



Exploring Potential Development Boundaries for Smaller Villages and Hamlets (SVAH's)

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Past – The 1998 Local Plan Approach

4 Built Type Environments for all settlements

A Important non-developed areas which provide essential character e.g. village green or pond. No development permitted here

B Historic buildings and their settings. Development highly restricted

D Development post 1914 – Development normally permitted here

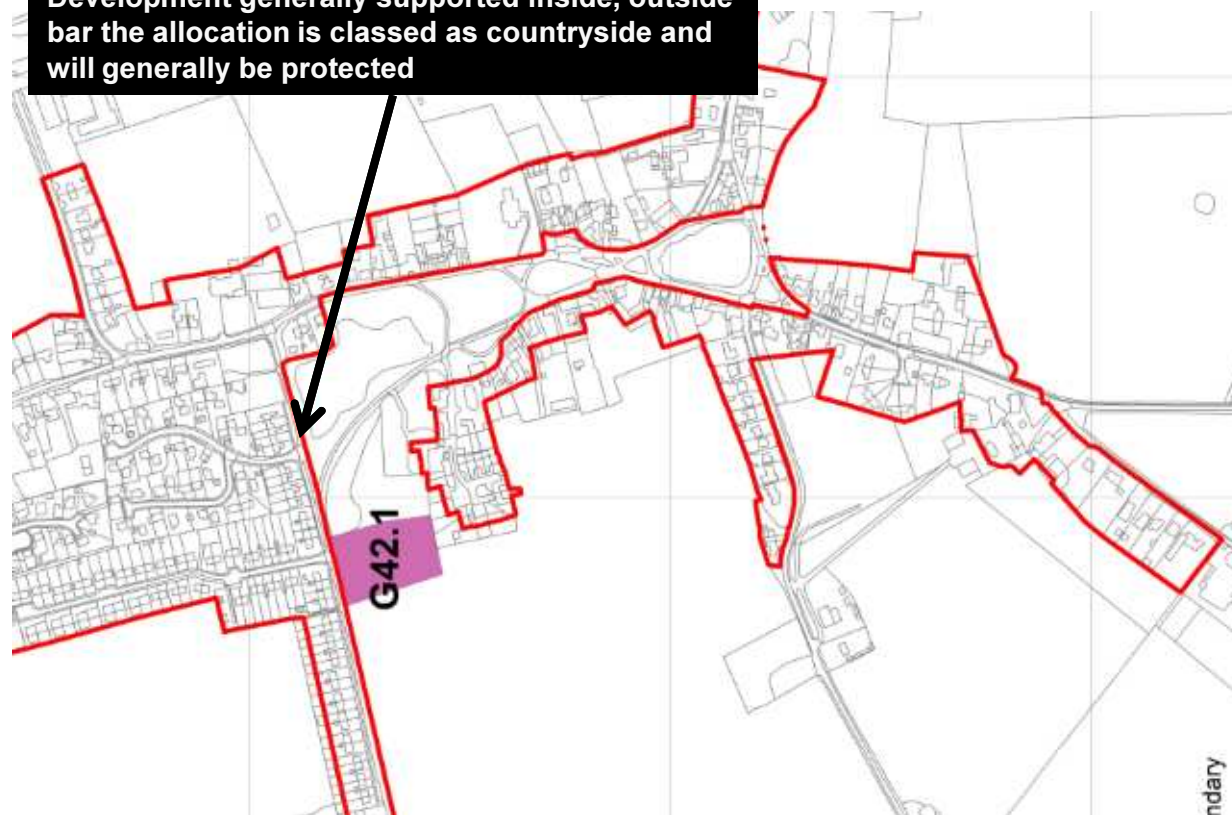
C Development pre 1914 – local building materials contribute towards a sense of place. Development permitted providing it is in harmony with surroundings



Present – SADMP 2016

DM2 One **Development Boundary**

Development generally supported inside, outside bar the allocation is classed as countryside and will generally be protected



- Simplifies the approach
- Provides a degree of certainty
- Also provides flexibility
- Does not represent the whole built up extent of the settlement – sporadic buildings are discounted – where development would not be encouraged
- Extensive gardens and backland generally excluded – note this does not effect use or permitted development rights
- Areas out side the boundary classed a countryside here development will be limited to that to that identified as suitable by other policies of the Local Plan



Present – SADMP 2016

SVAH's – No boundaries however DM3, in effect an infill policy – allows for modest development



- 1998 Boundaries were tightly drawn and didn't allow flexibility / much scope for growth to occur at SVAH's
- It was thought that removal allowed for a modest degree of growth to occur, however;
- The removal of such boundaries has led in some SVAH's to attain higher levels of growth than some higher ranking settlements
- Has led to some inconsistencies between settlement tiers
- Doesn't provide certainty



Future – Local Plan review (2016 -2036)

Restabilising development boundaries for SVAH's

- To ensure a consistent approach across the Borough and Settlement Hierarchy. Note development can currently take place via DM3
- Provide a degree of certainty and simplify the process further
- Could facilitate the introduction of a criteria based policy for sites adjacent to development boundaries
- The agreed Growth Strategy seeks to direct growth to the higher order settlements, so that the full housing need is consumed in these sustainable settlements – providing flexibility and ensuring the full need is met
- Windfall can still occur within the development boundaries, and potentially if a criteria based policy is taken forward adjacent to development boundaries



The Approach

- Took the 1998 Boundaries and removed the A and B areas, broadly same approach as the SADMP at the higher order settlements
- Assessed these against the latest available GIS base maps, aerial photos, satellite imagery, Google street view and local knowledge
- Presented for discussion at Task Group, feedback to be incorporated
- Consulted with Development Control colleagues, their input is/will be feed in
- This should provided an initial set of maps / boundaries for the draft consultation
- Some settlements will not have boundaries and will be classed as countryside
- Local communities (PC's) and residents will have the opportunity to comment
- Maps / Development Boundaries can then be further refined



Wider Approach to Development

Settlement Hierarchy Tier	Local Plan review (2016 -2036) Allocations	Windfall development potentially appropriate within development boundaries, subject to DM2	Windfall development potentially appropriate adjacent to development boundaries, subject to new DM Policy
Sub – Regional Centre, Main Towns and Settlements Adj. to these	Strategic Allocations	Yes	Yes
Growth Key Rural Service Centre	Strategic Allocations	Yes	Yes
Key Rural Service Centres	Allocations	Yes	Yes
Rural Villages	No	Yes	Yes
Smaller Villages And Hamlets	No	Yes	Yes
Countryside	No	No	No

