

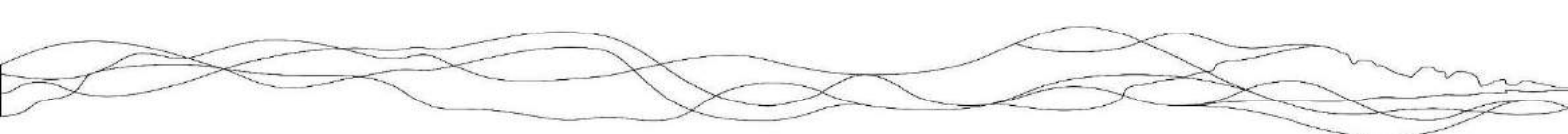


Settlement Boundary Review: 2017 Update

Background Paper

South Downs Local Plan

September 2017



I. WHAT ARE SETTLEMENT BOUNDARIES?

- I.1** 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.
- I.2** Strategic Policy SD25 of the draft South Downs Local Plan 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, within which the principle of development will be supported provided it meets various criteria and complies with other relevant Local Plan policies. Outside settlement boundaries, development will be restricted, other than a few specified categories of development.
- I.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 outside such boundaries.
- I.4** Villages located outside settlement boundaries are considered to be part of the countryside and will be subject to Criteria 2 and 3 of the Development Strategy (Strategic Policy SD25). 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 SD25 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. The latter will not serve as a precedent for further such development.
- I.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.
- I.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 by giving guidance as to where certain types of windfall development are likely to be acceptable in principle.
 - e)** Support the plan led approach to development?

2. EARLIER WORK

- 2.1** The settlement boundaries currently in place across the National Park were all drawn up before the National Park was designated. Also, each of the former local planning authorities for the area that became the National Park had taken a different approach to how they drew boundaries for settlements in their area. For these reasons, it was decided that a review was required, using a single methodology for settlements across the whole National Park and ensuring that methodology was tailored to meet the aims of the National Park Authority.
- 2.2** There are some settlements listed in SD25 where the SDNPA chose not to review the boundaries. Many parishes and towns in the National Park are preparing, or have prepared, Neighbourhood Development Plans. For settlements in these parishes which are listed in Strategic Policy SD25 of the draft South Downs Local Plan, the SDNPA has left decisions on the review of settlement boundaries up to the Neighbourhood Planning Group, while suggesting our own review methodology as a model. In many cases Neighbourhood Planning Groups designate revised settlement boundaries, or sometimes they may decide to re-designate the boundaries that currently exist for their settlement. For such settlements the SDNPA will not review the settlement boundaries. In some cases Neighbourhood Development Plans do not designate settlement boundaries, and for these settlements the SDNPA will carry out a boundary review.
- 2.3** The initial review of settlement boundaries across the National Park was carried out in 2015, to support the preparation of the South Downs Local Plan. The first stage in the review was the preparation of a standard methodology drawing on the methods previously used by our partner authorities, the methods used by other National Park Authorities, the SDNPA's evidence base documents and the expertise of officers across the National Park Authority. This methodology was tested out by drawing up boundaries for a selection of settlements and then calibrated to remove problems that occurred in its application. The revised methodology- published as part of the 2015 Settlement Boundary Review paper- was then applied to all the relevant settlements.
- 2.4** The proposed revisions to settlement boundaries arising from the review were incorporated into draft 'inset maps' for settlements, and consulted on as part of the South Downs Local Plan: Preferred Options consultation in September and October 2015.
- 2.5** Seventy-five comments on the inset maps were received through the consultation. Many of these comments related to specific housing allocation sites; however, the majority related to the revisions to settlement boundaries. All the latter comments were extracted and fed into the 2017 Settlement Boundary Review Update project, to ensure that they were taken into account.

3. 2017 UPDATE PROCESS

- 3.1** The 2017 Settlement Boundary Review Update is not intended to be a comprehensive review of all proposed settlement boundaries across the National Park. Rather, it was based on responses to the 2015 Preferred Options consultation, and other individual issues identified by SDNA officers.
- 3.2** The first stage of the update was to categorise and consider all responses to the Preferred Options consultation relating to the inset maps. There were several points which were raised by multiple consultees and could each be covered by a single response. Points raised which were not considered at this stage to require a change to settlement boundaries are addressed in the interim consultation statement, under the heading 'Inset Maps'.
- 3.3** Several comments were received from consultees regarding housing allocations. At Preferred Options consultation stage, the drawing of settlement boundaries had not taken into account new housing allocations on the edge of settlements. This resulted in many of the draft allocations appearing to be outside the proposed settlement boundary. The exclusion of draft housing allocations from the boundary at Preferred Options consultation stage was solely in order to stress the provisional, draft nature of those allocations. Settlement boundaries would therefore have to be revised to include all new development allocations adjacent or close to the edge of settlements. This amendment was left to the end of the review process, to allow time for the list of potential allocations to be finalised.
- 3.4** There was one instance where a district council highlighted to us that a settlement boundary had been drawn in error so as to include a small area outside the National Park boundary. Investigation of the other settlement boundaries threw up another similar (but even smaller) discrepancy elsewhere. Both these errors were corrected to ensure that the Local Plan settlement boundaries were entirely within the boundary of the National Park.
- 3.5** Several responses proposed the inclusion of land at the settlement edge within the settlement boundary, giving the sole justification that the proponent believed their land would be suitable for housing development. No action was taken in these cases as part of the settlement boundary review. The settlement boundary review methodology is landscape led, as befits the National Park context, and is primarily intended to identify the existing built up area of each settlement, within which the principle of development would be acceptable. The National Park Authority has a separate, and much more rigorous, process for identifying whether a site would represent a suitable housing-based extension to the settlement. This comprises the assessment of sites through the Strategic Housing Land Availability Assessment (SHLAA), followed by the detailed investigation of the potential that sites have for allocation for housing. The majority of the sites proposed through this category of response on Settlement Boundaries, were also submitted to the SHLAA in parallel, and therefore did undergo assessment as to their suitability for housing. Several of these sites (for example, the former school site in Easebourne, Ketcher's Field in Selborne and the sawmill site in Stedham) were ultimately chosen for allocation and thereby included in the settlement boundary, along with all the other housing allocations.
- 3.6** There were ten responses that provided other site-specific reasons why the proponent believed a particular site should be added to the settlement boundary, and two that provided specific reasons why a site should be removed. In all these cases a detailed investigation was carried out,

including site visits. Where the proposed change was accepted, this is shown in Appendices 1 & 2 of this document; where it was rejected this is explained in Figure 1 below.

FIGURE 1: CHANGES TO THE SETTLEMENT BOUNDARY PROPOSED THROUGH PREFERRED OPTIONS CONSULTATION, WHICH RECEIVED A NEGATIVE RESPONSE

Settlement	Proposed amendment	Response
Buriton	Extend proposed boundary to include Windyridge, Bones Lane	The plot has a long side garden, isolating the dwelling footprint from nearby buildings to the south, and its exclusion therefore complies with the methodology. Planning permission has been refused on landscape grounds for a development on the site.
Poynings	Extend proposed boundary to include land north of Cora's Walk	The land comprises a public house car park, permitted in a field corner apparently under countryside policies, and adjacent green space forming part of the wider field. Their exclusion therefore complies with the methodology.
Poynings	Extend proposed boundary to include land at the Downmere Estate, The Street	The land comprises the substantial grounds of a large dwelling on the southern edge of the northern part of Poynings. Buildings at the northern corner of the site, adjacent to the rest of the settlement, are already proposed for inclusion in the settlement boundary. However, the remainder of the buildings on site are separated from the built up area of Poynings by a large area of garden. As such their physical relationship to the built up area is weak and their continued exclusion from the boundary is considered appropriate.
Selborne	Object to the splitting of the Selborne settlement boundary at Gracious Street	The split is created by the school playing field- a large area of green space which relates well to the fields across the road; the wooded valley of the Oakhanger Stream; and the large residential plots of Goldhanger and The Paddock, whose houses are set well back from the road, and comparable in character to the adjacent Lythe House plot (already outside the settlement boundary). There is therefore already a break in the built up area of Selborne at Gracious Street, which the settlement boundary review proposes to reflect in planning policy.

3.7 Engagement with local authorities, carried out as part of the Duty to Cooperate, highlighted some concerns about the approach taken to the drawing of settlement boundaries around schools. An internal discussion workshop of National Park officers was held to determine the best way to draw boundaries in such locations, to balance allowing for reasonable expansion of

the school buildings without opening up large areas of visually important playing fields to potential development. The approach decided upon is described in paragraph 37 of the revised methodology below, and was applied to all relevant locations.

- 3.8** A review was carried out in June 2016 of all locations at the settlement boundary where planning permission for new development had been granted since the previous review was carried out. Where planning permission had been granted for developments which would meet the criteria for inclusion in the settlement boundary, the boundary was extended to include these development sites. It is necessary to establish a cut-off date for further changes to the settlement boundary as a result of planning permissions, so this was the last time such a review of planning permissions will be carried out before the next review of the Local Plan.
- 3.9** In the course of the review work described above, planning officers noticed some instances where it appeared that the previously agreed settlement boundary methodology had been applied incorrectly. In these cases, the boundary was amended to better conform with the methodology.

4. SETTLEMENTS LOSING AND GAINING BOUNDARIES, IN COMPARISON WITH THE CURRENTLY ADOPTED LOCAL PLAN

- 4.1** The settlement boundary methodology does not determine whether a settlement will have a boundary. This is set out in Strategic Policy SD25: Development Strategy. The methodology applies to the detailed decisions regarding where that settlement boundary is drawn. For reference, settlement boundaries have been removed or added (when compared with situation for that settlement in the currently adopted Local Plan for the area) for the following villages in the South Downs Local Plan:
- East Dean / Friston, Milland, Owslebury, Slindon and Watersfield: settlement policy boundaries added.
 - Blackmoor, Blendworth, Bucks Horn Oak, Fulking, High Cross, Hill Brow: Settlements within the National Park whose settlement policy boundaries are removed.
 - Bishops Waltham, Bramber, Camelsdale, Eastbourne, Hassocks, Hurstpierpoint, Pulborough, Small Dole, Steyning, Storrington, Swanmore, Westbourne, Willingdon/Wannock/Polegate, Winchester, Worthing: Settlements mainly outside the National Park, that currently have tiny areas within the National Park; the latter tiny areas are proposed for removal from the settlement boundary.

5. ADDITIONAL SETTLEMENTS IN THE 2017 SETTLEMENT BOUNDARY REVIEW UPDATE, IN COMPARISON WITH THE 2015 REVIEW

- 5.1** There were several additional settlements included in the 2017 Settlement Boundary Review Update, which had not been included in the 2015 Review. These included:
- 5.2** Steep (East Hampshire district)– This village had been left out of the 2015 review in error. Steep already has a settlement boundary, so a review of this was carried out.
- 5.3** Washington (Horsham district), Arundel and Findon (Arun district)- These settlements had been left out of the 2015 review, since they were undergoing neighbourhood planning work. However, by the time of the 2017 review it became clear that the neighbourhood plan was either not proceeding as previously anticipated or would not include a review of settlement boundaries, so the review would have to be carried out through the South Downs Local Plan. In all cases, there are pre-existing settlement boundaries, so these boundaries were reviewed.
- 5.4** Slindon (Arun) and Owslebury (Winchester) were not proposed to receive settlement boundaries at Preferred Options Stage. However, a review of the development strategy led to them being added to the list of settlements that will have boundaries. Since neither of them currently have settlement boundaries, a new boundary was drawn up for each of these settlements.

6. REVISED SETTLEMENT BOUNDARY REVIEW METHODOLOGY

Existing evidence

- 6.1** 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, and the historic and natural environments.

- 6.2** 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

- 6.3** Where the Development Strategy (Strategic Policy SD25) 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 or proposed for allocation in the South Downs Local Plan. Barring the exceptions below, settlement boundaries have been drawn along defined features such as walls, hedgerows and roads where possible.
- 6.4** 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 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- **Site by site (see below)**
- 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**

6.5 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, large 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.

6.6 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.

- 6.7** 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.
- 6.8** 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.
- 6.9** 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.
- 6.10** 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.
- 6.11** 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.
- 6.12** Where a school building is included in the settlement boundary, a view has been taken on how much of the school playing field should be included in the boundary along with it. The principle used has been to include playing fields in the boundary where they are notably small in size or where they are surrounded by the boundary on three sides; where playing fields adjoin the boundary on only one or two sides, the boundary has been drawn so as to include a minimum amount of school playing field, while retaining a simple, and where possible, a straight outline to the boundary in the vicinity of the school building. This is to allow for a certain amount of

flexibility for minor expansions to school buildings, while at the same time recognising the important role playing fields can have in the landscape.

- 6.13** Residential caravan sites occurring at the edge of settlements have been assessed on a site by site basis.
- 6.14** 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.
- 6.15** 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.
- 6.16** 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.
- 6.17** 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 the 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 does not apply where it would result in minor, isolated bites being taken out of otherwise strong and straight settlement edges.
- 6.18** 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 6.3 above).

Detached parts of settlements

6.19 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.

6.20 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: CHANGE TABLES FOR SETTLEMENT BOUNDARIES (AMENDMENTS FOR SITES AND SETTLEMENTS CONSULTATION)

- I.1** The following tables set out changes to the SPBs proposed as part of the 2017 Settlement Boundary Review. The reference numbers relate to changes shown in the settlement maps in Appendix 2 of this document.
- I.2** In most cases (unless otherwise stated) the changes are to the draft settlement boundaries proposed in the Local Plan: Preferred Options version in 2015. The changes for these settlements should be read alongside those in the 2015 Review: please see at this link:
<https://www.southdowns.gov.uk/wp-content/uploads/2015/09/Appendix-2-Maps-of-proposed-changes-to-settlement-boundaries.pdf>
- I.3** There are a number of settlements for which revisions to settlement policy boundaries were not proposed at Preferred Options stage, but revisions are proposed in this consultation. These are as follows:
- Findon
 - Owslebury
 - Slindon
 - Steep
 - Washington
- I.4** Findon, Steep and Washington already have settlement boundaries, so the tables for these settlements show the changes proposed from the existing settlement boundaries. Boundaries for Slindon and Owslebury have been drawn afresh since these settlements do not currently have boundaries.

ALFRISTON

Nature of proposed change	Reference no.	Location	Reason
Expand (within pre-existing boundaries)	1	Former allotments site south of The Willows	Proposed housing allocation
Expand	2	Kings Ride Farm	Proposed housing allocation

ARUNDEL

Nature of proposed change	Reference no.	Location	Reason
Expand	3	Lido	Community facility
Expand	4	SE section of Causeway Court	Residential development

BINSTED

Nature of proposed change	Reference no.	Location	Reason
Expand	5	Land at Clements Close/Thurstons	Proposed housing allocation and consequential amendments to include intervening gardens within boundary
Expand (within pre-existing boundaries)	6	Cobdens, Highclere	Included newly permitted housing development within the boundary.
Expand	7	Behind Windy Wold	Proposed Gypsy and Traveller allocation

BURITON

Nature of proposed change	Reference no.	Location	Reason
Expand	8	Land at Greenaway Lane	Proposed housing allocation
Expand	9	Primary school playing field	Playing field that borders the settlement boundary on three sides

CHAWTON

No change since Preferred Options

CHERITON

Nature of proposed change	Reference no.	Location	Reason
Expand	10	Land south of the A272 at Hinton Marsh	Proposed housing allocation and consequential amendment to include adjacent dwelling plot within boundary

COCKING

No change since Preferred Options

COLDWALTHAM

Nature of proposed change	Reference no.	Location	Reason
Expand	11	School playing field	Small school playing field
Expand	12	Land at Silverdale	Include site with planning permission for affordable housing development
Expand	13	Land south of London Road	Proposed housing allocation (area proposed for building)

COMPTON

Nature of proposed change	Reference no.	Location	Reason
Expand (within pre-existing boundaries)	14	Church Bungalow and Compton Farmhouse	Accept argument made in Preferred Options representation that houses are in fact functionally related to the rest of the settlement boundary.

CORHAMPTON AND MEONSTOKE

No change since Preferred Options

DROXFORD

Nature of proposed change	Reference no.	Location	Reason
Expand	15	Land at Park Lane	Proposed housing allocation, and adjacent school building and house as consequential additions.

EASEBOURNE

Nature of proposed change	Reference no.	Location	Reason
Expand	16	Land around top of Easebourne Lane/lower half of Easebourne Street	Proposed housing/mixed use allocations and consequential amendments to bring adjacent developed areas into the boundary, as appropriate.

EAST DEAN AND FRISTON

Nature of proposed change	Reference no.	Location	Reason
Expand	17	Historic settlement of East Dean, including land at The Fridays with planning permission for housing	Reconsider appropriateness of whether this area should be within the boundary

FINDON

Nature of proposed change	Reference no.	Location	Reason
Expand	18	Green space behind village hall and school playing field	Include small playing fields
Expand	19	Land at Elm Rise	Housing allocation
Expand	20	Soldiers Field House	Housing allocation
Expand	21	Garden of 2 Elder Cottages, Nepcote Lane	Include the whole of a medium-length garden in the boundary where there are no special circumstances leading to its exclusion.
Reduce	22	Gardens north and east of The Oval	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	23	Wooded verge at entrance to Convent Gardens	Exclude significant road verge from the boundary.
Reduce	24	Verge at Steep Lane/Nepcote Lane junction	Exclude significant road verge from the boundary.
Reduce	25	Gardens east of Nepcote Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	26	Verges at High Street/A24 junction	Exclude significant road verge from the boundary.
Reduce	27	Gardens of 52 and 56 the High Street	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	28	Wide verges at A24/School Hill junction	Exclude significant road verge from the boundary.
Reduce	29	Homewood open space	Exclude public open space

FUNTINGTON

Nature of proposed change	Reference no.	Location	Reason
Expand	30	Winterbourne	Avoid taking a bite out of an otherwise straight boundary
Expand	31	Kingfisher Yard	Include whole of building in boundary
Reduce	32	Front of the Fox and Hounds	Harmonise settlement boundary with National Park boundary

GRAFFHAM

Nature of proposed change	Reference no.	Location	Reason
Expand (within pre-existing boundaries)	33	Hill Side	Expand to include dwellings granted planning permission
Expand (within pre-existing boundaries)	34	South of Graffham House/ Homes of Rest	Bring most of the existing area within the settlement, back into the boundary due to reconsideration of whether the Dower House garden constitutes a green space on the edge of the settlement

GREATHAM

Nature of proposed change	Reference no.	Location	Reason
Reduce	35	Wolfmere Lane and adjoining houses	Within 400m buffer of Wealden Heaths Phase II SPA
Expand	36	Greatham Forest Nurseries, Primary School and houses opposite	Proposed housing allocation plus consequential amendments to include adjacent built up area within the boundary

HAMBLEDON

No change since Preferred Options

ITCHEN ABBAS

Nature of proposed change	Reference no.	Location	Reason
Expand	37	Land at Itchen Abbas House	Proposed housing allocation

KINGSTON-NEAR-LEWES

Nature of proposed change	Reference no.	Location	Reason
Expand	38	The Pump House	Proposed Gypsy/Traveller allocation
Expand	39	Land at Castlemer Fruit Farm	Proposed housing allocation
Expand	40	Rear of primary school	Expand to include permitted extension to school buildings, and small playing field adjacent
Expand	41	Saxondown Farm	Expand to include permitted housing development and dwellings adjacent to it.

LEWES

Nature of proposed change	Reference no.	Location	Reason
Expand	42	Old Malling Farm	Proposed housing allocation

LODSWORTH

No change since Preferred Options

LOWER FARRINGDON

Nature of proposed change	Reference no.	Location	Reason
Expand	43	Farringdon Business Park	Reconsider exclusion of employment sites, which will be safeguarded through the Local Plan.
Expand	44	Farringdon Industrial Centre	Reconsider exclusion of employment sites, which will be safeguarded through the Local Plan.

MIDHURST

Nature of proposed change	Reference no.	Location	Reason
Expand	45	Former brickworks site, highways depot and Wyndham Business Park	Proposed housing allocation
Expand	46	Land at Lamberts Lane/ Park Crescent	Proposed housing allocations
Expand	47	North Street car park and bus stop	Car park
Reduce	48	Midhurst Rother Academy	School buildings not adjacent to settlement

NORTHCHAPEL

No change since Preferred Options

OWSLEBURY

Nature of proposed change	Reference no.	Location	Reason
New boundary designated where none existed previously for this settlement	n/a	Owslebury	Decision to include Owslebury on the list of settlements with boundaries.

POYNINGS

No change since Preferred Options

PYECOMBE

Nature of proposed change	Reference no.	Location	Reason
Expand	49	Land east of Church Lane	Proposed housing allocation

RODMELL

Nature of proposed change	Reference no.	Location	Reason
Expand	50	Adjacent to Ash Tree Cottage (formerly described as paddock opposite Martens Field)	Expand to include site of permitted housing development
Expand	51	Primary school	Include small school playing field

ROGATE

Nature of proposed change	Reference no.	Location	Reason
Expand	52	Primary school	Straighten off boundary around school, allowing for inclusion of hardstanding areas.

SELBORNE

Nature of proposed change	Reference no.	Location	Reason
Expand	53	Behind Seale Cottage	Expand to include permitted housing development
Expand	54	Land to the rear of Ketchers Field	Proposed housing allocation
Reduce	55	Car park to rear of Queens Hotel	Car park more closely related to the rural area

SHEET

Nature of proposed change	Reference no.	Location	Reason
Expand	56	Land and dwellings at Farnham Road	Land with permission for housing and consequential amendments to include adjacent built up area within the boundary
Expand	57, 58	The Old Riding School, Pulens Lane	Proposed housing allocation (the part of the allocation proposed as built up area)

SINGLETON

No change since Preferred Options

SLINDON

Nature of proposed change	Reference no.	Location	Reason
New boundary designated where none existed previously for this settlement	n/a	Slindon	Decision to include Slindon on the list of settlements with boundaries.

SOUTH HARTING

Nature of proposed change	Reference no.	Location	Reason
Expand	59	The Old Piggery, Church Farm and dwellings to east.	Proposed safeguarded employment site, and intervening housing
Expand	60	Land north of The Forge	Proposed housing allocation
Expand	61	Land and houses east of New Lane	Proposed housing allocation and consequential amendments to include adjacent built up areas within the boundary
Expand	62	School playing field	Playing field with settlement boundary to three sides

STEDHAM

Nature of proposed change	Reference no.	Location	Reason
Expand	63	Stedham Sawmill	Proposed housing allocation
Reduce	64	Primary school	School has weak relationship with the built form of the village

STEEP

Nature of proposed change	Reference no.	Location	Reason
Expand	65	Land on south side of Church Road	Proposed housing allocation
Expand	66	Steep Primary School	Expand to include school buildings and hardstanding.
Reduce	67	Island, Folly House, Stoner House, Stoner Lodge, The Orchard House and 10a Hay Cottages	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	68	Gardens behind 21-41 Church Road	Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	69	Gardens of May Cottage and Oakridge, Mill Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	70	67 and 69 Church Road	Exclude houses in large plots, set back from the road, from boundary.
Reduce	71	Garden of 79 Church Road	Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	72	Gardens of 92-100 Church Road; 102-104 Church Road; All Saints Church	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. Exclude churchyard
Reduce	73	Gardens of 12-26 Church Road	Drawing the boundary 10m from the rear wall of the house where there are long gardens.
Reduce	74	Greenlands; gardens of house to the N	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	75	Garden of Ridge Gate	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	85	Small cluster of residential plots SW of Bedales	Exclude houses in large plots, set back from the road, from boundary. Do not have 'islands' of less than 20 dwellings with boundaries around them

STROUD

Nature of proposed change	Reference no.	Location	Reason
Expand	76	Land at Ramsdean Road	Proposed housing allocation; school playground; intervening gardens

UPPER FARRINGDON

Nature of proposed change	Reference no.	Location	Reason
Expand	77	Gardens south of Gastons Lane	Harmonise settlement boundary with National Park boundary, to avoid leaving an isolated patch of settlement boundary in the EHDC planning area
Reduce	78	Gardens east of Crows Lane	Harmonise settlement boundary with National Park boundary

WASHINGTON

Nature of proposed change	Reference no.	Location	Reason
Reduce	79	School playing field	Exclude school playing fields
Reduce	80	Gardens west of School Lane	Drawing the boundary 10m from the rear wall of the house where there are long gardens
Reduce	81	Garden of Bank Cottage, The Street	Drawing the boundary 10m from the rear wall of the house where there are long gardens

WATERSFIELD

No change since Preferred Options

WEST ASHLING

Nature of proposed change	Reference no.	Location	Reason
Expand	82	South of Heather Close	Proposed housing allocation
Expand	83	School playing field/ playground	Straighten edge by including school playground and area of grass between that and the rest of the settlement.

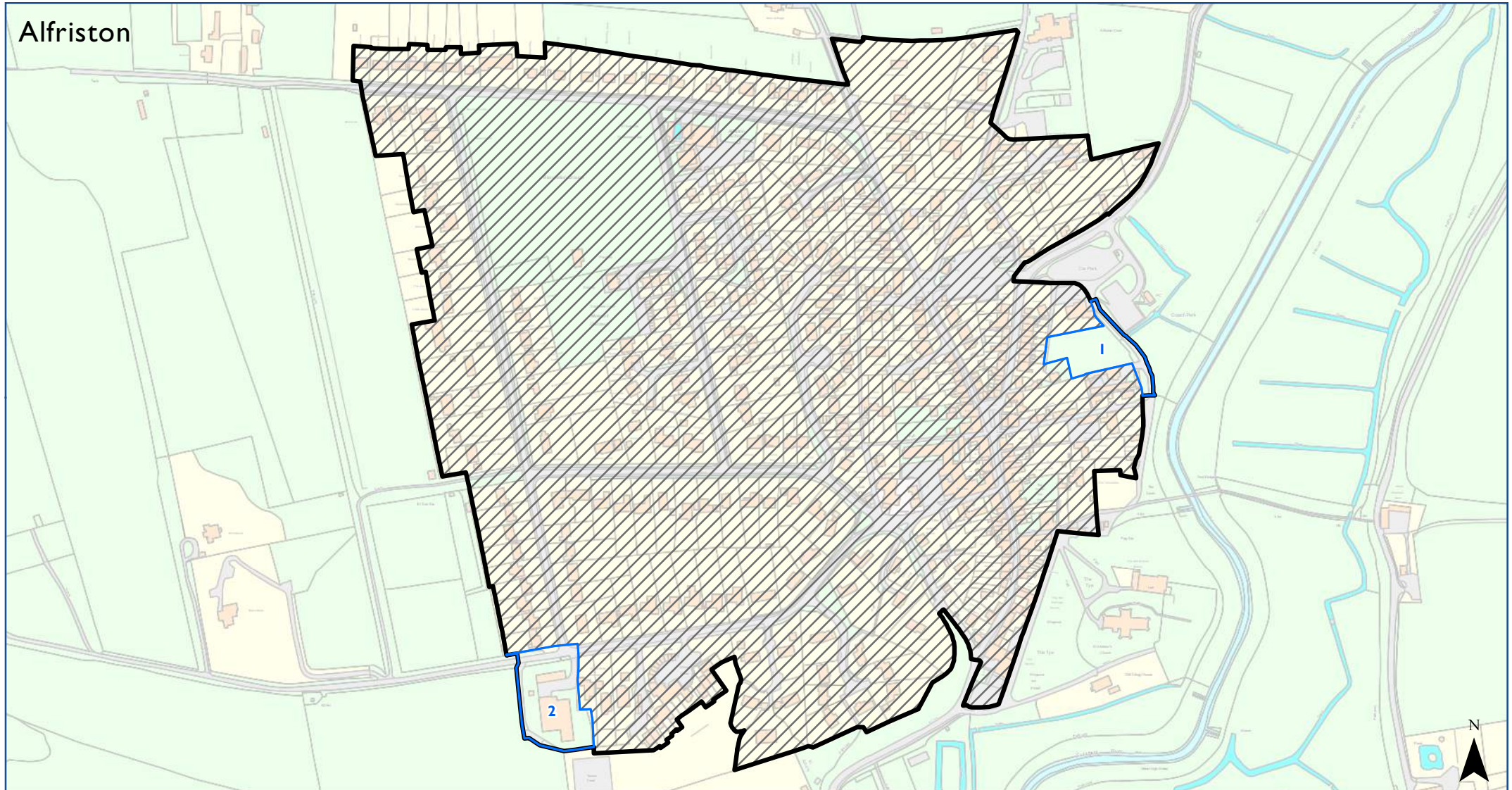
WEST MEON

Nature of proposed change	Reference no.	Location	Reason
Expand	84	Land at Long Priors	Proposed housing allocation

APPENDIX 2: MAPS OF CHANGES TO SETTLEMENT BOUNDARIES

SDNPA Settlement Boundary Amendments vs. Preferred Option

Alfriston



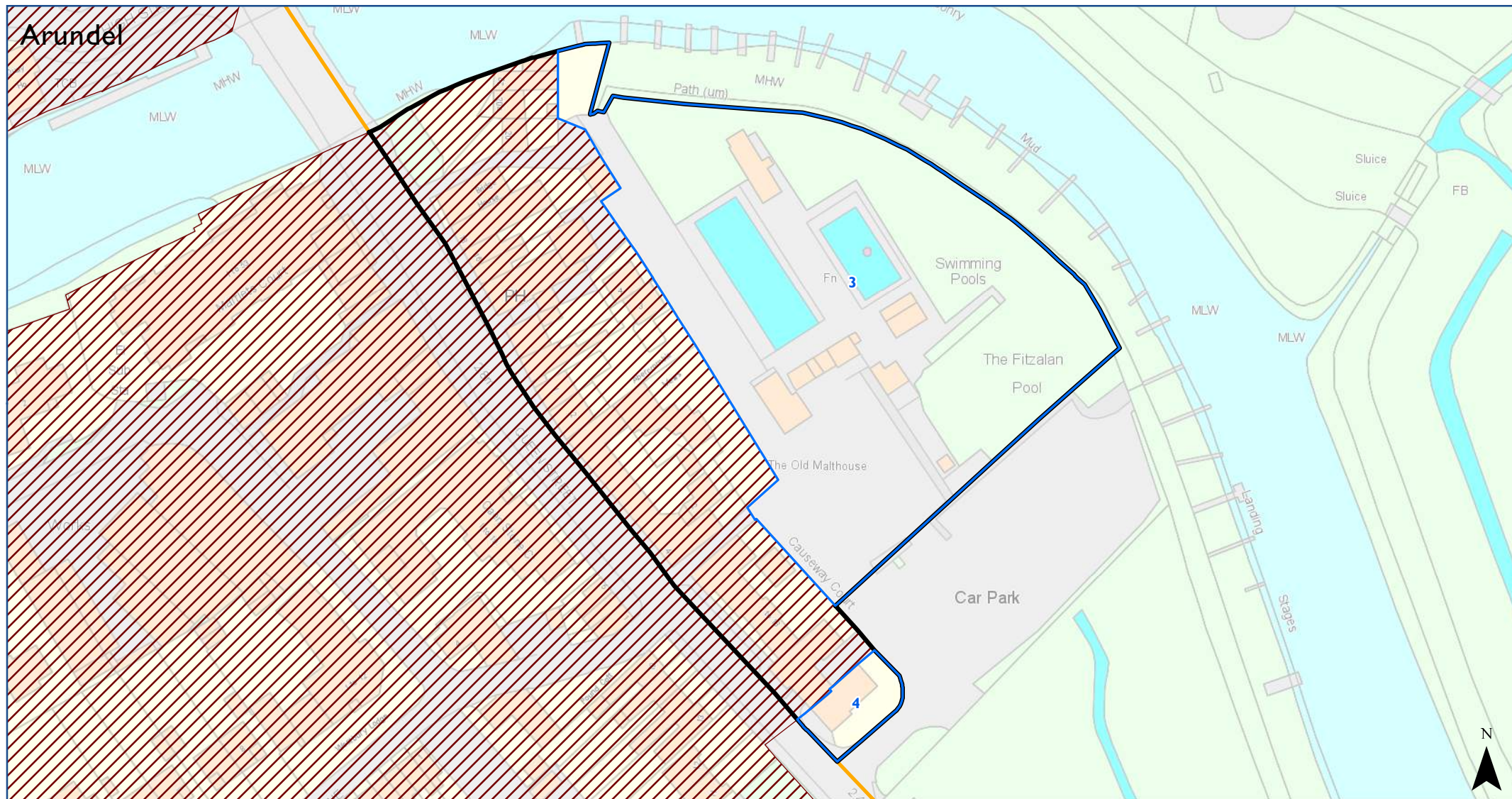
- Extension
- Pre-Submission Settlement Boundary (SD25)
- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

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Scale at A4 1:4,400

SDNPA Settlement Boundary Amendments vs. Local Authority Boundary



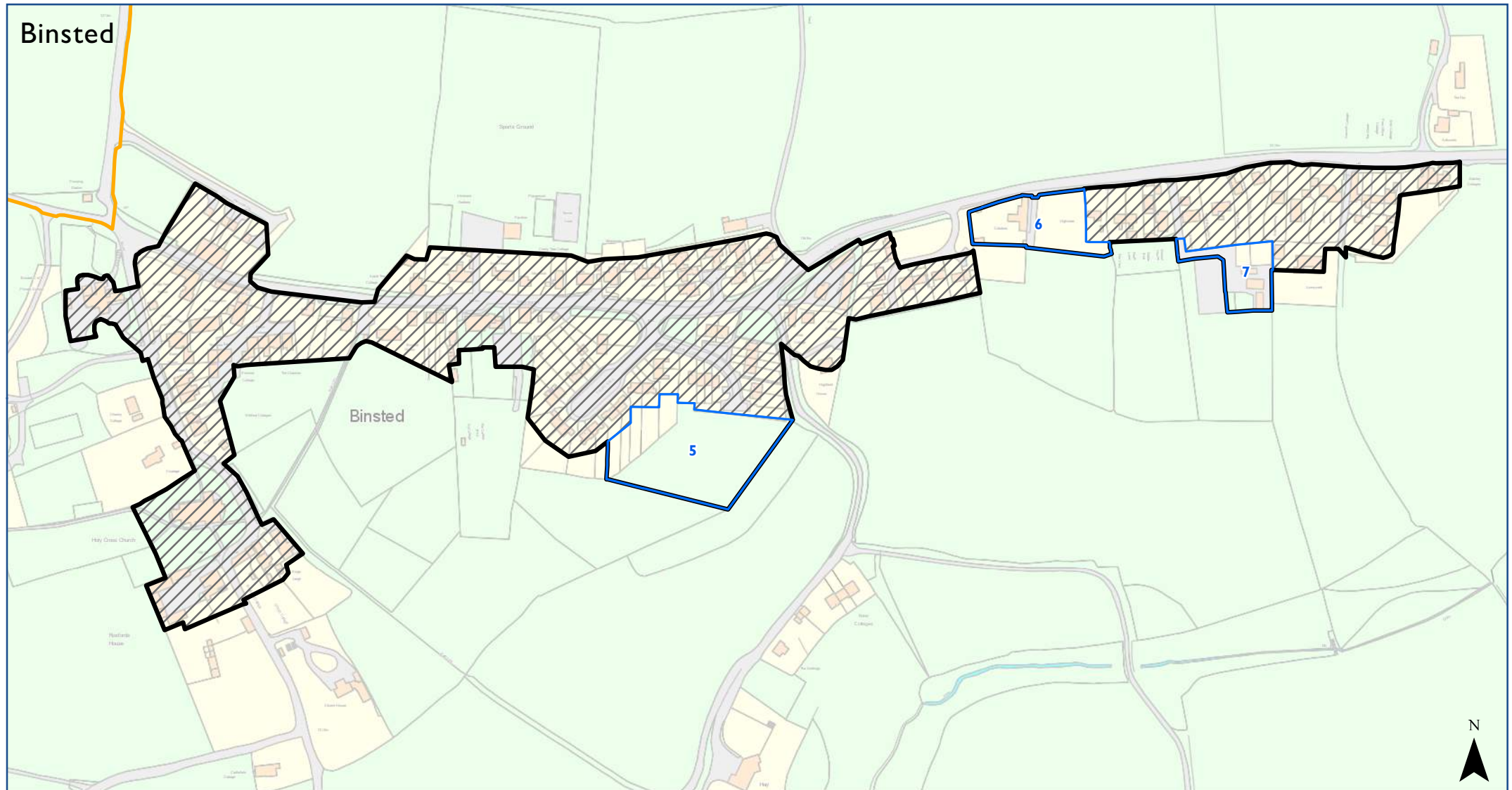
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- Original Local Authority Settlement Boundary
- SDNP Boundary (where shown)

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Scale at A4 1:1,200

SDNPA Settlement Boundary Amendments vs. Preferred Option



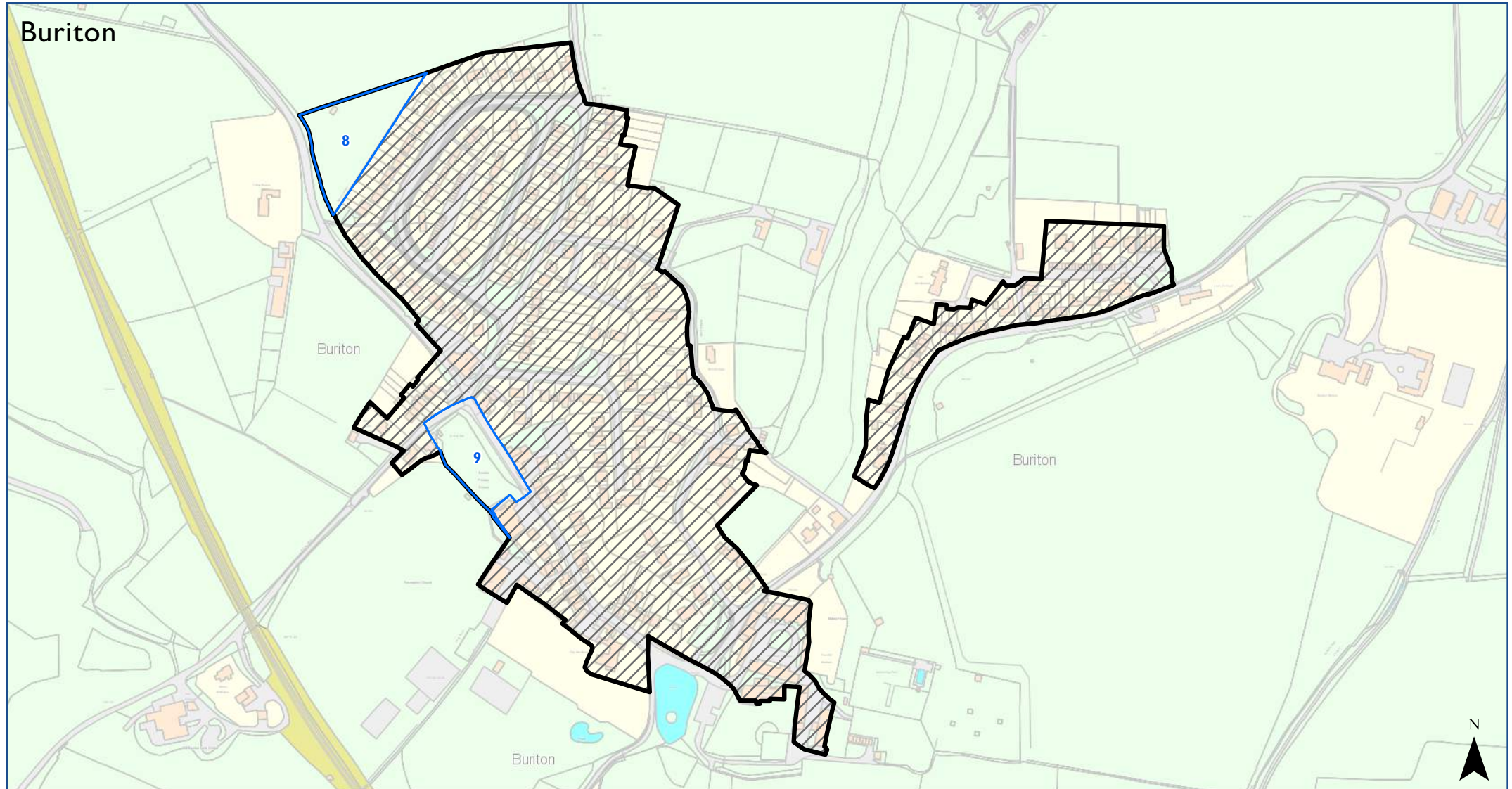
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- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)





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Scale at A4 1:3,800

SDNPA Settlement Boundary Amendments vs. Preferred Option



-  Extension
-  Pre-Submission Settlement Boundary (SD25)
-  Preferred Options Settlement Boundary (originally SD22)
-  SDNP Boundary (where shown)

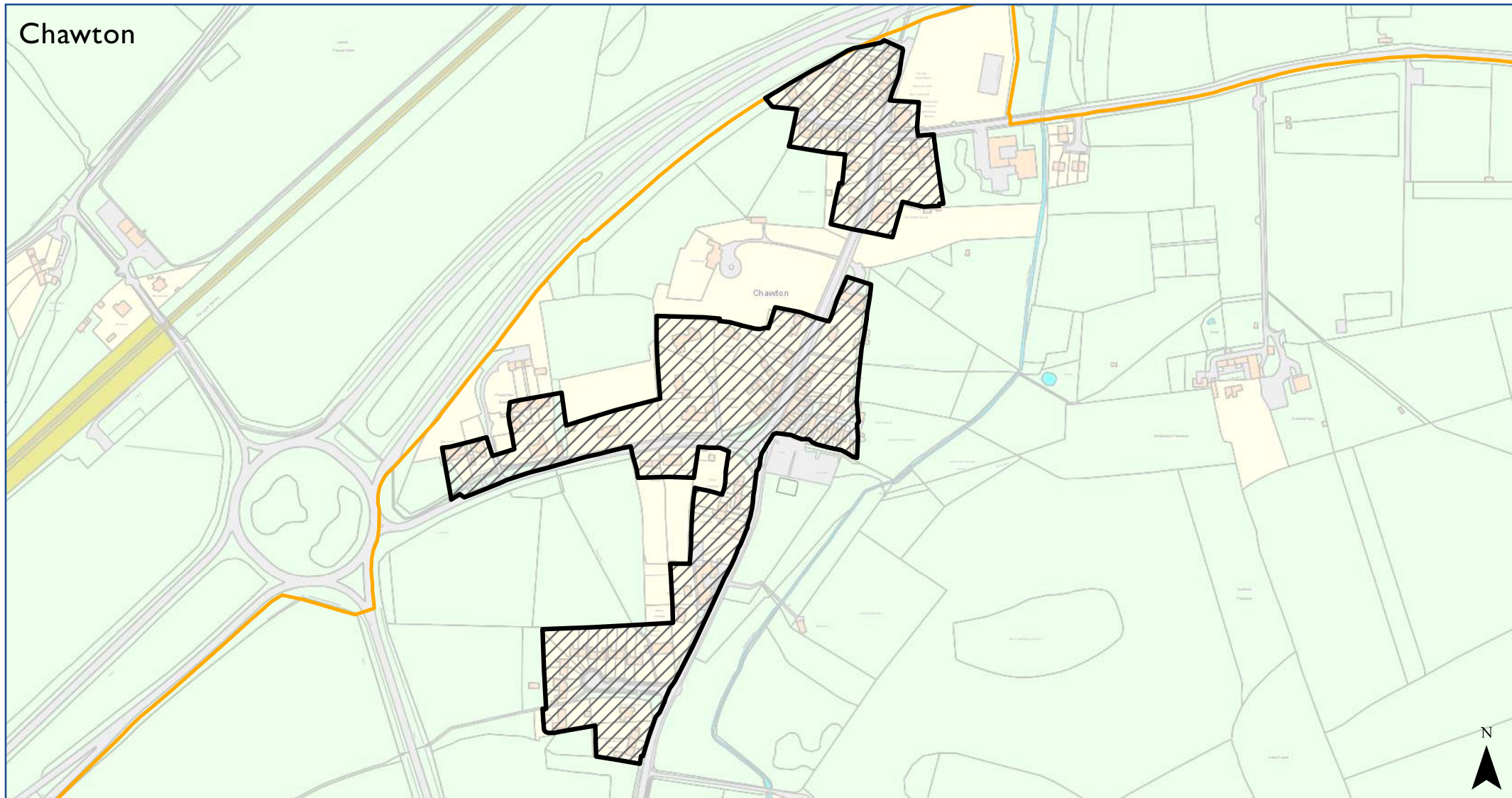
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Scale at A4 1:4,500

SDNPA Settlement Boundary Amendments vs. Preferred Option

Chawton



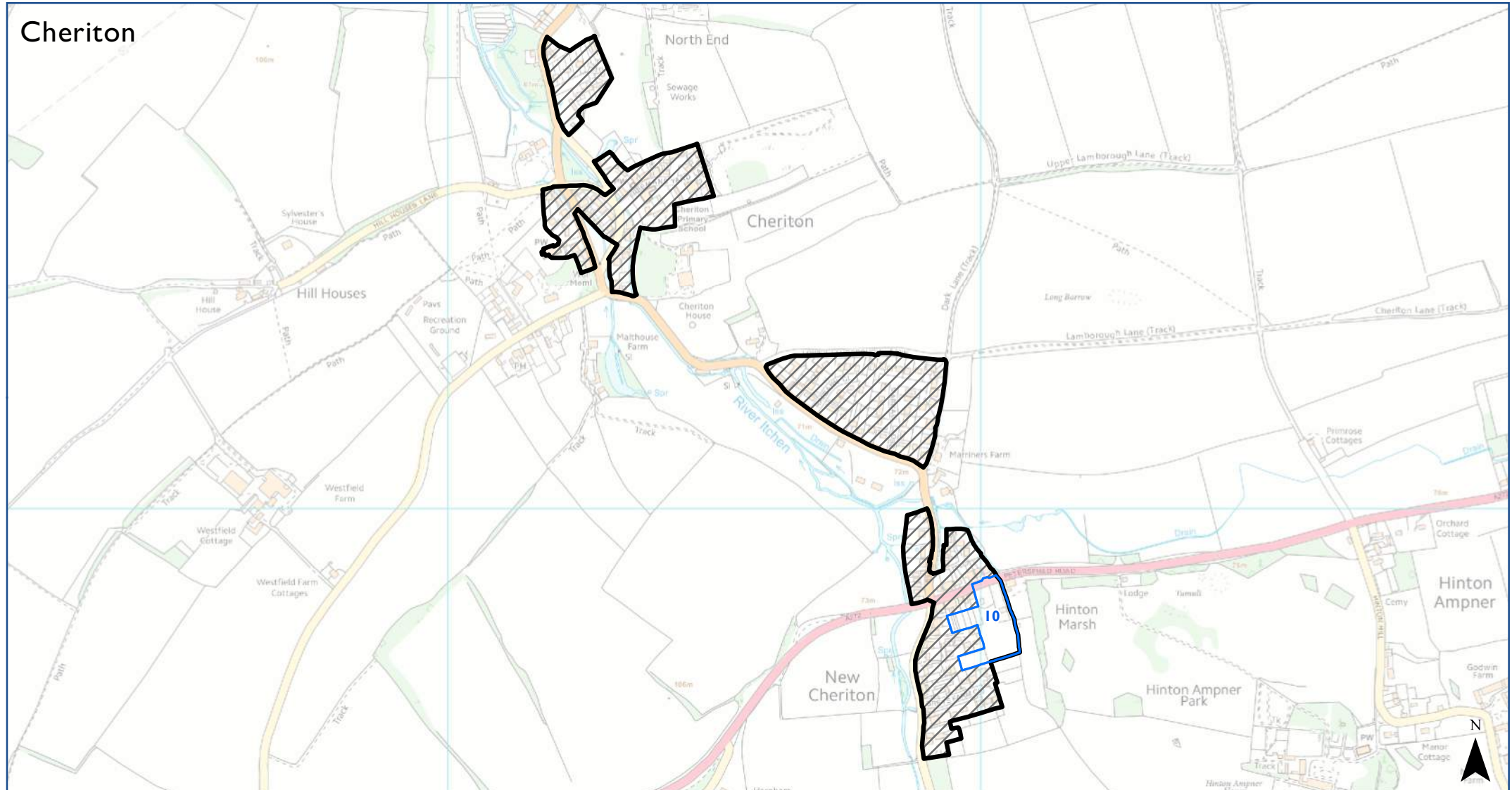
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-  Preferred Options Settlement Boundary (originally SD22)
-  SDNPA Boundary (where shown)





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Scale at A4 1:4,900

Cheriton



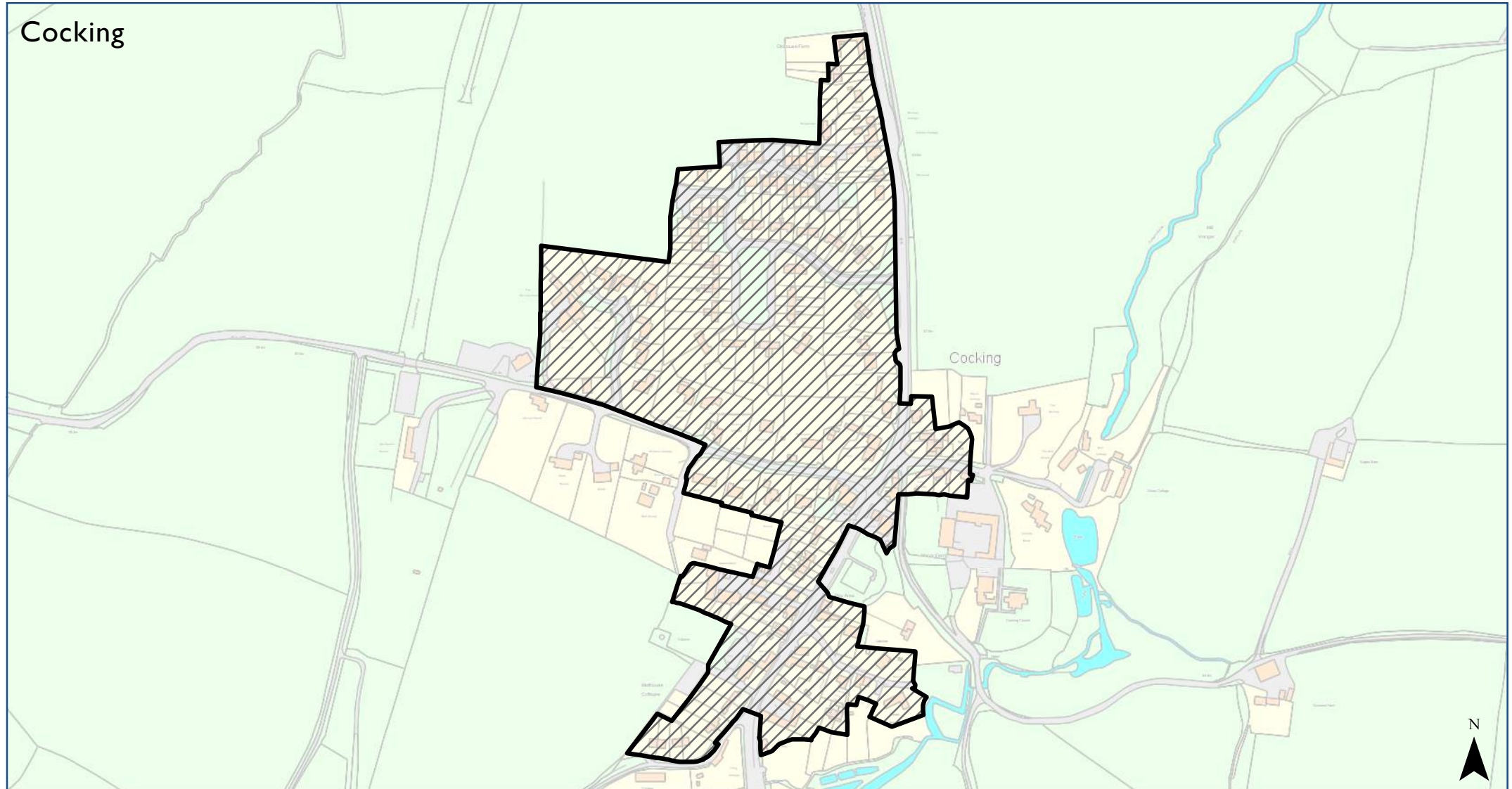
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 Preferred Options Settlement Boundary (originally SD22)
 SDNP Boundary (where shown)




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Scale at A4 1:10,000

SDNPA Settlement Boundary Amendments vs. Preferred Option

Cocking



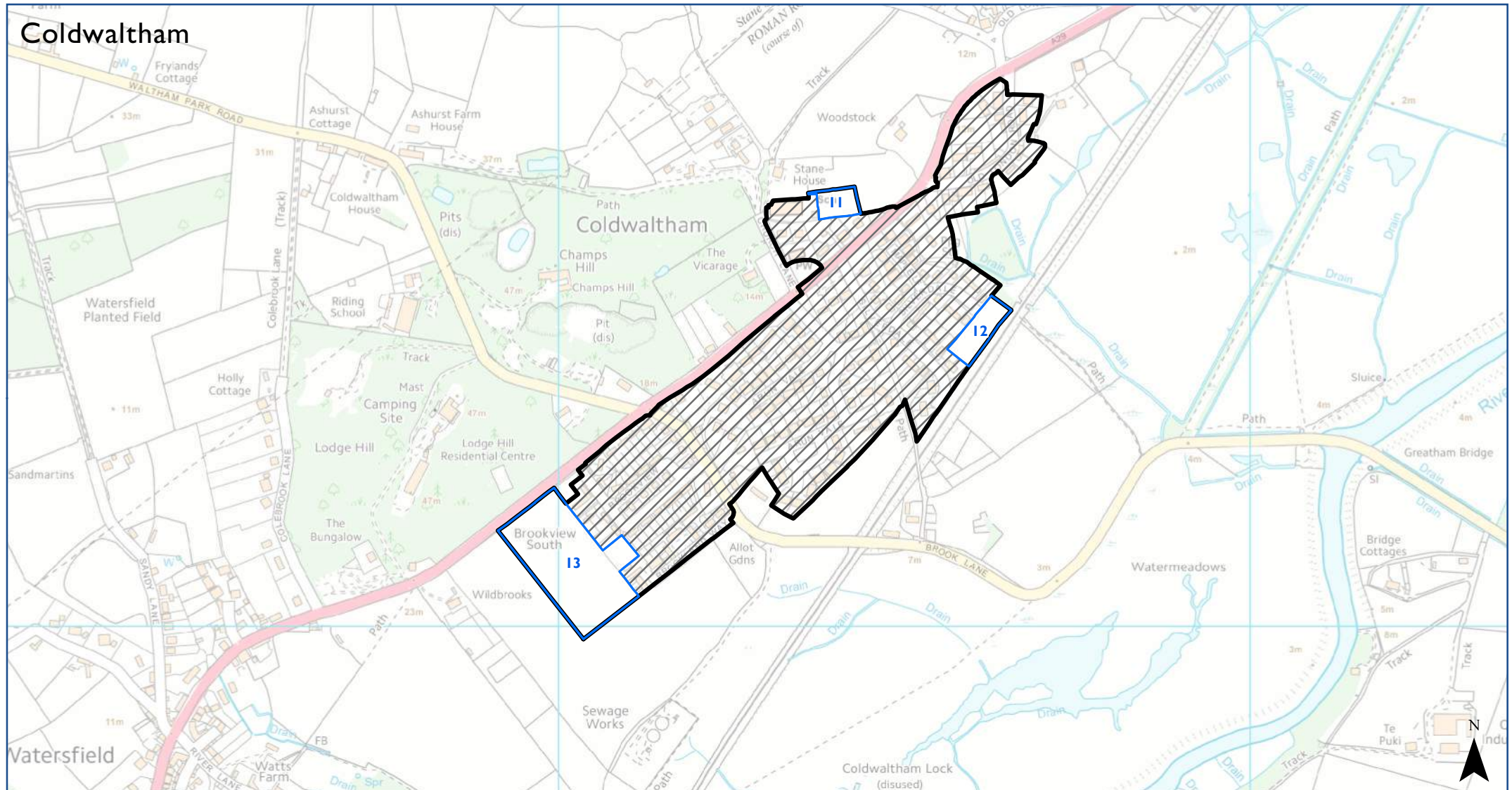
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-  Preferred Options Settlement Boundary (originally SD22)
-  SDNP Boundary (where shown)

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Scale at A4 1:4,400

SDNPA Settlement Boundary Amendments vs. Preferred Option



- Extension
- Pre-Submission Settlement Boundary (SD25)
- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

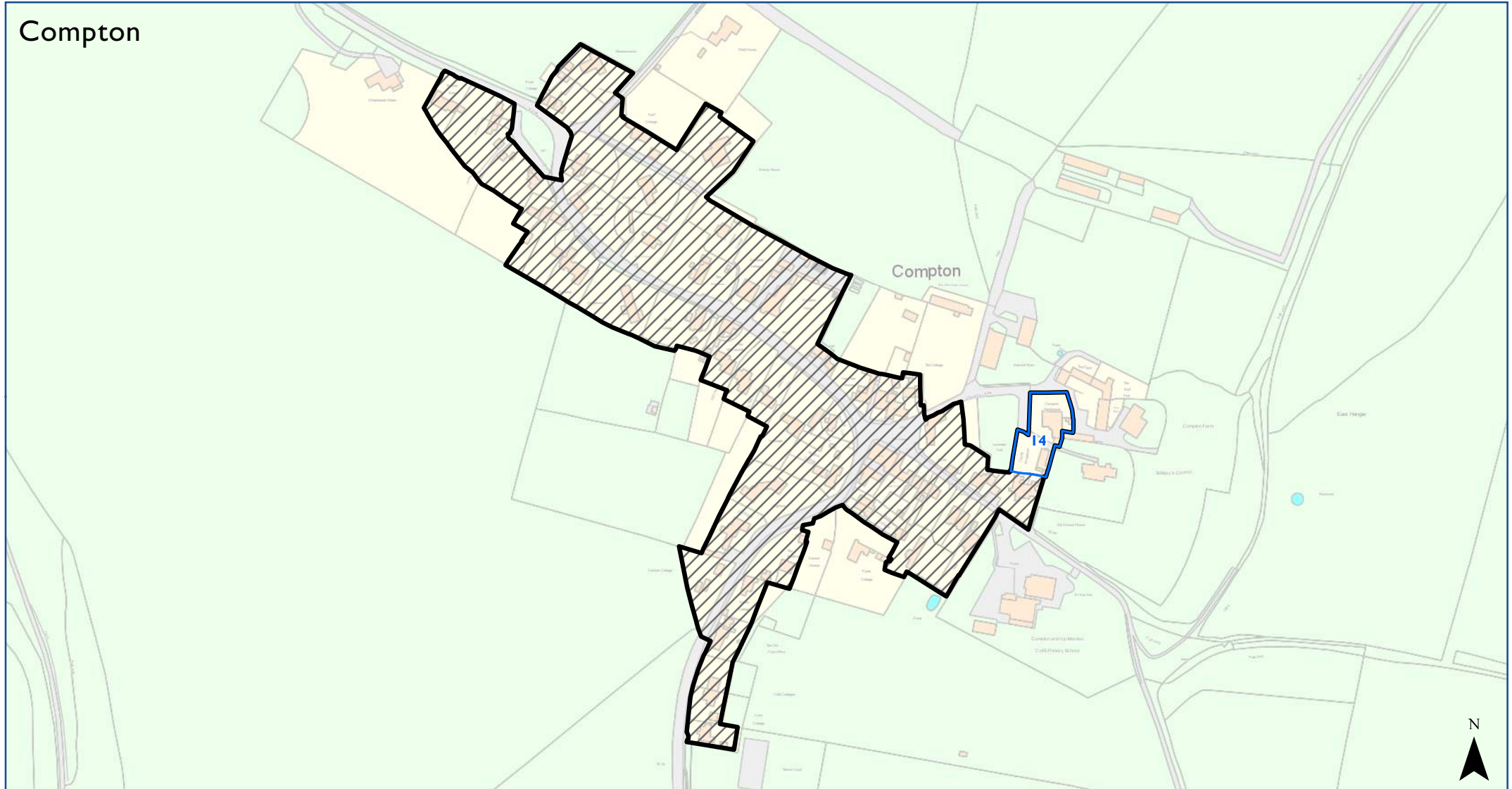
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Scale at A4 1:7,700

SDNPA Settlement Boundary Amendments vs. Preferred Option

Compton



- Extension
- Pre-Submission Settlement Boundary (SD25)
- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

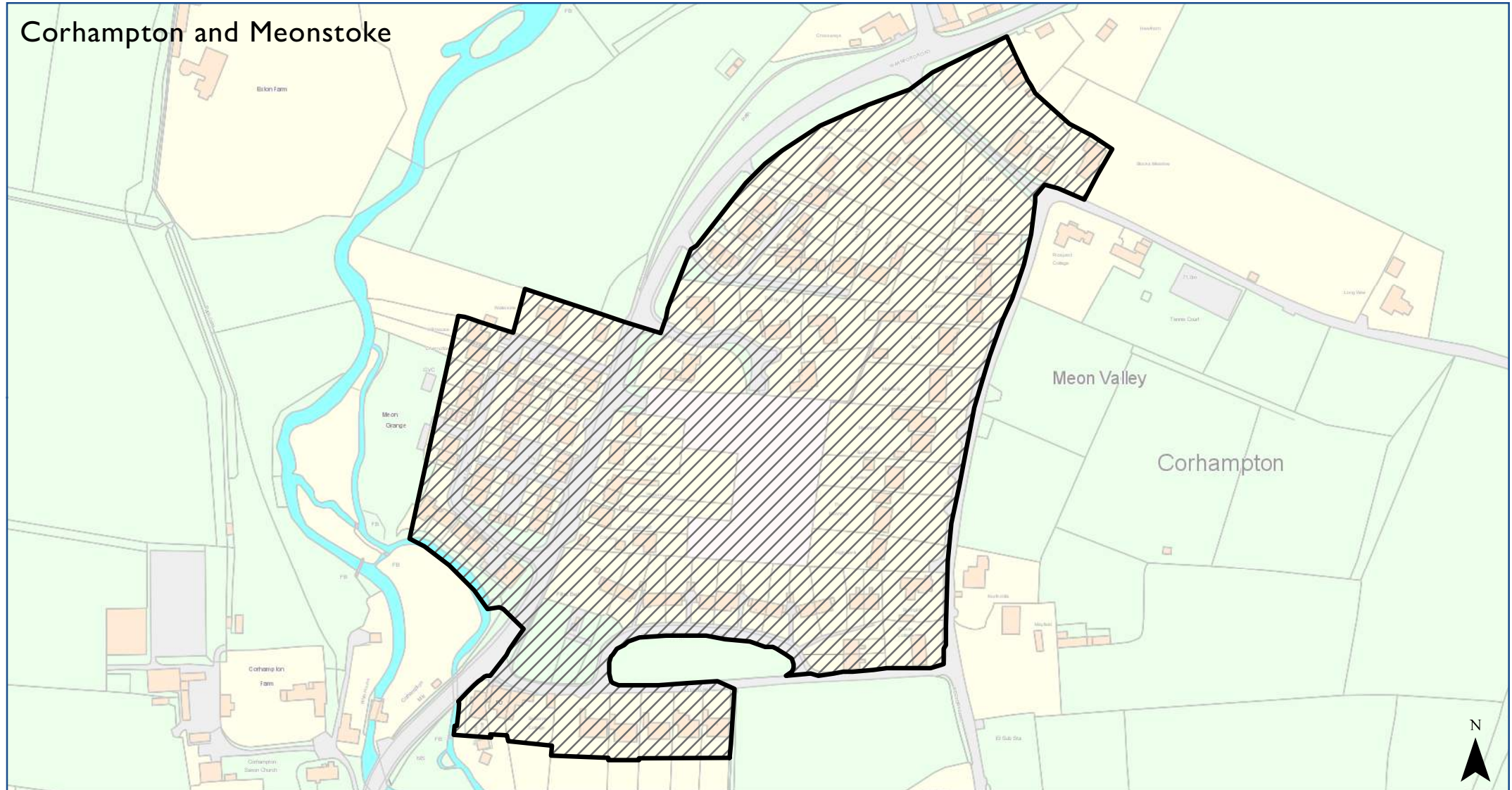
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Scale at A4 1:3,700

SDNPA Settlement Boundary Amendments vs. Preferred Option

Corhampton and Meonstoke



-  Pre-Submission Settlement Boundary (SD25)
-  Preferred Options Settlement Boundary (originally SD22)
-  SDNP Boundary (where shown)

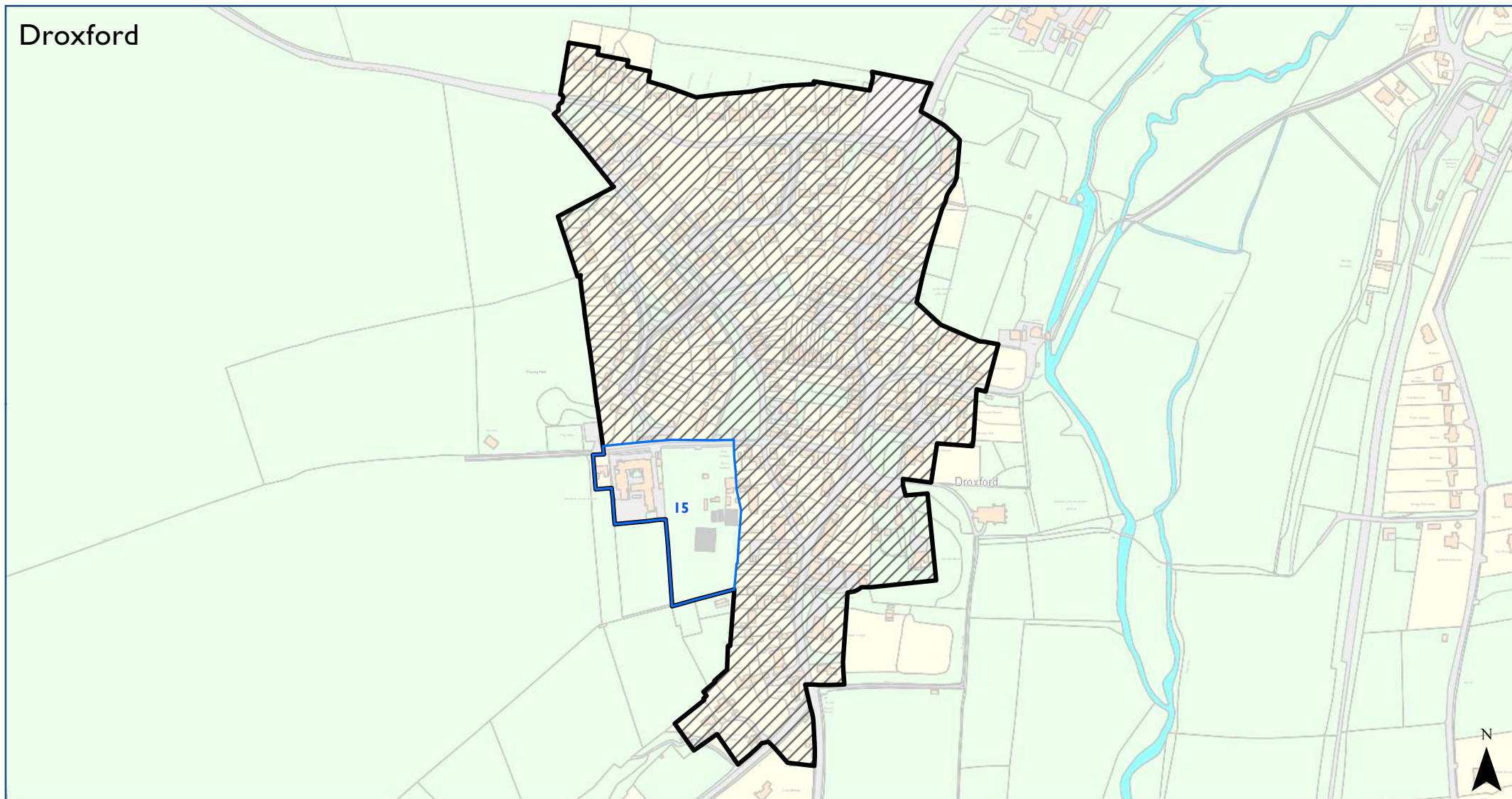
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Scale at A4 1:2,800

SDNPA Settlement Boundary Amendments vs. Preferred Option

Droxford



- Extension
- Pre-Submission Settlement Boundary (SD25)
- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

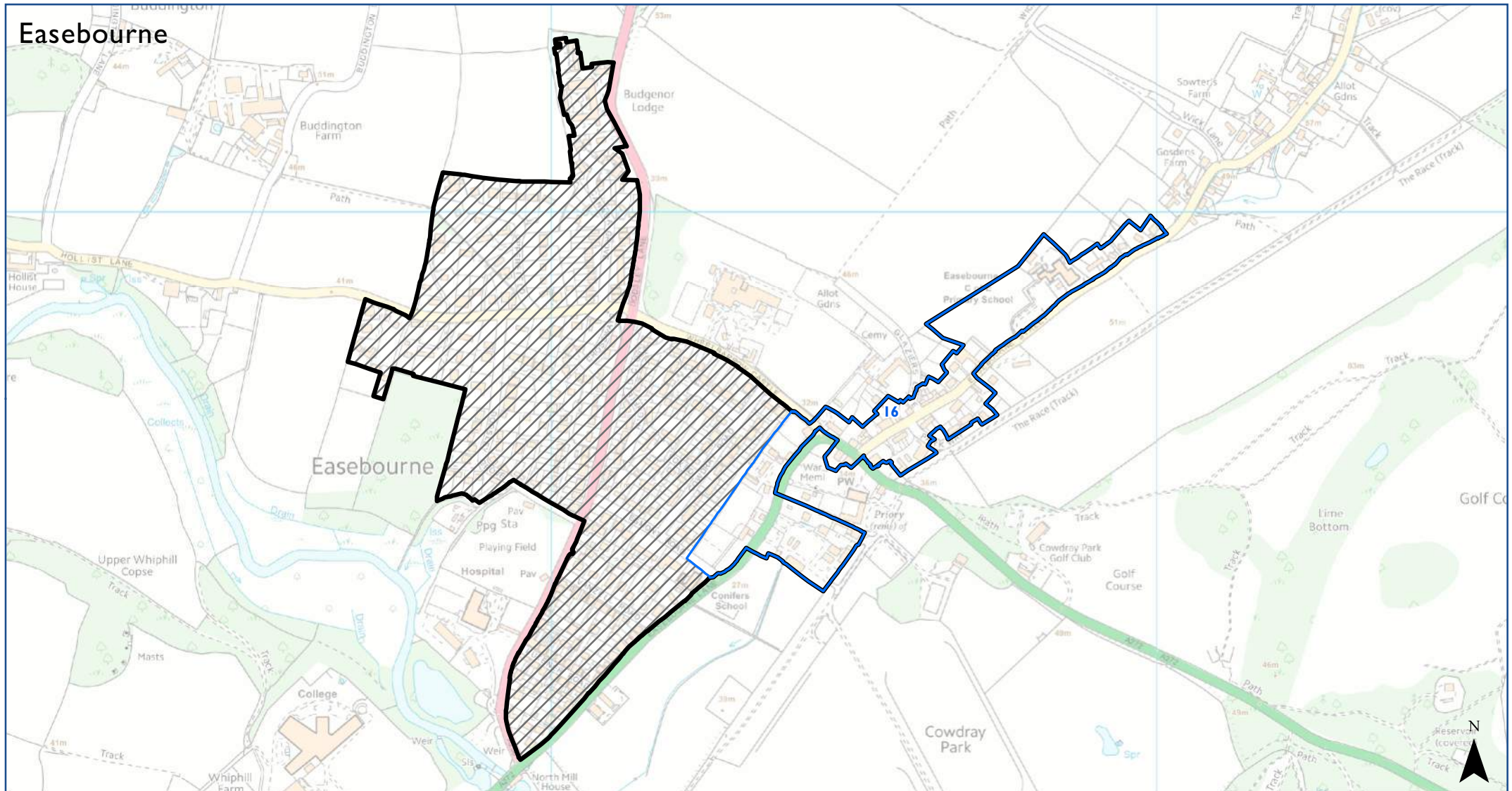
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Scale at A4 1:5,300

SDNPA Settlement Boundary Amendments vs. Preferred Option

Easebourne



- Extension
- Pre-Submission Settlement Boundary (SD25)
- Preferred Options Settlement Boundary (originally SD22)
- SDNPA Boundary (where shown)

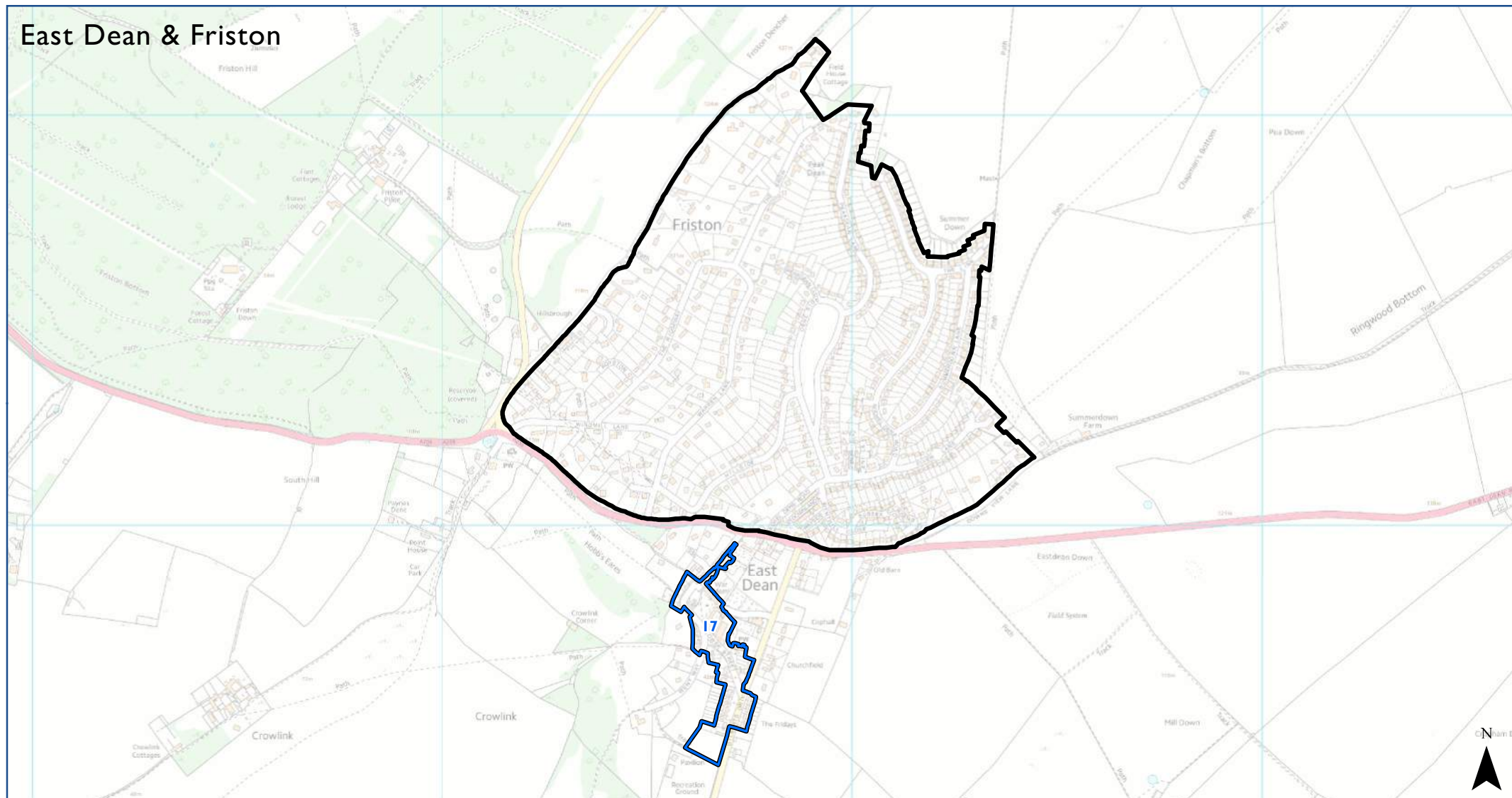
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Scale at A4 1:8,800

SDNPA Settlement Boundary Amendments vs. Preferred Option

East Dean & Friston



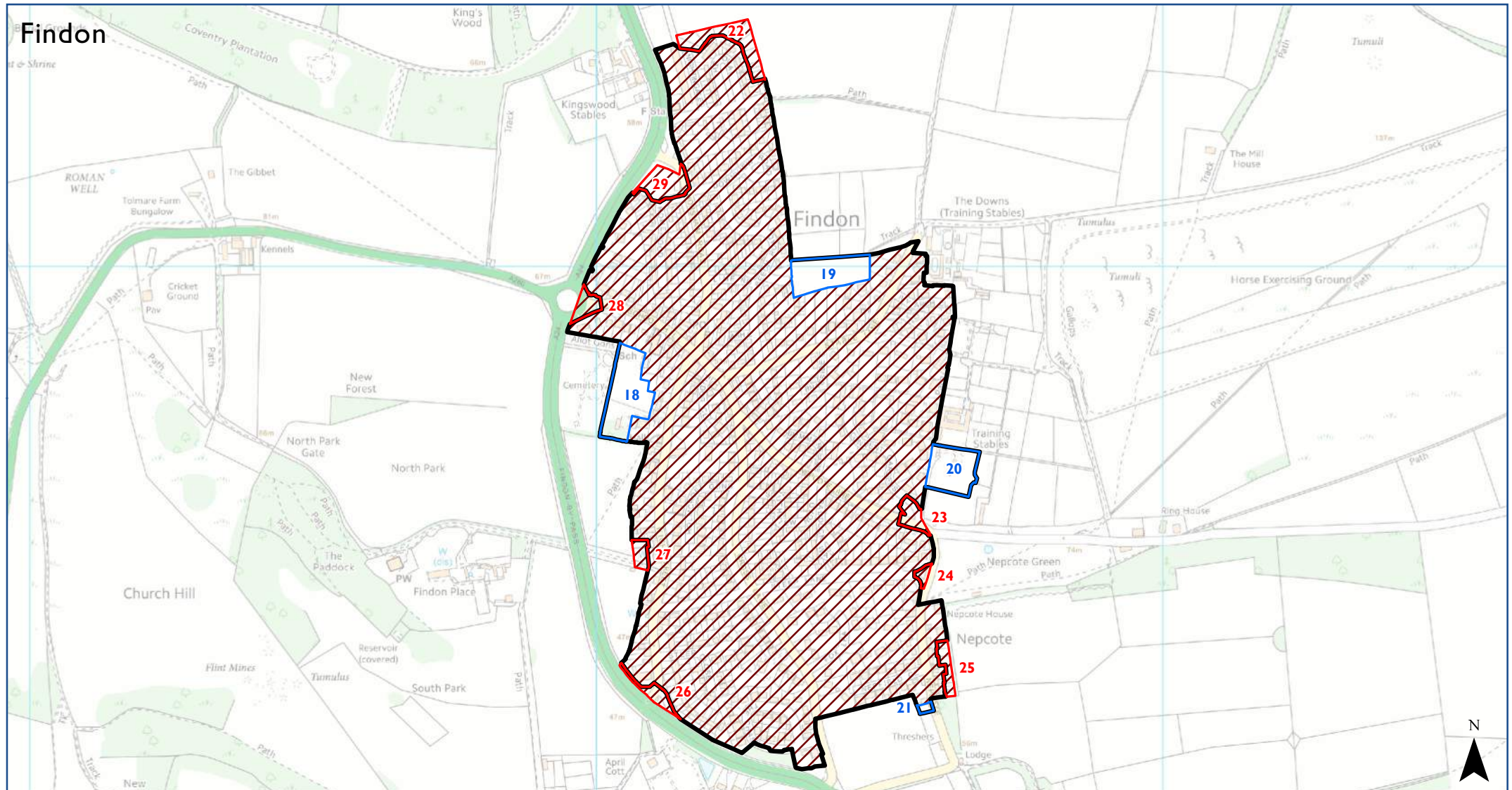
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- SDNP Boundary (where shown)

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Scale at A4 1:13,100

SDNPA Settlement Boundary Amendments vs. Local Authority Boundary



- Contraction
- Extension
- Pre-Submission Settlement Boundary (SD25)
- Original Local Authority Settlement Boundary
- SDNP Boundary (where shown)

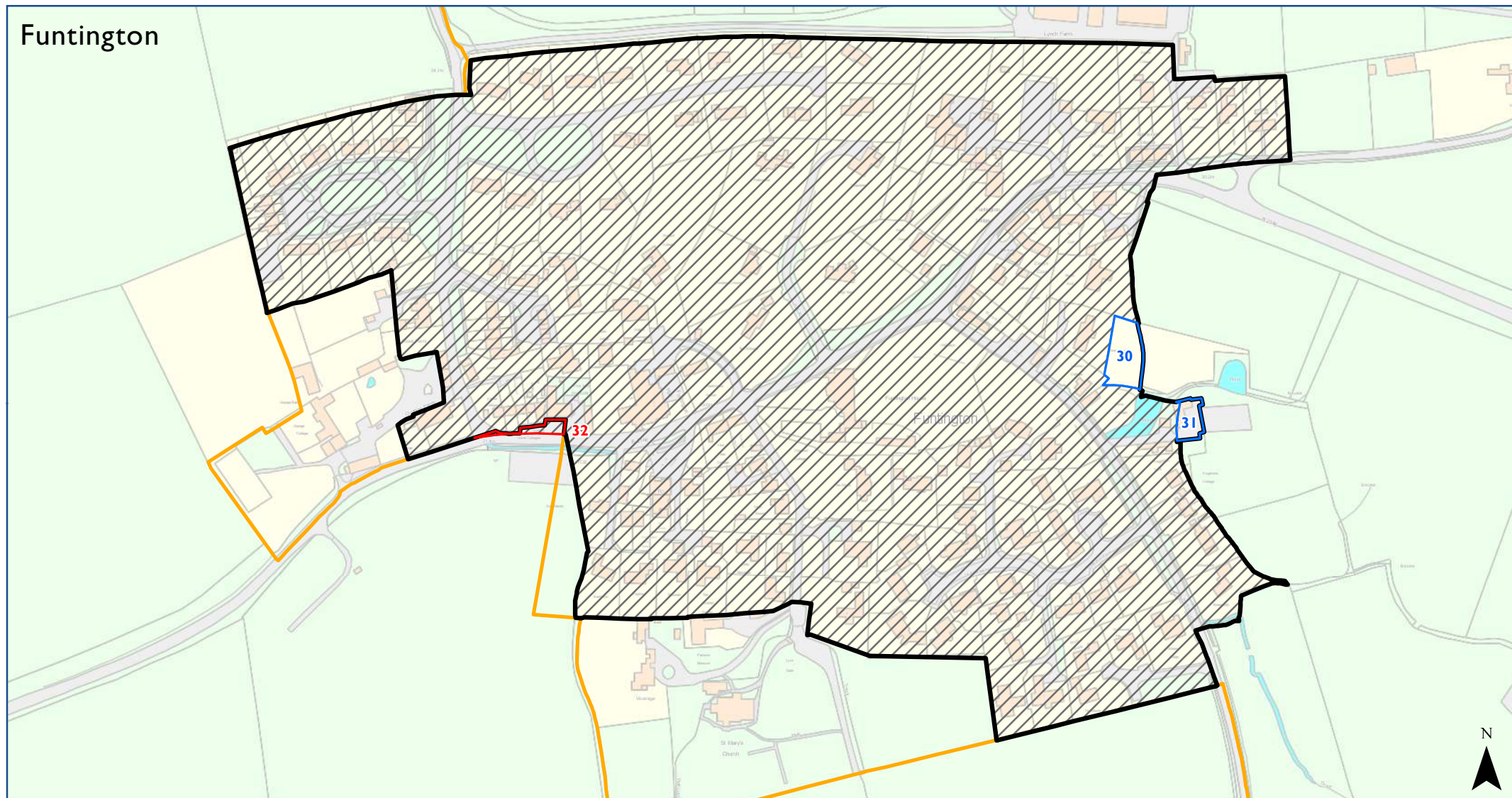
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Scale at A4 1:9,400

SDNPA Settlement Boundary Amendments vs. Preferred Option

Funtington



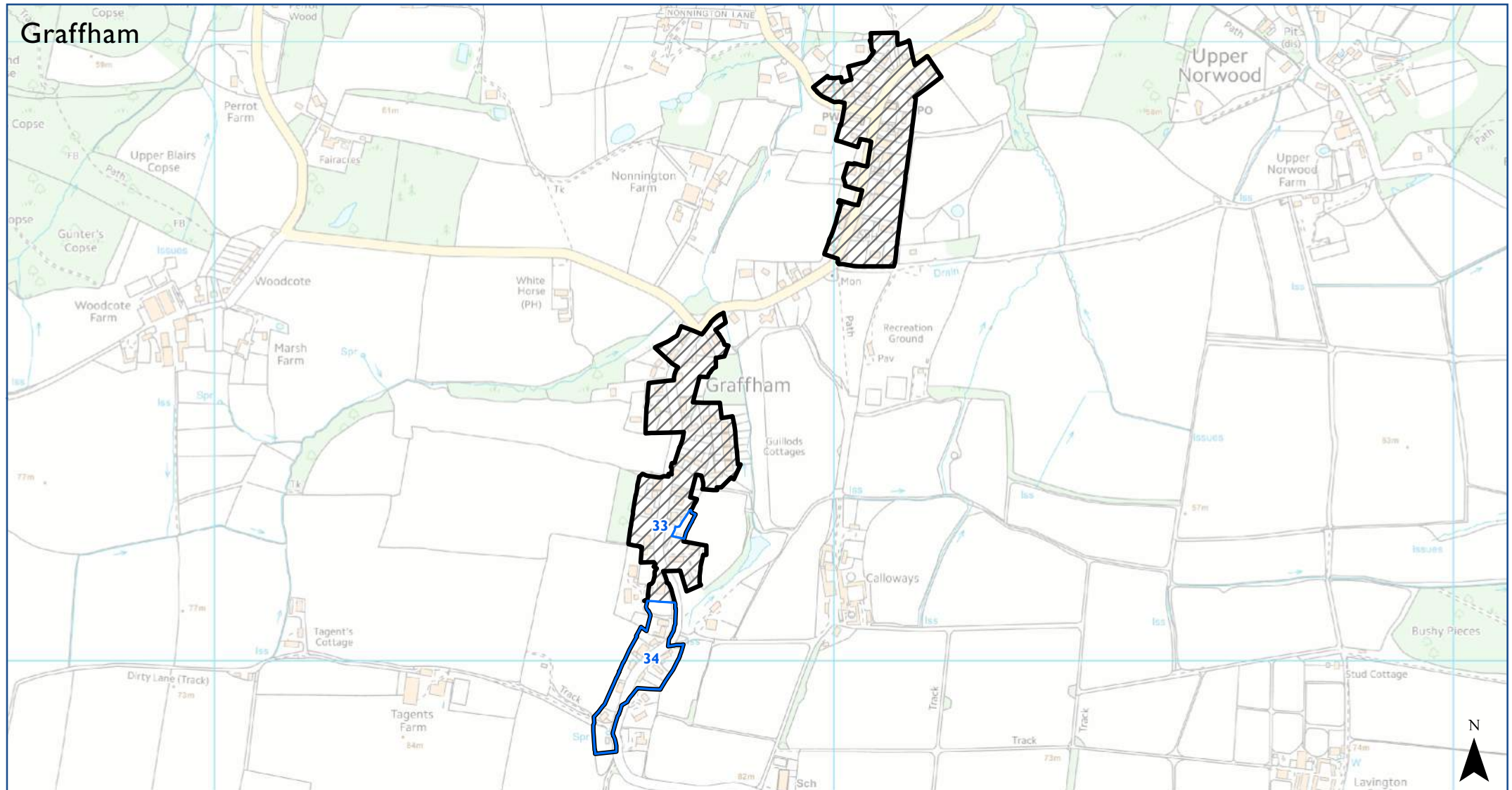
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- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

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Scale at A4 1:3,300

SDNPA Settlement Boundary Amendments vs. Preferred Option



- Extension
- Pre-Submission Settlement Boundary (SD25)
- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

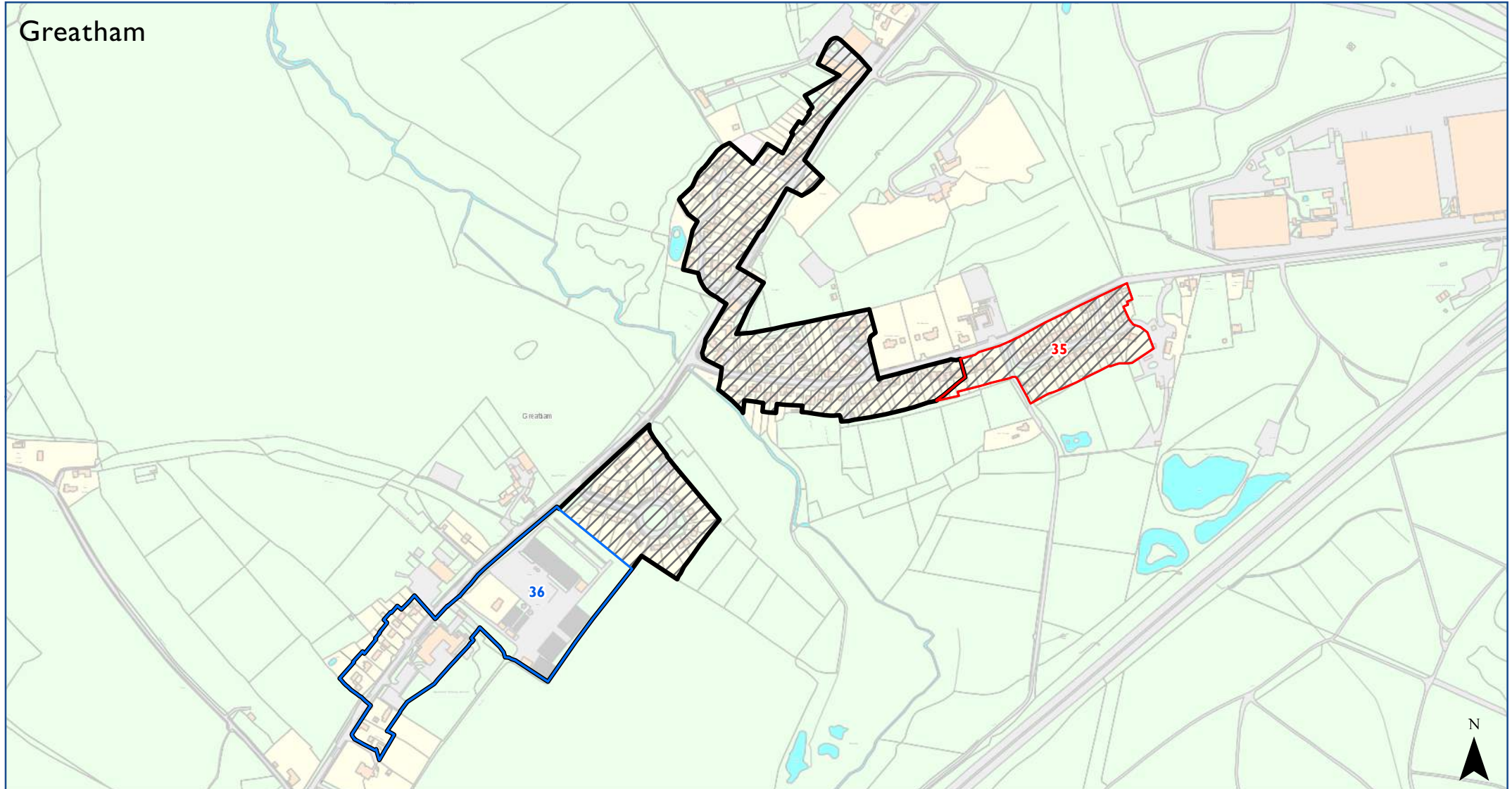
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Scale at A4 1:8,600

SDNPA Settlement Boundary Amendments vs. Preferred Option

Greatham



- Contraction
- Extension
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- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

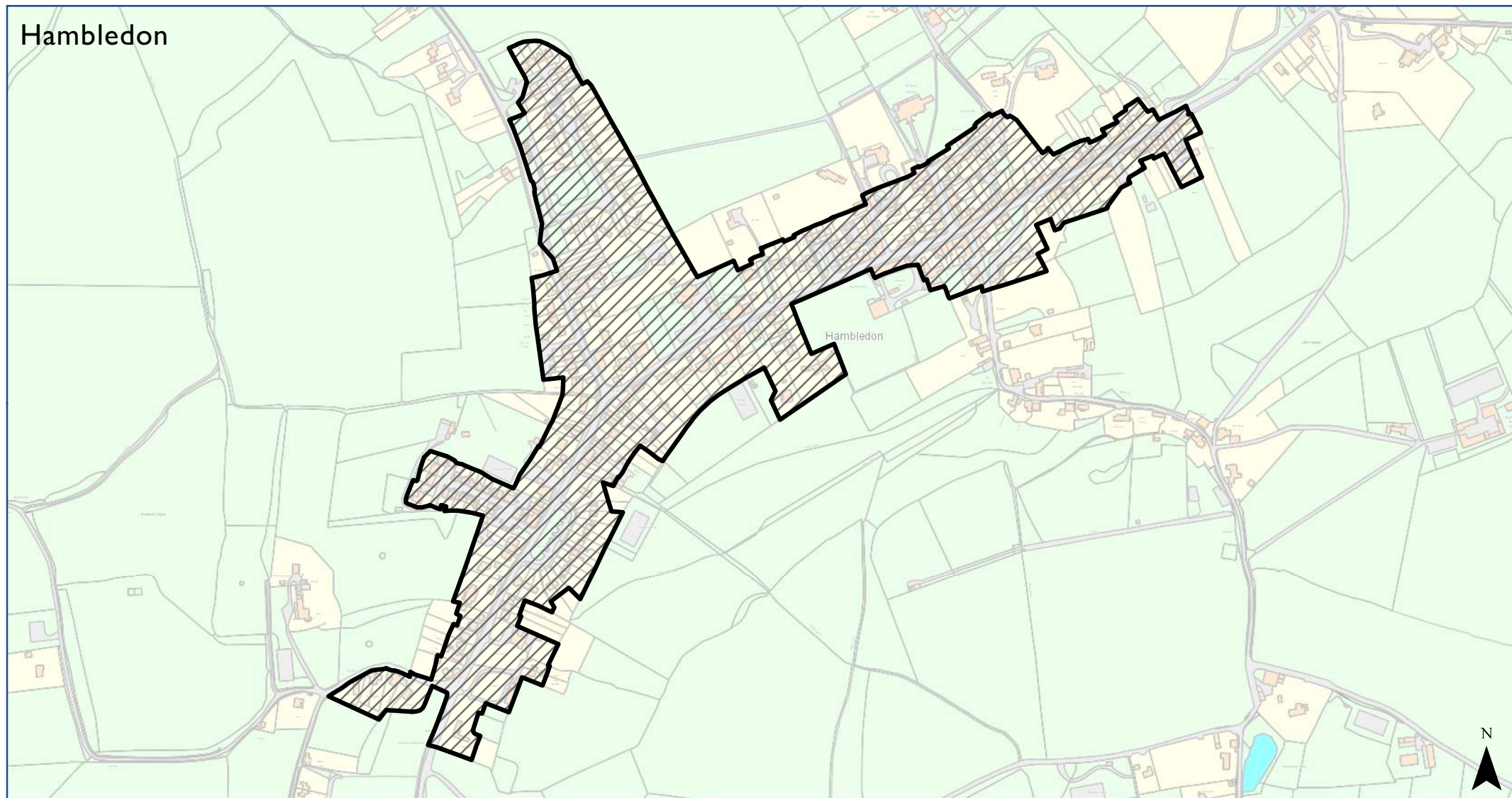
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Scale at A4 1:6,500

SDNPA Settlement Boundary Amendments vs. Preferred Option

Hambledon



-  Pre-Submission Settlement Boundary (SD25)
-  Preferred Options Settlement Boundary (originally SD22)
-  SDNP Boundary (where shown)

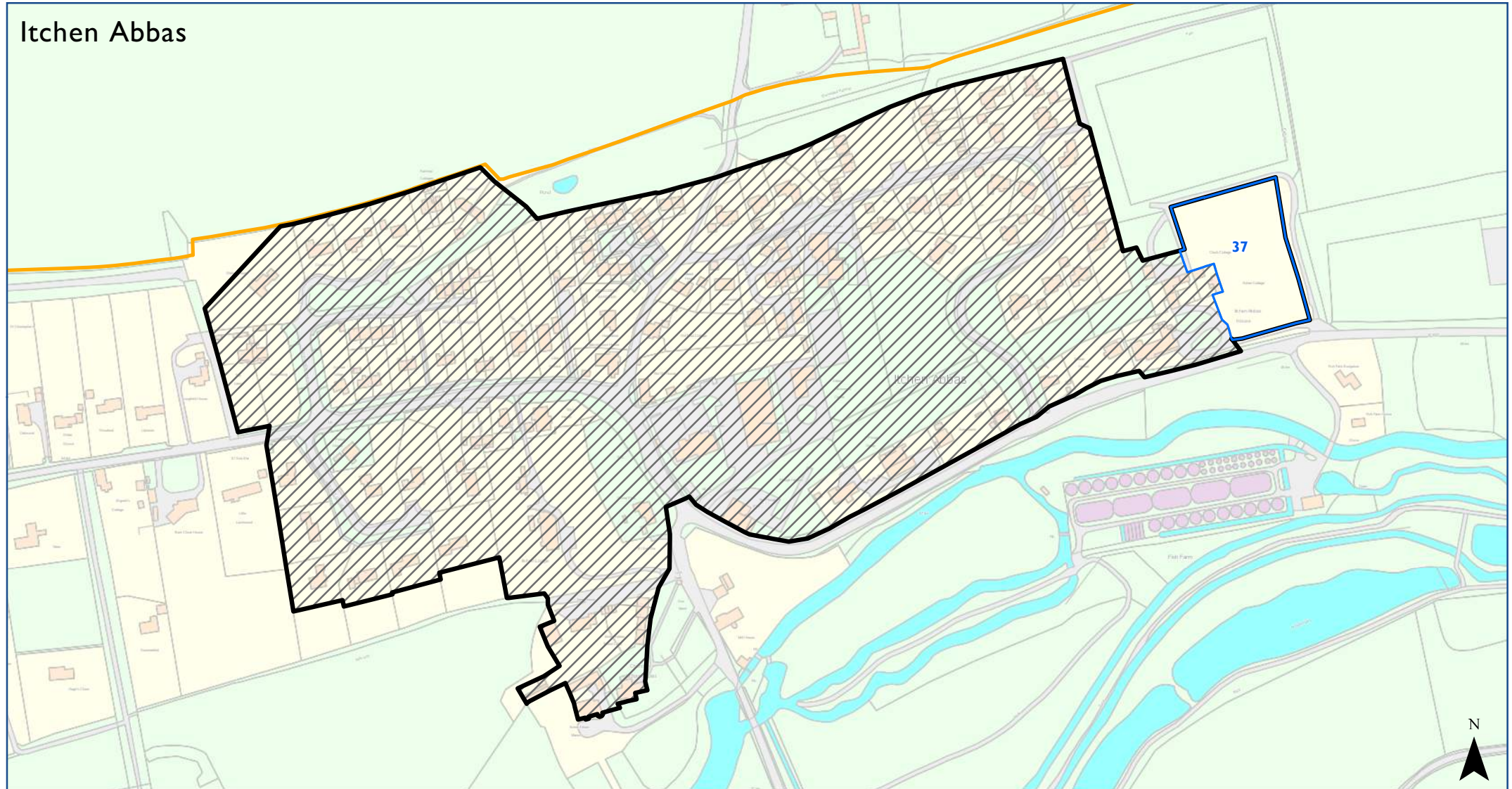
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Scale at A4 1:5,800

SDNPA Settlement Boundary Amendments vs. Preferred Option

Itchen Abbas



- Extension
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- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

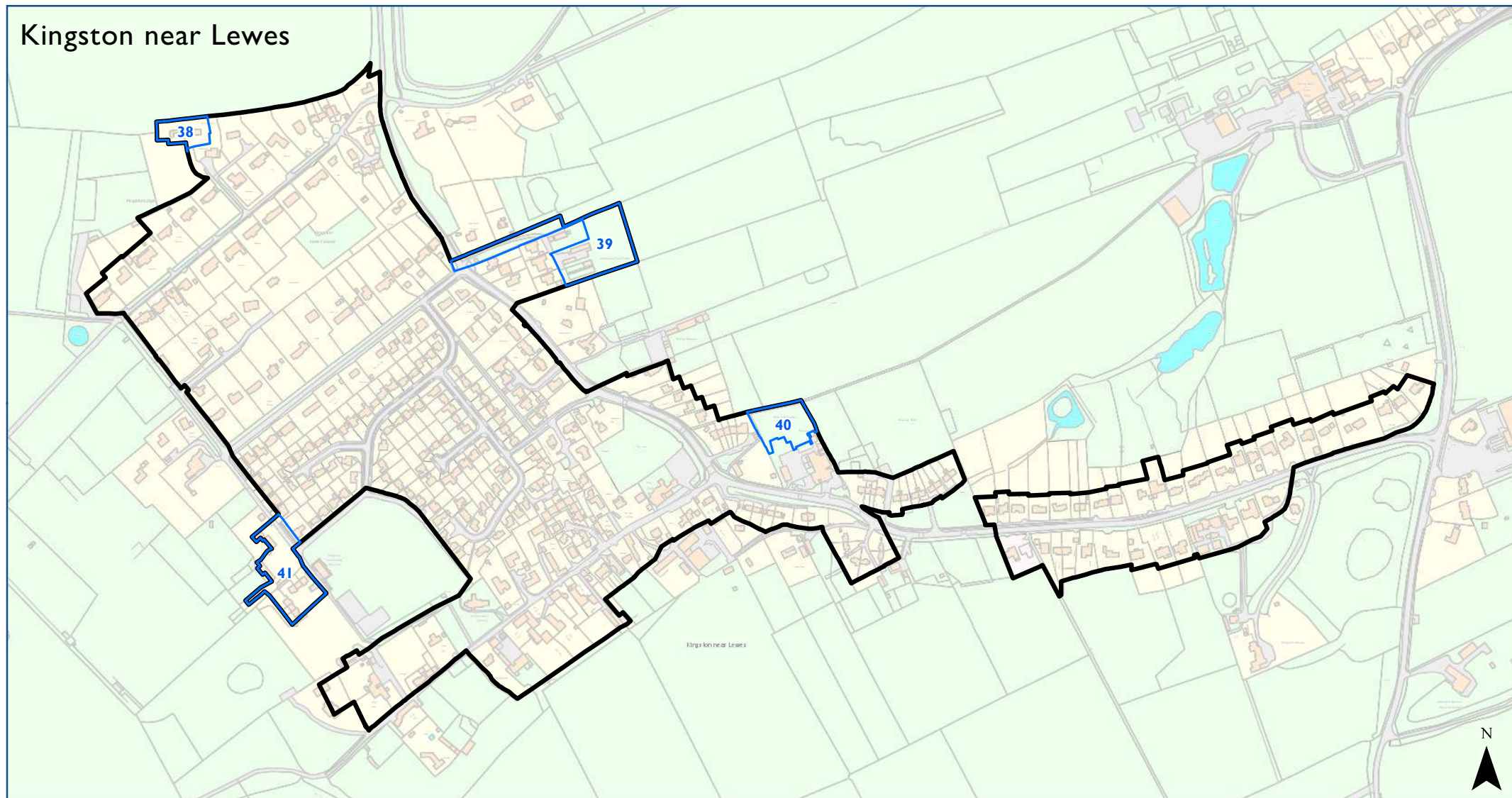
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Scale at A4 1:3,700

SDNPA Settlement Boundary Amendments vs. Preferred Option

Kingston near Lewes



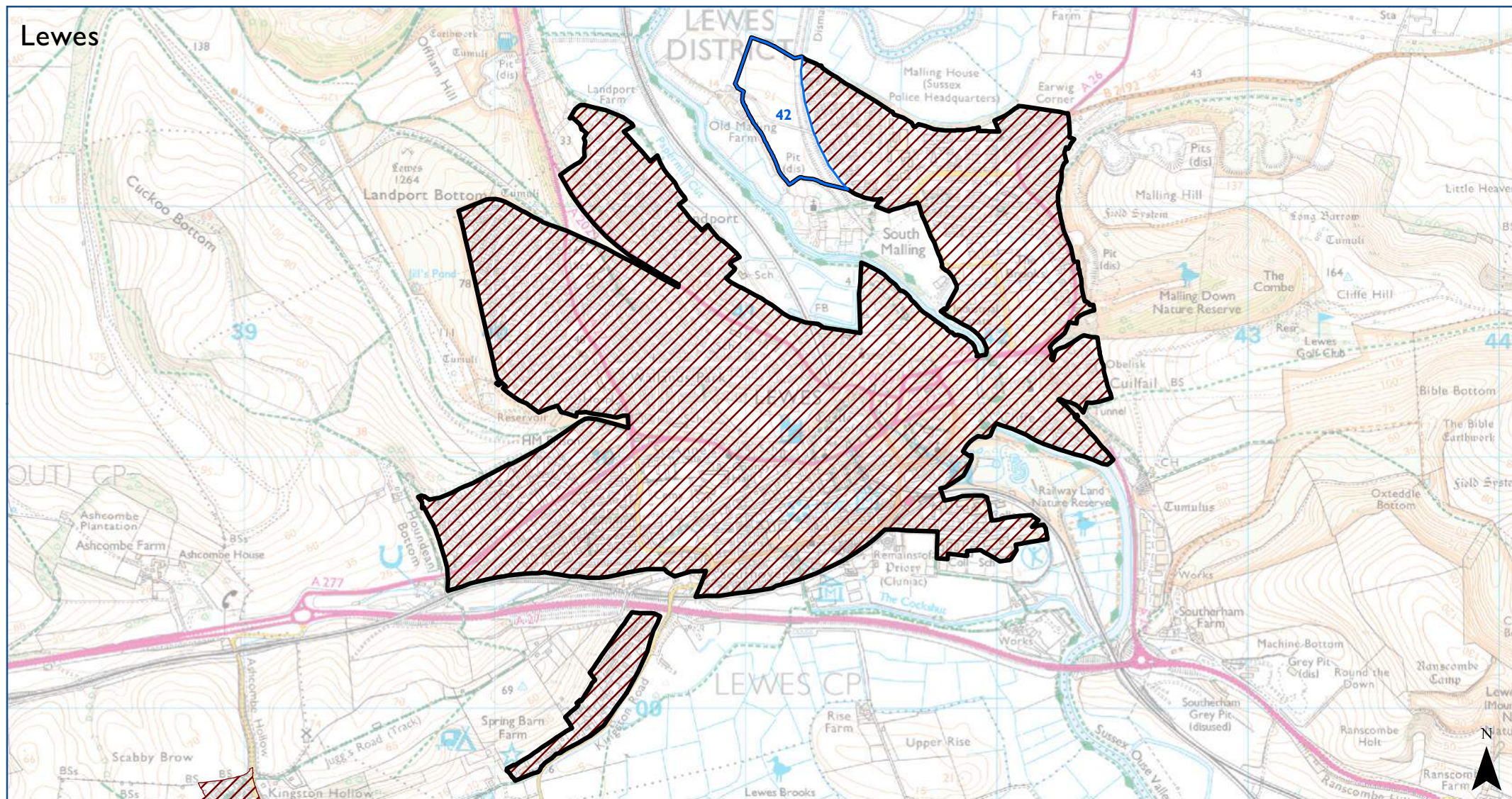
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- SDNP Boundary (where shown)

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Scale at A4 1:6,000

SDNPA Settlement Boundary Amendments vs. Local Authority Boundary



- Extension
- Pre-Submission Settlement Boundary (SD25)
- Original Local Authority Settlement Boundary
- SDNP Boundary (where shown)

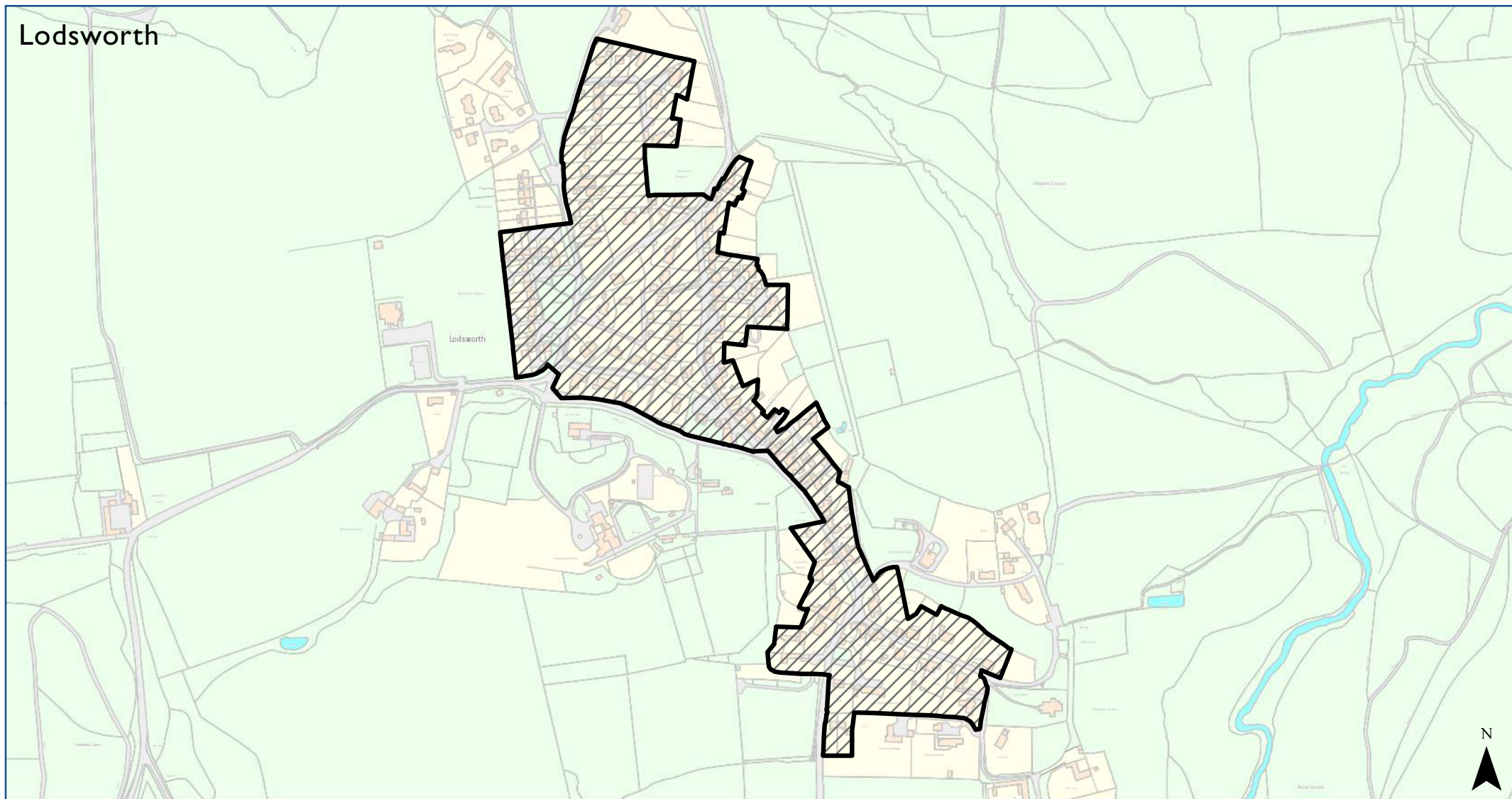
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Scale at A4 1:21,400

SDNPA Settlement Boundary Amendments vs. Preferred Option

Lodsworth



-  Pre-Submission Settlement Boundary (SD25)
-  Preferred Options Settlement Boundary (originally SD22)
-  SDNP Boundary (where shown)

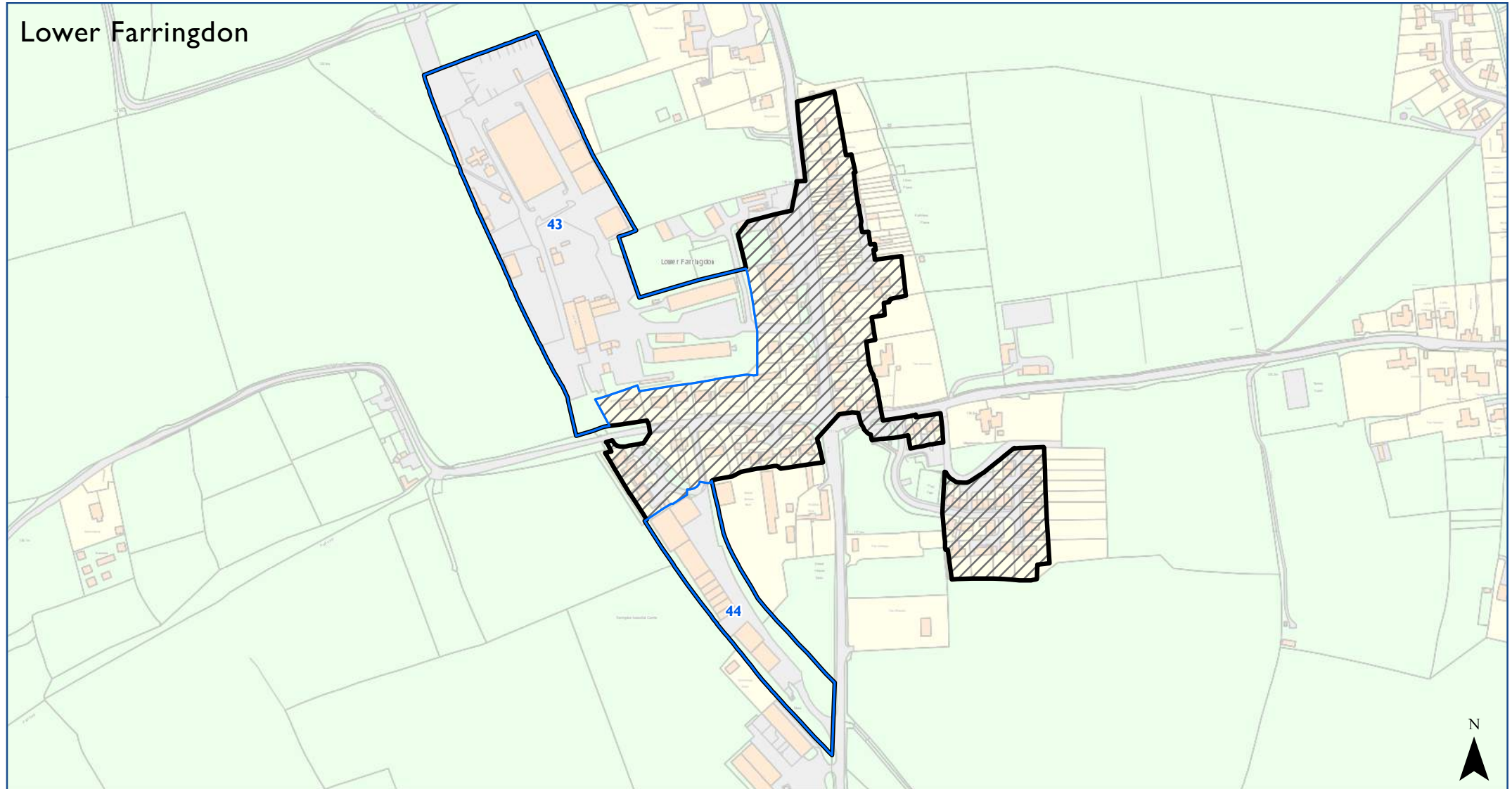
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Scale at A4 1:5,600

SDNPA Settlement Boundary Amendments vs. Preferred Option

Lower Farringdon



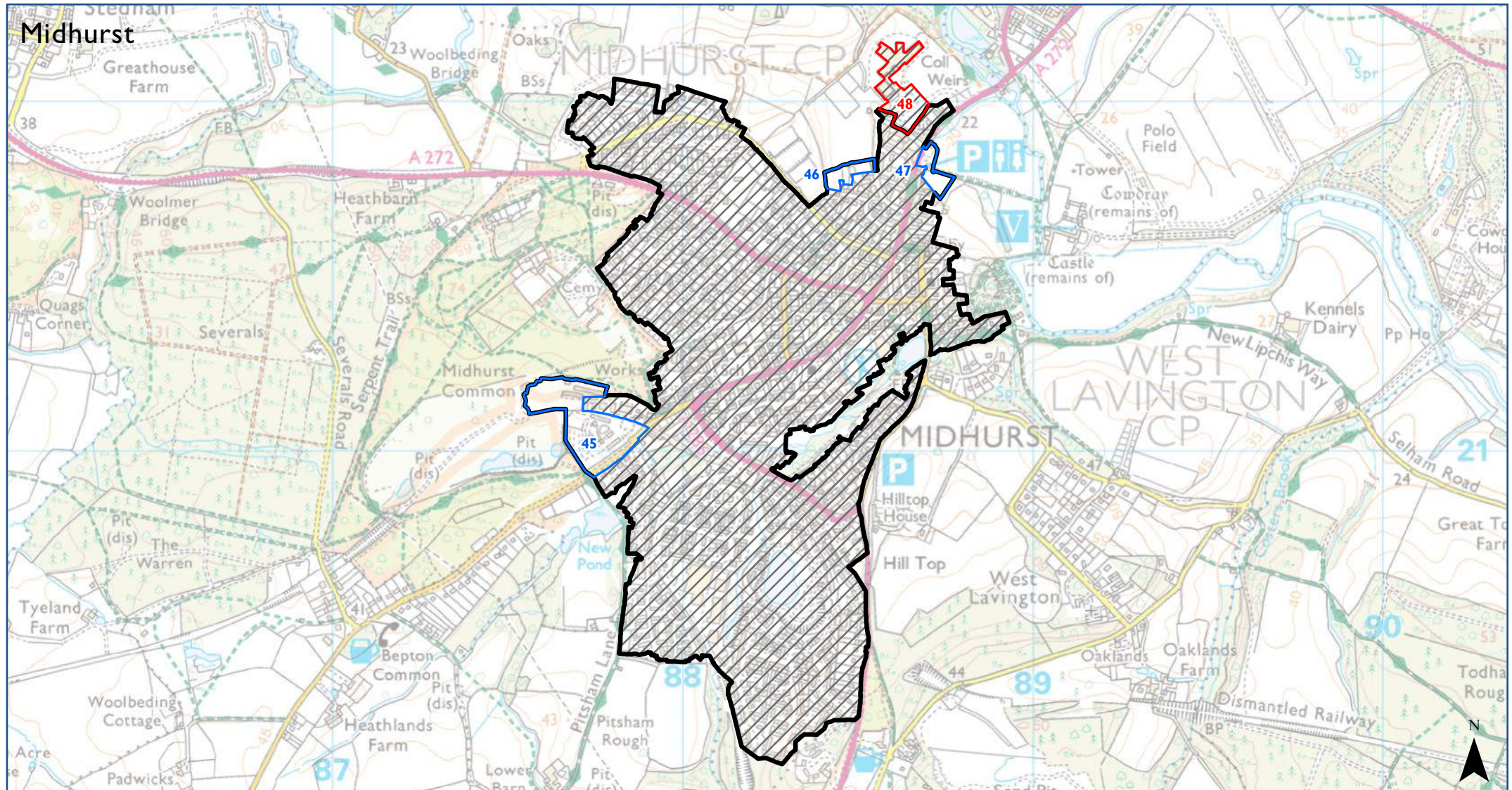
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- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

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Scale at A4 1:4,400

SDNPA Settlement Boundary Amendments vs. Preferred Option



- Contraction
- Extension
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- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

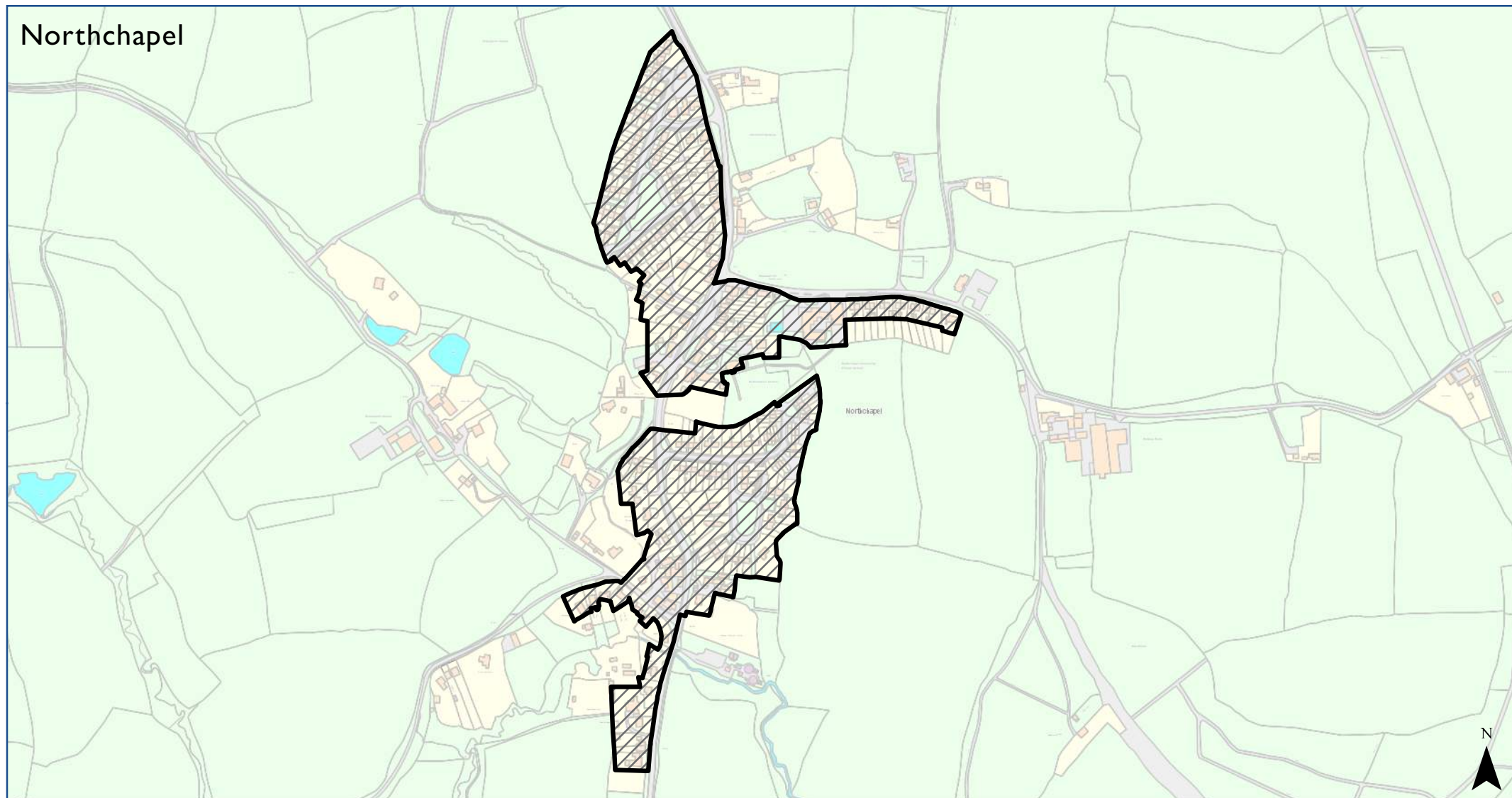
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Scale at A4 1:15,200

SDNPA Settlement Boundary Amendments vs. Preferred Option

Northchapel



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-  Preferred Options Settlement Boundary (originally SD22)
-  SDNP Boundary (where shown)

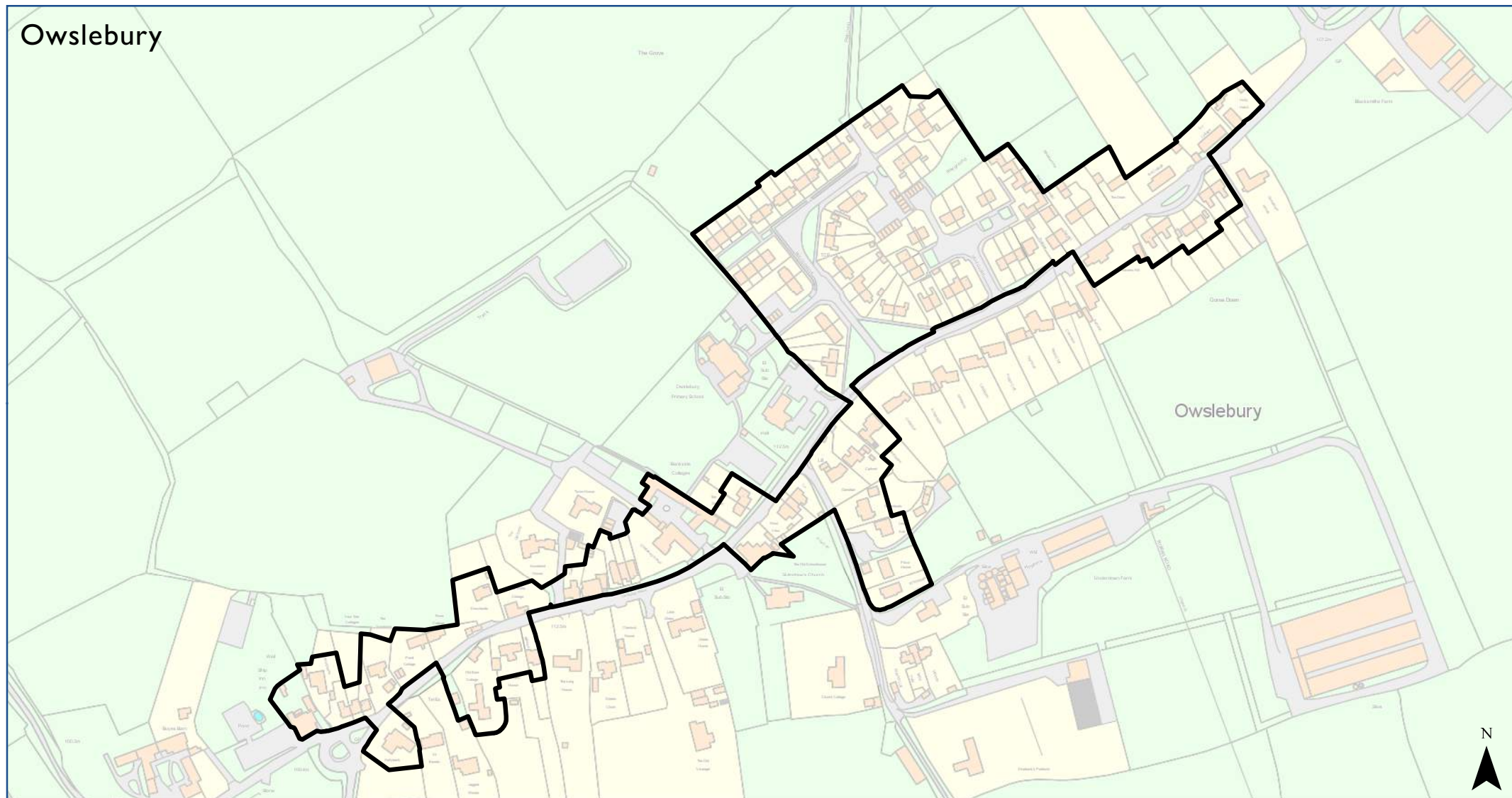
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Scale at A4 1:6,600

SDNPA Settlement Boundary Amendments New Boundary

Owslebury



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- SDNPA Boundary (where shown)

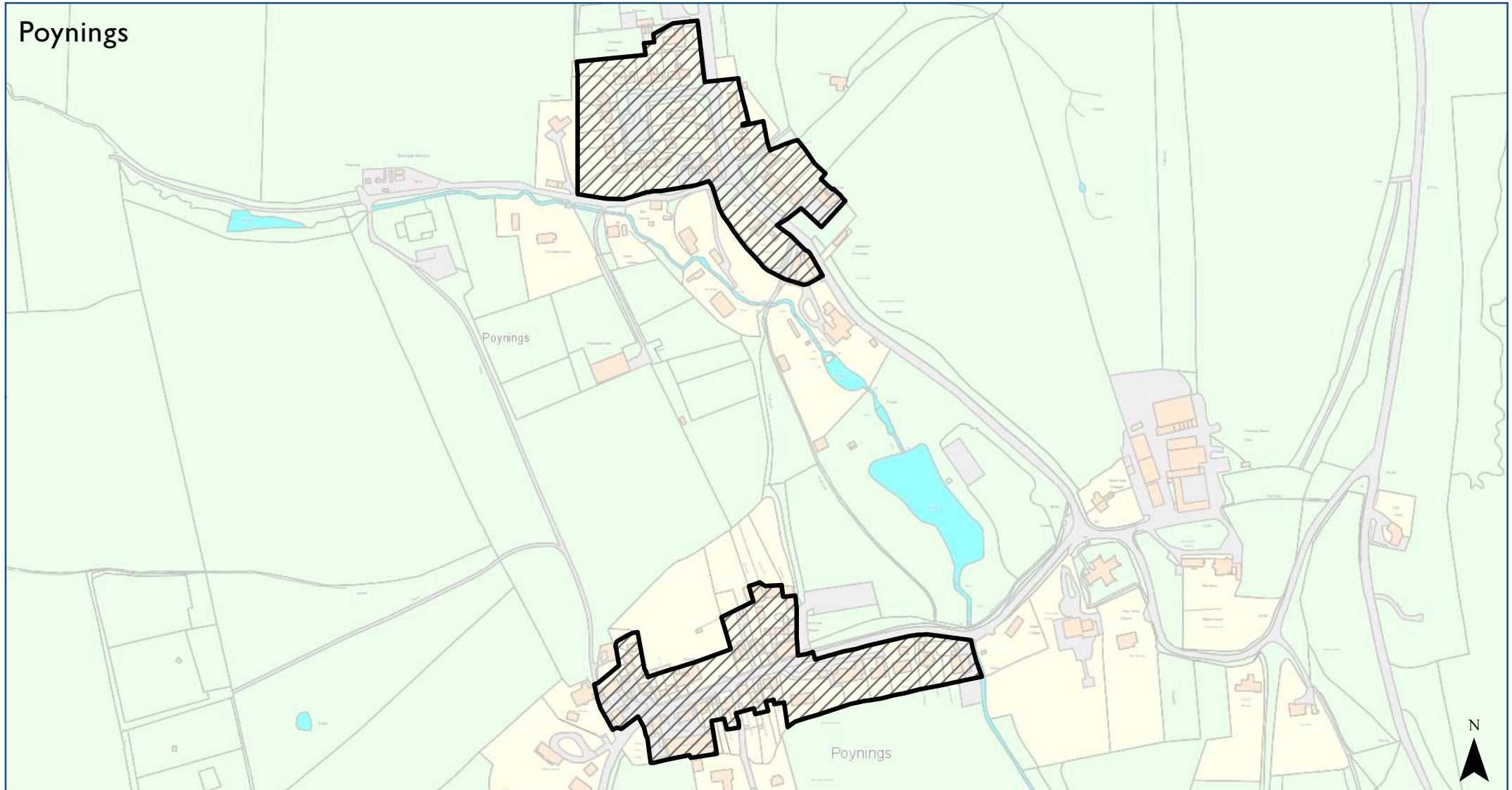
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Scale at A4 1:3,500

SDNPA Settlement Boundary Amendments vs. Preferred Option

Poynings



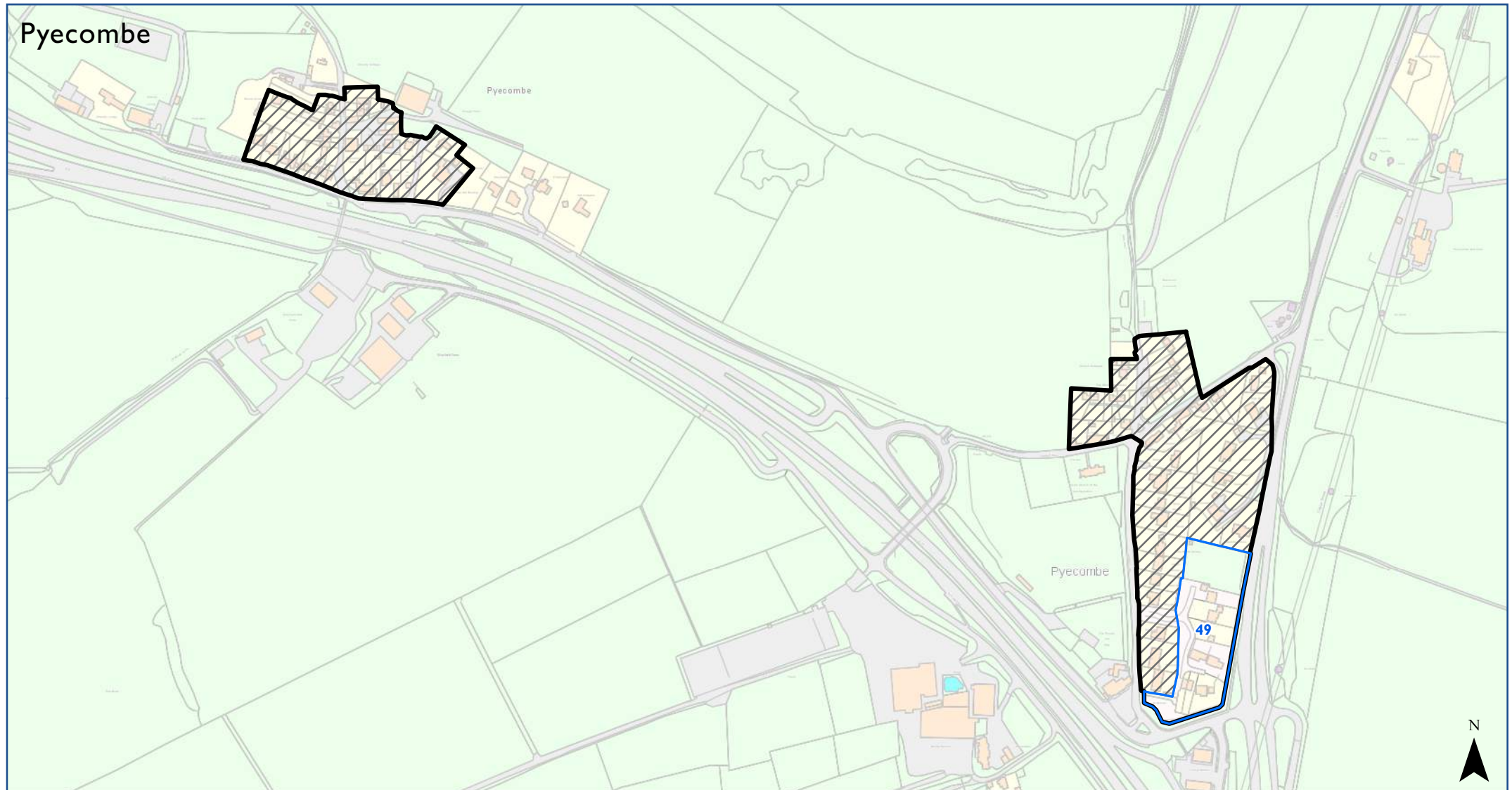
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- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

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Scale at A4 1:4,200

SDNPA Settlement Boundary Amendments vs. Preferred Option



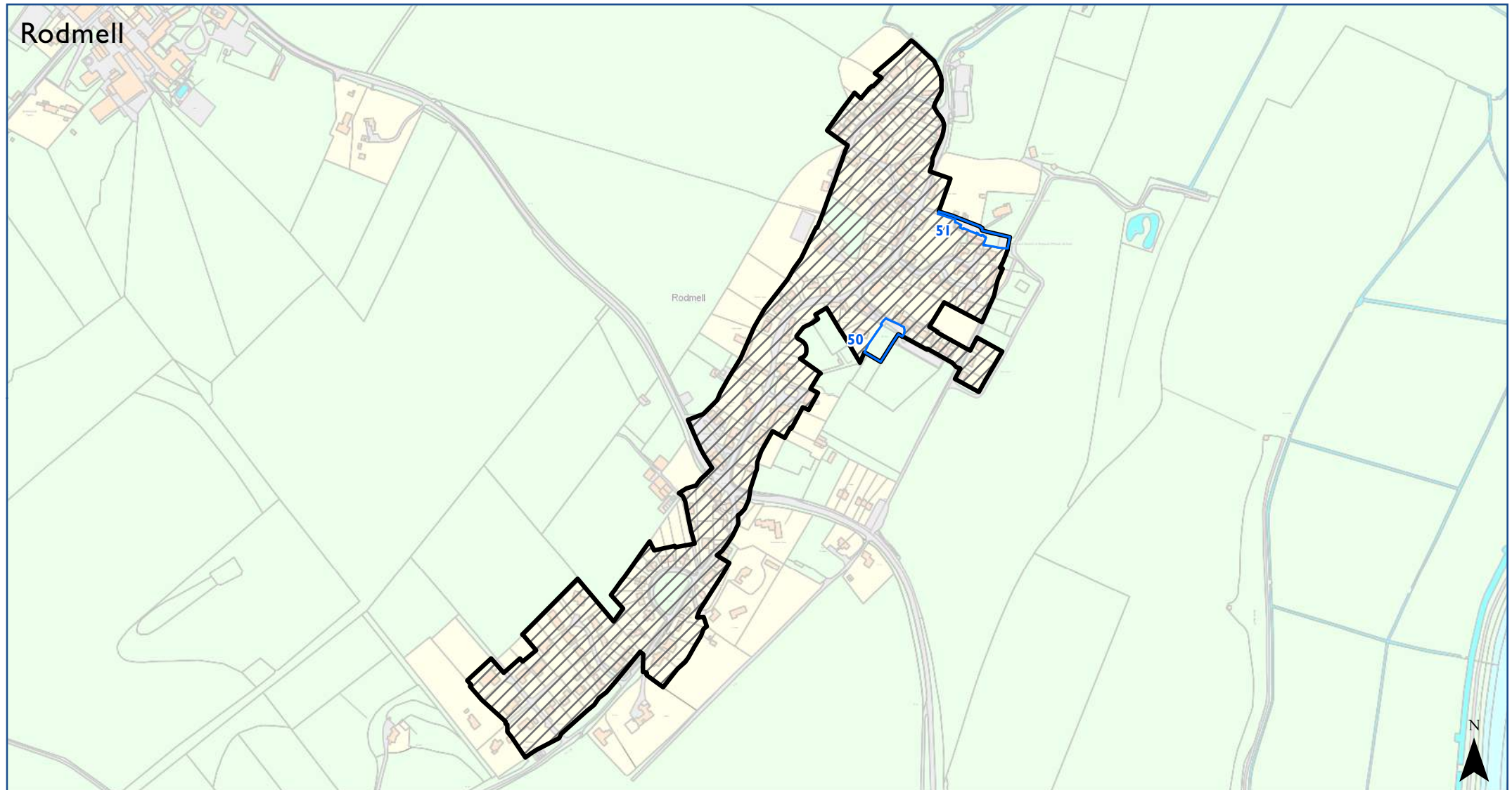
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- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)





0 25 50 100 150 200 250 300 350 400 450 m

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Scale at A4 1:5,200

SDNPA Settlement Boundary Amendments vs. Preferred Option



-  Extension
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-  Preferred Options Settlement Boundary (originally SD22)
-  SDNP Boundary (where shown)

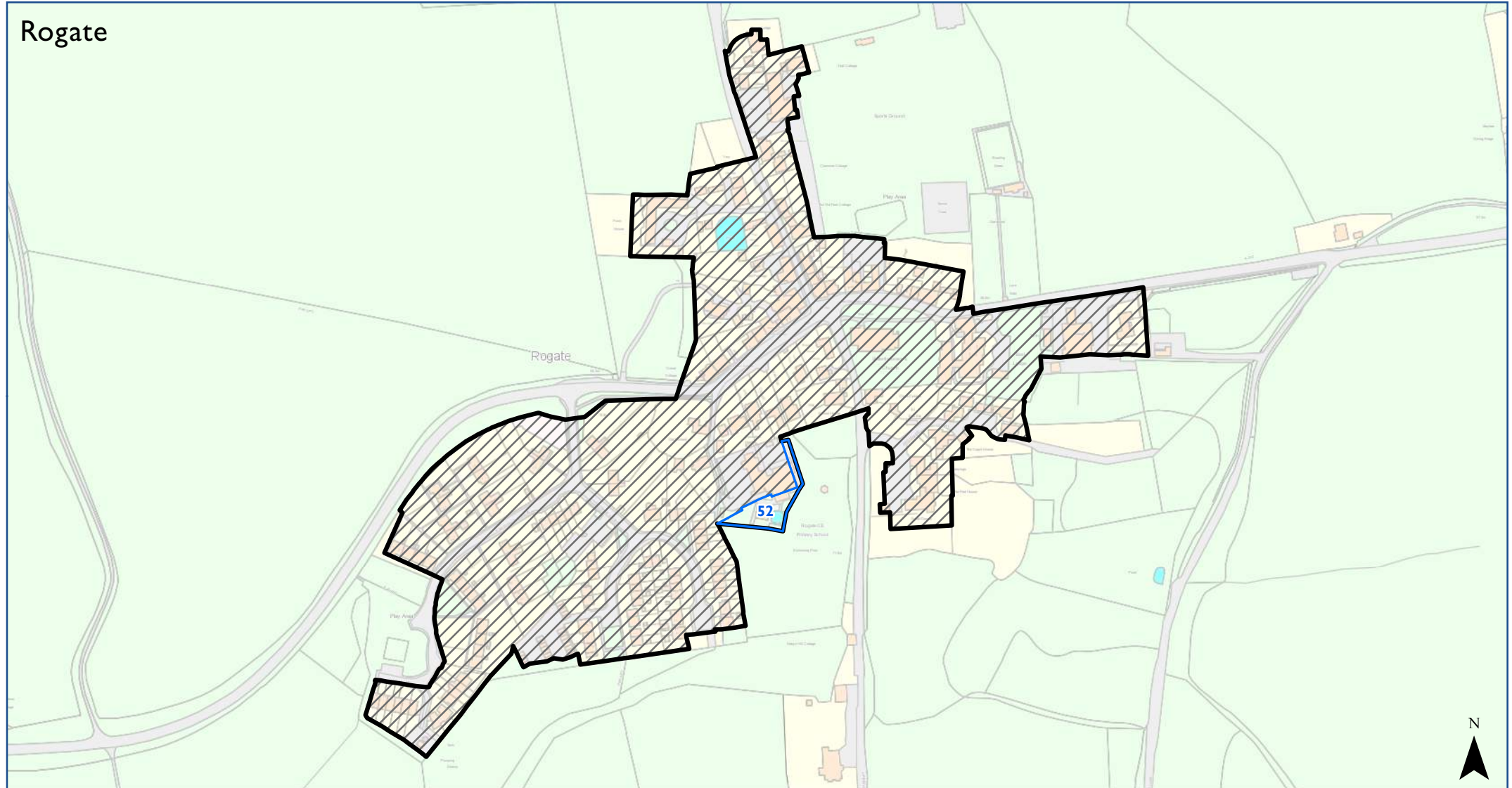
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Scale at A4 1:6,500

SDNPA Settlement Boundary Amendments vs. Preferred Option

Rogate



- 52 Extension
- Pre-Submission Settlement Boundary (SD25)
- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

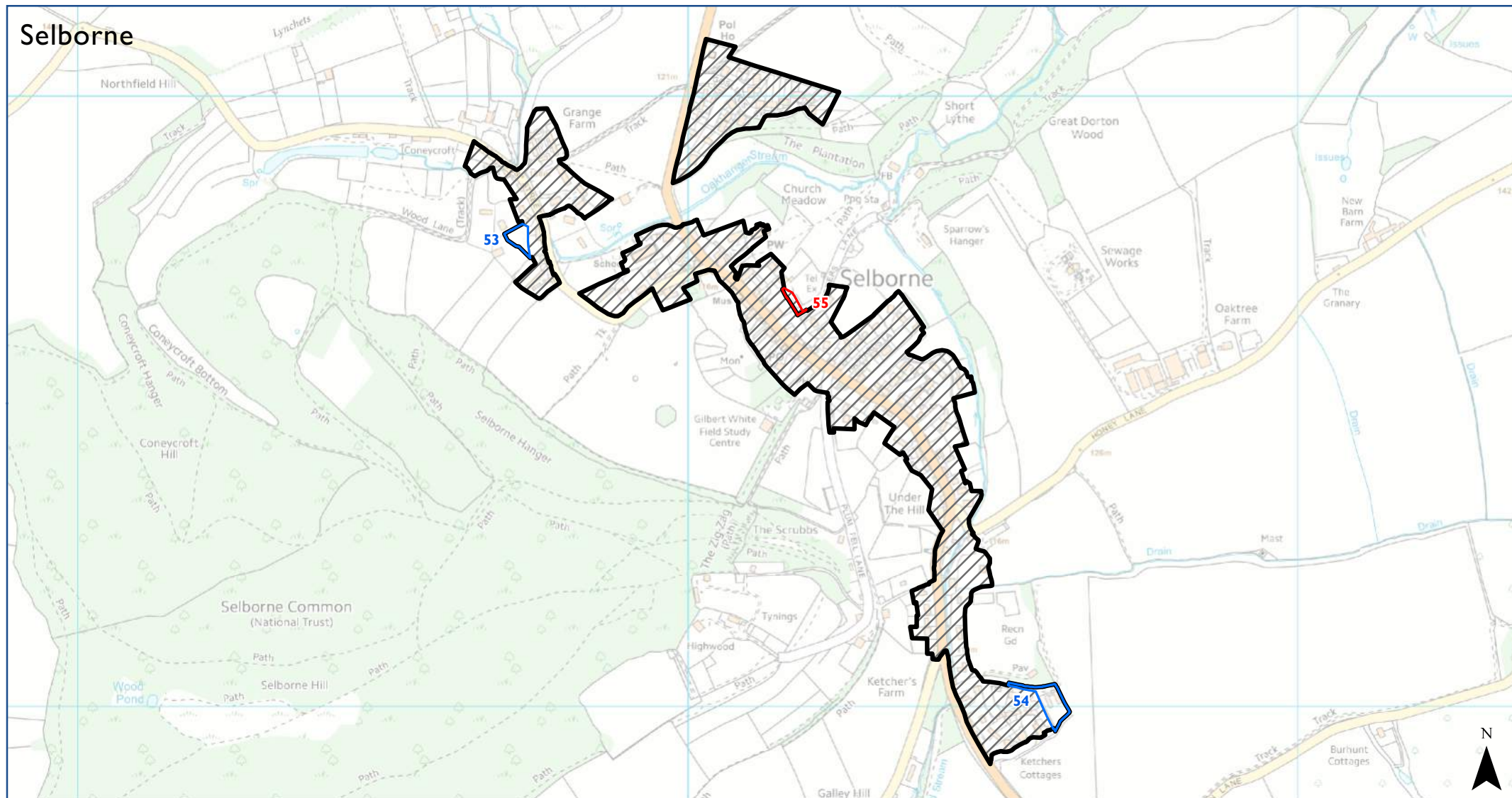
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Scale at A4 1:3,600

SDNPA Settlement Boundary Amendments vs. Preferred Option

Selborne



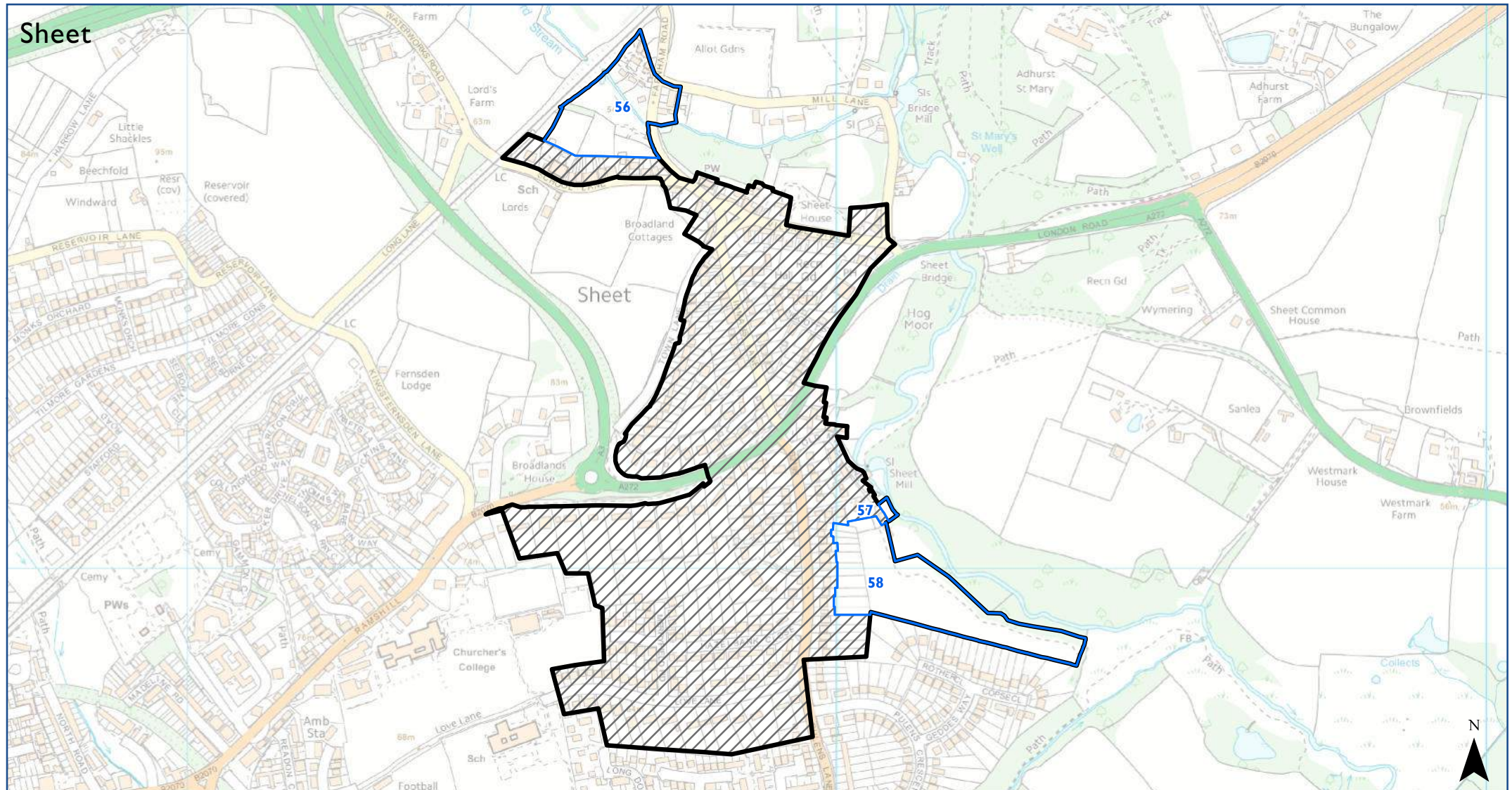
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- Extension
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- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

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Scale at A4 1:8,800

SDNPA Settlement Boundary Amendments vs. Preferred Option



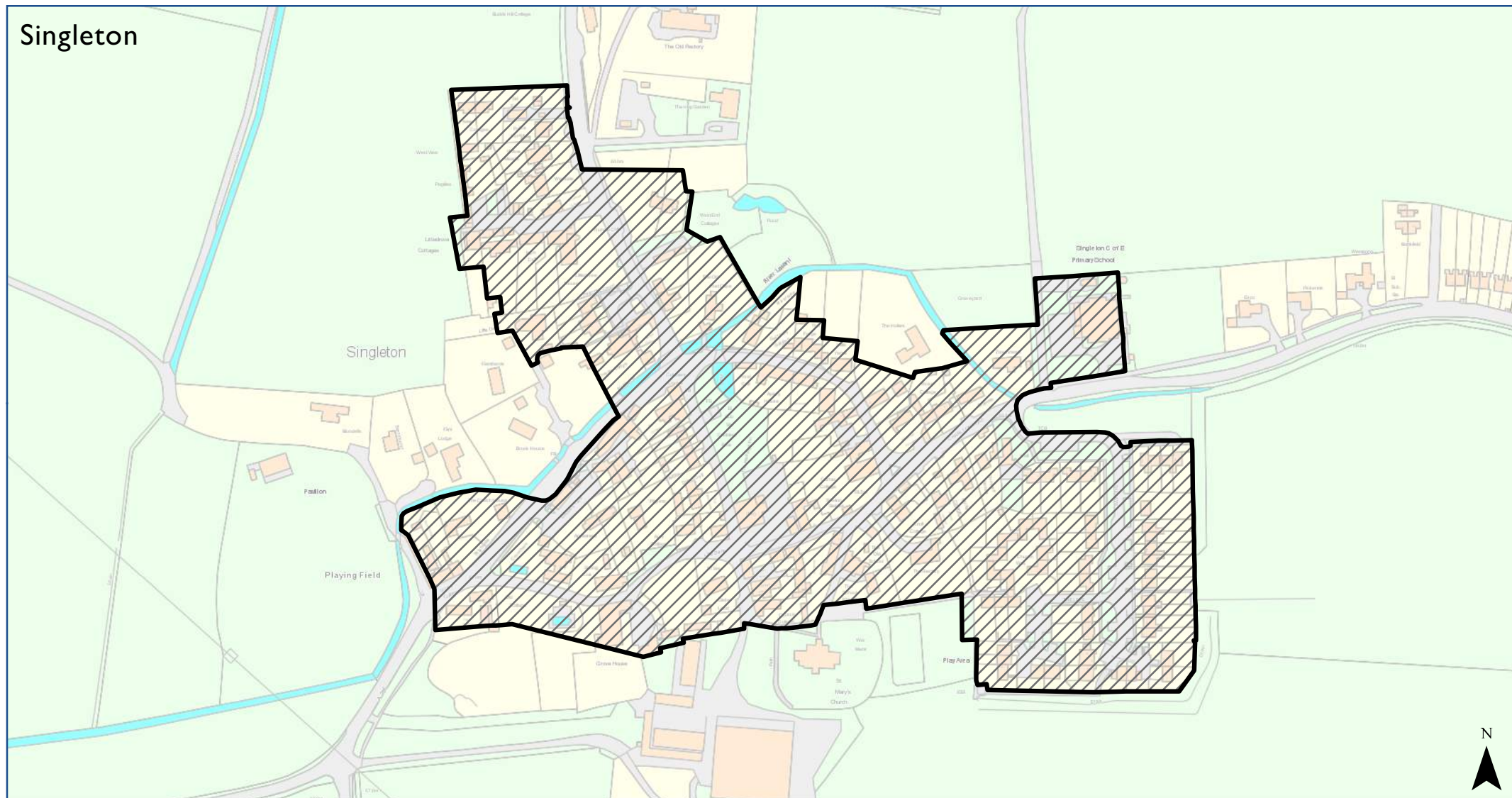
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- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)




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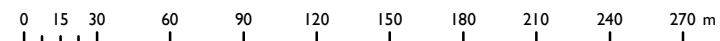
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Scale at A4 1:8,200

Singleton



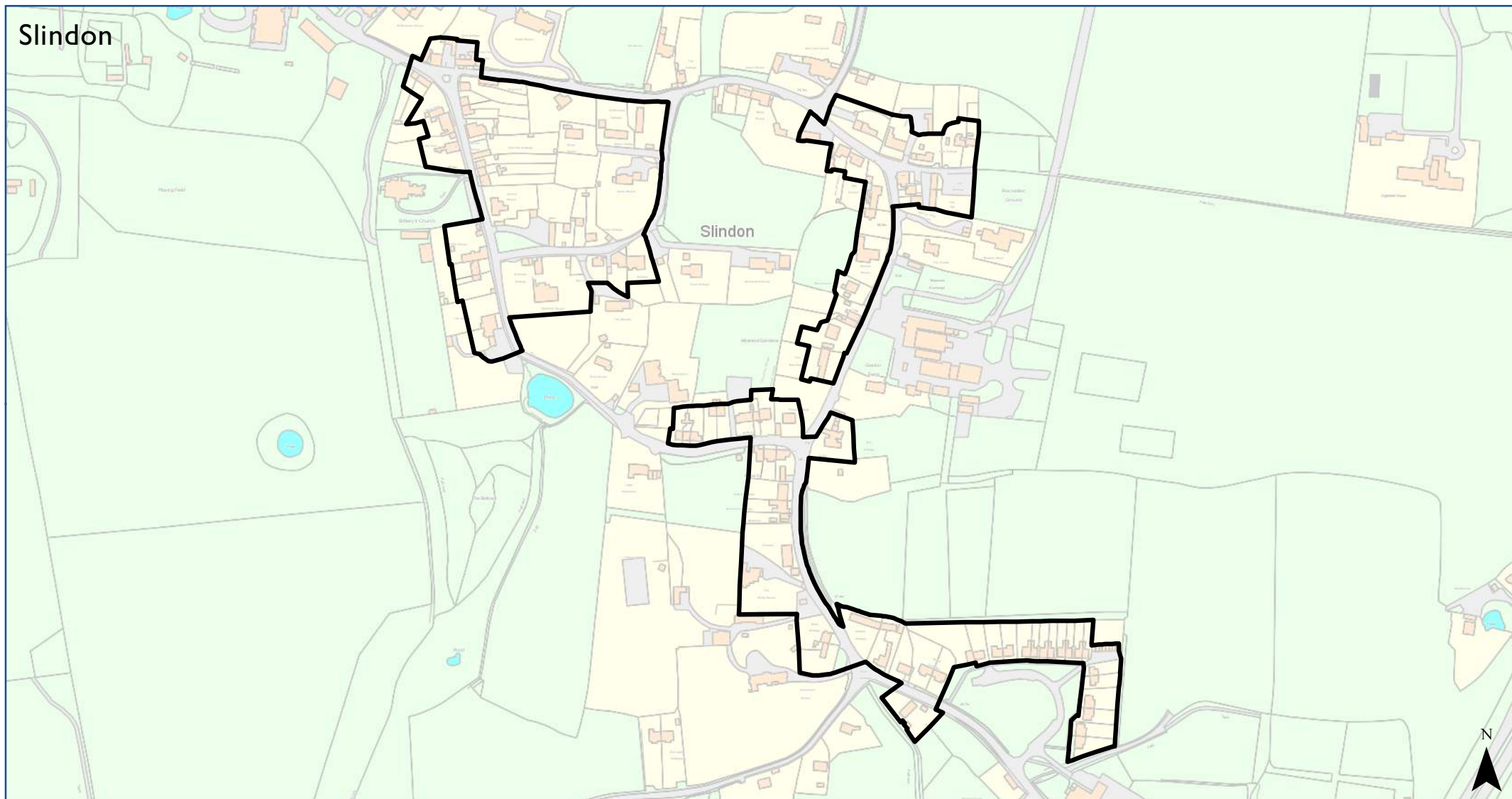
-  Pre-Submission Settlement Boundary (SD25)
 Preferred Options Settlement Boundary (originally SD22)
 SDNP Boundary (where shown)





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Scale at A4 1:3,100

SDNPA Settlement Boundary Amendments New Boundary



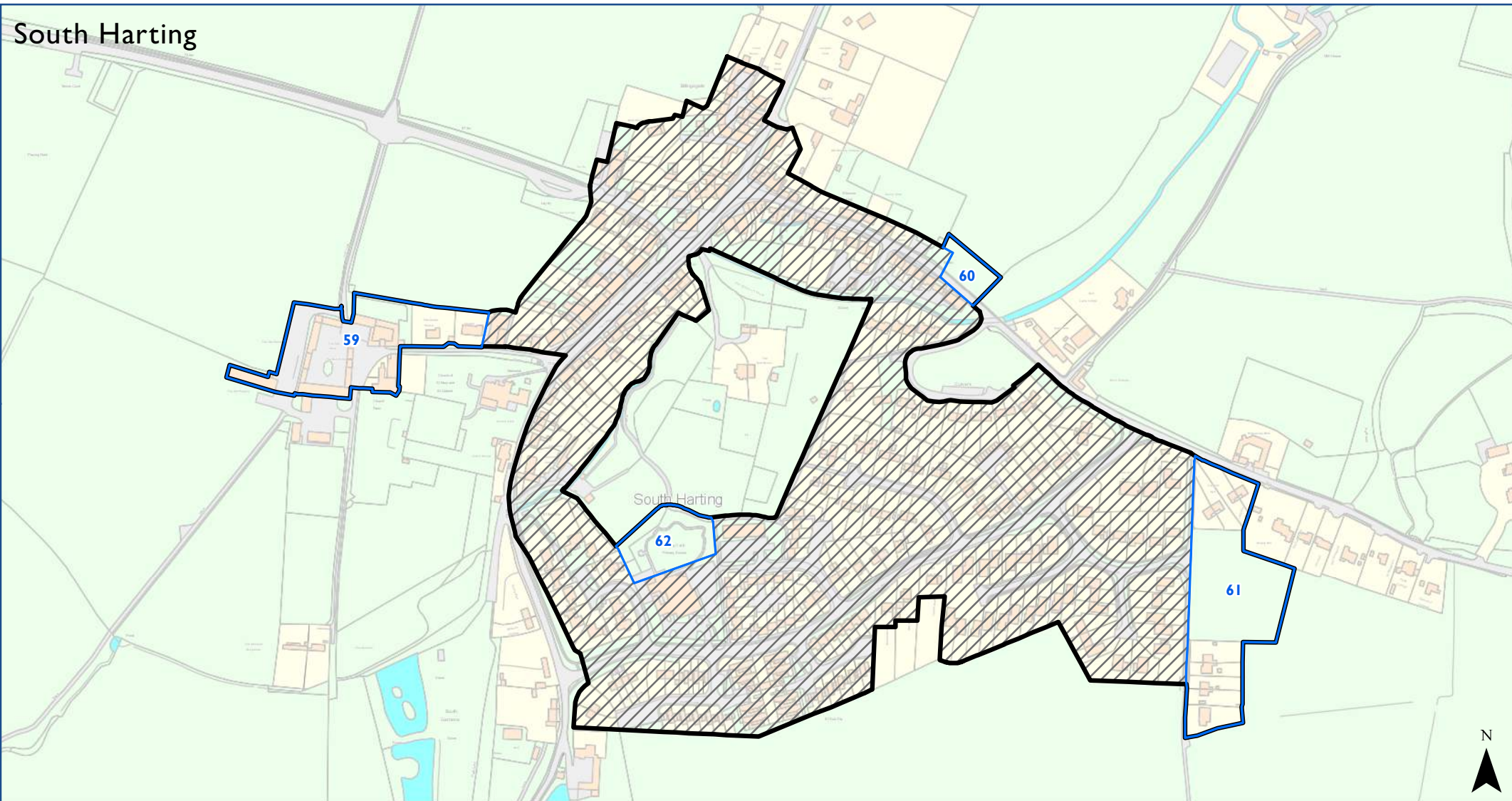
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-  SDNP Boundary (where shown)

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Scale at A4 1:4,100

SDNPA Settlement Boundary Amendments vs. Preferred Option



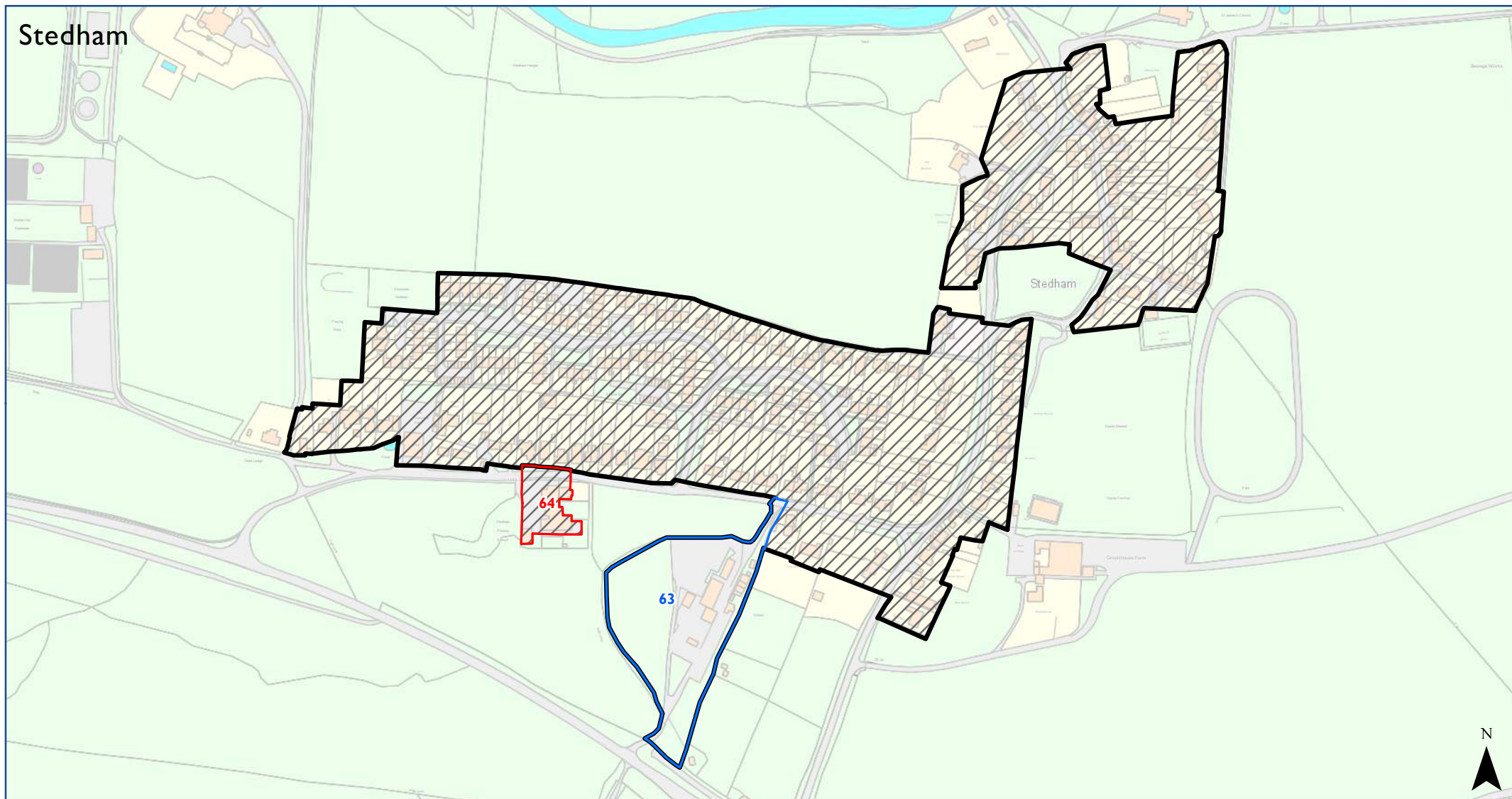
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- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

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Scale at A4 1:4,300

SDNPA Settlement Boundary Amendments vs. Preferred Option



- Contraction
- Extension
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- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

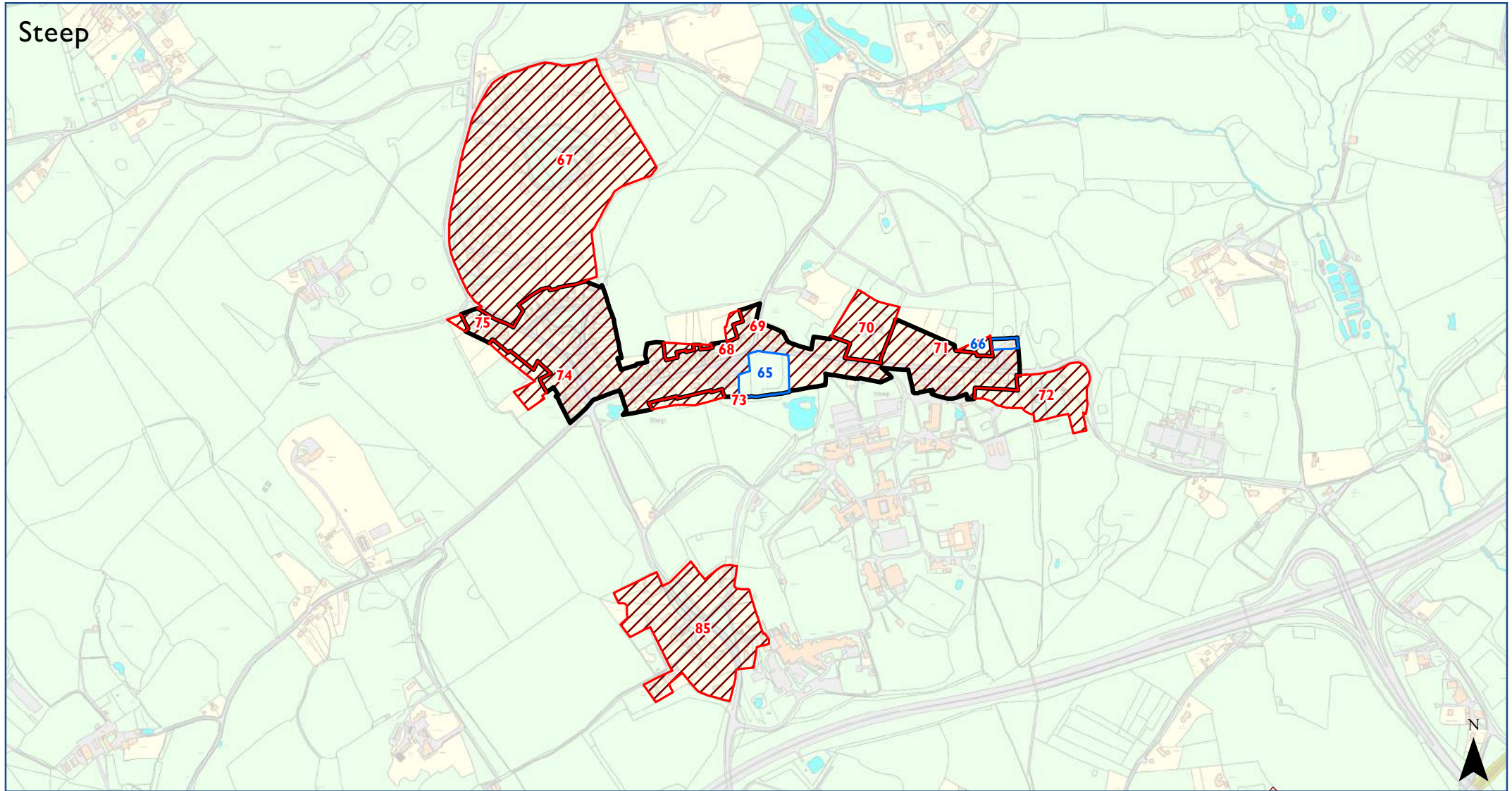
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Scale at A4 1:4,300

SDNPA Settlement Boundary Amendments vs. Local Authority Boundary

Steep



- Contraction
- Extension
- Pre-Submission Settlement Boundary (SD25)
- Original Local Authority Settlement Boundary
- SDNP Boundary (where shown)

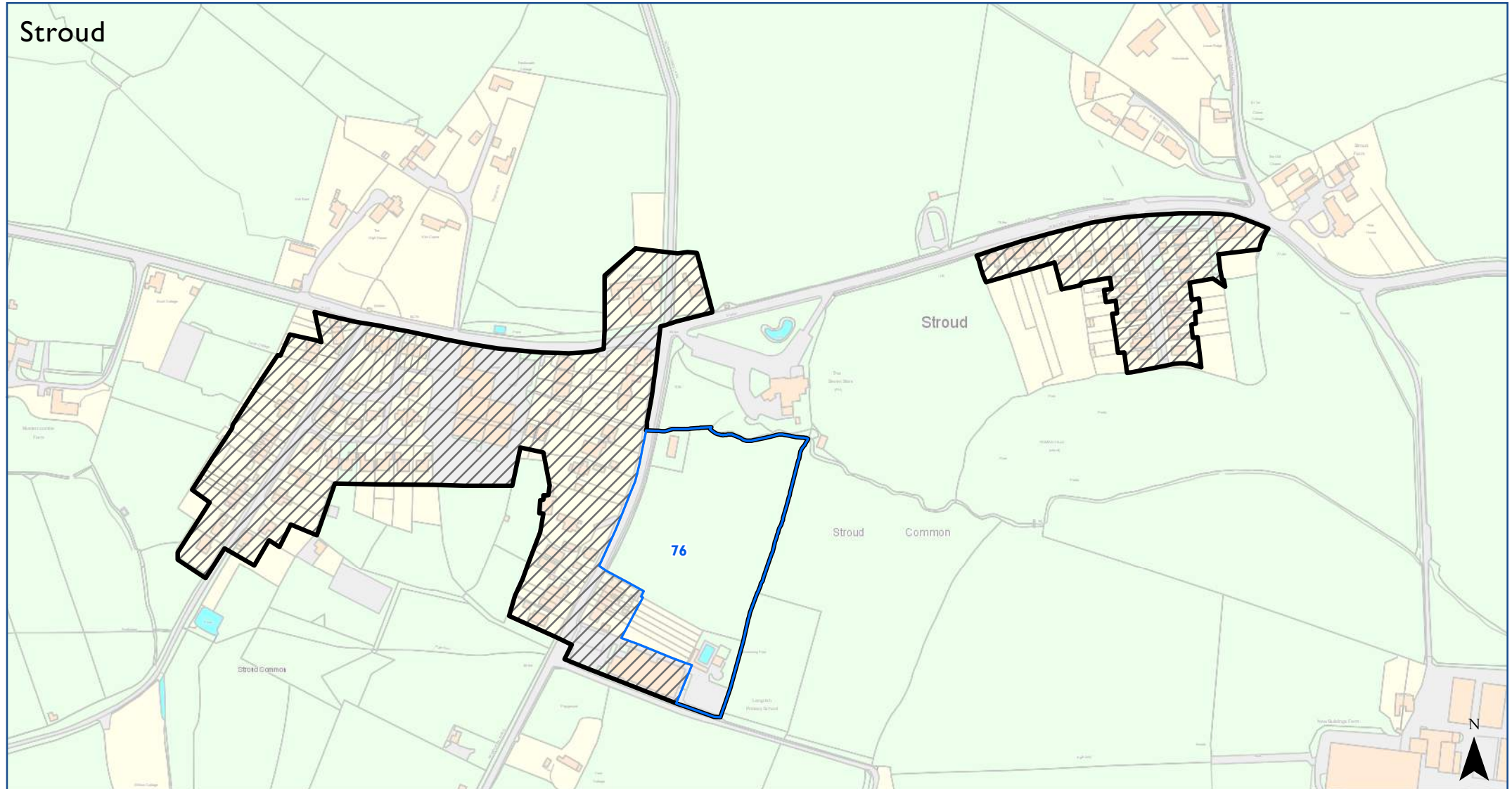
0 50 100 200 300 400 500 600 700 800 900 m

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Scale at A4 1:10,000

SDNPA Settlement Boundary Amendments vs. Preferred Option

Stroud



- Extension
- Pre-Submission Settlement Boundary (SD25)
- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

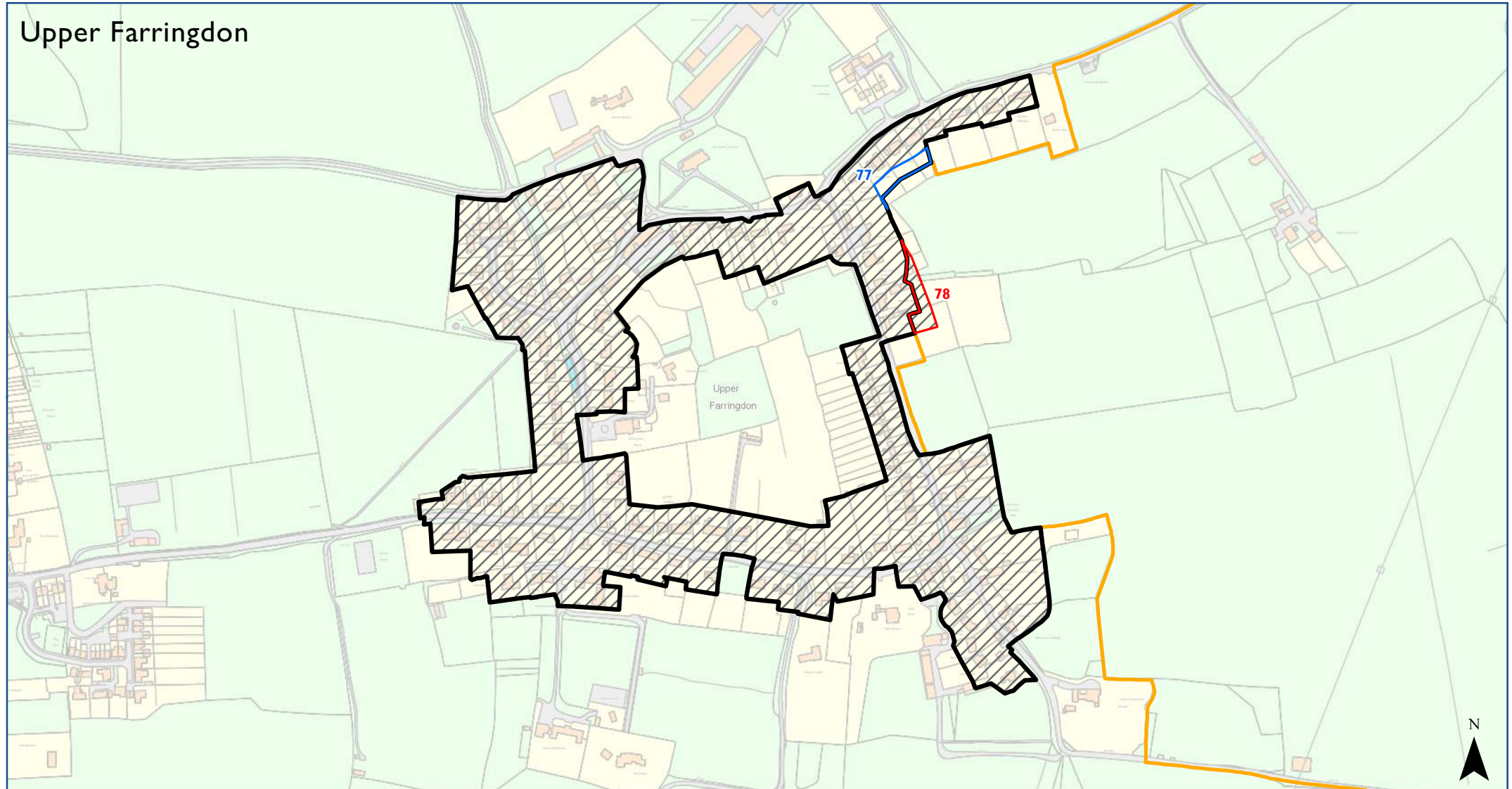
0 20 40 80 120 160 200 240 280 320 360 m

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Scale at A4 1:3,900

SDNPA Settlement Boundary Amendments vs. Preferred Option

Upper Farringdon



- Contraction
- Extension
- Pre-Submission Settlement Boundary (SD25)
- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

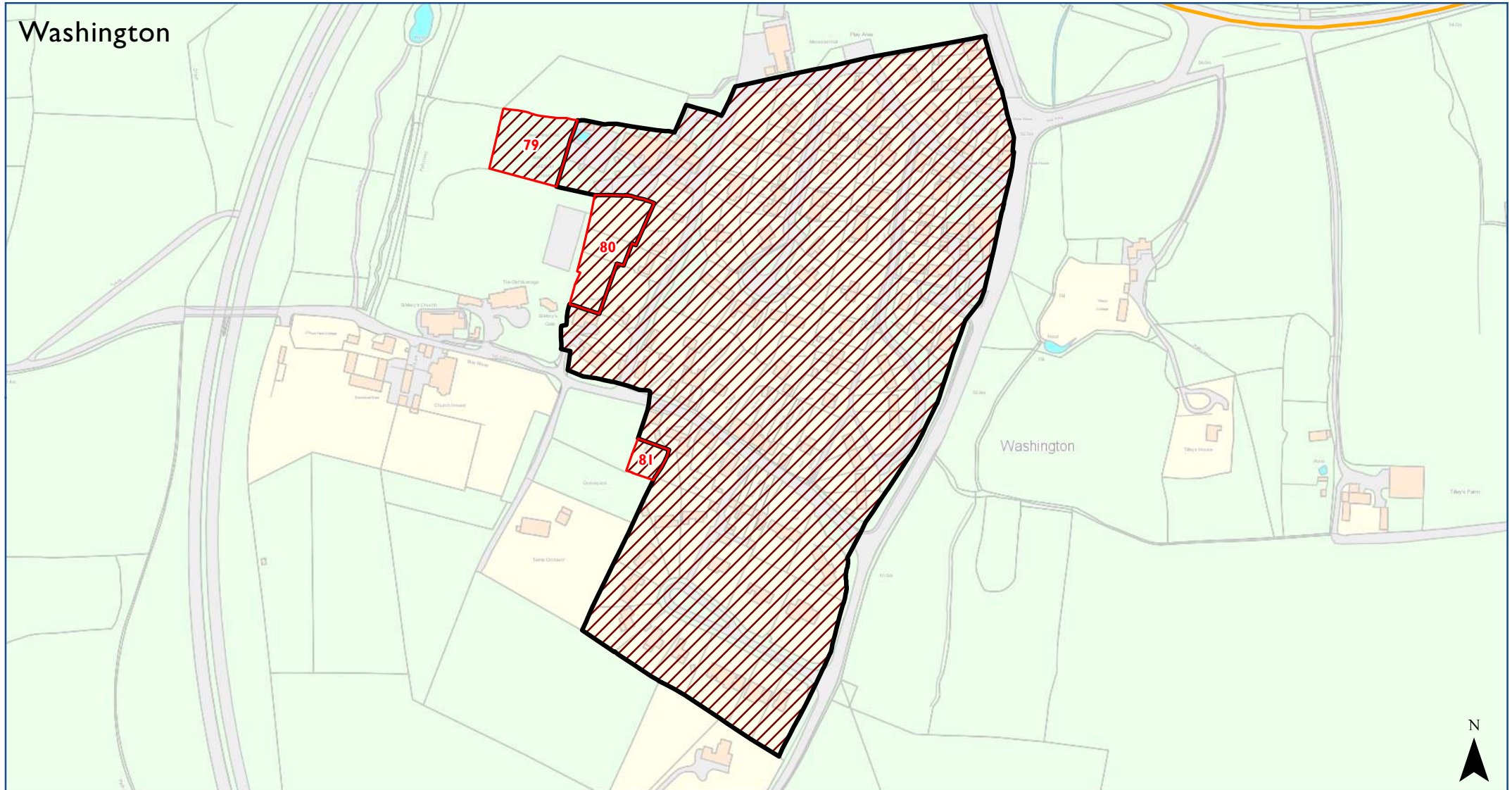
0 25 50 100 150 200 250 300 350 400 450 m

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Scale at A4 1:5,200

SDNPA Settlement Boundary Amendments vs. Local Authority Boundary

Washington



- Contraction
- Pre-Submission Settlement Boundary (SD25)
- Original Local Authority Settlement Boundary
- SDNP Boundary (where shown)

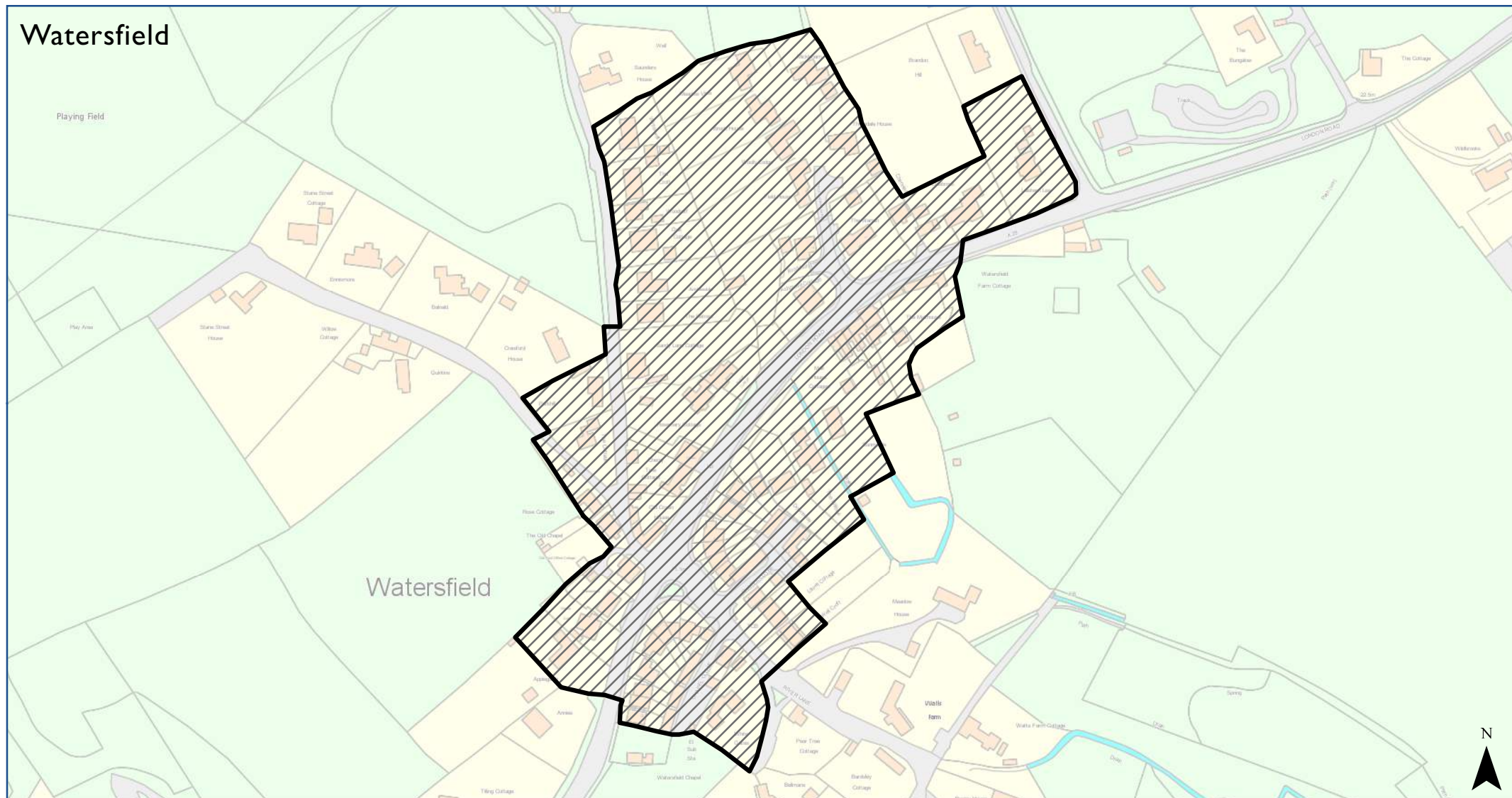
0 15 30 60 90 120 150 180 210 240 270 m




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Scale at A4 1:3,500

SDNPA Settlement Boundary Amendments vs. Preferred Option

Watersfield



-  Pre-Submission Settlement Boundary (SD25)
-  Preferred Options Settlement Boundary (originally SD22)
-  SDNP Boundary (where shown)

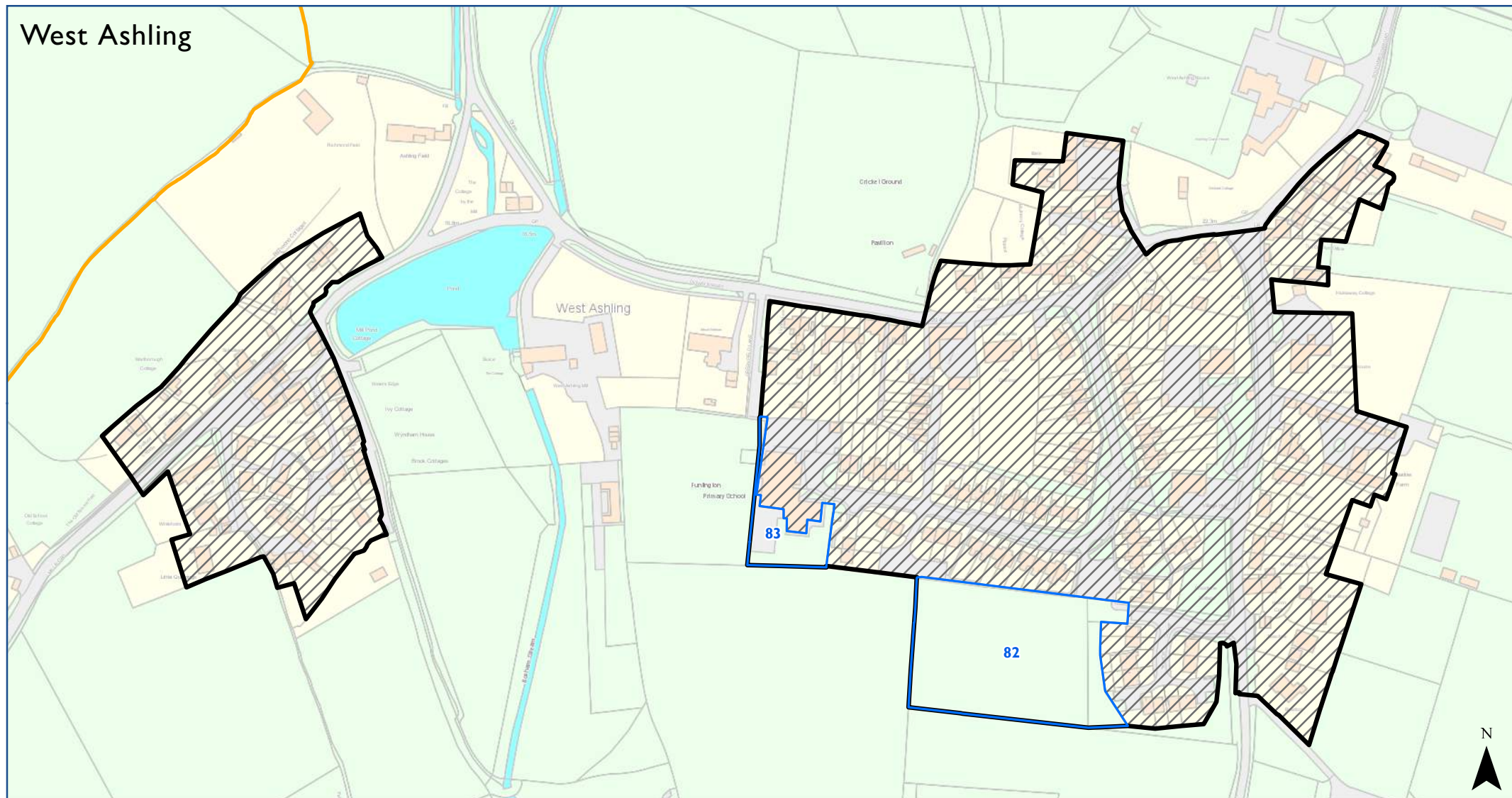
0 12.5 25 50 75 100 125 150 175 200 225 m

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Scale at A4 1:2,600

SDNPA Settlement Boundary Amendments vs. Preferred Option

West Ashling



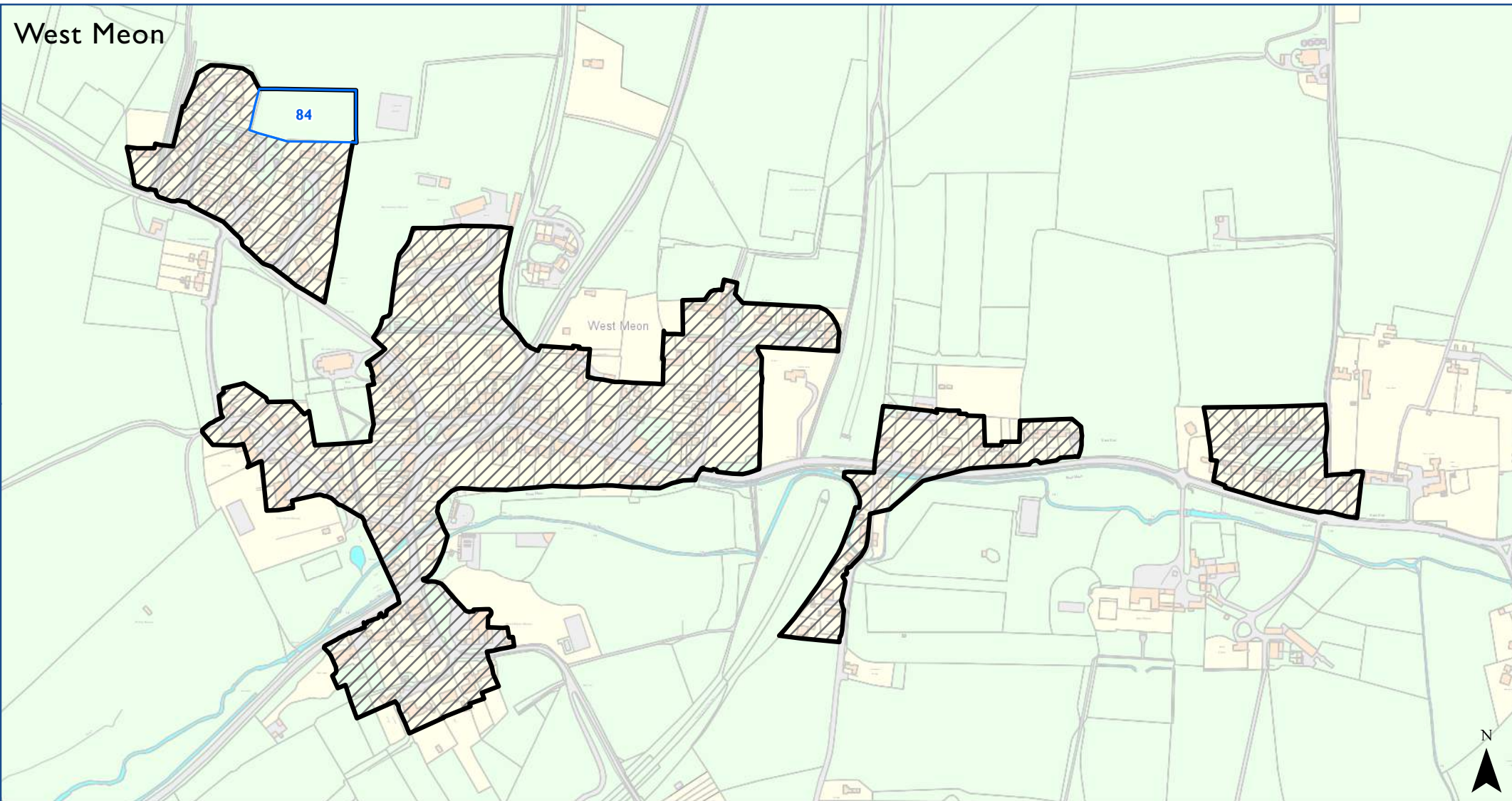
- Extension
- Pre-Submission Settlement Boundary (SD25)
- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

0 15 30 60 90 120 150 180 210 240 270 m

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Scale at A4 1:2,900

SDNPA Settlement Boundary Amendments vs. Preferred Option



- Extension
- Pre-Submission Settlement Boundary (SD25)
- Preferred Options Settlement Boundary (originally SD22)
- SDNP Boundary (where shown)

0 25 50 100 150 200 250 300 350 400 450 m

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Scale at A4 1:5,500