

Draft Proposals for Revised Settlement Boundaries

Town and Parish Council Briefing

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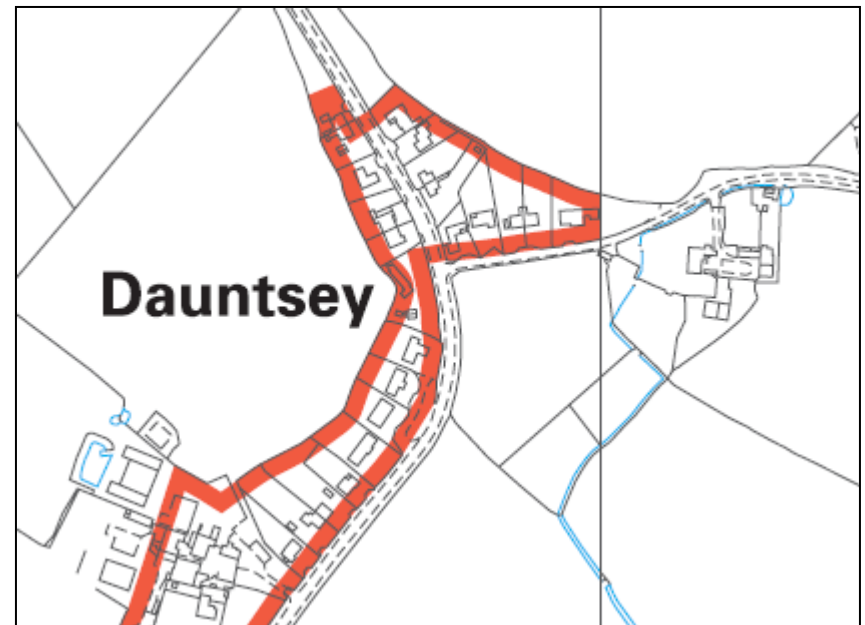
28 July 2014

Presentation overview

- What are Settlement Boundaries?
- Why are the boundaries being reviewed?
- What are we seeking comment on?
- How does this work fit with neighbourhood planning?
- How can you provide comment?
- What are the next steps?

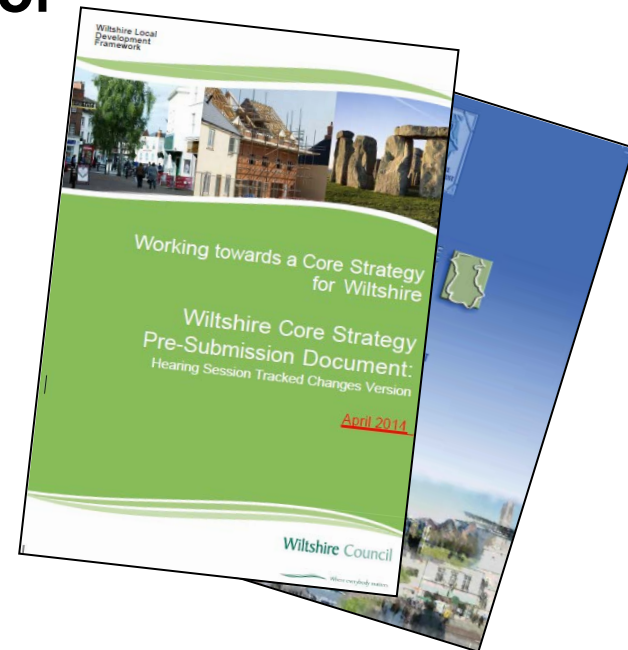
What are Settlement Boundaries?

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



Variety of terms

- Kennet Local Plan – **Limits of Development**
- North Wiltshire Local Plan – **Framework of Settlement**
- West Wiltshire Local Plan – **Town Policy Limits and Village Policy Limits**
- Salisbury District Local Plan – **Housing Policy Boundary**
- Wiltshire Core Strategy – **Limits of Development**

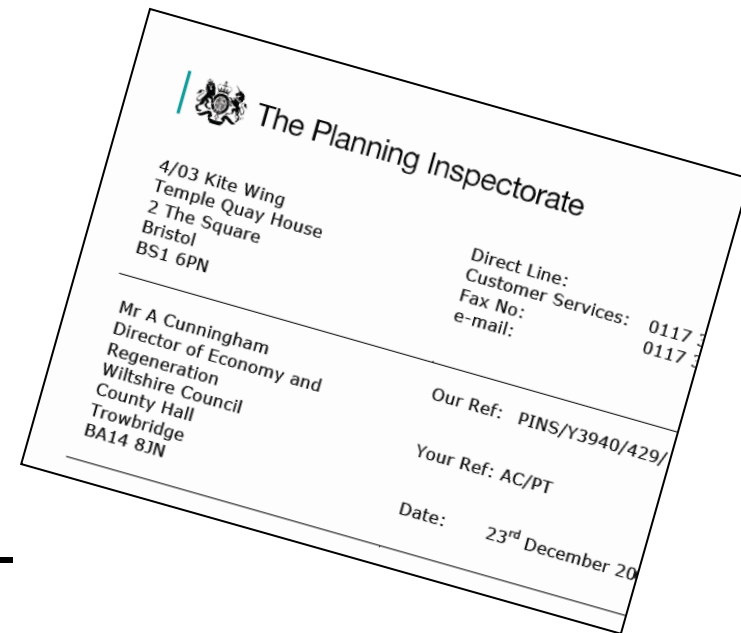


Settlement strategy

- Principal Settlements, Market Towns, Local Service Centres and Large Villages
- Settlement boundaries seek to direct development to the most sustainable locations throughout Wiltshire
- Other than in circumstances, as permitted by other policies within the Core Strategy, development will not be permitted outside the defined settlement boundaries

Why are the boundaries being reviewed?

- The Wiltshire Core Strategy Inspector has highlighted that the boundaries were originally adopted some years ago
- As a consequence Wiltshire Council has agreed to undertake a comprehensive review of the boundaries to ensure they are up-to-date for the purposes of the Core Strategy plan period (i.e. 2006 - 2026)



Wiltshire Housing Site Allocations Development Plan Document (DPD)

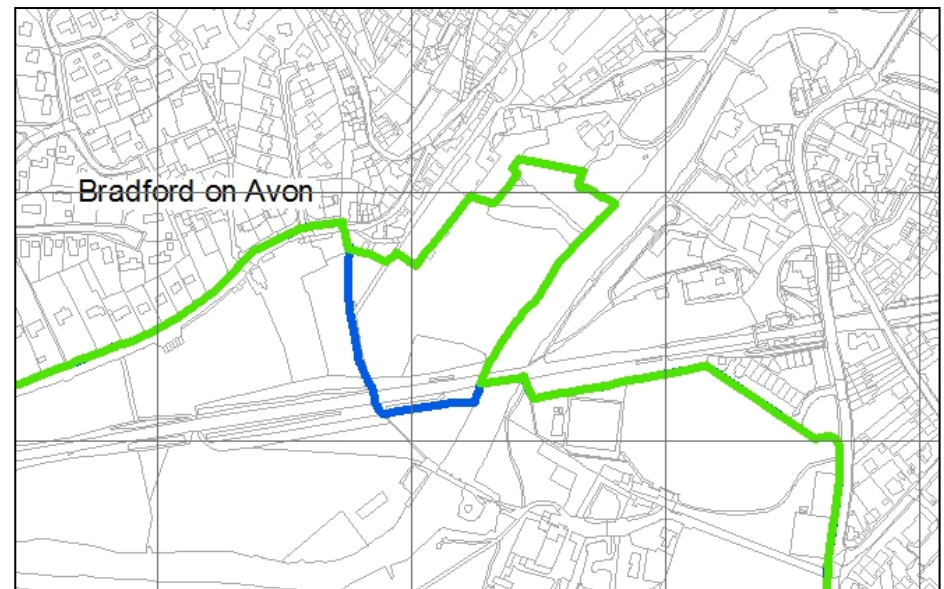
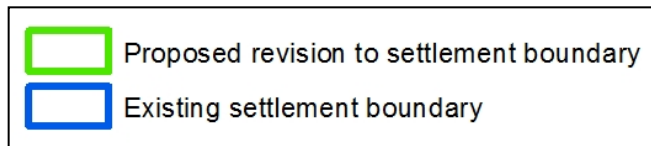
- This informal consultation forms part of the document's preparation. Once finalised, the document will do two things:
 1. It will review all current settlement boundaries in the Wiltshire Core Strategy
 2. Identify, where necessary, new allocations for housing at settlements to provide for additional housing to help meet the Core Strategy housing requirement

What are we seeking comment on?

- We are seeking comment on the method used to review the boundaries; and
- Whether you consider that the proposed settlement boundaries accord to this method; and
- Are there any areas of the draft boundaries that should be modified; and
- Details of any review to your boundary you're undertaking as part of a neighbourhood planning process.

Draft methodology

- Where practical, the draft settlement boundaries follow clearly defined physical features, such as, walls, fences, hedgerows, roads and water courses in order to define the built area of the settlement.



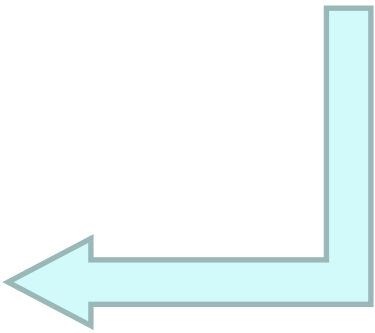
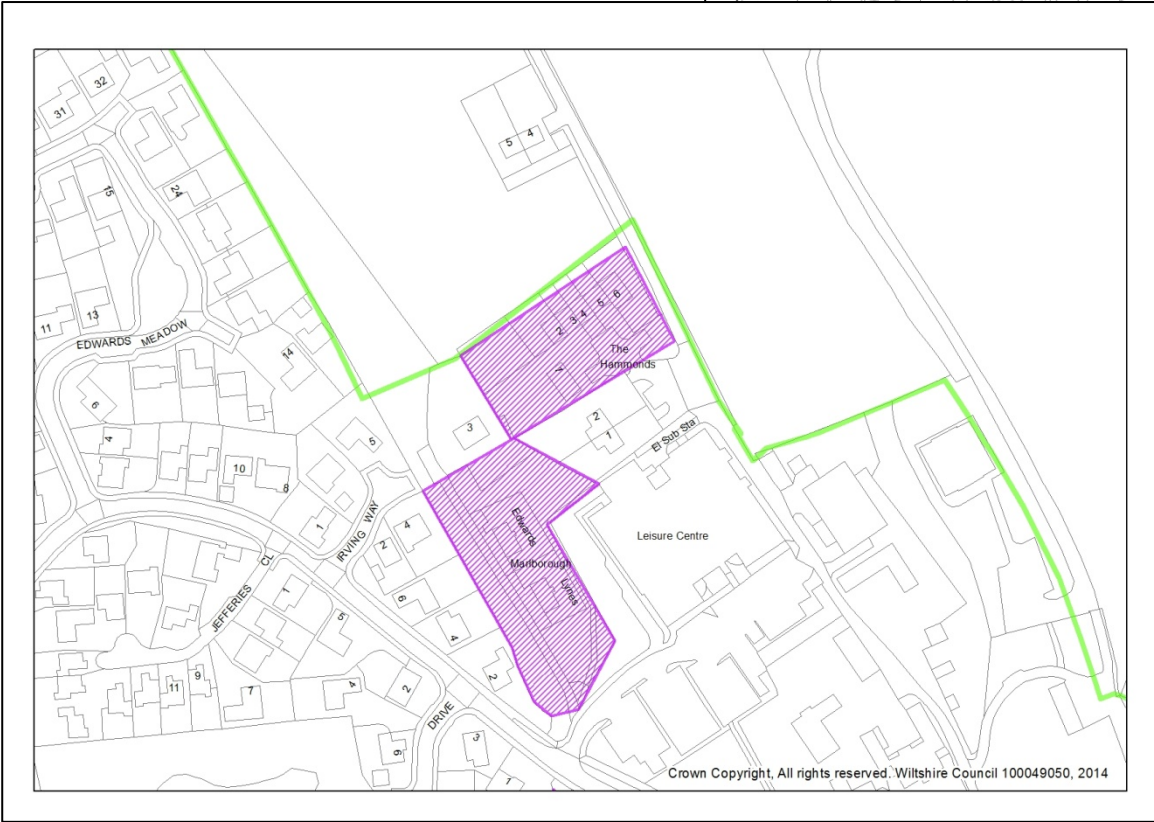
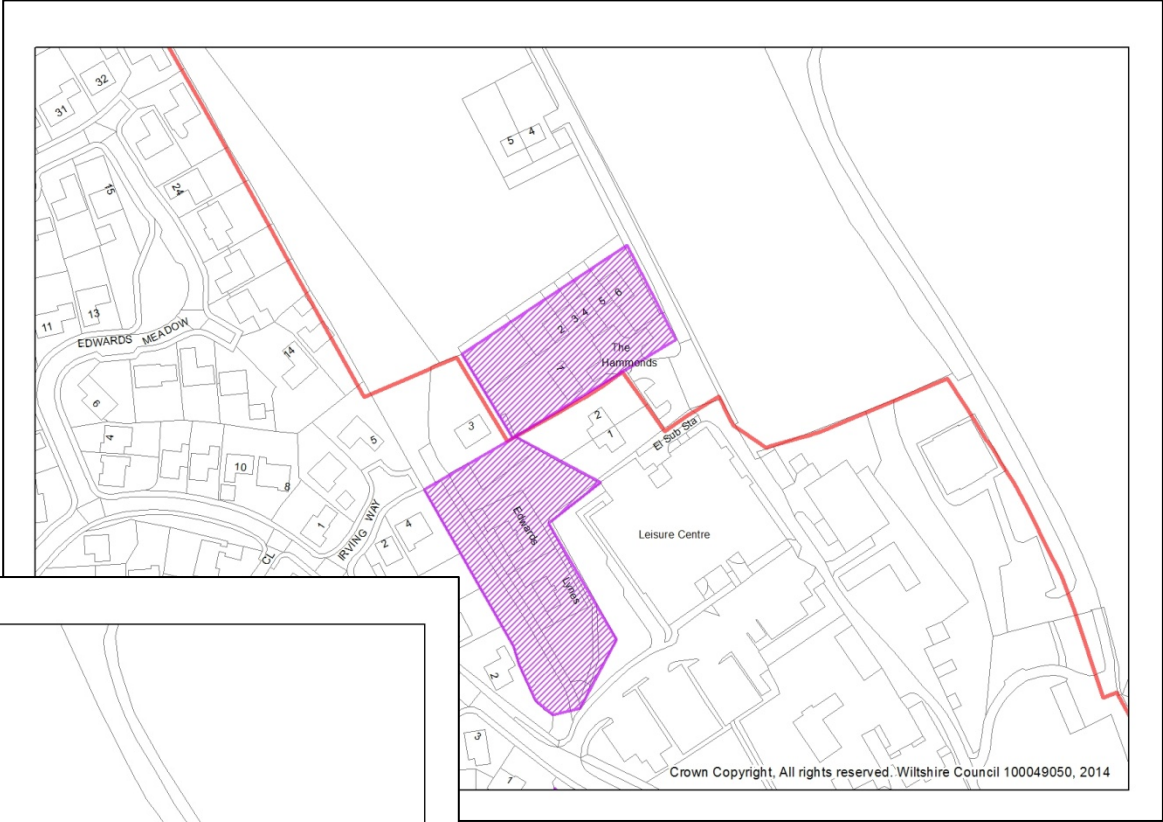
Areas which have been included are:

- both built and extant planning permissions for residential and employment uses for areas which are physically/functionally related to the settlement
- existing and extant planning permissions for community facilities, such as religious buildings, schools and community halls which are considered to be physically / functionally related to the settlement
- site allocations identified in the development plan for both residential, community and employment uses which are physically/functionally related to the settlement

Areas which have been excluded are:

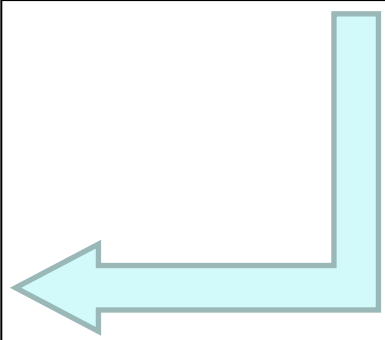
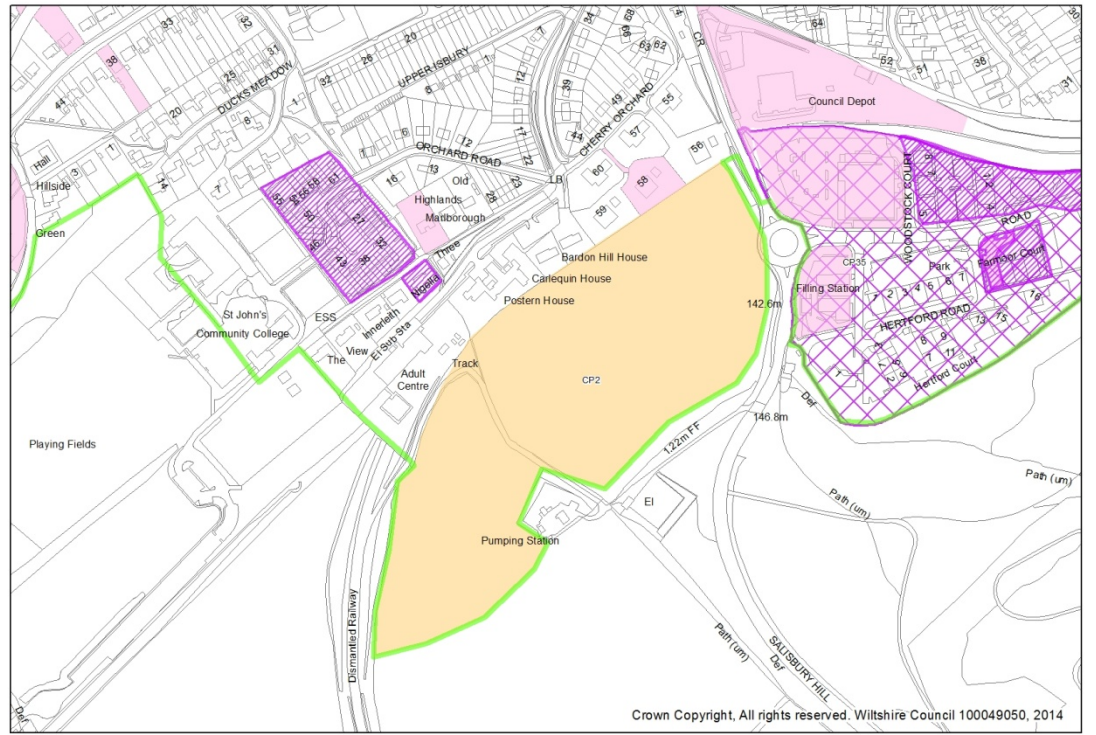
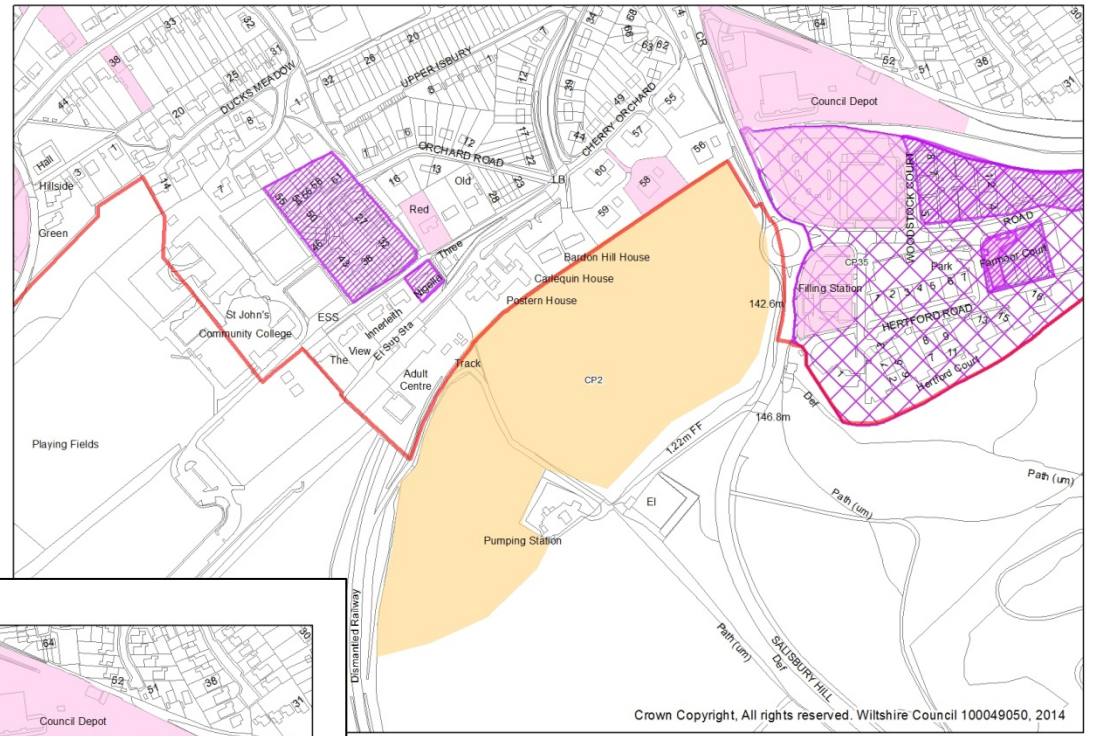
- curtilages of properties which have the capacity to extend the built form of the settlement. This includes large residential gardens
- recreational or amenity space at the edge of settlements which primarily relate to the countryside (in form or nature)
- isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings, renewable energy installations)

Current settlement boundary...



Draft revised settlement boundary...

Current settlement boundary...



Draft revised settlement boundary...

How does this work fit with neighbourhood planning?

- Neighbourhood Plans need to be in ‘general conformity’ with the development plan
- Any proposed amendments to a boundary will need to reflect the overall strategy for delivering the development strategy for the area
- It is likely that the Site Allocations document will include specific guidance/policy for neighbourhood plans

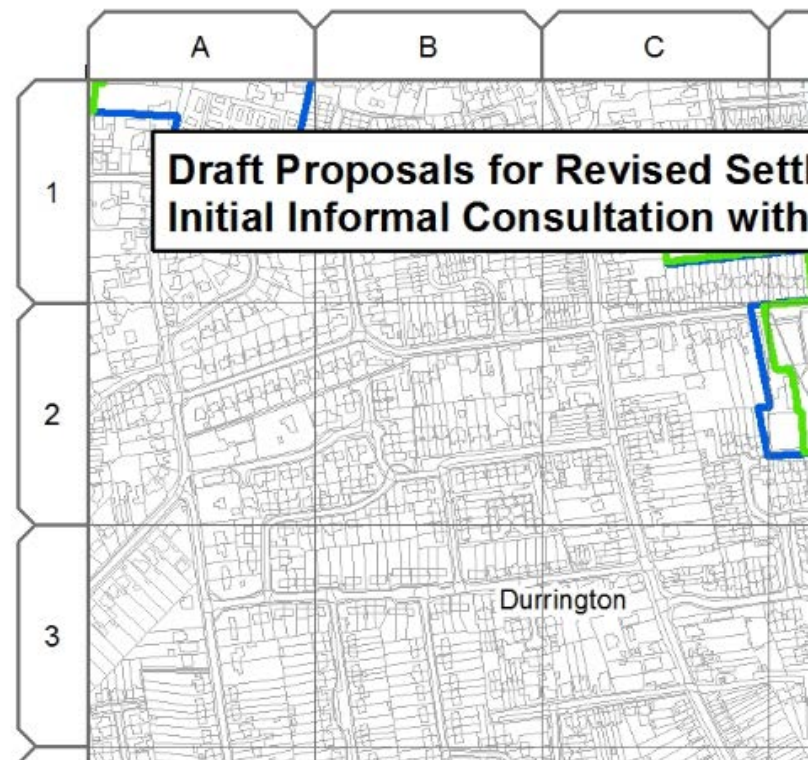
What are the next steps?

Plan preparation	Formal consultation	Submission / Examination	Adoption
<ul style="list-style-type: none">• Evidence gathering• Assessments• Informal consultation	<ul style="list-style-type: none">• Finalise Plan• Formal 6-week consultation on 'Draft Plan'	<ul style="list-style-type: none">• Finalise plans and relevant submission statements• Hearing sessions	<ul style="list-style-type: none">• Receipt of inspector's Report• Adoption• Commence 6 week legal challenge period
Up to November 2014	January – March 2015	April – November 2015	December 2015



How can you provide comment?

- Maps sent to all parishes affected by the review
- Maps show current and draft proposals
- Grid system to aid representations
- Maps are also available to view online



How can you provide comment?

- Online: <http://consult.wiltshire.gov.uk/portal>
- Email: spatialplanningpolicy@wiltshire.gov.uk
- By post: Spatial Planning, County Hall, Bythesea Rd, Trowbridge, Wiltshire, BA14 8JN

Representation forms are available on the councils website above

Questions?

