

Settlement Boundary Review

Draft Test Valley Local Plan 2040 Regulation 18 Stage 2

January 2024

1.0 Introduction

- 1.1 The current Local Plan settlement boundaries act as the dividing line between built-up areas (settlement) and rural areas (countryside), to define where planning policies apply in the towns and villages identified in the settlement hierarchy.
- 1.2 Settlement boundaries also help to direct development to more sustainable locations in the borough and protect the countryside from encroachment. They provide clarity for landowners, developers and the community regarding where development may be acceptable subject to other policy considerations.
- 1.3 As part of the new Local Plan it is considered appropriate to review our existing methodology (from the adopted Local Plan, 2016) and undertake a review of the settlement boundaries. This will ensure that our approach is consistent with best practice and that the settlement boundaries are effective and defensible. The methodology that has been applied to the settlement boundary review is set out below.
- 1.4 Relatively small-scale changes are proposed to the adopted Local Plan methodology, as the majority of the original methodology is still fit for purpose. The settlement boundary review has identified some areas for inclusion and exclusion from the boundaries, with the methodology set out below.

2.0 Which settlements have a boundary?

- 2.1 The settlement hierarchy identifies and groups together towns and villages based on their sustainability, role and function. This approach is also applied for settlement boundaries which is consistent with the NPPF guidance for sustainable development in rural areas.
- 2.2 The methodology applied to the review of settlement boundaries through the new Local Plan includes the methodology applied for determining which settlements have a boundary and also the approach for conducting a review of all existing settlement boundaries. The methodology applied here updates the approach used in the adopted Local Plan and has been prepared taking current best practice into account.
- 2.3 Table 1 sets out the criteria for determining which settlements have a settlement boundary and those that will not have a boundary. It is proposed that all settlements in Tiers 1, 2 and 3 will have a settlement boundary. Settlements within Tier 4 of the settlement hierarchy will not have a settlement boundary as they are located in open countryside, lack key facilities (school, shop, community facility) and are less sustainable to accommodate growth. However, this does not prohibit housing development such as rural exception sites and community led

development which could come forward in these locations in accordance with the proposed Local Plan policies. As a result of this approach there is no need to establish any new settlement boundaries as all villages within Tier 3 already have a boundary.

2.4 The approach corresponds with the methodology applied to revised Local Plan settlement hierarchy. The NPPF does not refer to settlement boundaries but paragraphs 83 and 84 set out guidance on development in rural areas which confirm the importance of locating housing in sustainable locations where it will enhance or maintain the vitality of rural communities and provide the opportunity for villages to grow and thrive. Furthermore planning policies should avoid the development of isolated homes in the countryside.

Table 1: Settlements with / without boundaries

<p>Settlements with a boundary</p>	<p>This includes all settlements within the following tiers of the revised settlement hierarchy.</p> <ul style="list-style-type: none"> • Tier 1 • Tier 2 • Tier 3 <p>These settlements are considered to be of an appropriate scale and with access to a range of facilities a settlement boundary is appropriate to guide proportionate development in accordance with their scale, role and function within the settlement hierarchy.</p>
<p>Settlements without a boundary</p>	<p>Settlements within Tier 4 are located in open countryside and comprise small and or dispersed settlements with limited facilities and lack good accessibility to facilities such as schools, shops and community facilities.</p>

3.0 Draft Settlement Boundary Methodology

3.1 Table 2 sets out the criteria of what should be included and excluded from settlement boundaries. For completeness, this review includes all of the settlements that currently have a settlement boundary in the Adopted Local Plan.

Table 2 Areas Included / Excluded from Settlement Boundary

Areas Included in Settlement Boundary	Areas Excluded from Settlement Boundary	Sources of Data
<p>Uses and buildings that relate better to the built form of the settlement than the countryside for example:</p> <ul style="list-style-type: none"> • Local Plan allocations / commenced planning permissions (including residential and employment) • Employment sites within or adjacent to settlements • Residential caravan sites within or adjacent to settlements • Car parks within or adjacent to settlements • Schools within or adjacent to settlements <p>Boundaries to be drawn around existing identifiable boundaries on the ground such as buildings and appropriate curtilages.</p>	<p>Uses and buildings that relate better to the countryside than the built form of the settlement for example:</p> <ul style="list-style-type: none"> • Outlying development or small pockets of development that are clearly detached from the settlement • Church yards • School playing fields • Public Open Space, including recreation grounds and allotments. • Farm complexes 	<ul style="list-style-type: none"> • Desk top review, using GIS mapping and aerial photography • Undertaking site visits to confirm the accuracy of GIS mapping and aerial imagery • Review documents which identify village character, such as Neighbourhood Plans, Village Design Statements and Conservation Area appraisals • Meetings with town and parish councils • Public consultation

3.2 Table 3 sets out the individual stages of the settlement boundary review and the methodology applied.

Table 3 Draft Settlement Boundary Methodology

Methodology Stage	Approach
Stage 1: Allocations (Criteria A)	<p>Local Plan Allocations: The first stage undertakes an assessment of the existing settlement boundary against sites allocated in the adopted Local Plan. Sites allocated in the current adopted Local Plan are included within the settlement boundary. Most of these allocations have been developed or are in the process of being built.</p> <p>Neighbourhood Plan Allocations: Allocations identified in 'Made' Neighbourhood Plans will be shown as included in the settlement boundary at the draft Local Plan stage (Regulation 19). Following adoption of the Local Plan there is scope for NDPs to make further changes to settlement boundaries consistent with the Local Plan methodology and draft Local Plan 2040 policies.</p>
Stage 2: The Built Up Area	<p>Criteria B: Planning Consents (outside and adjacent to the settlement boundary): This stage reviews implemented planning consents against methodology criteria to establish whether sites should be included within the settlement boundary. Implemented planning consents located adjacent to the settlement boundary (which meet the criteria set out in the table above) and have a clear functional relationship with the settlement will be included within the boundary.</p> <p>Criteria C: Land outside settlement boundary (adjoining the settlement edge) This stage reviews existing land uses and buildings located outside and immediately adjacent to the existing settlement boundary, assesses the functional relationship with the settlement and whether sites / areas should be included in the settlement boundary. Existing buildings and land uses located adjacent to the settlement boundary (which meet the criteria set out in the table above) and have a clear functional relationship with the settlement will be included within the settlement boundary. For the purposes of the review areas proposed for inclusion within a settlement boundary are relatively small scale.</p> <p>Criteria D: Land within the settlement boundary (on the settlement edge): This stage reviews land uses / buildings within the settlement boundary (on the settlement edge) to assess the functional relationship with the settlement and if they should remain within the settlement boundary. Where land uses have a closer functional relationship with the adjoining countryside they are proposed for removal from the settlement boundary.</p> <p>The outputs of this approach is to remove areas of open space, recreation grounds, allotments and school playing fields from the settlement boundary. This also provides more policy protection for these areas from development pressures. It is proposed that large residential plots and garden land remain within the setting boundary. This is in order to complement the rural strategy</p>

Methodology Stage	Approach
	and not to remove the potential for some limited infill development that may be appropriate in terms of local character. Local Plan / Neighbourhood Plan development management policies will work to ensure that new development comes forward in appropriate locations avoiding harmful impacts on character.
Stage 3: Settlement Boundary Updates (Following Stages 1 and 2)	Following stages 1 and 2 assessment a summary or proposed changes are set out. Any changes to settlement boundaries will form clear defensible boundaries defined using appropriate physical features.

Table 4 Settlement Boundaries – Areas included and excluded

Areas for inclusion in settlement boundaries	<ul style="list-style-type: none"> • Areas for potential inclusion in the boundary will reflect the factual situation of built development on the ground and functional relationship with the settlement. • Adopted Local Plan (2016) allocations are included in the settlement boundary.
Areas for exclusion from settlement boundaries	<ul style="list-style-type: none"> • Some areas are also proposed for removal from the settlement boundaries which relate more closely to the countryside such as open space, recreation grounds and school playing fields located on the edge of settlements. • This approach also provides more policy protection to these areas from development pressures.

3.3 The settlement boundary reviews are set out in an Appendix identified in Table 5. For each settlement there is a map setting out the existing settlement boundary and any proposed changes to the settlement boundary as well as a table setting out the assessment for each settlement including the reasoning for any proposed changes.

Table 5: Settlement Boundaries - Schedule of areas in Appendix 1

Appendix and Area	Settlements
1) Andover / Charlton / Pentons	<ul style="list-style-type: none"> • Andover • Charlton • Penton Grafton • Penton Mewsey
2) Bourne Valley	<ul style="list-style-type: none"> • Enham Alamein • Hatherden • Hurstbourne Tarrant and Ibthorpe • Vernham Dean
3) Bellinger	<ul style="list-style-type: none"> • Shipton Bellinger • Thruxton • Fyfield • Appleshaw • Kimpton • Weyhill
4) Anna	<ul style="list-style-type: none"> • Palestine and Grateley Station • Grateley • Amport • Monxton • Abbots Ann / Little Ann • Anna Valley / Upper Clatford • Goodworth Clatford
5) Harewood	<ul style="list-style-type: none"> • Wherwell • Chilbolton • Barton Stacey • Longparish
6) Mid Test	<ul style="list-style-type: none"> • Leckford • Over Wallop • Middle Wallop • Nether Wallop • Longstock • Stockbridge • Kings Somborne • Broughton • Houghton • Lockerley • West Tytherley
7) Blackwater	<ul style="list-style-type: none"> • Michelmersh • Awbridge • Wellow • Timsbury (overlaps with Ampfield and Braishfield)
8) Ampfield & Braishfield	<ul style="list-style-type: none"> • Ampfield • Braishfield • Timsbury (overlaps with Blackwater)
9) Romsey / North Baddesley	<ul style="list-style-type: none"> • Romsey • North Baddesley

Appendix and Area	Settlements
10) Valley Park / Chilworth / Nursling and Rownhams	<ul style="list-style-type: none"> • Valley Park • Chilworth • Nursling and Rownhams

4.0 Next steps

4.1 As part of the Draft Local Plan 2040, Regulation 18 Stage 2 consultation we are seeking views on the approach and outcomes of the settlement boundary review, and in particular from our Parish and Town Councils.

5.0 Appendices

Appendix 1: Settlement Boundary assessments for:

Andover, Charlton and the Pentons

Bourne Valley

Bellinger

Anna

Harewood

Mid Test

Blackwater

Ampfield & Braishfield

Romsey / North Baddesley

Valley Park / Chilworth / Nursling and Rownhams

