**Settlement Boundary Defining 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 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.

**Methodology**

The methodology for reviewing settlement boundaries is outlined as:

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.