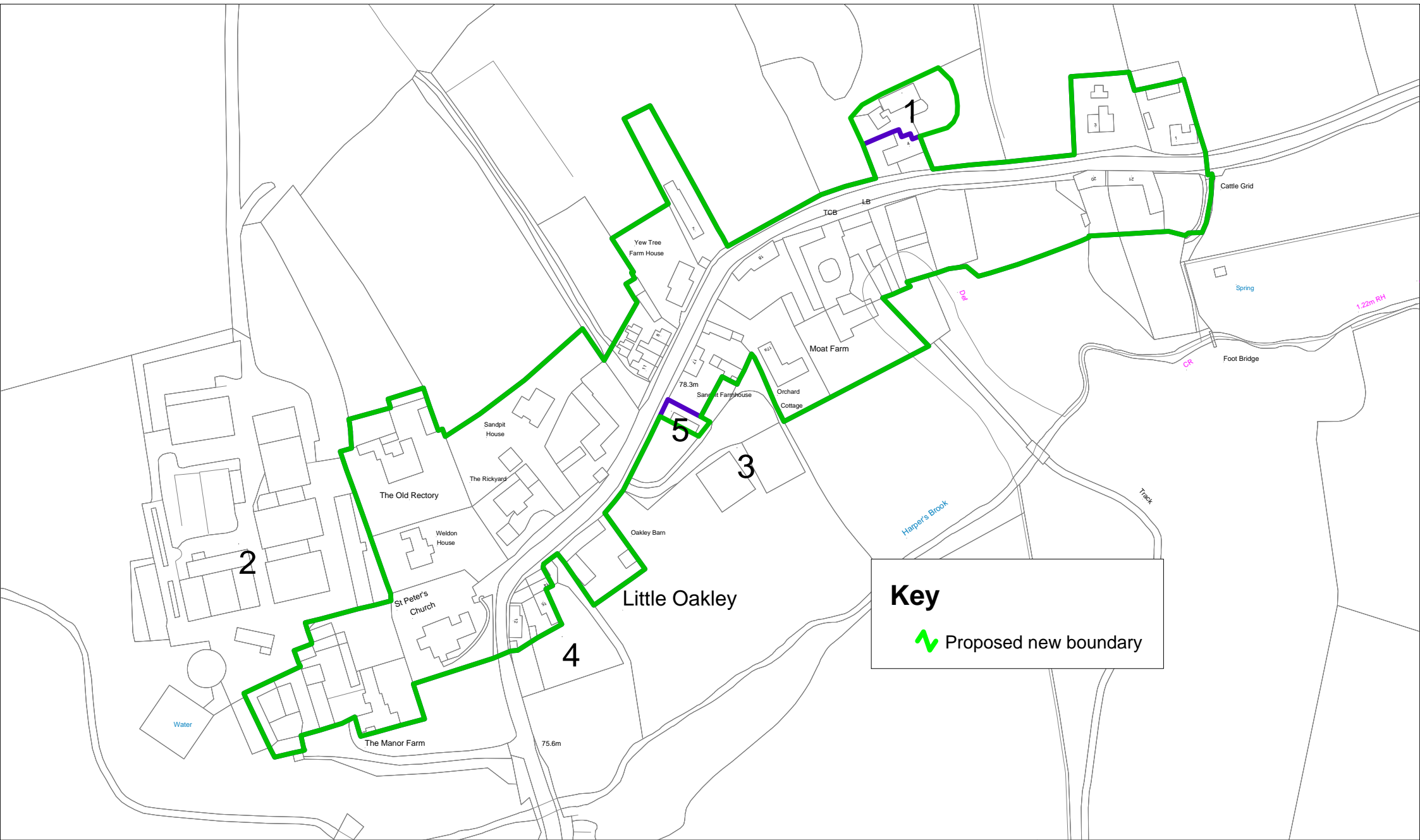
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Little Oakley

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	Garage behind number 4 Mayfield located outside the village boundary	Principle 2 (b) and Principle 3 (c)	Site Visit	Site Visit – amend boundary to reflect findings	The garage forms part of the curtalige of the dwellinghouse and is directly related to the residential function of this property and should be included in the boundary for this reason. The remaining curtalige of this property relates better to the open countryside and should remain outside the boundary for this reason.
2	Buildings located behind Little Oakley Hall and outside the village boundary	Principle 2 (b) and Principle 3 (c)	Site Visit	Site Visit – amend boundary to reflect findings	These buildings are more closely related to the open countryside and should be excluded from the village boundary. The boundary should be re-drawn however to include buildings attached to Little Oakley Hall.
3	Barns located behind the Bowls Club	Principle 2 (b) and Principle 3 (c)	Site Visit	Site Visit – no further action	These buildings are more closely related to the open countryside and should be excluded from the village boundary
4	Area behind 15 Primrose Cottage excluded from the boundary	Principle 2 (c) and Principle 3 (d) and (e)	Site Visit	Site Visit – no further action	This space relates to the open countryside and provides a rural gateway at this end of the village. It should therefore be excluded from the village boundary for this reason.
5	Buildings and bowling green outside the village boundary	Principle 2 (b) and Principle 3 (c)	Site Visit	Site Visit – amend boundary to reflect findings	The building should be included as it relates to the street scene and the village but the bowling green has a more rural feel and should be excluded for this reason

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Title: Little Oakley Proposed New Settlement Boundary

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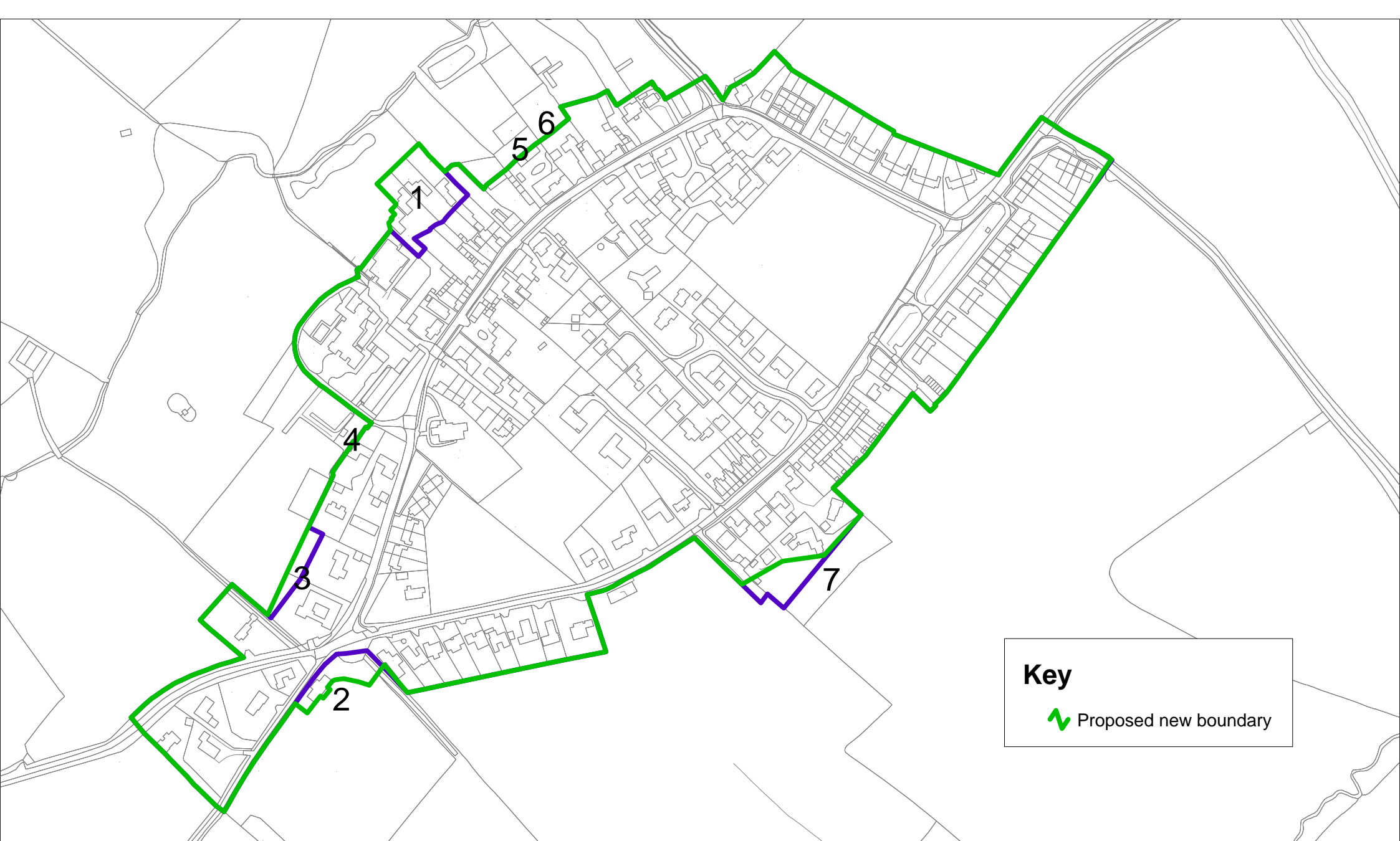
Loddington

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	Dwellings currently excluded from the boundary	1	Site visit	Boundary redrawn	Redraw to include dwellings built since the boundary was last drawn. Draw line tight around curtilages of houses.
2	Pavilion currently excluded	1, 2 b), 3 a)	Site visit	Boundary redrawn	Redraw to include cricket pavilion and associated hardstanding. Whilst this is associated with the open space which is excluded under criteria 3 a), the buildings constitute development and built form and is adjacent to the current village envelope and Harrington Road, which should, therefore, be included. Principles: 1 - The boundary will be defined tightly around the built up framework 2- b) Buildings on the edge of villages which relate closely to the or social function of the village
3	Gardens currently excluded	2 c)	Site visit	Boundary redrawn	Redraw to include gardens. Gardens are clearly associated with the dwelling and separated from the countryside. Principle 2 c): Curtilages which are contained and visually separated from the open countryside
4	Part of curtilage?	3 d)	Site visit	No change	Exclude (as current). Grounds are very open and more related to the open countryside than the village. In addition their potential development (if within the boundary) would detract from an important character area, and the structure, of the village. Principles: 3 d) Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement; & e) Large gardens or other area whose inclusion or possible development would harm the structure, form and character of the village
5	Existing buildings currently excluded	2 c), 3 d) & e)	Site visit	No change	Exclude (as current). Land is open and more related to the open countryside than the village. In addition the land's potential development (if within the boundary) would detract from the structure of the village by encroaching on the countryside. Principles: 3 d) Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement; & e) Large gardens or other area whose inclusion or possible development would harm the structure, form and character of the village
6	Part of garden currently excluded	2 c), 3 d) & e)	Site visit	No change	Exclude (as current). Land is open and more related to the open countryside than the village. In addition the land's potential development (if within the boundary) would detract from the structure of the village by encroaching on the countryside.


The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.

					Principles: 3 d) Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement; & e) Large gardens or other area whose inclusion or possible development would harm the structure, form and character of the village
7	Part of garden currently excluded	3 e)	Site visit	Boundary redrawn	Exclude whole garden. Land is open and more related to the open countryside than the village. The potential development of the land (if within the boundary) would detract from the structure of the village by encroaching on the countryside and extending beyond the current southerly built line of the village. e) Large gardens or other area whose inclusion or possible development would harm the structure, form and character of the village

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key

 Proposed new boundary

Title: Loddington Proposed New Settlement Boundary

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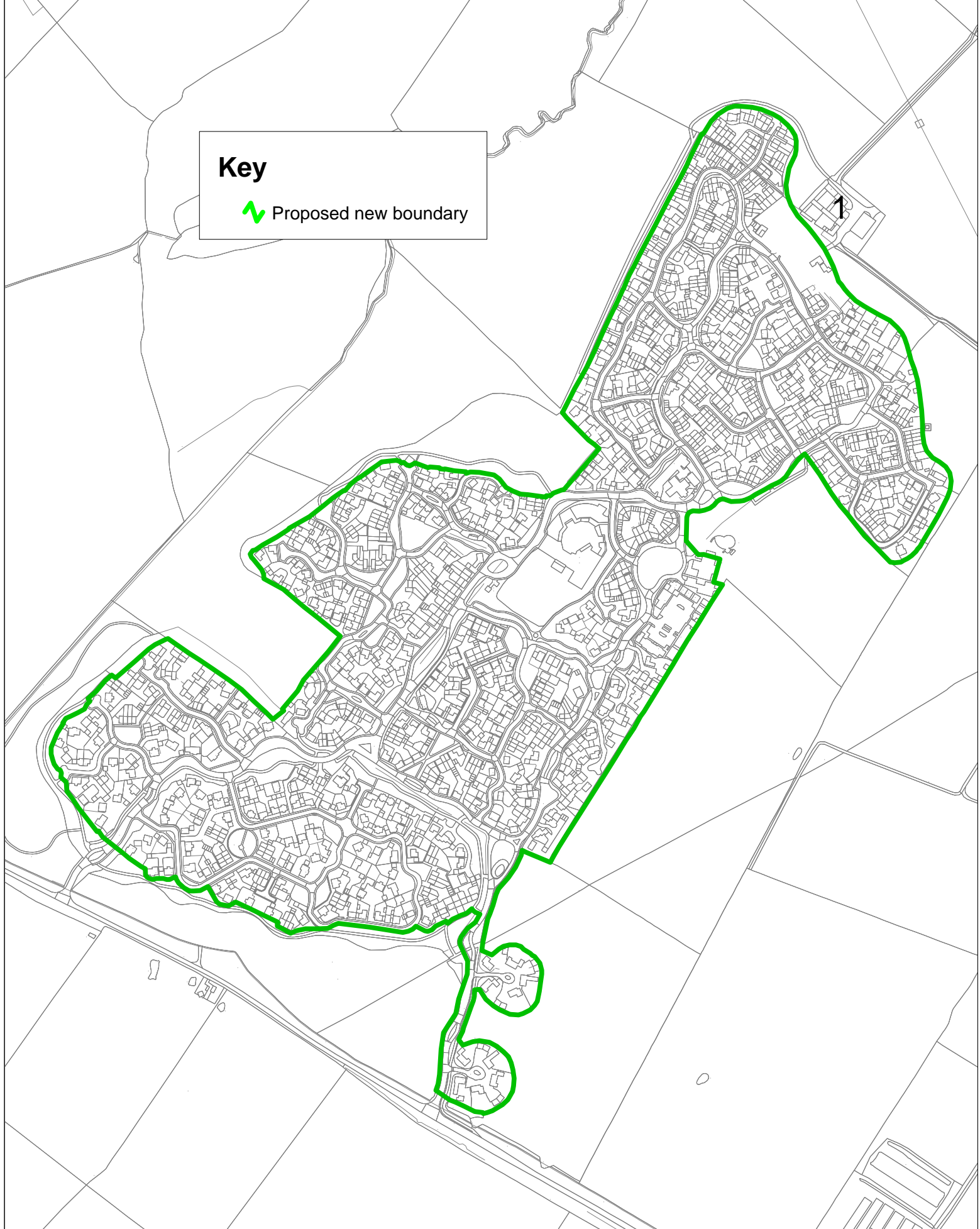
Mawsley

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
This is a new boundary which has been drawn following the settlement boundary principles. There is a clear distinction between the edge of the village and the open countryside so there were relatively few areas where issues arose. These are set out below:					
1	Farm buildings on the edge of the village	Principle 2, bullet 2 and principle 3, bullet 3	Site visit	No change	Exclude from boundary. Farm buildings are agricultural in character and relate more to the open countryside than the village

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.

Key

 Proposed new boundary



Title: Mawsley Proposed New Settlement Boundary

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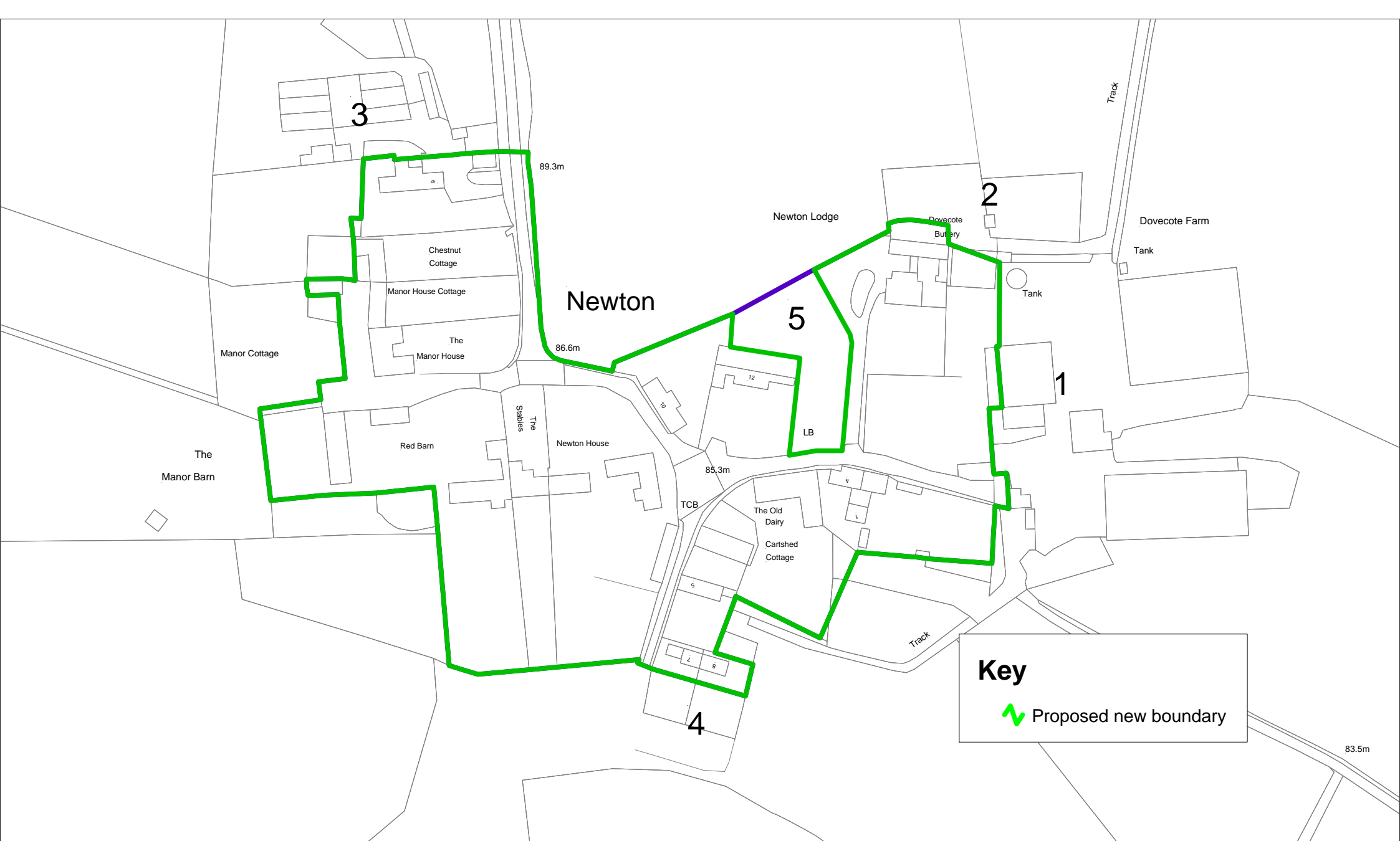
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Borough Council

Newton

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	Farmstead outside of the village boundary	Principle 2 (b) and (c) and Principle 3 (c)	Site Visit	Site Visit – no further action	Site is currently being promoted as a potential new housing site. Site should remain outside of the village boundary as currently it is a rural farmstead which relates better to the open countryside than the village. If developed then it may be worthy of inclusion within the boundary.
2	Garden of Newton Lodge	Principle 2 (b) and Principle 3 (c)	Site Visit	Site Visit – no further action	These barns relate more to the open countryside than the function of the village and should remain outside of the village boundary
3	Barns outside of the village boundary	Principle 2 (c) and Principle 3 (d)	Site Visit	Site Visit – no further action	These gardens are more closely related to the open countryside and should be excluded from the village boundary
4	Garden of Brook Cottage has been excluded from the village boundary	Principle 2 (c) and Principle 3 (d)	Site Visit	Site Visit – no further action	This residential curtalige relates more to the open countryside than the residential property and therefore should remain outside the village boundary for this reason
5	Area of open space within the village boundary	Principle 2 (c) and Principle 3 (d) and (e)	Site Visit	Site Visit – no further action	This area of open space relates better to the open countryside than the village and therefore should be excluded from the village boundary

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Title: Newton Proposed New Settlement Boundary

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Orton

Orton consists of a small number of dwellings in the open countryside. These dwellings are currently considered as open countryside and given the small number of dwellings it is considered this is the most appropriate designation for Orton. It is therefore not appropriate to apply the settlement boundary methodology to Orton.

Pipewell

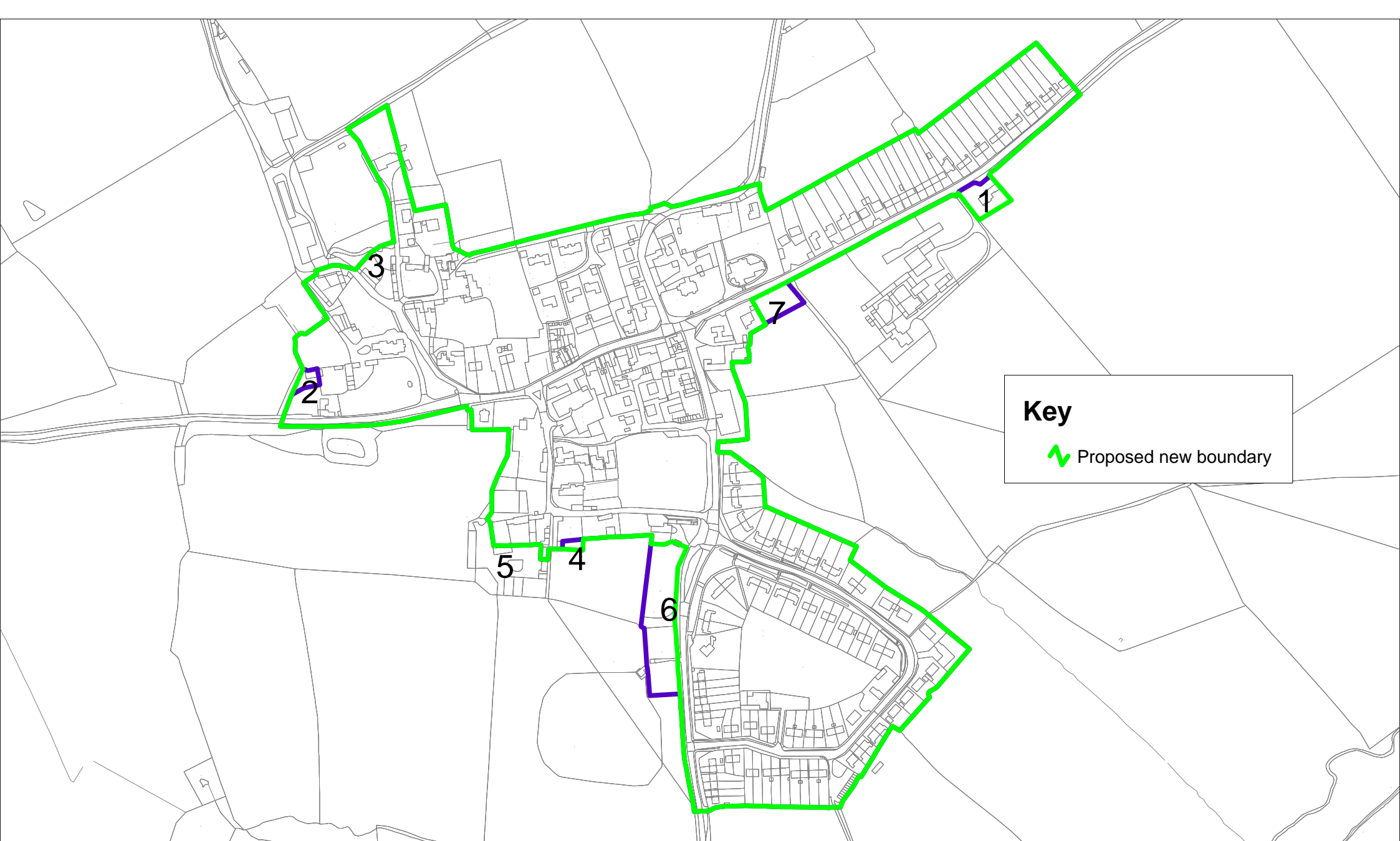
Pipewell consists of a number of scattered dwellings in the open countryside. These dwellings are currently considered as open countryside and given the small number and scattered nature of dwellings it is considered this is the most appropriate designation for Pipewell. It is therefore not appropriate to apply the settlement boundary methodology to Pipewell.

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.

Pytchley

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	Conygrove, Isham Road is currently excluded from the current boundary	Principle 2 b) and Principle 3 c)	Site visit	Redraw boundary	To include the dwelling in the village boundary. This is an existing dwelling which is located opposite existing development and is not isolated from the village. Amend boundary in accordance with principle 2 b)
2	Building currently excluded from the current boundary	Principle 2 b) and Principle 3 c)	Site visit	Redraw boundary	To include build development within the boundary in accordance with principle 2 b) but exclude access as development on this area of land could have a negative impact on the gateway into the village.
3	Part of curtilage of 'Little Orchard' and agricultural buildings currently excluded from the boundary	Principle 2 c) and Principle 3 d) & e)	Site visit	No change	Area relates more to the open countryside than the settlement so should be excluded in accordance with principle 3 c)
4	Part of curtilage of Jasmine Cottage currently excluded from the boundary	Principle 2 c) and Principle 3 d) & e)	Site visit	Redraw boundary	To follow the boundary of the curtilage. This area is used as part of the garden of 'Jasmine Cottage' and should be included in accordance with principle 2 c)
5	Agricultural buildings currently excluded from the settlement boundary	Principle 2 b) Principle 3 c)	Site visit	No change	These are agricultural buildings which relate more to the open countryside than the settlement so should be excluded in accordance with principle 3 c)
6	Open space at the edge of the settlement included in the village boundary	Principle 3 a)	Site visit	Redraw boundary	To exclude open space at the edge of the village in accordance with principle 3 a)
7	Open space at the edge of the settlement included in the village boundary	Principle 3 a)	Site visit	Redraw boundary	To exclude open space at the edge of the village in accordance with principle 3 a)

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key

 Proposed new boundary

Title: Pytchley Proposed New Settlement Boundary

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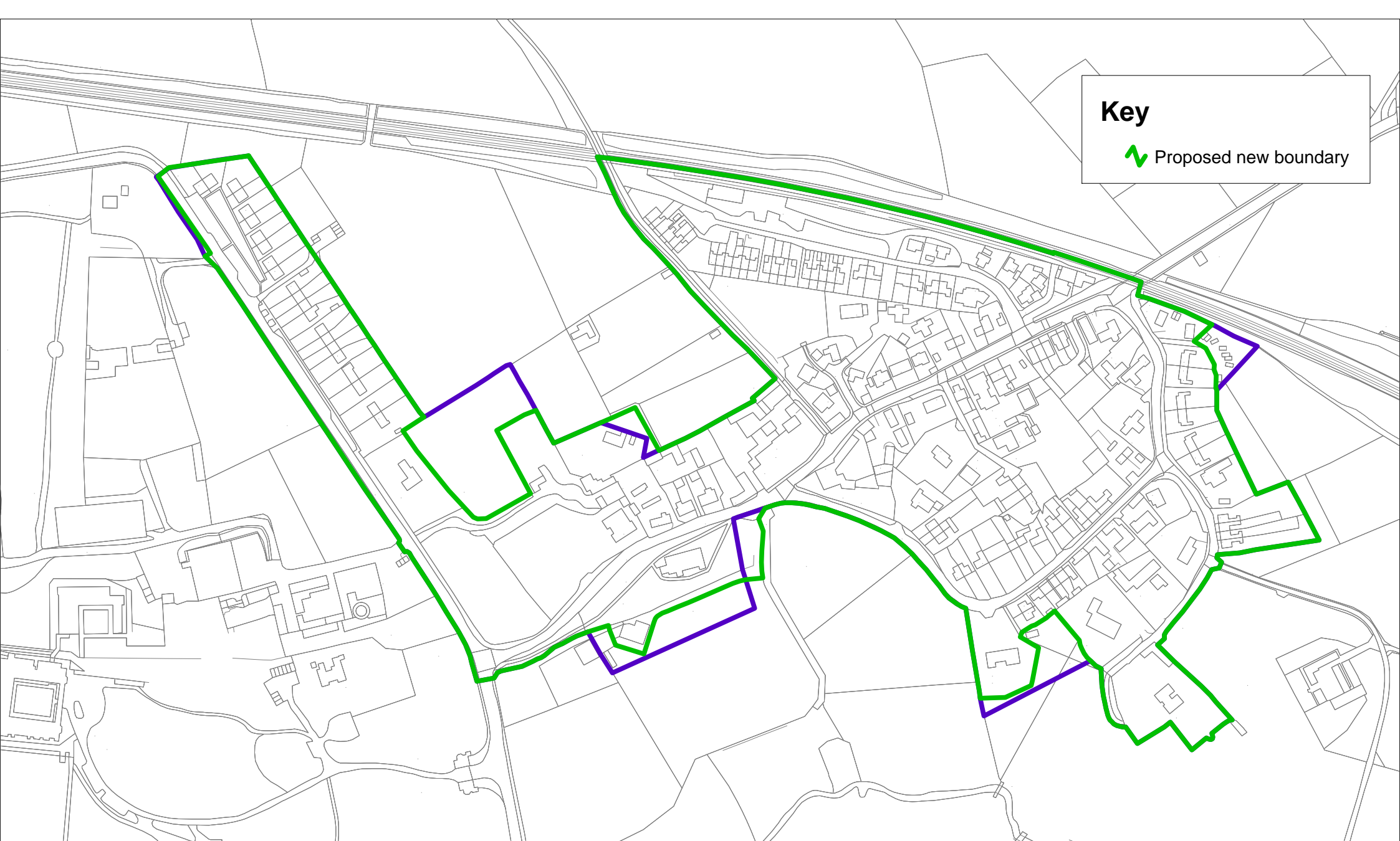
Rushton

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	Should cricket ground be included?	1, 3 a)	Site visit	Boundary redrawn	Redraw to be tighter to development but exclude the open space (currently includes an arbitrary part of the cricket pitch). Principles 1 & 3 a): The boundary will be defined tightly around the built up framework and where possible will follow defined features such as walls, hedgerows and roads. Boundaries will exclude: a) Playing fields or open space at the edge of settlements (existing or proposed)
2	Include the whole curtilage of the Coach House, Desborough Road?	3 d)	Site visit	No change	Exclude (as current) – land currently used as paddock / horse related use more related to open countryside. Principle 3 d): Boundaries will exclude: d) Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement
3	Should all of curtilage of Tresham House be included?	1, 2 c) / 3 d)	Site visit	Boundary redrawn	Redraw boundary to reflect extended built form and curtilage which comprises gardens which are clearly associated with the house, and are contained and visually separated from the open countryside. Principles 1 & 2 c): Boundaries will include: c) Curtilages which are contained and visually separated from the open countryside.
4	Should all of curtilage of Brook Paddock be included? Or should boundary follow just around property?	1, 2 c) / 3 d)	Site visit	Boundary redrawn	Redraw boundary to tightly follow the boundary treatments of curtilages clearly associated as gardens of domestic dwellings. This will tuck in the boundary and exclude 2 areas of paddock / grazing land which are currently included but should not be as they are clearly associated with the open countryside. Principles 1 & 3 d): Boundaries will exclude: d) Large gardens and other open areas which are visually

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					open and relate to the open countryside rather than the settlement
5	Should buildings at Home Field Farm / Grange be included in the boundary?	1, 3 c)	Site visit	No change	Exclude (as current) – buildings are physically and visually separated from the main envelope of the village and more related to the open countryside. Principle 3 c): Boundaries will exclude: c) Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the village which relate more to the countryside than the village)
6	Should land and structures at the rear of Desborough Road which, on aerial mapping, suggest development be included within the boundary?	1, 3 c) d) & e)	Site visit		Exclude (as current) - majority of the land is allotment gardens. There are also a small group of garages. Gardens more are open and related to the open countryside. Garages are physically detached from the village envelope and their potential development would alter the structure of the settlement. Principles 1 & 3 e): e) Large gardens or other area whose inclusion or possible development would harm the structure, form and character of the village
7.	Should land and structures at the rear of 1b Manor Road which, on aerial mapping, suggest development be included within the boundary, as they are currently?	1, 3 c) d) & e)	Site visit	Boundary redrawn	Redraw to exclude - small group of disused garages and open land visually associated with the countryside. Principle 3 c): Boundaries will exclude: c) Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the village which relate more to the countryside than the village) Allocate as enhancement site? Open space? Pocket Park? – Rural Masterplanning
8. Open space issue	Open Space behind Desborough Road - should all of this land be designated as open space?	NA	Site visit	Correct open space	Yes. Amend Open Space mapping layers to correct this error. Could access be improved? – Rural Masterplanning Exclude from boundary

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key

 Proposed new boundary

Title: Rushton Proposed New Settlement Boundary

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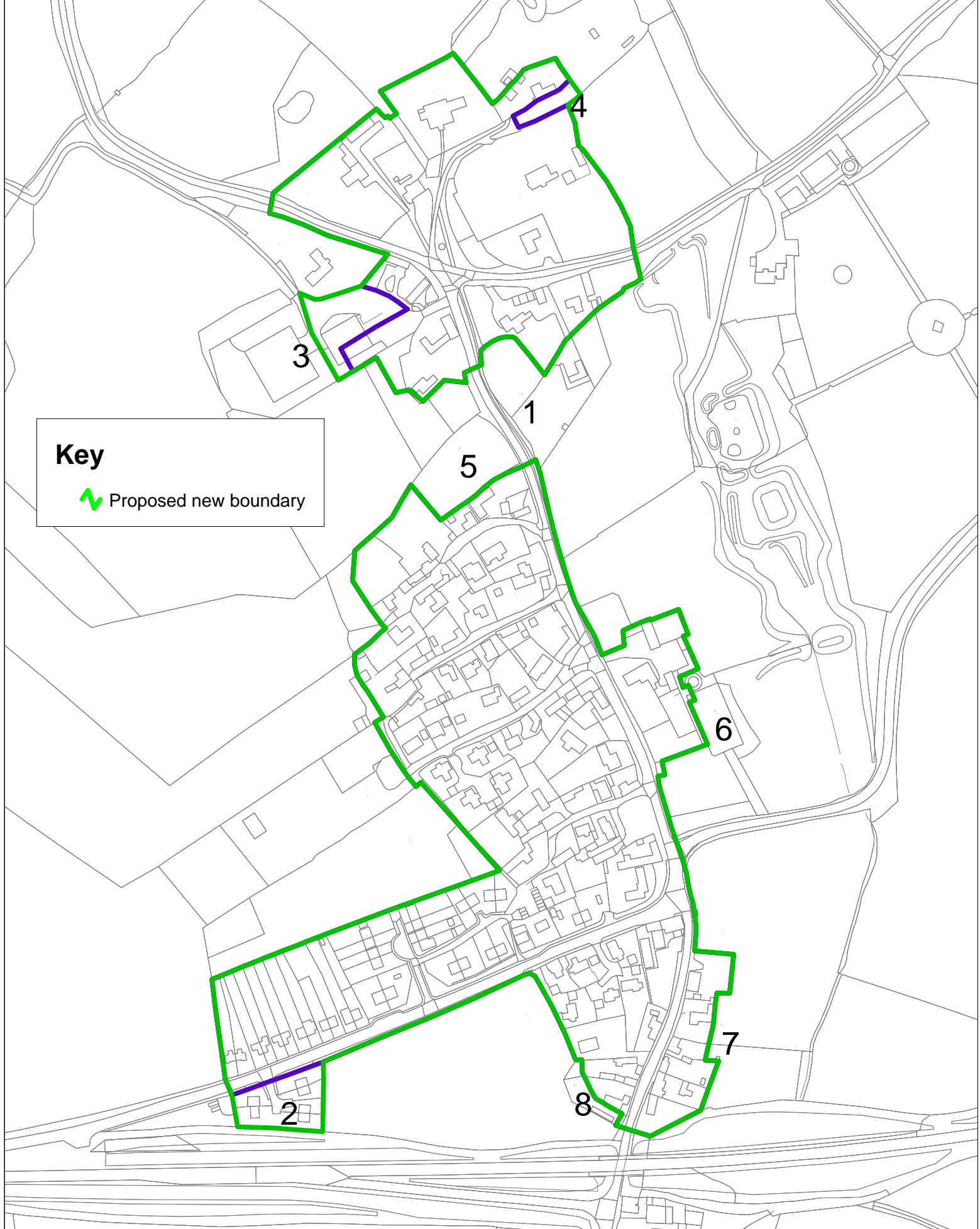
Stoke Albany


Map Ref	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1.	Should village boundary continue to be discontinuous, i.e. comprise 2 separate elements with a gap in between?	4.	Site visit	No change	2 separate areas are very distinct and the separation is an important part of Stoke Albany's unique identity and character.
2.	Denman Close - Residential development outside of existing boundary – 6 dwellings.	1.	Site visit	Boundary redrawn	Development has taken place since last boundary was drawn and should now be included.
3.	Is curtilage / boundary around Stoke Farm correctly drawn? Include all buildings? Include extent of extant planning consent?	1; 2. a); 3 c)	Site visit	Boundary redrawn	Redraw to include extent of extant permission KET/2010/0391 – principle 2 a): Boundaries will include: Existing commitments for built development i.e. unimplemented planning permissions Do not include large agricultural building to the west – principle 3 c): Boundaries will include: Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement)
4.	Include all of boundary of Pendle Cottage?	2.c)	Site visit	Boundary redrawn	Redraw to include whole of curtilage. Garden is clearly separated from open countryside and associated with the dwelling – principle 2 c): Boundaries will include: Curtilages which are contained and

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					visually separated from the open countryside
5.	Split curtilages? Should there be more obvious boundary? Should whole gardens of dwellings of Bottom Lane be included?	2. c) / 3. e)	Site visit	No change	Exclude (as current). Separation of 2 elements of village boundary and green gap between the 2 are important to the village's character. Principle 3 e): Boundaries will exclude: Large gardens or other area whose inclusion or possible development would harm the structure, form and character of the settlement
6.	What is this? Building? Should it be included within boundary?	1; 3 c)	Site visit	No change	Exclude (as current). Land is a paddock areas associated with equine activities – visually, functionally and physically more related to the open countryside than the built form. Principle 3 c): Boundaries will exclude: Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement)
7.	Should this piece of land be included? Are GIS & Local Plan Proposals Map consistent?	1	Site visit	No change / ensure consistency with GIS	There appears to be a discrepancy between Local Plan Proposals Map and GIS. GIS is correct as it follows closely the boundary of curtilage. Ensure new boundary follows GIS.
8.	Should farm buildings be included?	3 c)	Site visit	No change	Exclude (as current). Barn is visually, functionally and physically more related to agriculture and the open countryside than the built form. Principle 3 c): Boundaries will exclude: Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement)

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key
 Proposed new boundary

Title: Stoke Albany Proposed New Settlement Boundary

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Sutton Bassett


Map Ref	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1.	Land to rear of 40-42 Main St – is garden contained & visually separate from countryside (& therefore should be included)?	2. c) / 3. d)	Site visit	No change	Include (as current) – principle 2. c). Garden is contained & visually separate from countryside.
2.	Land to the east of farm at 30 Main Street – new barn / grain store	3. c)	Site visit	No change	Exclude (as current) – barn is more physically associated with countryside than built form of village and detached from the settlement. Unnecessary and undesirable to adjust village boundary for (relatively fluid) incremental extensions to agricultural operations. Parish consultation supported the inclusion of this land.
3.	Status of the patch of land opposite church.	3. d)	Site visit	No change	Exclude (as current) – principle 3. d). Open land associated with farming (storage etc.)
4.	Land around pump house (inc pump house) – include or exclude?; Site to the right of pump house has been forwarded for a dwelling	2. c) / 3. d) & e)	Site visit	Boundary redrawn	<p>a) Land to the right of pump house - Extend boundary to include (amendment) – principle 2. c). Curtilage is garden land clearly associated with house and detached from open countryside. Any application for development would need to be judged in its own merits.</p> <p>b) Land containing pump house – include (amendment).</p> <p>c) Land to the left of pump house – exclude (as current) – principles 3 d) & e). Land has an open aspect which is important to the open, rural character of the settlement and affords panoramic countryside views.</p> <p>Parish consultation supported this amendment.</p>

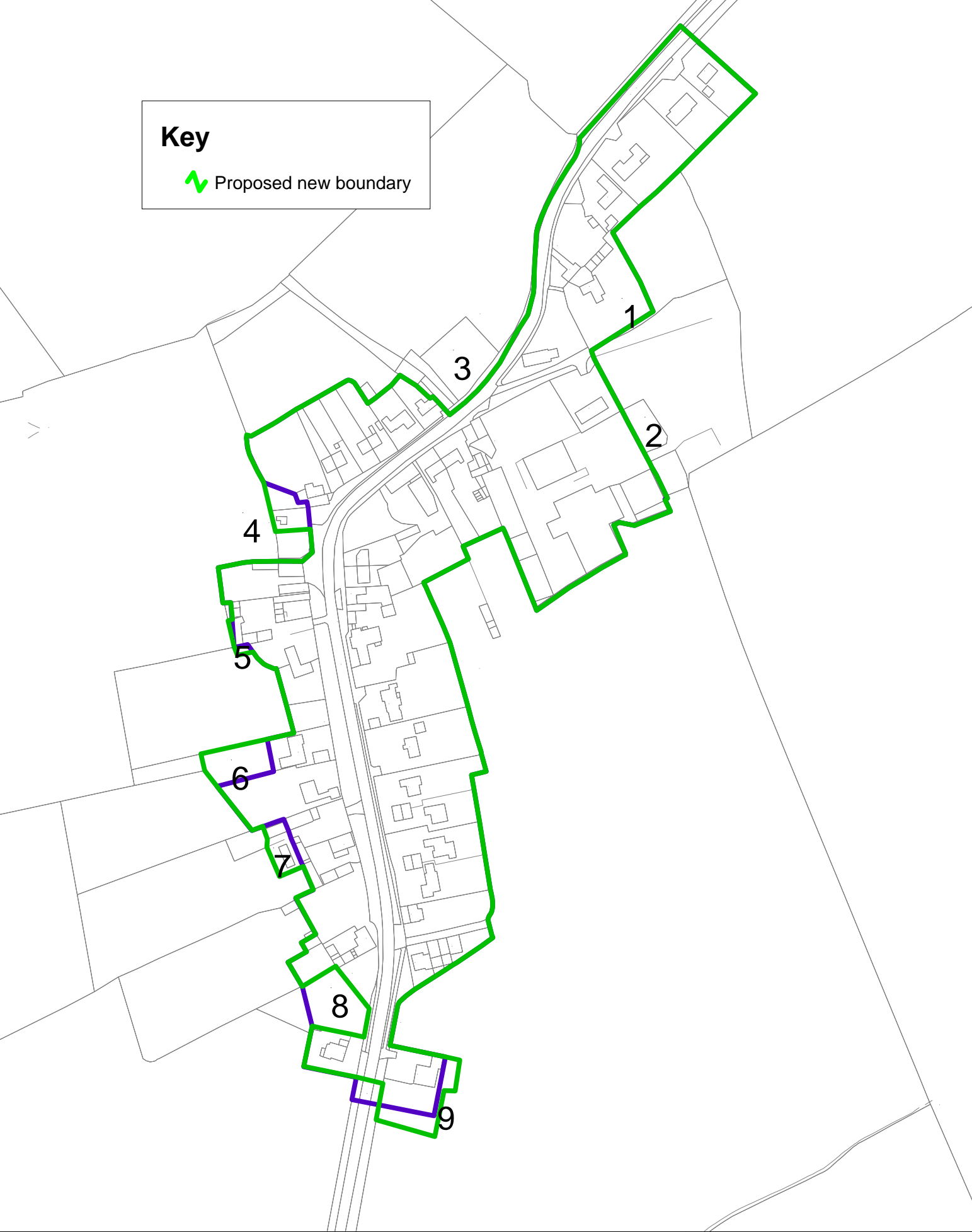
The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.

5.	Is part of building at 19 Main Street excluded?	Cartographical error?	Site visit	Boundary redrawn	Redraw to include whole building. (amendment)
6.	Garden of 13 Main Street - include garden?	2. c)	Site visit	Boundary redrawn	Redraw boundary to include eastern part of garden land (amendment) - principle 2. c) This element of curtilage is garden land clearly associated with house and detached from open countryside. The narrow western tip appears more related to the countryside so remains excluded.
7.	Farm buildings & yard off 9 Main Street – boundary cuts across building & yard; Are buildings in use?	2. b) & c)	Site visit	Boundary redrawn	Extend boundary to include buildings (amendment) – principle 2. b). Units are part of built form and well related to Main Street and the operation activities of the farm / industrial uses.
8.	Land adjacent to 1 Main Street - It has been suggested before that boundary should follow layout of field. Should that land be included at all?	2. c)	Site visit	Boundary redrawn	Exclude all of open land and draw boundary around barns and buildings (amendment) – principles 3. d) & e). Land is open and relates more to countryside than settlement. Openness, large trees and views are an important aspect of Sutton Bassett's character.
9.	Curtilage of 2 Main Street – draw boundary tight to curtilage?	2. c) / 3. d)	Site visit	Boundary redrawn	Extend boundary to fence line of garden (amendment) – principle 2. c). Land is related to the domestic dwelling as garden land and distinct from open countryside. Parish consultation supported this amendment.

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.

Key

 Proposed new boundary



Title: Sutton Bassett Proposed New Settlement Boundary

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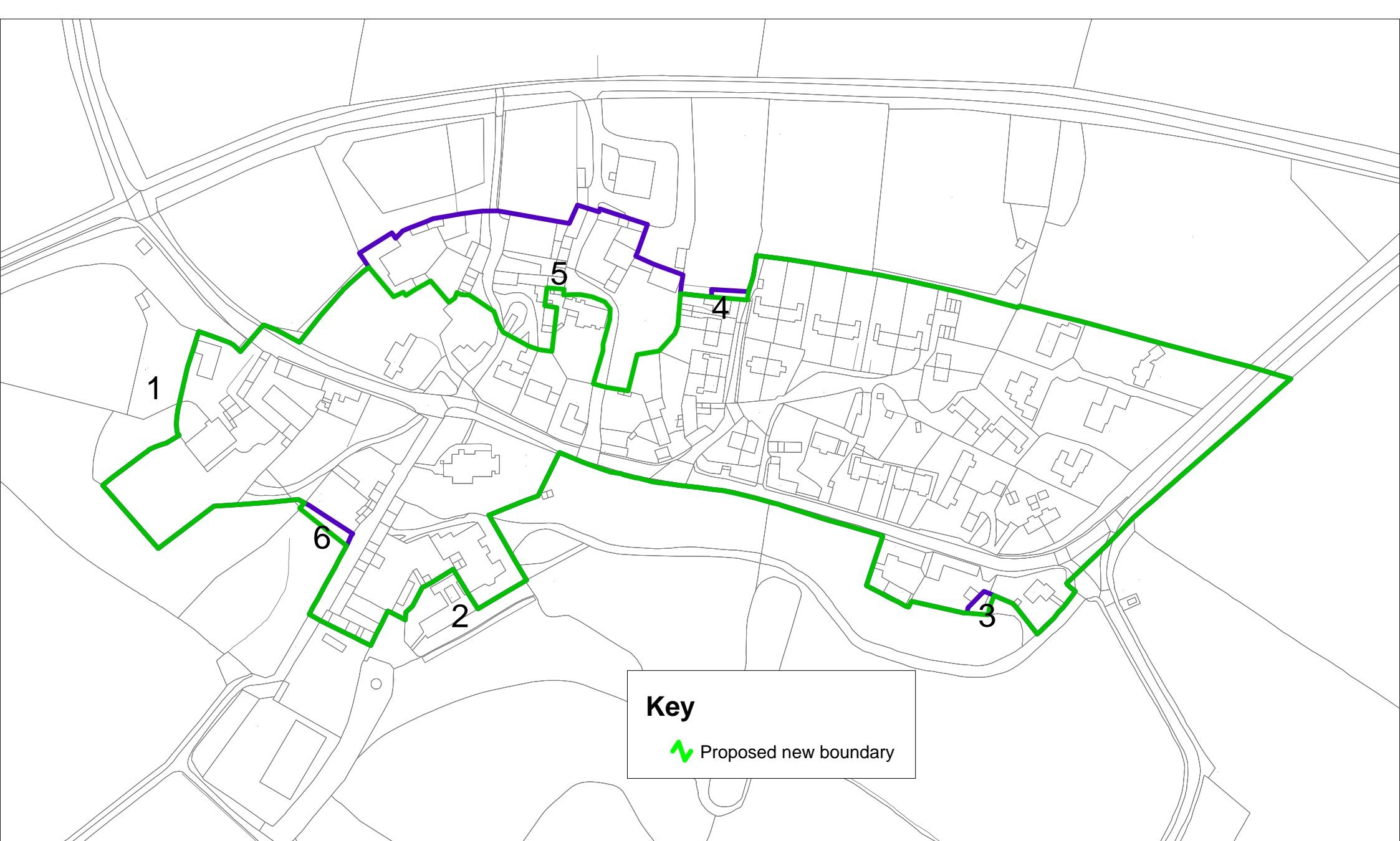
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Thorpe Malsor

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	Boundary cuts across the curtilage of Malsover House and The Old Rectory	Principle 2, bullet point 3 & Principle 3, bullet points 4 and 5	Site Visit	Site visit – no further action	Site relates better to the open countryside and provides gateway to village, therefore no change should be made to the boundary
2	Boundary excludes grounds of Thorpe Malsor Hall	Principle 2, bullet point 3 & Principle 3, bullet points 4 and 5	Site Visit	Site Visit – boundary re-drawn	The curtilage of this property is residential in character and relates better to the existing residential property. The boundary should be amended to include the garden.
3	Boundary cuts across the curtilage of the Lodge and Longhouse	Principle 2, bullet point 3 & Principle 3, bullet points 4 and 5	Site Visit	Site visit – no further action	Site has a better relationship to the open countryside than the residential property and therefore should remain outside the village boundary
4	Boundary follows two different lines	Principle 1	Yes – areal photography shows the boundary should be moved to follow the boundary of 4a The Square	Boundary redrawn	Boundary moved to follow the boundary of 4a The Square
5	Buildings at Lancefield house currently excluded from the boundary	Principle 2, bullet point 2 and principle 3, bullet point 3	Site visit	Site visit – no further action	Buildings are agricultural in appearance and relate better to the open countryside and therefore should remain outside the boundary for this reason.
6	Boundary cuts across the curtilage of Glebe House	Principle 2, bullet point 3 & Principle 3, bullet points 4 and 5	Site Visit	Site Visit – boundary re-drawn	The curtilage of this property is residential in character and relates better to the existing residential property. The boundary should be amended to include the garden.

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key

 Proposed new boundary

Title: Thorpe Malsor Proposed New Settlement Boundary

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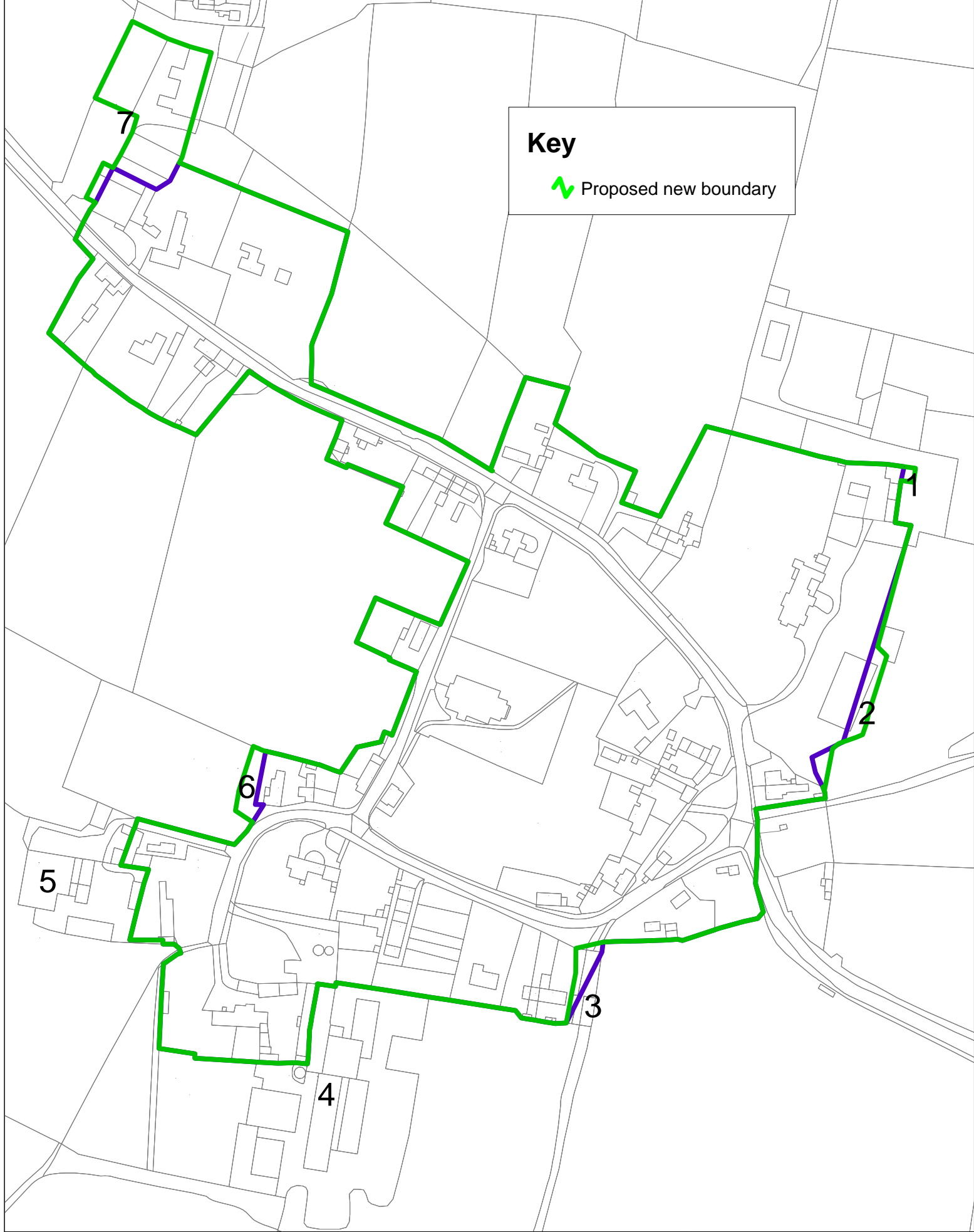
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Warkton

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	Boundary cuts across existing building	Principle 1	No	Boundary redrawn	Redraw to include excluded part of existing building
2	Boundary does not follow a defined feature	Principles 1, 2 c)	Site visit	Boundary redrawn	Redraw boundary to follow line of curtilage – tennis court and boundary treatment. Principle 2 c) - Curtilages which are contained and visually separated from the open countryside
3	Boundary does not follow a defined feature	Principle 1	Site visit	Boundary redrawn	Redraw to tuck the boundary in tight to the fence of the curtilage of No. 36. Principle 1 - The boundary will be defined tightly around the built up framework and where possible will follow defined features such as walls, hedgerows and roads.
4	Farm buildings on the edge of the village currently excluded from boundary	Principle 3 c)	Site visit	No change	Exclude (as current). Buildings and associated land are associated with agriculture and the open countryside rather than the village. There is a difference in character and a clear separation. Principle 3 c) – Exclude isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the village which relate more to the countryside than the village)
5	Farm buildings on the edge of the village currently excluded from boundary	Principle 3 c)	Site visit	No change	Exclude (as current). Buildings and associated land are associated with agriculture and the open countryside rather than the village. There is a difference in character and a clear separation. Principle 3 c) – Exclude isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the village which relate more to the countryside than the village)
6	Boundary cuts across gardens	Principle 2, bullet 3 and Principle 3, bullets 4 and 5	Site visit	Boundary redrawn	Redraw boundary to include garden land which is clearly defined and separate from countryside. Principle 2 c) - Curtilages which are contained and visually separated from the open countryside
7	Moorfield Farm - Boundary cuts across existing building and excludes farm buildings	Principle 1, 2 b) & d)	Site visit	Boundary redrawn	Redraw boundary to include buildings which are now in employment use. A mix of light industrial units, workshops and a farm shop have opened up. It is reasonable to now include this activity within the village boundary and allocate land as employment use to aid rural economic growth and diversification. Principle 2 b) Include buildings on the edge of villages which relate closely to the economic function of the village & d) New allocations.

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key
↗ Proposed new boundary

Title: Warkton Proposed New Settlement Boundary

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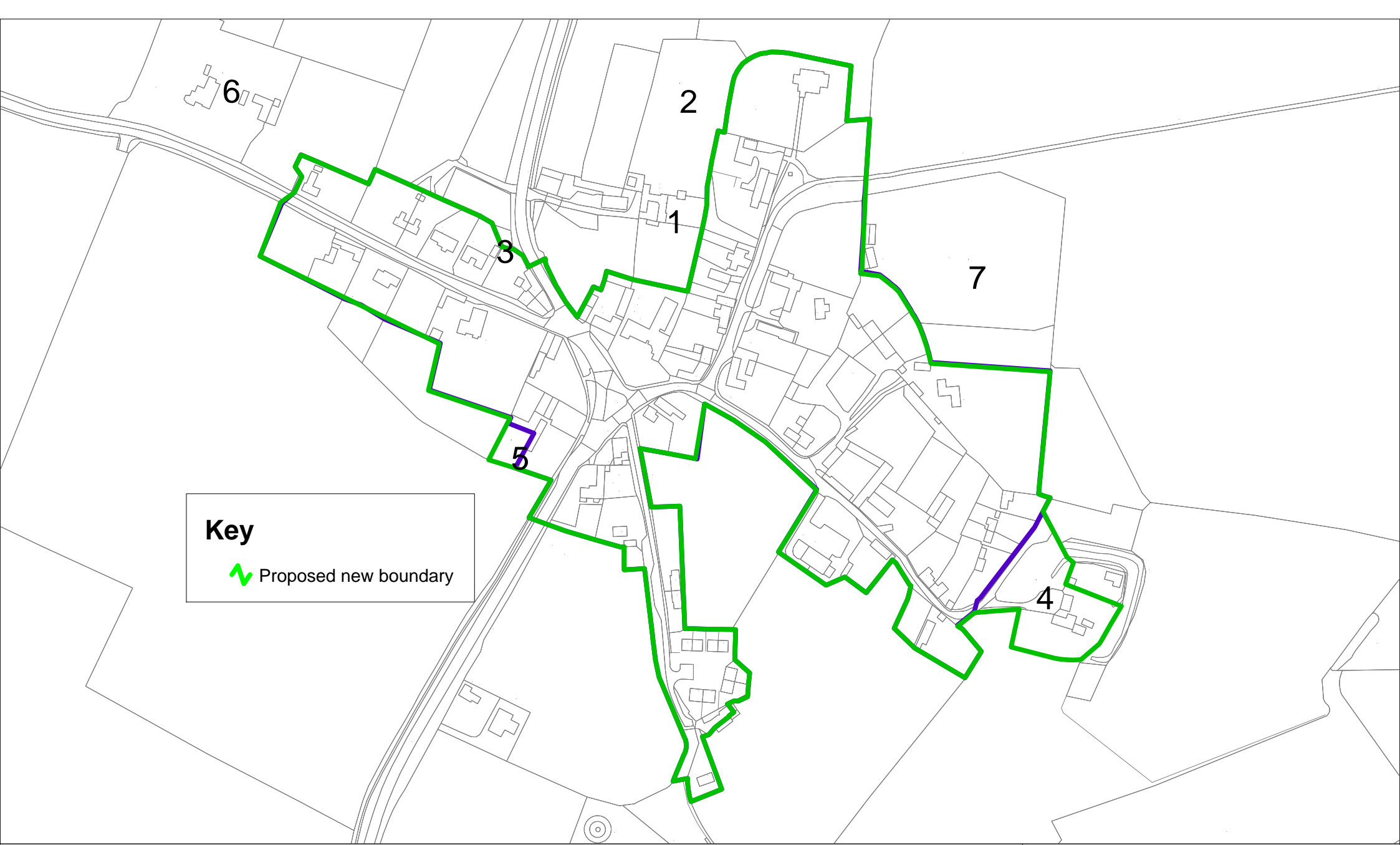
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Weekley

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	Should 'Red Barn' be included?	1, 2 b), 3 c)	Site visit	No change	Exclude (as current). Buildings and curtilage are physically and visually separated from the village from both the east and physically detached access to the north.
2	Include 'Old Vicarage' curtilage within boundary?	3 d) & e)	Site visit	No change	Exclude (as current). Curtilage forms part of soft green edge to the village and is related to the open countryside. Inclusion or possible development would harm the structure, form and character of the village.
3	Within curtilage of 'Woodstock', 2 Weekley Wood Lane – should it be included within boundary?	2 c) & 3 e)	Site visit	No change	Exclude (as current). Curtilage is contained and visually separated from the open countryside so could be included under criteria 2 c). However, its possible development would harm the structure of the village – encroachment from the historic core into the open countryside & erosion of defined edge with the thatch cottages.
4	Should dwellings at 26 – 27 Main Street be included?	2 b) & c)	Site visit	Boundary redrawn	Redraw to include buildings & curtilage (amendment) Buildings are on the edge of the village but the land relates closely to the village, feels part of the village, and is well associated with the green and dwellings facing east on Main Street. The curtilages which are fairly contained and more associated with garden land than the open countryside.
5	Should gardens to 1 & 2 Stamford Road be included?	2 c)	Site visit	Boundary redrawn	Redraw to include curtilage (amendment). Land is a rear garden which is contained and visually separated from the open countryside and clearly related to the dwelling. Development potential is unlikely so unlikely to harm structure of village through inclusion.
6	Should dwellings at 'Burdyke' be included?	3 c)	Site visit	No change	Exclude (as current). Property and curtilage is in splendid isolation and is physically and visually detached from the settlement (including the remainder of the linear Weekly Wood Lane).
7	Should cricket field, which is part of a historic park & garden, be included within village boundary?	3 a)	Site visit	No change	Exclude (as current). Criteria 3 a) – Exclude open space at the edge of settlements. Also exclude under 3 d) & e): <ul style="list-style-type: none"> ▪ Forms part of soft green edge to the village and is related to the open countryside. ▪ Inclusion or possible development would harm the structure, form and character of the village.

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key
v Proposed new boundary

Title: Weekley Proposed New Settlement Boundary

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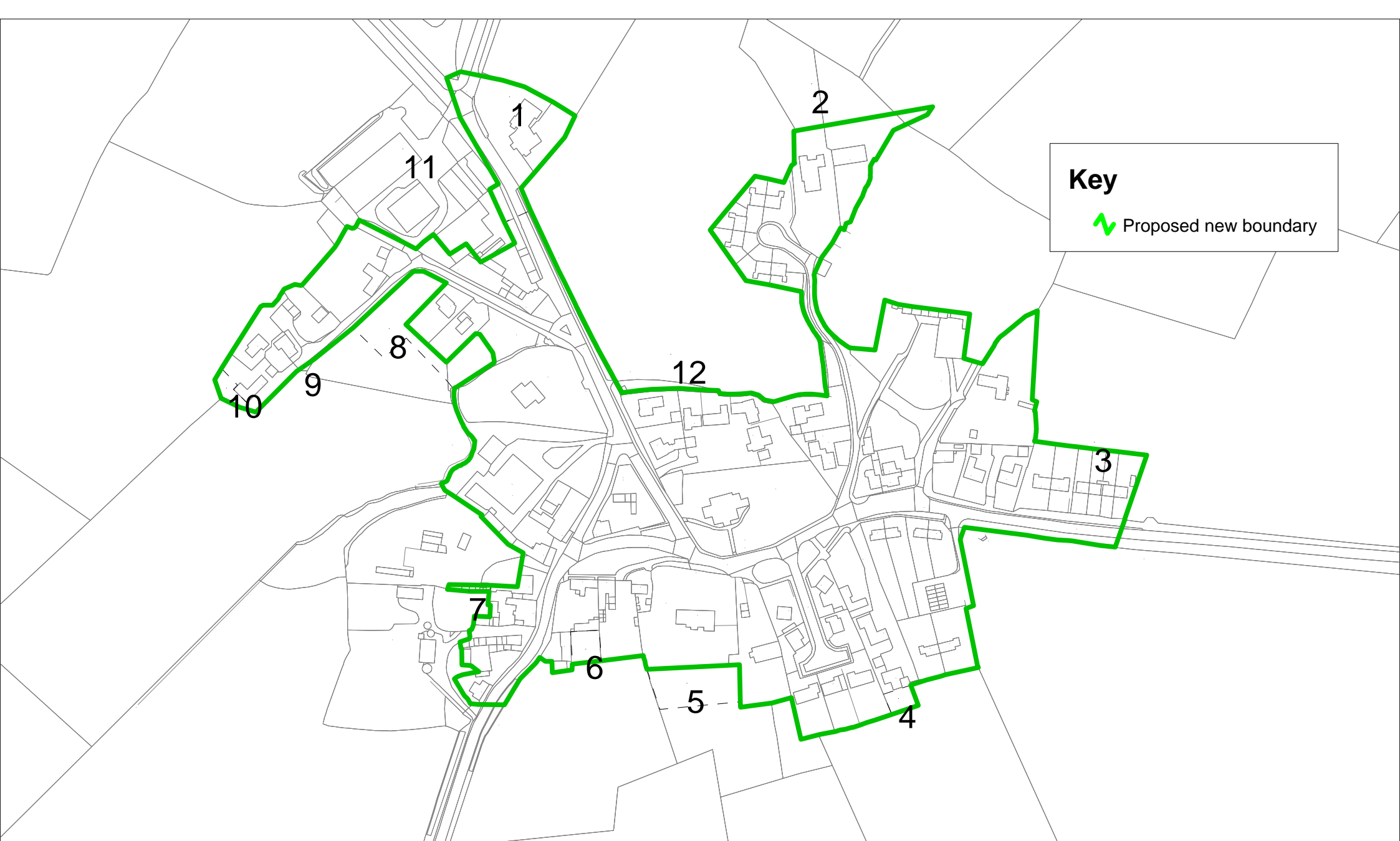
Weston by Welland

Map Reference	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1	Include the Wheel and Compass Public House in the village boundary?	Principle 2 (b) and Principle 3 (c)	Site Visit	Site Visit – amend boundary to reflect findings	This is an important community building on the edge of the settlement and should be included within the boundary
2	Gardens of 7 and 8 Hall Close which have been excluded from the village boundary	Principle 2 (c) and Principle 3 (d)	Site Visit	Site Visit – no further action	These gardens are more closely related to the open countryside and should be excluded from the village boundary
3	Part of rear gardens of properties 9 to 19 Ashley Road are excluded from the boundary	Principle 2 (c) and Principle 3 (d)	Site Visit	Site Visit – no further action	These gardens are more closely related to the open countryside and should be excluded from the village boundary
4	Garden of 2 School Farm Yard has been excluded from the village boundary	Principle 2 (c) and Principle 3 (d)	Site Visit	Site Visit – amend boundary to reflect findings	This residential curtalige is fenced and distinctly residential in character and therefore should be included in the boundary
5	Boundary cuts across field behind 1 Welland House	Principle 2 (c) and Principle 3 (d) and (e)	Site Visit	Site Visit – no further action	This field is distinctly rural in character and should be excluded from the village boundary
6	Boundary cuts across the curtalige of 6 The Green	Principle 2 (c) and Principle 3 (d) and (e)	Site Visit	Site Visit – amend boundary to reflect findings	This residential curtalige is fenced and distinctly residential in character and therefore should be included in the boundary
7	Extend boundary to include all of 6 Crabtree Lodge	Principle 2 (b) and (c) and Principle 3 (c)	Site Visit	Site Visit – amend boundary to reflect findings	This is a historic farmstead which has grown over-time, much of this is very rural in character and should be excluded for this reason. However, the buildings attached to the rear of the property should be included
8	Boundary cuts across field, move boundary so it just includes the residential curtaliges of 1 and 3 The Lane	Principle 2 (c) and Principle 3 (d) and (e)	Site Visit	Site Visit – amend boundary to reflect findings	This field is distinctly rural in character and should be excluded from the village boundary. The boundary should be drawn tightly around the residential curtaliges of 1 and 3 The Lane, which are distinctly residential in character.
9	Move boundary to include concrete access to farm/field?	Principle 1 and Principle 3 (c)	Site Visit	Site Visit – no further action	This is access to the farm/field which is not part of the village framework and should be excluded for this reason.

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.

10	The village boundary cuts across the curtalige of 12 The Old Farmhouse, The Lane	Principle 2 (c) and Principle 3 (d) and (e)	Site Visit	Site Visit – amend boundary to reflect findings	This residential curtalidge is fenced and distinctly residential in character and therefore should be included in the boundary
11	Buildings at Home Farm currently excluded from the boundary	Principle 3 c)	Site Visit	No change	Buildings are agricultural in character and relate more to the open countryside. The site is being considered for development and if considered suitable for allocation should be included in accordance with principle 2 d)
12	Area west of Valley Road promoted for inclusion in the boundary	Principle 2 d)	Site Visit	No change	The site is being considered for development and if considered suitable for allocation should be included in accordance with principle 2 d)

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.



Key
✓ Proposed new boundary

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Borough Council

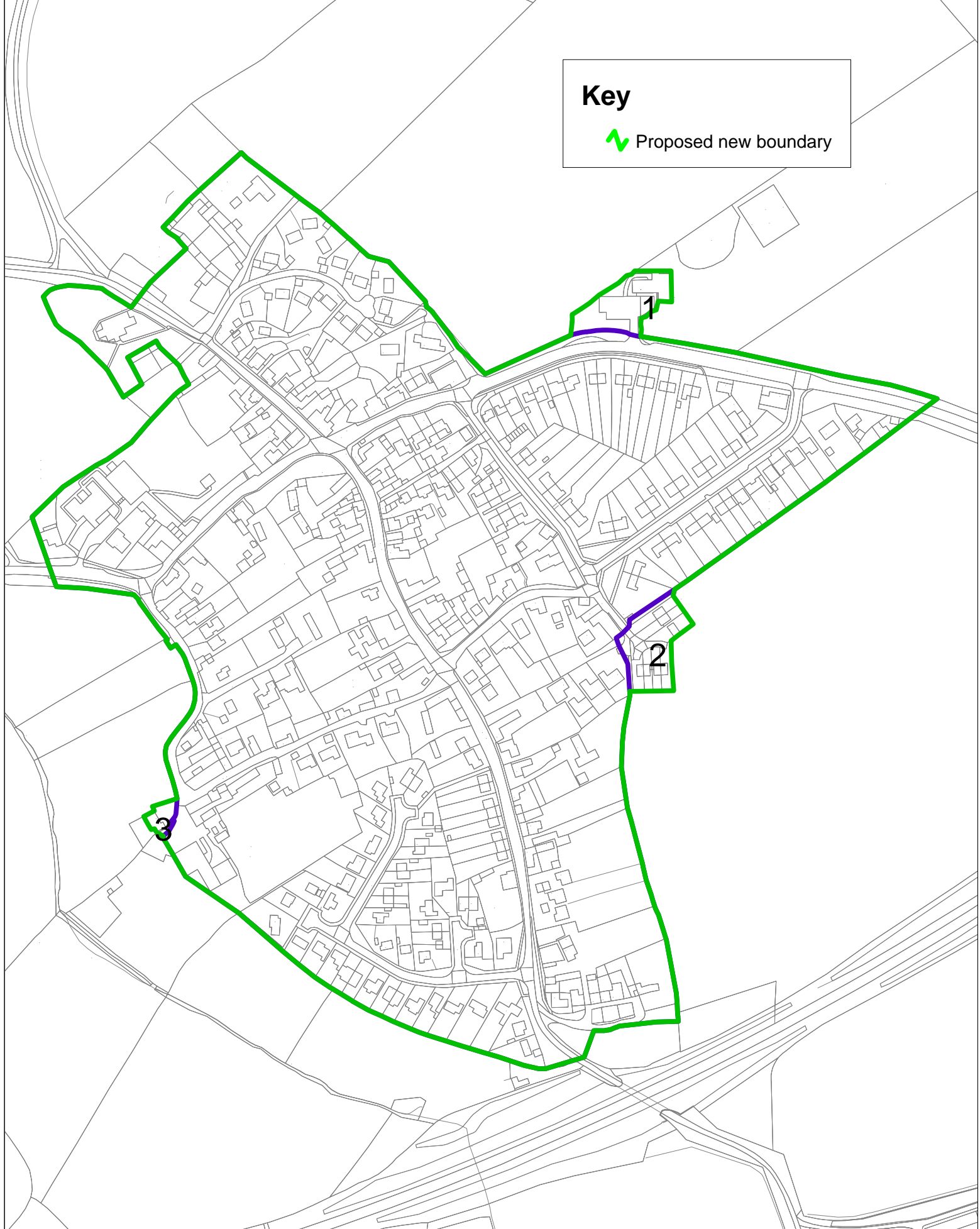
Wilbarston

Map Ref	Issue	Relevant Criteria	Further Investigation Required	Action Taken	Findings/ Conclusions
1.	Village Hall, Carlton road. Should village hall and playing fields be included in village boundary?	2. b) & 3. a)	Site visit	Boundary redrawn	a) Village hall – extend boundary to include – principle 2. b) – it is a building which relates closely to the social function of the village. b) Playing fields – exclude (as current) – principle 3.a) – exclude playing fields at the edge of the settlement.
2.	Land at Kendalls Close. Built form outside of village envelope.	1.	Site visit	Boundary redrawn	Extend boundary to include new development (7 dwellings) completed outside of the original boundary. Now forms part of the built framework of the village (principle 1)
3.	11 Barlows Lane. Built form outside of village envelope.	1.	Site visit	Boundary redrawn	Extend boundary to include new development (1 dwelling) completed outside of the original boundary. Now forms part of the built framework of the village (principle 1)

The boundaries do not currently include new allocations as sites promoted for allocation have been assessed for development and will be consulted on during the options paper consultation. Sites considered suitable for allocation will be added to the boundaries prior to consultation on the proposed submission plan.

Key

 Proposed new boundary



Title: Wilbarston Proposed New Settlement Boundary

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