

# West Lavington Neighbourhood Plan



## Settlement Boundary Methodology

April 2018

West  
Lavington  
Parish  
Council

**Our Place: Our Plan**  
A Plan for West Lavington and Littleton Panell

# West Lavington Neighbourhood Plan 2017-2026

*Our Place: Our Plan  
A Plan for West Lavington and Littleton Panell*

## Settlement Boundary Methodology April 2018

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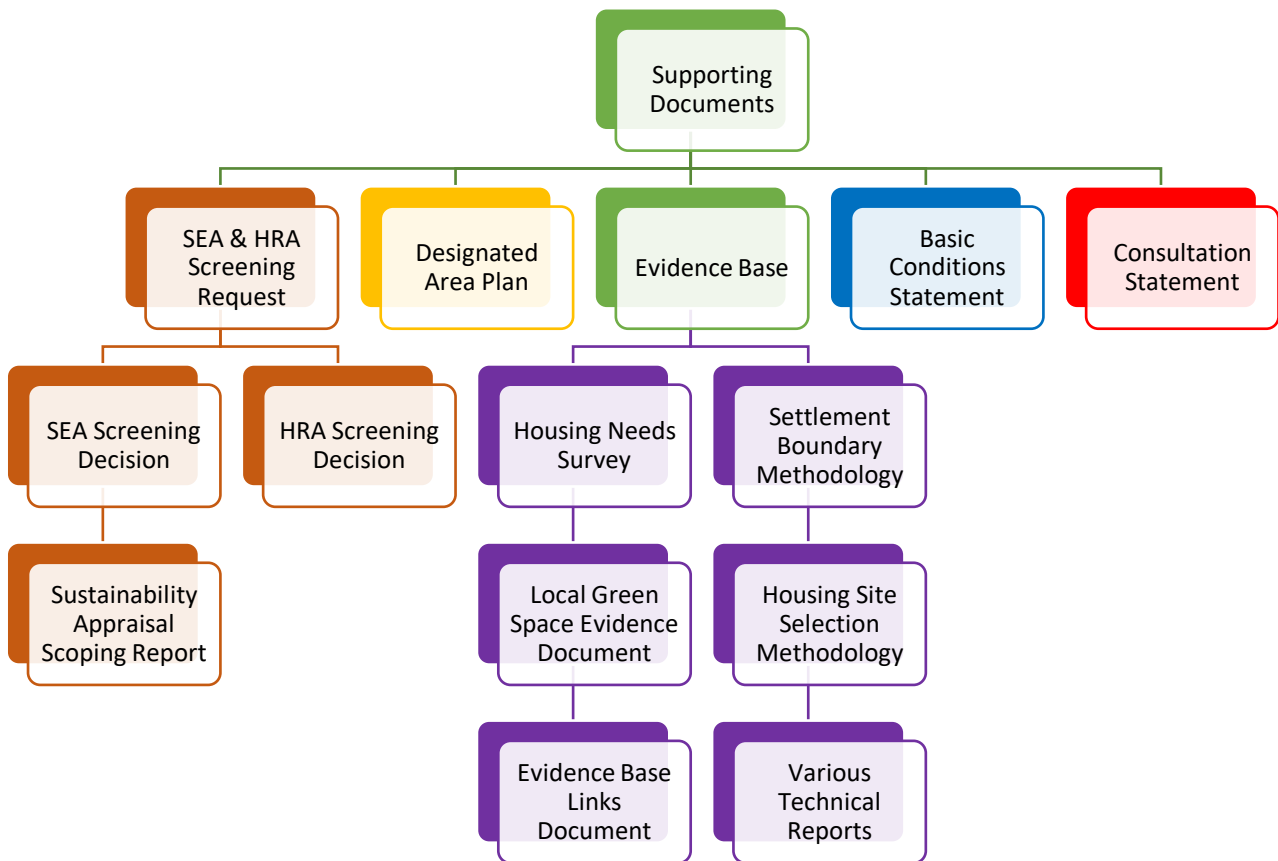
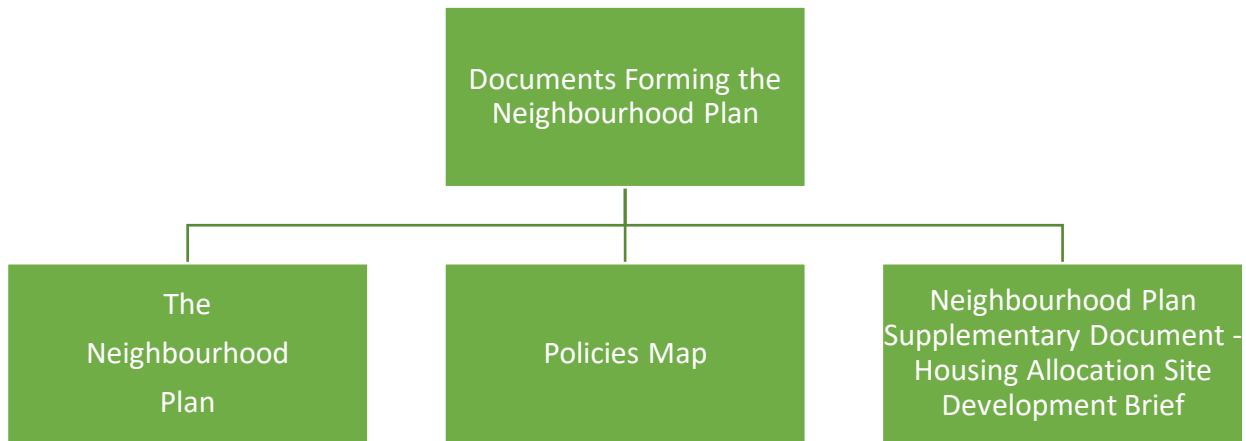
The Parish Council received professional planning support from NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



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# West Lavington Neighbourhood Plan 2017-2026



# Introduction

1. The emerging Wiltshire Housing Site Allocations Plan is reconsidering the settlement boundaries for all the towns and villages across Wiltshire. This Plan has drawn the settlement boundary tightly around the existing built form of the village as it now exists. The emerging Wiltshire Housing Site Allocations Plan has proposed a number of small alterations to the settlement boundary. In discussions with Wiltshire Council it has been agreed that the Neighbourhood Plan will define a new settlement boundary for West Lavington and Littleton Panell. The Neighbourhood Plan is anticipated to reach its conclusion before the Wiltshire Housing Site Allocations Plan, therefore it was agreed that the Neighbourhood Plan would be the most appropriate document through which to define a new settlement boundary for West Lavington and Littleton Panell. Core Policy 2 of the Wiltshire Core Strategy allows for the settlement boundary to be amended through either the Wiltshire Housing Site Allocations Plan or Neighbourhood Plans.
2. Details of the changes made to the settlement boundary is set out in the Settlement Boundary Methodology (this document). The methodology is drawn from the principles established by Wiltshire Council in the emerging Wiltshire Housing Site Allocations Plan.



## The Wiltshire Settlement Boundary Methodology

3. Wiltshire Council has produced a [Topic Paper<sup>1</sup>](#) on the Review of Settlement Boundaries. That methodology was developed and refined through public consultation. The topic paper identifies the principles in Table 8.1 which is set out below:



1

<http://www.wiltshire.gov.uk/planningpolicydocument?directory=Wiltshire%20Housing%20Site%20Allocations%20DPD/Pre-Submission%20Consultation%20July%202017&fileref=5>

Table 8.1 The revised settlement boundary review methodology

The revised settlement boundary review methodology	
<p><b>The settlement boundaries define the built form of the settlement by, where practicable, following but not including clearly defined physical features, such as walls, fences, hedgerows, roads and water courses.</b></p>	
<p><b>Areas which have been included are:</b></p>	<ul style="list-style-type: none"> <li>• Built and commenced residential and community facilities development such as religious buildings schools and community halls, that is physically related to the settlement</li> <li>• Built and commenced employment development in principal settlements, market towns and local service centres<sup>(13)</sup> that is physically related to the settlement</li> <li>• The curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement in terms of scale and location</li> <li>• Recreational or amenity space at the edge of a settlement that relates more closely to the built environment</li> </ul>
<p><b>Areas which have been excluded are:</b></p>	<ul style="list-style-type: none"> <li>• Employment development, farm buildings and farmyards, at the edge of large villages</li> <li>• Isolated development that is physically detached from the settlement (including farm buildings or agricultural buildings and renewable energy installations)</li> <li>• The extended curtilage of a property that relates more closely to the open countryside (e.g. a field or paddock) or has the capacity to substantially extend the built form of the settlement in terms of scale and location</li> <li>• Recreational or amenity space at the edge of the settlement that relates more closely to the open countryside</li> <li>• All types of unimplemented planning permission</li> <li>• Site allocations</li> </ul>

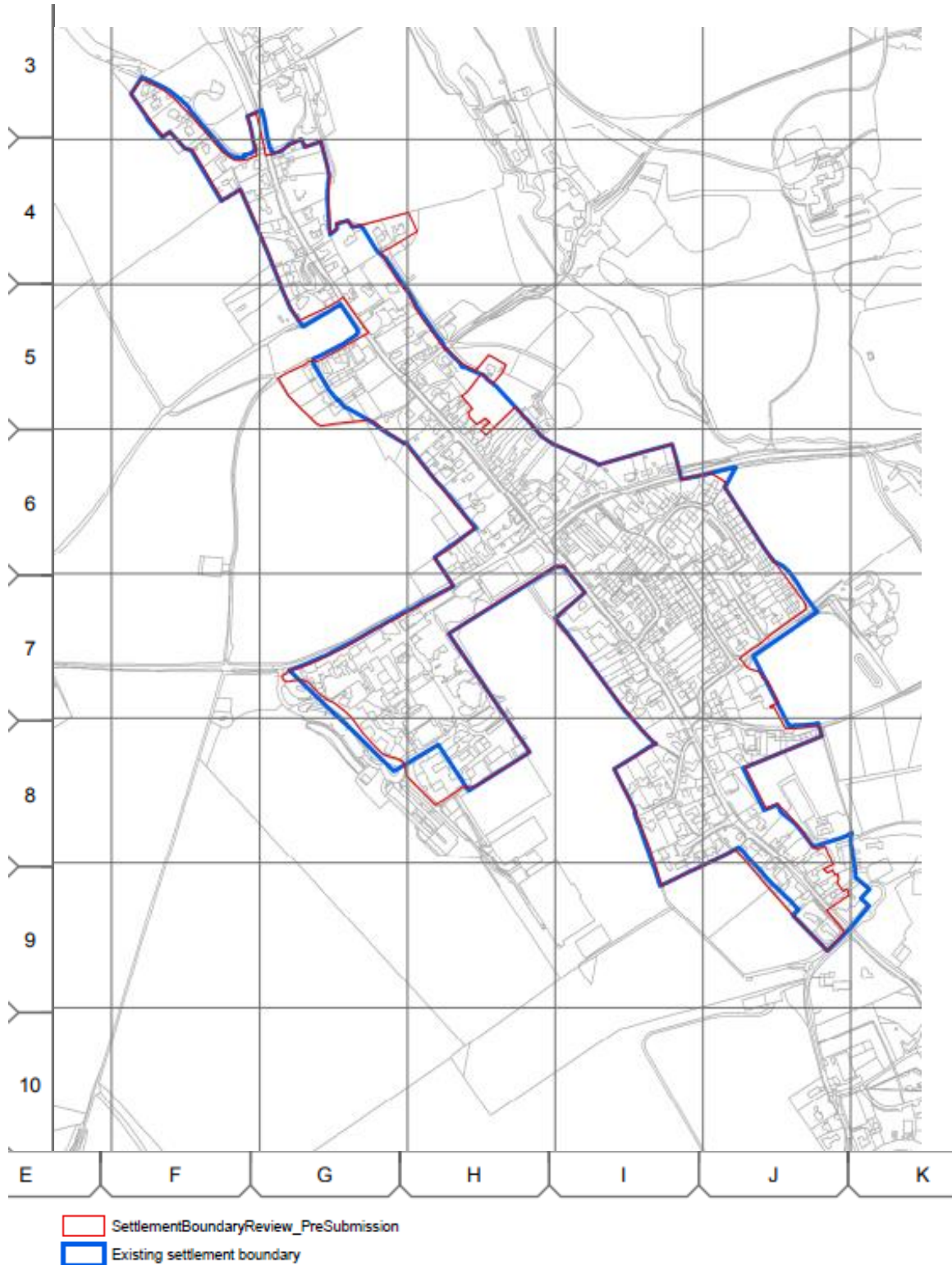
# The Wiltshire Housing Sites Allocation Plan

4. Wiltshire Council in the draft Wiltshire Housing Site Allocations Plan published during 2017 undertook a desktop review of each boundary using geographical information system (GIS) data sets, including aerial imagery and ordnance survey maps. The desktop review produced a suggested revised boundary that followed the methodology above but also considered consultation responses received in regards to specific locations.
5. It was recognised by Wiltshire Council that a desktop review alone may not necessarily take into account the detail and most recent changes on the ground. Therefore, following the desktop assessment, planning officers with relevant local knowledge were consulted on the maps produced for each settlement. It was considered by Wiltshire Council that they have more detailed, up to date local knowledge of the area they cover. It was considered that they would be able to provide further critical assessment of the proposed boundary. Feedback from planning officers was then taken into account and any final revisions to the boundary maps were made. The proposed changes to settlement boundaries was then



## West Lavington Neighbourhood Plan Settlement Boundary Methodology

published on OS maps showing both existing and suggested new settlement boundaries. A schedule and justification of the main changes from the existing settlement boundary was also provided alongside the maps. The proposals for West Lavington and Littleton Panell were set out in the [Topic Paper](#) for the Devizes Community Area and in the detailed [map](#) for West Lavington and Littleton Panell. The proposals put forward by Wiltshire Council in the Wiltshire Housing Site Allocations Plan are illustrated below:



6. The reasoning for the changes suggested by Wiltshire Council in the Wiltshire Housing Site Allocations Plan are detailed in Table A.5 below:

**Table A.5 Proposed Amendments to West Lavington and Littleton Pannell Settlement Boundary**

Map Grid Reference <sup>(21)</sup>	Proposed Amendment
G5 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G5 (S)	Amend boundary to include built residential development that is physically related to the settlement.
G8, G7, H8	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement and to follow clearly defined physical feature – the road.
J9	Amend boundary to include the curtilage of properties that relate more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J8 (E), J9	Amend boundary to exclude built employment development on the edge of the large village.
J6, J7, J8	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J6 (N)	Amend boundary to follow but not include clearly defined physical features – hedgerow.
H5	Amend boundary to include built residential development that is physically related to the settlement and to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
G4, H4	Amend boundary to include built residential development that is physically related to the settlement.
G3, G4	Amendment to boundary to follow but not include clearly defined physical feature – the road.

# The Neighbourhood Plan Settlement Boundary Review

7. As identified in discussions with Wiltshire Council it has been agreed that the Neighbourhood Plan will now define a new settlement boundary for West Lavington and Littleton Panell. The Neighbourhood Plan is anticipated to reach its conclusion before the Wiltshire Housing Site Allocations Plan. Consequently it was agreed that the Neighbourhood Plan would be the most appropriate document through which to define a new settlement boundary for West Lavington and Littleton Panell.

## West Lavington Neighbourhood Plan Settlement Boundary Methodology

8. West Lavington Parish Council has previously responded to the review of the settlement boundary suggested by Wiltshire Council. This is now being taken forward through the Neighbourhood Plan process. The Neighbourhood Plan Steering Group has relevant detailed, up to date local knowledge which is considered fundamental in developing an appropriate settlement boundary.
9. West Lavington and Littleton Panell is predominantly a linear village, oriented north-south along its High Street, and much of the two villages lies in a Conservation area. Retention of the linear built form of West Lavington and Littleton Panell is dependent upon the definition of an effective settlement boundary.
10. In general terms the Neighbourhood Plan Settlement Boundary Review is based on the suggested changes put forward by Wiltshire Council. However we have also taken into account the position adopted by other Neighbourhood Plans, particularly the Devizes Neighbourhood Plan which included the proposed housing site allocations within the settlement boundary. Early consultation on the West Lavington Neighbourhood Plan envisaged following a similar position. The Wiltshire Council methodology of not including allocated housing sites within the settlement boundary appears to the Neighbourhood Plan Steering Group to be illogical and inconsistent.
11. As Core Policy 2 of the Wiltshire Core Strategy allows settlement boundaries to be amended through Neighbourhood Plans this also allows a framework for Neighbourhood Plans to establish their own methodology criteria provided that these are in general conformity with the strategic policies of the Wiltshire Core Strategy.
12. The Neighbourhood Plan Steering Group has taken into account the representations made by various parties to Wiltshire Council on the draft Wiltshire Housing Site Allocations Plan. It is noted that these comments related to the land including around A'Becketts; the proposed site allocation; 109-115 High Street; 67-69 High Street; Dauntsey School; Dauntsey Academy Primary School; and Recreation Ground.
13. Consequently the West Lavington Neighbourhood Plan introduces an additional inclusion criteria into the methodology as follows:

### Areas which have been included are:

- **Areas allocated for residential development**

14. The Wiltshire Council suggested changes have been largely incorporated with four main alterations. These are based on local knowledge where the Wiltshire Council methodology is considered not to have been applied correctly in the emerging Wiltshire Housing Site Allocations Plan. These alterations are as follows:

### Dauntsey School

The settlement boundary which the draft Wiltshire Housing Site Allocations Plan has put forward is considered not to correctly apply the following inclusion criteria:

- **Built and commenced residential and community facilities development such as religious buildings schools and community halls, that is physically related to the settlement**

Consequently the Settlement Boundary has been amended to include the car parking areas; the large artificial floodlight pitches/courts; which represent existing built development which is closely related to the existing built form of the school and the overall settlement. To the east of the large artificial floodlight pitches/courts are the playing fields which are physically contained within the built form of the settlement on three sides. As such these playing fields are considered to fall within the following inclusion criteria:



## West Lavington Neighbourhood Plan Settlement Boundary Methodology

- Recreational or amenity space at the edge of a settlement that relates more closely to the built environment

To the south of the playing fields and artificial pitches/courts is a large established hedge which provides a natural physical boundary differentiating the area which is physically related to the settlement from the field to the south which is then more closely related to the wider countryside. The playing fields to the west of the car parking areas are considered to fall within the following exclusion criteria:

- Recreational or amenity space at the edge of the settlement that relates more closely to the open countryside

The following amendment to the Settlement Boundary at Dauntsey School is therefore proposed:



Wiltshire Housing Site Allocations Plan



Neighbourhood Plan Settlement Boundary

### West Lavington Manor and 67/69 High Street West Lavington

The settlement boundary in the draft Wiltshire Housing Site Allocations Plan had been slightly amended to include the existing Manor building itself which is physically connected to the built development to the north immediately adjacent to Church Street. The rationale for the change suggested in the emerging Housing Site Allocations document whilst correct in excluding the farm buildings to the rear appear to have mistakenly excluded the Manor house itself. The Manor house itself meets the Wiltshire Settlement Boundary Review Criteria for inclusion:

- Built and commenced residential and community facilities development such as religious buildings schools and community halls, that is physically related to the settlement

At 67/69 High Street the emerging Housing Site Allocations document excludes part of the garden curtilage of these properties. The garden area is considered to meet the following inclusion criteria:

- The curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement in terms of scale and location

Consequently the following amendment to the Settlement Boundary is therefore proposed:

## West Lavington Neighbourhood Plan Settlement Boundary Methodology



Wiltshire Housing Site Allocations Plan



Neighbourhood Plan Settlement Boundary

### Dauntsey Academy Primary School/Recreation Ground/Housing Allocation

As explained above early consultation on the West Lavington Neighbourhood Plan envisaged following a position where any proposed housing allocation would be included within an alteration to the settlement boundary. The Wiltshire Council methodology of not including allocated housing sites within the settlement boundary appears to the Neighbourhood Plan Steering Group to be illogical and inconsistent.

Consequently the West Lavington Neighbourhood Plan introduces an additional inclusion criteria into the methodology as follows:

Areas which have been included are:

- Areas allocated for residential development

Although not currently physically connected to the remainder of the settlement boundary put forward in the emerging Housing Site Allocations document, it is considered that the school buildings meets the Wiltshire Settlement Boundary Review criteria for inclusion:

- **Built and commenced residential and community facilities development such as religious buildings schools and community halls, that is physically related to the settlement**

The recreation ground at the Village Hall is strongly enclosed by Mill Lane to the south and the trees along the southern boundary of the recreation ground itself. It is therefore considered to be physically, visually and functionally separated from the wider countryside. It is therefore considered to meets the following inclusion criteria:

- **Recreational or amenity space at the edge of a settlement that relates more closely to the built environment**

Therefore in this quadrant of the settlement the following amendment to the Settlement Boundary is therefore proposed:

## West Lavington Neighbourhood Plan Settlement Boundary Methodology



Wiltshire Housing Site Allocations Plan



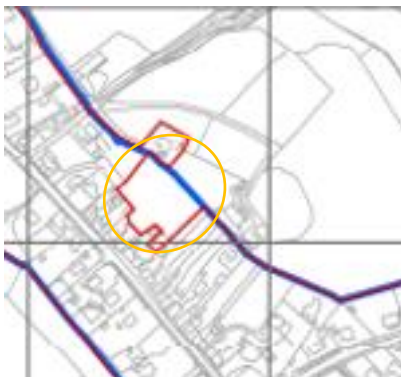
Neighbourhood Plan Settlement Boundary

### 109-115 High Street Littleton Panell

The settlement boundary in the draft Wiltshire Housing Site Allocations Plan has been slightly amended to exclude parts of the rear garden of No.109 and part of No.115 High Street. Taking into account local knowledge the suggested exclusion of the areas of garden does not stand up to scrutiny. It is considered that these garden areas are functionally related to the built footprint of the village and are not closely related to the countryside. As such these areas fall within the inclusion criteria:

- The curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement in terms of scale and location

Accordingly the following amendment to the Settlement Boundary is therefore proposed:



Wiltshire Housing Site Allocations Plan



Neighbourhood Plan Settlement Boundary

## The Proposed Neighbourhood Plan Settlement Boundary

15. The Neighbourhood Plan Settlement Boundary is set out on the Map 1 below:

# Map 1 - The Proposed Neighbourhood Plan Settlement Boundary







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# West Lavington Neighbourhood Plan 2017-2026

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Settlement Boundary Methodology

April 2018

West Lavington Neighbourhood Plan is led by a Steering Group made up of local volunteers and Parish Councillors supported by West Lavington Parish Council

[www.westlavington.org.uk/planning/](http://www.westlavington.org.uk/planning/)

West Lavington Parish Council

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