

Settlement Boundary Review: Methodology Paper

Introduction

1. Strategic Policy SD22 of the South Downs Local Plan: Preferred Options sets out the development strategy for the National Park. It identifies towns and villages across the National Park that are able to accommodate some growth. These settlements will have defined settlement boundaries. These are shown on the Inset Maps of the Local Plan. Please note that settlements that are preparing neighbourhood development plans (NDP) are not shown on the inset maps. Parishes which are preparing NDPs will formulate their own settlement policy boundaries, but are encouraged to make use of this methodology paper. The National Park Authority (NPA) will engage with neighbourhood planning groups to ensure that any review of settlement boundaries are carried out with due regard to the Statutory Purposes of the National Park.
2. Settlement boundaries are a spatial planning tool used to direct development to the most sustainable locations while protecting the character of the countryside, villages and towns and preventing the actual or perceived coalescence of settlements. As set out in Strategic Policy SD22: Development Strategy of the South Downs Local Plan: Preferred Options, the principle of development within the settlement policy boundaries will be supported provided that it complies with other relevant policies, is of a scale and nature appropriate to the character and function of the settlement and is in accordance with the spatial strategy for the relevant Broad Area (Core Policies SD4/CP: The Coastal Plan, SD4/DS: The Dip Slope, SD4/WD: The Western Downs, SD4/SS: The Scarp Slope and SD/WW: The Western Weald). Development will not normally be permitted outside of settlement boundaries, subject to a number of exceptions as set out in Strategic Policy SD22.
3. The National Planning Practice Guidance (NPPG) restricts the circumstances under which settlement boundaries can be used, stating that blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence. The Authority considers that its designation as a National Park and detailed evidence base on landscape provides robust justification for setting settlement boundaries and differing policies for areas within and outwith such boundaries.
4. Villages located outside settlement boundaries are considered to be part of the countryside and will be subject to Criterion 3 of the Development Strategy (Strategic Policy SD22). These settlements have an important role to play in the social, economic and environmental fabric of the South Downs, but are not considered to be appropriate locations for new development other than the exceptions listed in Strategic Policy SD22 of the Local Plan. They are therefore treated as part of the countryside and do not have settlement boundaries. The pattern of settlement in the National Park is the result of many complex historic processes in previous eras, and the presence of certain types of building in the countryside, for example, isolated villas or ribbon development, will not serve as a precedent for further such development.
5. Land within settlement policy boundaries may not be suitable for development due to other constraints, for example, flood risk zones, tree preservation orders, the protection of green space or townscape character.
6. The reasons for establishing settlement boundaries include the ability to:
 - a) Ensure development is directed to more sustainable locations, both in terms of accessibility to and support of existing services and transport, and in terms of landscape.

- b) Protect the countryside from encroachment of land uses more characteristic of built up areas, conserve and enhance cultural heritage and natural beauty.
 - c) Help to sustain the identity of separate communities and maintain the local distinctiveness of settlements and traditional built form.
 - d) Provide greater certainty to communities, landowners and developers over where certain types of windfall development are likely to be acceptable in principle.
 - e) Support the plan led approach to development.
7. Different local planning authorities across the National Park area have historically taken different approaches to drawing settlement boundaries. Not all authorities use a set methodology. Where a methodology has been used the criteria are generally similar from one local authority to another, but there are some differences in approach between different methodologies. These include questions such as whether to draw a boundary around clusters of buildings close to but separate from the main settlement; and whether particular uses should be included or excluded from the boundary, where they occur at the edge of a settlement.
 8. The review of settlement boundaries without a set methodology can be problematic. There is a need to apply principles consistently and to explain how decisions have been arrived at.
 9. The SDNPA is planning comprehensively across the whole South Downs National Park for the first time. This means that this is the first time settlement boundaries will have been applied across the whole area in a consistent and comprehensive way. This may result in some differences between existing and proposed boundaries. This will be reviewed carefully to ensure that decisions are made consistently based on this methodology and on all the available evidence.

Structure of document

10. The methodology set out in this document will be used to identify settlement boundaries for all the towns and villages identified in policy SD22 of the Preferred Options Local Plan unless this is being done through the neighbourhood planning process. This methodology is followed by two appendices. Appendix 1 lists all the proposed changes to settlement boundaries along with a reason for the proposed change. Appendix 2 is a set of maps showing all the proposed settlement policy boundaries in the National Park, where boundaries are not being set through the neighbourhood planning process. Maps showing these changes are also contained in the Local Plan. This methodology has been added to the Neighbourhood Planning Toolkit in order to help neighbourhood planning groups set their own settlement boundaries.
11. The methodology does not determine whether a settlement will have a boundary. This is set out in Strategic Policy SD22: Development Strategy. This methodology applies to the detailed decisions regarding where that settlement boundary is drawn. For reference settlement policy boundaries have been removed or added for the following villages in the South Downs Local Plan:
 - Milland, Watersfield and Friston: settlement policy boundaries added
 - Blackmoor, Blendworth, Bucks Horn Oak, Fulking, High Cross, Hill Brow and Bramber: settlement policy boundaries removed.
12. This exercise is being carried out in parallel with but separately from the identification of site allocations for development, and therefore the maps prepared do not take into account any proposed site allocations. Once the list of proposed allocations is finalised for the Pre-Submission draft of the Local Plan, the settlement boundary maps will be redrawn. The final

maps will incorporate housing and, where appropriate in terms of the methodology, employment allocations as well as any buildings or land that are currently detached from the settlement but would be joined onto it (in terms of the settlement boundary methodology) by the development of proposed allocations.

Methodology

Existing evidence

13. In order to take a landscape-led approach to the drawing of settlement boundaries, the National Park Authority has drawn on the wide range of published studies relating to landscape, townscape, the historic and natural environments.
14. When reviewing the boundary for any given settlement, the following evidence has been consulted:

South Downs Integrated Landscape Character Assessment:

- a) This document identifies that some landscape character areas are characterised by nucleated, linear or dispersed settlements. Settlement boundaries have been reviewed to ensure they protect these distinctive structures.

Extensive Urban Survey

- b) These exist for several of the larger settlements in the National Park. They identify areas of particular historic value and of vulnerability to change, which, where they lie close to existing or potential new settlement boundaries, have been taken into account in the review.

Conservation Area Appraisals/Management Plans

- c) Conservation area appraisals and management plans typically make numerous recommendations for the areas they apply to, all of which have been taken into account in the review of settlement boundaries (where the conservation area lies on or close to existing or potential new settlement boundaries).

Village and Town Design Statements and Local Landscape Assessments

- d) Village and town design statements and Local Landscape Assessments typically make numerous recommendations for the areas they apply to, all of which have been taken into account in the review of settlement boundaries for settlements which have such statements/assessments, where the status of the document is recognised by the National Park Authority.

Principle of inclusion of land uses

15. Where the Development Strategy (Strategic Policy SD22) identifies a settlement as being suitable for a settlement policy boundary then the main built up area of the settlement has been included within the boundary. This will include any residential or commercial developments that have taken place since the boundaries were last reviewed (subject to the exceptions listed below) and sites with extant planning permission. Sites allocated in the Local Plan for development will also ultimately be included in the final settlement boundaries, although they have not been included at this stage. Barring the exceptions below, settlement boundaries have been drawn along defined features such as walls, hedgerows and roads where possible.
16. Where no specific recommendations arise from the above evidence base studies, the following principles have been applied to the inclusion or exclusion of specific uses from

within the settlement boundary where they occur adjacent to an existing or proposed new settlement boundary. The reasoning for these principles is provided in the paragraphs that follow.

- Allotments- **Exclude**
 - School playing fields- **Exclude**
 - Hard surfaced school playgrounds- **Include**
 - Recreation/sports grounds- **Exclude- including buildings**
 - Designated wildlife sites and buffers around them (where relevant)- **Exclude**
 - Woodlands- **Exclude**
 - Orchards- **Exclude**
 - Cemeteries and churchyards - **Exclude**
 - Agricultural fields or paddocks that are surrounded by development on all sides **Site by site**
 - Farm yards and farm buildings- **Exclude**
 - Former farm buildings, converted to other uses – **Site by site (see paragraph 20 below)**
 - Nurseries, garden centres etc. - **Exclude**
 - Agricultural/forestry workers housing- **Exclude**
 - Car parks, sports pavilions etc. – **Exclude (where permitted under countryside policies)**
 - Community facilities e.g. schools, public houses etc –**Include where already within boundary or recently built adjacent to boundary. Otherwise exclude.**
 - Residential caravan sites - **Site by site**
 - Houses in the middle of large plots- **Exclude**
 - Large rear or side gardens (of houses clearly in the settlement)- **Boundary should run 10m from rear or side elevation of house (with exceptions, see below).**
 - Roads, tracks and public rights of way running along the boundary- **Exclude**
17. Green spaces (including but not limited to designated Local Green Spaces) are an important element of the landscape of the National Park and have been excluded from settlement boundaries wherever they occur adjacent to the boundary, except in cases where they have been specifically allocated for development through the Local Plan. This will include allotments, school playing fields, woodland, recreation/sports grounds, cemeteries and graveyards, roadside verges and landscaped areas (where they are significant in size and visually related to the countryside), internationally, nationally or locally designated wildlife sites, agricultural fields, orchards and paddocks.
18. Where they occur within settlements and not adjacent to the boundary, green spaces (other than agricultural fields or paddocks) have been included in the settlement boundary. They will often be protected from development by a Local Green Space policy or by specific policies relating to the type of green space.
19. Certain types of designated wildlife site, for example heathland, or identified ancient woodlands, have the potential to be harmed by certain types of development occurring within a given buffer zone, and where this applies a buffer zone surrounding the wildlife site will also be excluded from settlement boundaries. This may be in the form of the complete exclusion of parts of the settlement within a given distance of the site, or of drawing the boundary along the edge of those buildings that lie closest to the site.
20. Where agricultural fields and paddocks, including those no longer in agricultural use, are entirely surrounded by a built up area, they have been assessed on a case by case basis. If they contribute positively to the landscape and/or have biodiversity, historic, recreational or

agricultural value then a settlement boundary has been drawn around them and they will be subject to countryside policies.

21. Agricultural farmsteads are considered characteristically rural and part of the countryside and provide the historical connection between settlements and their agricultural origins. In addition these spaces can provide visual links to the rural context beyond. Therefore farmsteads standing on the edge of the built form of settlements have been excluded as they relate more to the rural context. This approach also provides an additional safeguard against infilling which has the potential to undermine this distinctly rural feature. The exception is farmhouses where they form an integral part of the built up area of the settlement.
22. Conversions of agricultural buildings in the countryside have generally been required to retain the physical character derived from their former use. Therefore they will not always be suitable for inclusion in settlement boundaries. They have been included within the settlement boundary where they are not visually or physically detached from the settlement. Converted agricultural buildings that are physically separate from the settlement boundary, or physically adjacent but retain a separate character (for example, having an access point that is some distance from the settlement, or remaining part of a larger complex continuing in agricultural use) will not be included in the settlement boundary.
23. Other developments that would be allowed in the countryside or have been allowed under countryside policies in the past are considered to relate more to the countryside than to the settlement and will therefore be excluded where they lie adjacent to the boundary. This category includes equestrian developments; housing for agricultural or forestry workers; garden centres and nurseries; and extensive community facilities such as hard surfaced sports grounds (including pavilions) and car parks, where they have been built outside existing settlement boundaries. More intensively built up community uses such as schools or public houses have been included in the boundary if they are already within it or if they have been built adjacent to the boundary since it was last reviewed; if they are older buildings outside the boundary, or new buildings but not adjacent to the boundary, then they will not be included.
24. Residential caravan sites occurring at the edge of settlements have been assessed on a site by site basis.
25. Existing employment sites and proposed Local Plan allocations for employment on the periphery of a settlement, which are significant in size in comparison with the settlement's scale, or are clearly beyond a settlement and irrespective of scale, are excluded from the development boundary. This will protect the scale and structure of settlements from inappropriately sized or shaped residential developments which may occur on such sites if they become unsuitable for employment in the future.
26. Gardens are an important part of the setting and attractiveness of settlements in the National Park, softening the transition at the settlement edge, marking the edge of settlements in what is generally an attractive way, softening the appearance of built-up areas from the countryside and containing vegetation which shields new development. This role is especially important on the sloping terrain common in the National Park, where the edge of a curtilage can often be noticeably higher or lower than existing buildings within that curtilage. The NPPF states that allowances for windfall development as part of a five-year housing land supply should not include residential gardens, so the inclusion of garden land in settlement boundaries would not affect the windfall allowance in the NPA's housing land supply. Large and long gardens, including landscaped areas ancillary to commercial sites, at the edge of settlements will therefore be excluded from settlement boundaries. This will not

affect permitted development rights or the planning status held by gardens as land ancillary to residential use.

27. Houses in large plots, set back from the road, have been excluded from settlement boundaries where they occur at the edge of a settlement. This will protect vegetation in the garden which is likely to dominate views into the plot from the public domain.
28. Where houses themselves recognisably form part of the settlement pattern, but they have a large or long rear or side garden which stretches away from the rest of the settlement, the settlement boundary will run 10m behind the relevant rear or side wall of the main dwelling house, to prevent backland development and protect any vegetation which shields or may in future shield the settlement in views from the countryside. To avoid making petty deviations from physical boundary features, this criterion will only be applied where the furthest point of the curtilage is 20m or more from the closest wall of the main dwelling house to the boundary. Where boundary features on the ground run within 5m of the proposed resulting line, then they have been followed instead. This principle will not be applied where it would result in minor, isolated bites being taken out of otherwise strong and straight settlement edges. A blanket approach will ensure consistency across the National Park.
29. Where settlement boundaries run along roads, tracks or public rights of way, they have been drawn along the edge closest to the settlement (though having regard to paragraph 15 above).

Detached parts of settlements

30. Detached parts of settlements may have boundaries drawn around them where they:
 - a) Have a density of 30 dwellings per hectare or more (after deduction of any long narrow rear gardens as per paragraph 26 above). Clusters of low density villa style housing or of detached houses with sizeable side or front gardens will not be given settlement boundaries
 - b) Comprise a continuous block of curtilages, of buildings which are in close proximity to one another, without large residential plots, landscaping or other open space breaking up the area (though they may be separated by roads)
 - c) Include at least twenty dwellings and
 - d) Are situated within 150m of the main part of the settlement, are visually related to the main part of the settlement and do not have any identity as a separate settlement or hamlet.
31. Where boundaries are drawn around detached parts of settlements, this will not have any implications for land lying outside the boundary between the main part of the settlement and the detached part.

Appendix I

Settlement Boundary Review Tables

Alfriston

Nature of proposed change	Reference no.	Location	Reason
Reduce	83	Long gardens north of North Road	Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	84	Long gardens west of The Broadway	Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	86	Road embankment, B2108	Exclude significant road verges
Reduce	87	Landscaping, rear of White Court	Exclude landscaping
Reduce	88	The Tanneries	Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Expand	89	25 Kings Ride	Include whole garden where under 20m from rear of house.
Reduce	90	Former allotments, now woodland; behind The Willows	Exclude open space/woodland

Binsted

Nature of proposed change	Reference no.	Location	Reason
Reduce	167	Grassed school playground, adjacent to The Street	Exclude school playing fields
Reduce	168	Vicarage and Chantry Cottage	Exclude houses in large plots, set back from the road, from boundary.
Reduce	169	Roxfords House/Apple Tree Cottage	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	170	Rear of The Cedars	Drawing the boundary 10m from the rear wall of the pub where there are long gardens
Reduce	171	Long gardens SW of	Drawing the boundary 10m

		Thurstons	from the rear wall of the house where there are long gardens. If the proposed allocation to the south of this site is carried forward to the next stage of the Local Plan, this alteration will be revised.
Expand	172	Lovell Gardens	Include new housing development within the boundary.
Reduce	173	Cobdens, Highclere	Drawing the boundary 10m from the side wall of the house where there are long gardens.
Reduce	174	Ardcumbi	Exclude houses in large plots, set back from the road, from boundary.

Buriton

Nature of proposed change	Reference no.	Location	Reason
Reduce	91	Lawn Cottage	Exclude houses in large plots, set back from the road, from boundary.
Reduce	92	The Old Nursery; gardens north of North Lane	Exclude houses in large plots, set back from the road, from boundary. Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	111	Side/rear gardens of Kamien House and Pikemead House; intervening isolated houses	Drawing the boundary 10m from the rear/side wall of the house where there are long gardens. Remaining houses would be an isolated cluster not large enough to met the criteria for its own boundary
Reduce	112	17 Kiln Lane	Drawing the boundary 10m from the side wall of the house where there are long gardens.
Reduce	113	School playing field	Exclude school playing field
Reduce	114	Part of recreation ground behind Village Hall	Exclude public open space
Reduce	116	Rear of converted agricultural buildings	Remove sliver of land to follow building line.

Reduce	117	Churchyard	Remove churchyard
Reduce	118	Gardens east of Petersfield Road	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	119	Gardens north of Kiln Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	277	Windyridge, Bones Lane	Exclude houses in large plots, set back from the road, from boundary.
Reduce	278	Old Hopkiln/ Hoploft House, Bones Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens

Chawton

Nature of proposed change	Reference no.	Location	Reason
Expand	174	Ferney Bungalow, Ferney Close	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	175	Pasture behind Pond Cottages	Exclude pasture
Expand	176	The Gloaming, Winchester Road	Include new housing development within the boundary.
Expand	177	South of Clement Court	Include whole gardens where under 20m from rear of house.
Reduce	178	Redemptorist Publications building, Wolf Lane	Exclude significant area of landscaping and building beyond
Reduce	179	The Dower House, Winchester Road	Drawing the boundary 10m from the side wall of the house where there are long gardens
Expand	180	Behind Clinkers Barn, Winchester Road	Include permitted new housing development within the boundary.

Cheriton

Nature of proposed change	Reference no.	Location	Reason
Reduce	242	Churchyard, Old	Exclude churchyard and

		Rectory and area to the west of them	houses in large plots, set back from the road, from boundary. Buildings beyond are not numerous enough to justify a separate settlement policy boundary.
Reduce	243	Patch of trees east of Cheriton Cottage	Exclude significant open space.
Expand	244	Raebarn Close and Markall Close	Include significant area of residential development
Expand	245	New Cheriton	Include significant area of residential development. Exclude gardens around Local Wildlife Site

Cocking

Nature of proposed change	Reference no.	Location	Reason
Reduce	164	South of Bell Lane, from Swallowfield westwards	Exclude houses in large plots, set back from the road, from boundary.
Reduce	165	South of Church Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	166	Land around lane that leads to church.	Exclude public open space, pastures, farm buildings detached from the settlement, and houses in large plots, set back from the road, from boundary.

Coldwaltham

Nature of proposed change	Reference no.	Location	Reason
Reduce	233	Land behind 13-18 Brookview	Exclude public open space
Reduce	234	Playground between 6-7 Brookview	Exclude public open space
Reduce	235	Tudor House, Brook Lane	Exclude houses in large plots, set back from the road, from boundary.
Reduce	236	Grassed school playground, Church Lane	Exclude school playing fields
Reduce	237	S section of St Giles' Churchyard	Exclude churchyards
Reduce	238	Woodland behind The Labouring Man	Exclude woodland

Reduce	239	St Boniface, Old London Road	Drawing the boundary 10m from the side wall of the house where there are long gardens
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Compton

Nature of proposed change	Reference no.	Location	Reason
Expand	160	No. 11	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	161	Rear of houses south of the village street	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	162	Square House and Pyers Cottage	Exclude houses in large plots, set back from the road, from boundary.
Reduce	163	Church Bungalow and Compton Farmhouse	Houses are functionally detached from the rest of the settlement boundary

Corhampton

Nature of proposed change	Reference no.	Location	Reason
Reduce	50	Long garden to rear of Waterside	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	49	West of the Meon and long gardens south of Allens Lane	Exclude river corridor. Exclude houses in large plots, set back from the road, from boundary. Drawing the boundary 10m from the rear wall of the house where there are long gardens

Droxford

Nature of proposed change	Reference no.	Location	Reason
Reduce	34	Long gardens north of Northend Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens

Reduce	35	Manor House	Drawing the boundary 10m from the rear wall of the house where there are long gardens
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Easebourne

Nature of proposed change	Reference no.	Location	Reason
Expand	38	Gardens north of Montague Road	Do not exclude garden land where it would take a minor, isolated bite out of an otherwise strong settlement edge
Expand	39	Hazelwood Close and Budgenor Lodge	Include new housing development within the boundary.

Friston

Nature of proposed change (from the boundary that the settlement had prior to its removal in 2013)	Reference no.	Location	Reason
Reduce	248	East of Downs View Lane/Elven Close	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	249	East of Summerdown Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	250	North/east of Michel Dene Road	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	251	East of north end of Peakdean Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens

Funtington

Nature of proposed change	Reference no.	Location	Reason
Reduce	223	Winterbourne, Watery	Drawing the boundary 10m

		Lane	from the rear wall of the house where there are long gardens
Reduce	224	Vicarage and Parsons Measure, Church Lane	Exclude houses in large plots, set back from the road, from boundary.
Reduce	134	Rook Farm, Grange Farm	Drawing the boundary 10m from the rear wall of the house where there are long gardens. Exclude agricultural farmstead.

Graffham

Nature of proposed change	Reference no.	Location	Reason
Reduce	209	Brook Lodge, Stewart's Cottage and adjoining gardens.	Exclude houses in large plots, set back from the road, from boundary. Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	210	Land north of Malt House	Exclude paddocks
Reduce	211	Land south of Malt House	Exclude orchards
Reduce	212	The Laurels to Ariel Cottage	Exclude houses in large plots, set back from the road, from boundary. Drawing the boundary 10m from the side wall of the house where there are long gardens
Expand	213	The Retreat, Downlands, Willows Lee	Houses form part of the settlement and are not set back from the road.
Reduce	214	The Old Poorhouse	Exclude houses in large plots, set back from the road, from boundary.
Reduce	215	East of Guillods Cottages	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	216	Hill Side	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	217	South of Graffham House/ Homes of Rest	Drawing the boundary 10m from the rear wall of the house where there are long

			gardens. Exclude houses in large plots, set back from the road, from boundary. Cluster of buildings further to the south is too small to allocate a separate settlement boundary.
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Greatham

Nature of proposed change	Reference no.	Location	Reason
Reduce	93	Long gardens north of Petersfield Road	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	96	Greatham House, The Hammers and Kings Holt Cottage	Exclude houses in large plots, set back from the road, from boundary.
Reduce	94	Long side garden at Darley	Drawing the boundary 10m from the side wall of the house where there are long gardens
Reduce	95	Long gardens south of Longmoor Road	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	2	Houses around village hall	Remove the boundary from a detached portion of the settlement which is too small to meet the criteria for inclusion in a boundary.
Reduce	240	Cluster of houses adjoining Woolmer Road	Within 400m of Special Protection Area
Reduce	241	North of Eurotec	Within 400m of Special Protection Area

Hambledon

Nature of proposed change	Reference no.	Location	Reason
Expand	97	Lashly Meadow	Include new housing development within the boundary
Reduce	100	Long gardens south of E end of East Street	Drawing the boundary 10m from the rear wall of the house where there are long

			gardens
Reduce	101	Long gardens north of East Street	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	102	Garden of The Paddock House	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	98	Garden of Thatched Cottage	Drawing the boundary 10m from the side wall of the house where there are long gardens
Reduce	99	Garden of the Green Man	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Expand	103	The Maltings	Include new housing development within the boundary
Reduce	104	Long gardens north-east of Old Barn Crescent	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	105	Long gardens south-east of Old Barn Crescent, east of West Street	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	106	Gardens of Quarry Wood Cottages	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	108	Garden of Snowdrop Cottage	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	109	Long gardens west of West Street	Drawing the boundary 10m from the rear wall of the house where there are long gardens

Itchen Abbas

Nature of proposed change	Reference no.	Location	Reason
Reduce	52	Large garden to rear of Station House	Drawing the boundary 10m from the rear wall of the

			house where there are long gardens
Reduce	51	Long gardens behind Shelley Close	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Expand	53	Itchen Cottage	Include new housing development within the boundary
Reduce	265	Itchen Abbas Manor	Exclude garden in close proximity to Site of Special Scientific Interest

Kingston- near-Lewes

Nature of proposed change	Reference no.	Location	Reason
Reduce	65	Applebury Cottage; long gardens behind N side of Wellgreen Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens; Exclude houses in large plots, set back from the road, from boundary.
Reduce	61	Long gardens behind N side of Wellgreen Lane; public open space at Snednore	Drawing the boundary 10m from the rear wall of the house where there are long gardens; exclude public open space adjacent to the boundary.
Expand	54, 55	Long gardens behind S side of Wellgreen Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Expand	56	Garden to rear of Momentai	Include whole garden where it is less than 20m long.
Reduce	62	School playing field	Exclude school playing fields
Reduce	64	Long gardens behind E side of Juggs Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	66	Meadow Way, Audiburn, lawn in front of riding stables, Castlemer Fruit Farm	Exclude houses in large plots, set back from the road, from boundary. Exclude lawn ancillary to buildings lying outside boundary. Exclude agricultural buildings.
Reduce	59, 58	Gardens to rear of E	Include whole garden where

		end of Kingston Ridge	it is less than 20m long. Do not exclude land where it would take a minor, isolated bite out of an otherwise strong settlement edge (applies to long garden of Bosdrym).
Reduce	67	Long gardens to rear of W end of Kingston Ridge	Drawing the boundary 10m from the rear wall of the house where there are long gardens

Lodsworth

Nature of proposed change	Reference no.	Location	Reason
Reduce	226	East of Holmhurst Road	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	227	Beechfield	Houses are physically separated from the rest of the settlement by woodland.
Reduce	228	East of northern end of The Street	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Expand	229	Whispers	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	230	East of central part of The Street	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	231	Houses west of the junction of The Street with Vicarage Lane and Church Lane	Houses form part of the settlement and are not set back from the road.
Reduce	232	Pound Cottage, Pound House	Exclude houses in large plots, set back from the road, from boundary.

Lower Farringdon

Nature of proposed change	Reference no.	Location	Reason
Expand	152	Housing on Shirnall Meadow	New residential development, sufficient in size for a separate settlement boundary

Reduce	153	Land south of Clare View, public car park, and residential plots on Brightstone Lane.	Exclude employment site which is significant in size in comparison with the settlement's scale. Drawing the boundary 10m from the side wall of the house where there are long gardens. Exclude public open space.
Reduce	154	Farringdon Business Park	Exclude employment site which is significant in size in comparison with the settlement's scale.
Reduce	155	The Orchards, and rear gardens east of Gosport Road	Exclude houses in large plots, set back from the road, from boundary. Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	246	From Moorlands northwards	Exclude houses in large plots, set back from the road, from boundary

Midhurst

Nature of proposed change	Reference no.	Location	Reason
Expand	136	CDC building, North Road	Include new development within the boundary.
Reduce	137	Long gardens to east of North Road	Drawing the boundary 10m from the rear wall of the house where there are long gardens. Identified as significant in Extensive Urban Survey.
Reduce	138	Long gardens and graveyard to east of Sheep Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens. Exclude graveyard.
Reduce	139	Garden of Court Green	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	140	Public open space on The Wharf	Exclude public open space
Expand	141	New school buildings and car park	Include new development within the boundary.
Reduce	142	Playing field (former school buildings) and	Exclude playing fields, sports grounds. Drawing the

		tennis court, long gardens north of Park Crescent	boundary 10m from the rear wall of the house where there are long gardens
Expand	143	June Meadows	Include new development within the boundary. Exclude garden in close proximity to Ancient Woodland.
Reduce	144	Paddock and long gardens on Nine Acres	Exclude paddocks. Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	145	Long gardens on Nine Acres	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	146	Woodland valley on Pitsham Lane	Exclude woodland. Exclude garden in close proximity to Local Wildlife Site.
Reduce	147	Woodland on Pitsham Lane	Exclude woodland
Reduce	148	Public open space south of Forest Road and south of Chestnut Road	Exclude public open space. Exclude open space adjacent to ancient woodland
Reduce	150	South Pond, public open space, woodland, adjacent landscaped areas and long gardens	Exclude public open space Exclude woodland Exclude landscaping related to the countryside Drawing the boundary 10m from the rear wall of the house where there are long gardens Exclude garden adjacent to ancient woodland
Reduce	268	West of Heathfield Park	Exclude garden adjacent to Local Wildlife Site
Reduce	274	North-west of Heatherwood	Exclude garden adjacent to Local Wildlife Site
Reduce	275	North-west of Oakhurst	Exclude garden adjacent to Local Wildlife Site
Reduce	276	Carron Lane	Exclude garden in close proximity to Local Wildlife Site

Northchapel

Nature of proposed change	Reference no.	Location	Reason
Reduce	28	Gardens south of Pipers Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Expand	15	The Rectory	Include the whole garden within boundary where it is less than 20m long or wide
Reduce	29	Churchyard	Exclude churchyard from boundary
Reduce	30	Fressingfield; Bushy Croft; garden of Thornfalcon House and adjacent road	Exclude houses in large plots, set back from the road, from boundary; draw the boundary 10m from the rear wall of the house where there are long gardens; exclude significant, wooded road verge from the boundary.
Expand	14	Michaels Close	Include new housing development within the boundary
Reduce	31	Brookside House; garden of Bag End/ Yew Tree Cottage	Exclude houses in large plots, set back from the road, from boundary; draw the boundary 10m from the rear wall of the house where there are long gardens.
Expand	13	Causennae	Drawing the boundary 10m from the side wall of the house where there are long gardens. Exclude garden adjacent to ancient woodland
Reduce	33	Wells Cottage	Drawing the boundary 10m from the side wall of the house where there are long gardens
Reduce	32	Grove End Cottage, woodland and agricultural buildings to the south	Drawing the boundary 10m from the rear wall of the house where there are long gardens; exclude woodland and agricultural buildings from boundary. Exclude garden adjacent to ancient woodland

Reduce	246	South of Luffs Meadow	Exclude woodland/open space
Reduce	261	Oaklands, Pathfields	Exclude garden adjacent to ancient woodland

Poynings

Nature of proposed change	Reference no.	Location	Reason
Reduce	158	South of The Street	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Expand	159	Village hall	Building forms part of the settlement and is not set back from the road.
Expand	160	Ivy Cottage, Tara	Houses form part of the settlement and are not set back from the road.

Pyecombe

Nature of proposed change	Reference no.	Location	Reason
Reduce	217, 218	Northern end of Pyecombe Street	Drawing the boundary 10m from the rear and side wall of the house where there are long gardens. Exclude houses in large plots, set back from the road, from boundary.
Expand	219	Plough Farm Barn	Converted agricultural building that is well related to the settlement.
Reduce	220	East of The Old Rectory	Drawing the boundary 10m from the side wall of the house where there are long gardens. Exclude houses in large plots, set back from the road, from boundary.
Reduce	221	Parish church	Exclude churchyards
Reduce	222	Field east of Church Lane	Exclude paddocks. If this site is carried

			forward as a housing allocation to the next stage of the Local Plan, this change will be reviewed
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Rodmell

Nature of proposed change	Reference no.	Location	Reason
Expand	16	Martens Field	Include new housing development within the boundary. Also pre existing houses, formerly detached from the settlement but now adjacent.
Expand	18	3 The Paddocks	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	23	Churchyard; garden of Monks House	Exclude churchyard; Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	24	Rear of Granary Cottage	Drawing the boundary 10m from the rear wall of the house where there are long gardens (following boundary on ground where possible)
Reduce	25	Paddock, opposite Martens Field	Exclude paddock
Reduce	26	Gardens behind The Dicklands	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	27	10 and 11 The Paddocks	Drawing the boundary 10m from the rear wall of the house where there are long gardens

Rogate

Nature of proposed change	Reference no.	Location	Reason
Reduce	280	Open space adjacent to 62-65 Parsonage Estate	Exclude public open space
Reduce	281	Open space behind garages on Parsonage	Exclude open space

		Estate	
Reduce	282	Open space adjacent 20-21 Parsonage Estate	Exclude open space
Reduce	283	Primary school playground	Exclude grassed area of playground
Reduce	284	Landscaping at entrance to Parsonage Estate	Exclude significant landscaping
Reduce	285	Pond House	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	286	Yew Tree House and adjacent	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	287	Church House	Drawing the boundary 10m from the rear and side wall of the house where there are long gardens
Expand	288	Village Hall and houses immediately to the North	Include community building and dwellings that are physically joined on to the settlement.
Expand	289	Red House Court	Include new residential development
Expand	290	Hugo Platt	Include new residential development

Selborne

Nature of proposed change	Reference no.	Location	Reason
Expand	69	Garden of Dowlings	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Expand	70	Garden of the Old Mill	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Expand	71	Garden of Copperbeech House	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	72	Gardens of Lassams and Beech Hanger	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	73	Gardens of Upstream, The Nutleys, White	Drawing the boundary 10m from the rear wall of the

		Heart Cottage	house where there are long gardens
Reduce	74	Rock Cottage; Doone	Exclude houses in large plots, set back from the road, from boundary.
Reduce	75	Trumpeter and gardens to the south	Exclude houses in large plots, set back from the road, from boundary. Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	76	Garden of St Chads Cottage	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	77	Landscaping at edge of Ketcher Field	Exclude wooded road verge
Reduce	78	Churchyard and gardens adjacent	Exclude graveyard; Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	79	The Plestor	Exclude public open space
Reduce	80	Side garden of The Old Stables	Drawing the boundary 10m from the side wall of the house where there are long gardens
Reduce	81	Goldhanger, The Paddock and school playing field	Exclude school playing field. Exclude houses in large plots, set back from the road, from boundary.
Reduce	82	Wood Acre, Seale Cottage, Seale View Cottage, garden of Oxcroft.	Exclude houses in large plots, set back from the road, from boundary. Drawing the boundary 10m from the rear wall of the house where there are long gardens.

Sheet

Nature of proposed change	Reference no.	Location	Reason
Reduce	254	Cluster of houses around Bridge Mill	Isolated cluster of houses, too small for a separate settlement boundary.
Reduce	255	Cluster of houses on Farnham Road	Isolated cluster of houses, too small for a separate settlement boundary. If the field to the south is carried

			forward as a housing allocation to the next stage of the Local Plan, this change will be reviewed.
Reduce	256	Rear of Sheet House	Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	257	Rear of St Mary's Church	Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	258	Broadlands House and adjacent dwellings; Town Lane and roundabout at Shear Hill.	Exclude houses in large plots, set back from the road, from boundary. Exclude road and significant roadside landscaping
Reduce	259	Gardens north of Old Mill Lane and east of A272	Exclude Local Wildlife Site; exclude gardens in close proximity to Local Wildlife Site.
Reduce	260	Gardens east of Pulens Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens.

Singleton

Nature of proposed change	Reference no.	Location	Reason
Reduce	181	Littledrove Cottages	Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	182	West of Cowper Lodge	Exclude houses in large plots, set back from the road, from boundary. Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	183	The Hollies and adjacent gardens	Drawing the boundary 10m from the rear wall of the house where there are long gardens. Exclude houses in large plots, set back from the road, from boundary.
Expand	184	The Leys and Downley Close	Include new residential development

Stedham

Nature of proposed	Reference no.	Location	Reason
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change			
Reduce	202	St James Church graveyard and adjoining gardens	Exclude graveyards. Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	203	The Rectory and garden of the Old Rectory	Exclude houses in large plots, set back from the road, from boundary. Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	204	Village green and garden of Myrtle Cottage	Exclude open space. Drawing the boundary 10m from the side wall of the house where there are long gardens.
Reduce	205	Rear of The Old Stone House and adjacent gardens	Drawing the boundary 10m from the side wall of the house where there are long gardens.
Expand	206	The Sorrels	Drawing the boundary 10m from the side wall of the house where there are long gardens.
Reduce	207	Primary school playground	Exclude playground
Reduce	208	Byways	Drawing the boundary 10m from the side wall of the house where there are long gardens.

Stroud

Nature of proposed change	Reference no.	Location	Reason
Reduce	120	Stroud Farm and Stroud End	Exclude houses in large plots, set back from the road, from boundary. Remaining houses would be an isolated cluster not large enough to met the criteria for its own boundary
Reduce	121	Garden south of Winchester Road	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	122	Gardens east of Finchmead Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	123	Gardens west of Finchmead Lane	Drawing the boundary 10m from the rear wall of the

			house where there are long gardens
Reduce	124	Gardens south of Winchester Road	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	125	Gardens west of North Stroud Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	126	2 North Stroud Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Expand	127	2a North Stroud Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	128	Gardens east of Ramsdean Road	Drawing the boundary 10m from the rear wall of the house where there are long gardens

South Harting

Nature of proposed change	Reference no.	Location	Reason
Reduce	129	Gardens south of Tipper Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	130	Road embankment at junction of Tipper Lane and B2146	Exclude significant road verges
Reduce	131	Public open space on Lower Culvers	Exclude public open space

Upper Farringdon

Nature of proposed change	Reference no.	Location	Reason
Reduce	185	Upper Farringdon House, Holt House, Down Lodge and gardens	Exclude houses in large plots, set back from the road, from boundary. . Drawing the boundary 10m from the rear wall of the house where there are long gardens

Reduce	186	Hedge End; south of The Street	Include whole garden where it is within 20m of the house. Exclude pastures. Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	187	Bowderdale	Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Expand	188	The Stables	Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	189	Jordans	Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Expand	190	Oakenrose	Include whole garden where it is within 20m of the house.
Reduce	191	Farringdon Place	Exclude houses in large plots, set back from the road, from boundary.
Reduce	192	Manor Farm Cottages, Merry Oak and gardens on Gaston Lane	Exclude houses in large plots, set back from the road, from boundary. Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Expand	193	Fairfield, Crows Lane	Include whole garden where it is within 20m of the house
Reduce	194	Eastview Gardens	Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	195	All Saints Church and Manor House	Exclude churchyard. Exclude houses in large plots, set back from the road, from boundary.
Reduce	196	South-west of Parsonage Close	Drawing the boundary 10m from the rear wall of the house where there are long gardens.

Watersfield

There is currently no settlement boundary in Watersfield.

West Ashling

Nature of proposed change	Reference no.	Location	Reason
Expand	197	Cluster of houses around the Richmond Arms	A sizeable and dense cluster of houses, well related to the main settlement.
Expand	198	Funtington Primary School	Include remainder of school building
Expand	199	Portal Close	Include new residential development
Reduce	200	The Coach House	Drawing the boundary 10m from the rear and side wall of the house where there are long gardens.
Expand	201	The Piggery	Converted agricultural buildings, well related to the settlement.

West Meon

Nature of proposed change	Reference no.	Location	Reason
Expand	41	Long Priors	Include new housing development within the boundary
Reduce	47	Garden of The Cedars	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Expand	40	Garden of Cleverleys	Add side garden. Retain rear garden outside settlement boundary due to importance in views
Reduce	46	Meadow House	Exclude houses in large plots, set back from the road, from boundary. Exclude wooded verge.
Expand	44	Long gardens north of East Meon Road, East End	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	42	Long gardens south of Love Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	43	Garden of The Court Hosue	Drawing the boundary 10m from the rear wall of the house where there are long gardens

Reduce	45	Garden of Church Barn	Drawing the boundary 10m from the rear wall of the house where there are long gardens
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