

Site Specific Part 2 Local Plan

Background Paper: Settlement Boundaries (Update)

April 2018

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1.0 INTRODUCTION

- 1.1 The purpose of this background paper is to provide an update to the Site Specific Proposals Local Development Document (SSPLDD) Background Paper: Settlement Boundaries published in February 2012.
- 1.2 The 2012 background paper introduced a drawn boundary for each settlement within Kettering Borough with the exception of a small number of scattered settlements. Four defining principles provide a clear and consistent framework for the creation of the settlement boundaries in each of the relevant towns and villages.
- 1.2 Proposed housing site allocations for inclusion within the Part 2 Local Plan have been included within the proposed settlement boundaries, with exception of 100% affordable housing sites which fall outside of the settlement boundaries in accordance with the defining principles contained within the original 2012 background paper. Strategic housing and employment allocations contained within the North Northamptonshire Joint Core Strategy are also included within the proposed settlement boundaries. Employment sites for inclusion within the Part 2 Local Plan are still emerging, and have been excluded from the proposed settlement boundaries at this stage, but will be included within the settlement boundaries once they have been finalised.
- 1.3 The rest of this Background Paper is set out over three further sections. Section 2 of this Paper explains the historic work undertaken so far which has contributed towards this update, in terms of defining boundaries for the majority of settlements within the Borough of Kettering, as well as identifying those settlements which do not have defined boundaries.
- 1.4 Section 3 of this Paper sets out the methodology used for defining settlement boundaries within the Borough of Kettering, as well as the process and principles applied when making changes to them.
- 1.5 Section 4 of this Paper covers the current review of settlements located within the Borough, taking into account consultation feedback received through the SSP LDD – Options Paper consultation, and current assessment work. Section 4 includes plans of each settlement which have a settlement boundary, together with all proposed changes. A table accompanies each plan to provide further explanation to the proposed changes.

The following table provides an overview of settlements within Kettering Borough:

Settlement	Description	Approximate Population	Existing Settlement Boundary?
Kettering	Growth Town (primary focus for growth)	67635	Yes
Desborough	Market Town (secondary focus for growth)	10697	Yes
Rothwell	Market Town (secondary focus for growth)	7694	Yes
Burton Latimer	Market Town (secondary focus for growth)	7449	Yes
Ashley	Category A Village	224	Yes
Brampton Ash	Category C Village		No - considered in the Part 2 Local Plan for policy purposes as scattered development in the open countryside.
Braybrooke	Category A Village	378	Yes
Broughton	Category A Village	2208	Yes
Cranford	Category A Village	422	Yes
Dingley	Category C Village		No - considered in the Part 2 Local Plan for policy purposes as scattered development in the open countryside.
Geddington	Category A Village	1503	Yes
Glendon	Category C Village		No - considered in the Part 2 Local Plan for policy purposes as scattered development in the open countryside.
Grafton Underwood	Category B Village	146	Yes
Great Cransley	Category A Village	305	Yes
Harrington	Category A Village	146	Yes
Little Oakley	Category B Village	145	Yes
Loddington	Category A Village	230	Yes

Settlement	Description	Approximate Population	Existing Settlement Boundary?
Mawsley	Category A Village	2320	Yes
Newton	Category B Village	126	Yes
Orton	Category C Village		No - considered in the Part 2 Local Plan for policy purposes as scattered development in the open countryside.
Pipewell	Category C Village		No - considered in the Part 2 Local Plan for policy purposes as scattered development in the open countryside.
Pytchley	Category A Village	489	Yes
Rushton	Category A Village	461	Yes
Stoke Albany	Category A Village	390	Yes
Sutton Bassett	Category A Village	43	Yes
Thorpe Malsor	Category A Village	145	Yes
Thorpe Underwood	Category C Village		No - considered in the Part 2 Local Plan for policy purposes as scattered development in the open countryside.
Warkton	Category B Village	136	Yes
Weekley	Category B Village	297	Yes
Weston by Welland	Category A Village	246	Yes
Wilbarston	Category A Village	753	Yes

2.0 BACKGROUND

2.1 On 30th January 1995 the Local Plan for Kettering Borough was adopted, which included proposals maps for each settlement (except for specific scattered settlements) to define their boundaries. These settlements were underpinned by a number of Local Plan policies which provide detail on the types of development suitable within and outside of these boundaries. Relevant saved Local Plan policies are currently used together with other Development Plan policies to inform planning decisions with respect of the location of new development.

- 2.2 In 2005, work commenced on the review of these settlement boundaries. As part of this work a set of principles were created to define the extent of the settlements. Preparation of the SSPLDD – Issues Paper took this work forward and developed a draft list of defining principles used to define the extent of settlement boundaries.
- 2.3 Consultation on the SSPLDD Issues Paper was carried out between 9th March and 20th April 2009, and gave rise to strong support on the use of settlement boundaries and retention of existing settlement boundaries. Support was also given to the use of settlement boundaries for the following settlements:
- Ashley
 - Harrington
 - Little Oakley
 - Pytchley
 - Sutton Bassett
 - Thorpe Malsor
- 2.4 At the same time, the creation of a settlement boundary for the new village of Mawsley was supported, leaving the following settlements within open countryside and without settlement boundaries:
- Brampton Ash
 - Dingley
 - Glendon
 - Orton
 - Pipewell
- 2.5 Findings of this consultation exercise were reported to Planning Policy Committee on 1st September 2009.
- 2.6 The SSPLDD Background Paper: Settlement Boundaries (February 2012) takes forward this earlier work, and incorporates additional town and parish council comments which were previously sought.
- 2.7 In summary, the SSPLDD Background Paper: Settlement Boundaries (February 2012) sought to assess the most suitable approach for dealing with new development in the countryside, looking at the use of either settlement boundaries or criteria based policies. The SSPLDD Background Paper: Settlement Boundaries (February 2012) also updated the '*settlement boundary defining principles*' and pre-existing settlement boundaries taking into account the SSPLDD Issues Paper consultation feedback.

- 2.8 Specifically, minor changes to the wording of ‘*Settlement Boundary Defining Principle*’ 2 (c) and 3(c) were made, and principle 3(b) was updated to relate solely to exclusion of affordable housing from the settlement boundary. Principles relating to the inclusion within boundaries for ‘new allocations’, and the exclusion from boundaries of large gardens/visually open areas (3d) and similar areas which if developed or included within the settlement would harm the structure, form and character of the settlement (3e) were also introduced. A list of current *Settlement Boundary Defining Principles* are provided at paragraph 3.2 of this paper.
- 2.9 The paper also set out a methodology for reviewing settlement boundaries, based on an iterative desktop analysis and site visit approach, with additional consultation with parish councils where appropriate.
- 2.10 Following this work, the revised settlement boundaries have been subject to further consultation through the SSPLDD – Options Paper which took place between 12th March – 23rd April 2012; comments received were reported to Members of Planning Policy Committee on 4th September 2012, but no further work has been carried out.
- 2.11 Due to a delay in the submission and adoption of the emerging Joint Core Strategy (Part 1 of the Local Plan), progress on Part 2 of the Local Plan has also been delayed, affecting the currency of this earlier background work which will be relied upon as an evidence base when submitting Part 2 of the Local Plan for examination. For example, new commitments will have come forwards or expired which will not be taken into account through the earlier work.
- 2.12 In addition to this, site allocations for new housing and employment for the plan period leading up to 2031 remained outstanding and affect the extent of the final settlement boundaries. As a result, a review of the last Site Specific Proposals Local Development Document (SSPLDD) Background Paper: Settlement Boundaries (February 2012) is now required, in order to progress the Part 2 Local Plan to submission stage and provide an up-to-date evidence base.

3.0 METHODOLOGY FOR DRAWING SETTLEMENT BOUNDARIES

- 3.1 The SSPLDD - Issues Paper set out a draft list of principles which could be applied either when defining settlement boundaries or in preparing a criteria based policy. These principles were based on previous work commenced in 2005, and were updated through the SSPLDD – Background Paper: Settlement Boundaries (February 2012) taking into account consultation responses to the SSPLDD - Issues Paper Consultation. These provide the

current criteria for assessing the current settlement boundaries and are set out below in paragraph 3.2.

3.2 Settlement Boundary Defining Principles

Principle 1:

The boundary will be defined tightly around the built up framework and where possible will follow defined features such as walls, hedgerows and roads.

Principle 2:

Boundaries will include:

- a) Existing commitments for built development i.e. unimplemented planning permissions;
- b) Buildings on the edge of settlements which relate closely to the economic or social function of the settlement e.g. churches, community halls;
- c) Curtilages which are contained and visually separated from the open countryside;
- d) New allocations.

Principle 3:

Boundaries will exclude:

- a) Playing fields or open space at the edge of settlements (existing or proposed);
- b) New allocations for affordable housing;
- c) Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement);
- d) Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement;
- e) Large gardens or other area whose inclusion or possible development would harm the structure, form and character of the

settlement.

Principle 4:

Settlement boundaries do not need to be continuous. It may be appropriate given the nature and form of a settlement to define two or more separate elements.

3.3 As part of the work to update the existing settlement boundary background paper the following work is required to ensure that it is up-to-date and provides a robust evidence base to support adoption of Part 2 of the Local Plan.

3.4 Desk Top Study - Initially a desk top review of the local plan boundaries will take place. This review will apply the principles set out above using aerial photography and GIS maps. This will allow an initial view to be taken as to where the boundary should be drawn. Where it is considered that the boundary may need to be amended this will be recorded. The desk top review will result in a set of draft boundaries which also considers the following matters:

- Review of Comments received through the SSPLDD – Options Paper Consultation;
- Review of Extant Consents and Lawful Development;
- Review of any other changes to pre-existing land uses to address errors/inconsistences;
- Review site allocations coming forward through work on the SSPLDD – Pre-Submission Part 2 Local Plan.

3.5 Site Visits - Following the desk top review site visits will take place to assess the draft boundaries where these are considered necessary, as it is not always possible to assess the boundaries purely using GIS mapping. Site visits will allow consideration of the form and character of the settlement to also be taken in account. Decisions made from the site visits will be noted and where appropriate photos will be taken.

4.0 REVIEW OF SETTLEMENT BOUNDARIES

4.1 This section of the background paper reviews the settlement boundaries, using the methodology above, on a settlement by settlement basis. For each settlement there is a map showing the existing (1995 Local Plan) boundary which is annotated to show where changes are proposed and where they

have been considered. These maps are accompanied by a table which provides detail explaining how and why decisions relating to the boundaries were made, and how they accord with the relevant settlement boundary defining principles.

4.2 Table 1 below shows comments received during the Options Paper consultation relating to specific alterations to settlement boundaries. These have been taken into account when assessing the individual boundaries.

Table 1: Summary of comments to the SSPLDD – Options Paper Consultation

Options Paper summary of comments (numbers in brackets are the number of respondents)		Proposed Amendments (updated)
<p>Ashley <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<ol style="list-style-type: none"> 1. Disagree with enlargement to include site RA/162. (22) 2. Agree / Strongly Agree (19) 3. Disagree with enlargement to include site RA/137. (2) 4. Disagree/Strongly Disagree (21) 5. Sites RA/162 and/or RA/137 should be included within the development boundary (3). 	<ol style="list-style-type: none"> 1. Site discounted as potential housing option and not included. 2. No additional changes required. 3. Site discounted as potential housing option and not included. 4. None additional changes required 5. No changes have been made. Site RA/137 has significant constraints (e.g. impact on linear character of the village, setting of listed buildings and Conservation Areas). The site has been discounted. RA/162 has received significant objection has been discounted.
<p>Brampton Ash <u>Question</u> - Do you think Brampton Ash should continue to</p>	<ol style="list-style-type: none"> 1. No comments received regarding creation of a settlement boundary. 	<ol style="list-style-type: none"> 1. No change. Settlement to remain a scattered settlement in open countryside.

<p>be considered as scattered development in the open countryside? If not, should a village boundary be drawn?</p>		
<p>Braybrooke <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<ol style="list-style-type: none"> 1. Disagree/Strongly Disagree (94) 2. Site RA/128 should be excluded (87) 3. Site RA/128 should be included (1) 4. Site RA/143 should be excluded (1) 5. Agree/Strongly agree (1) 	<ol style="list-style-type: none"> 1. A review of HVI's has determined (Planning Policy Meeting on 31.07.14) that HVI007 should remain designated. As Open Space on the edge of the settlement it should be excluded from the settlement boundary in accordance with Principle 3(a) of the assessment criteria. 2. Part of site RA/128 has been endorsed by Members to designate as a potential housing site within the draft Local Plan for public consultation. As a result, it is now included within the draft settlement boundary within the draft Local Plan. 3. Part of site RA/128 remains a potential housing option. Members have endorsed a decision to designate RA/128 as a potential housing site for inclusion within the draft Local Plan. 4. Site RA/143 has been discounted as a potential housing option due to constraints with access and delivery services and will be excluded from the proposed

		settlement boundary. 5. Noted.
Broughton <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?	<ol style="list-style-type: none"> 1. Disagree/Strongly Disagree (29). 2. Site RA/127 should be excluded (1). 3. Site RA/15 employment allocation should be included (1). 4. Generous Settlement boundaries sought to increase land availability (1). 5. Site RA/098 housing allocation should be excluded (1). 6. Agree/Strongly Agree (8). 7. Site RA/098; RA/127; RA/096; RA/101; and RA/094 should be excluded. (1) 8. No new allocations should be made (4) 	<ol style="list-style-type: none"> 1. Noted. 2. Site RA/127 has been endorsed by Members to designate as a potential housing site within the draft Local Plan for public consultation, with a caveat that if the Broughton Neighbourhood Plan is adopted, then the site would be withdrawn from the Local Plan process. 3. Employment site RA/15 is no longer being progressed. 4. Current principles guiding settlement boundaries seek a tight boundary. The provision of a 5 year housing land supply will address these concerns. 5. This site will be included within the settlement boundary with exception of the public open space area (in accordance with defining Principle 3) as it benefits from extant planning consent (KET/2012/0709; 2013/0773) which has subsequently been implemented. 6. Noted 7. As per points 2 and 5 re RA/098 and RA/127. Site

		<p>RA/096, RA/094 and RA/101a (referred to as RA/101 in the Options Consultation Paper) have all been discounted and will not be included within the settlement boundary.</p> <p>8. See above comments.</p>
<p>Cranford <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<p>1. Agree (1)</p>	<p>1. No additional action required.</p>
<p>Dingley <u>Question</u> - Do you think Dingley should continue to be considered as scattered development in the open countryside? If not should a village boundary be drawn?</p>	<p>1. Agree/Strongly Agree (12)</p> <p>2. Disagree/Strongly Disagree (1)</p> <p>3. The village is in two parts and could have two settlement boundaries (1)</p>	<p>1. No additional action required.</p> <p>2. Noted.</p> <p>3. It is considered that the village remains a scattered settlement largely focusing around Dingley Hall with scattered dwellings. Although the village benefits from a church and village hall (community buildings) the settlement is severed by the busy A427 Harborough Road affecting its character and structure.</p>
<p>Geddington <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<p>1. Agree with the inclusion of sites RA/107, RA109, and RA110 (2)</p> <p>2. Disagree with inclusion of RA/108 as a potential employment site (2)</p> <p>3. Disagree / Strongly Disagree (3)</p>	<p>1. These sites (RA/107, RA/109, RA/110) have all been endorsed by Members to designate as potential housing sites within the draft Local Plan for public consultation. As a result, they are now included within the draft settlement boundary within</p>

	<p>4. Site RA/102 should be included within the settlement boundary (2)</p> <p>5. 39 Stamford Road should be included within the settlement boundary.</p> <p>6. Agree (2)</p>	<p>the draft Local Plan.</p> <p>2. The site remains a proposed employment option which if taken forwards through the SSPLDD will be incorporated into the settlement boundary.</p> <p>3. No additional action required.</p> <p>4. Site RA/102 has been discounted as a housing allocation and employment allocation option and will be excluded from the settlement boundary on this basis. In response to the RA/102 is a large site for the size of the village. In response to consultation comments to the SSPLDD – Housing Allocations Update (Oct 2013), it was reported that development of this scale would not be consistent with the growth strategy set out in the CSS.</p> <p>5. The site was granted planning permission on 31st March 2017 under planning application KET/2016/0799. As an existing commitment the site should be included within the settlement boundary in accordance with defining principle 2(a). Other properties on Stamford Road will also be included within the</p>
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		<p>settlement boundary as they have a direct social relationship with the village.</p> <p>6. No additional action required.</p>
<p>Glendon <u>Question</u> - Do you think Glendon should continue to be considered as scattered development in the open countryside? If not, should a village boundary be drawn?</p>	<p>1. No comments received.</p>	<p>1. No action to take.</p>
<p>Grafton Underwood <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<p>1. Disagree / Strongly Disagree (2)</p> <p>2. Agree to inclusion of RA/114 (1)</p> <p>3. Disagree with the exclusion of RA/113 (1)</p>	<p>1. Noted.</p> <p>2. Site RA/114 has been discounted due to a large number of objections received through the SSPLDD – Options Paper consultation, limited services and facilities within the village and limited local need for new development.</p> <p>3. Site RA/113 has been discounted due to a large number of objections received through the SSPLDD – Options Paper consultation, limited services and facilities within the village and limited local need for new development.</p>
<p>Great Cransley <u>Question</u> - Do you agree with the proposed settlement boundary, subject to</p>	<p>1. Agree / Strongly Agree (2)</p> <p>2. Disagree / Strongly Disagree (2)</p>	<p>1. No additional action required.</p> <p>2. Noted</p>

<p>the inclusion of new allocations?</p>	<p>3. Site RA/112 should be included within the settlement boundary (2)</p>	<p>3. Site RA/112 is stated in the Options paper response to have been discounted due to impacts on Cransley Hall. However, the SSPLDD – Housing Allocations Update (Oct 2013) confirms it benefits from extant consent KET/2013/0306 for a dwelling which has been implemented. The site will therefore be included within the settlement boundary.</p>
<p>Harrington <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<p>1. Disagree / Strongly Disagree (1) 2. Agree / Strongly Agree (1)</p>	<p>1. Noted 2. No additional action required.</p>
<p>Little Oakley <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<p>1. No comments received.</p>	<p>1. No action to take.</p>
<p>Loddington <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<p>1. Disagree / Strongly Disagree (22) 2. Exclude changes near 97 Harrington Road and the back of Hall Close. 3. Garden serving No 4 Sterling Court has been omitted from the boundary changes. 4. Include land to the rear of 77 Harrington Road within the settlement boundary (5)</p>	<p>1. Noted 2. The settlement boundary includes existing garden land and accords with the approved principles for defining the settlement boundary. 3. Part of the garden has now been included, but part has been excluded on the basis of defining principle 3(d) and 3(e). 4. Planning permission KET/2015/0477 has granted</p>

	<p>5. Extend boundary to include potential garden extensions serving 85a – 99 Harrington Road (1)</p>	<p>planning permission for a dwelling which has been implemented. As an existing commitment defining principle 1 supports its inclusion within the settlement boundary.</p> <p>5. Site does not benefit from planning. Land is currently open and in use as agriculture. As a result, inclusion within the settlement boundary would conflict with defining Principle 3(d).</p>
<p>Mawsley</p> <p><u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<p>1. Agree / Strongly Agree (2)</p> <p>2. Inclusion of RA/115 supported (1)</p> <p>3. Disagree / Strongly Disagree (7)</p> <p>4. Boundary should not include site RA/115</p>	<p>1. Noted</p> <p>2. Site RA/115 has been discounted as a housing option due to significant amount of objections, and potential access to the site.</p> <p>3. Noted.</p> <p>4. As per point 2.</p>
<p>Newton</p> <p><u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<p>1. Agree / Strongly Agree (1)</p> <p>2. Inclusion of site RA/130 (1)</p>	<p>1. Noted</p> <p>2. A decision to discount potential housing site RA/130 has been endorsed by Members. The site will therefore be excluded from the settlement boundary.</p>
<p>Orton</p> <p><u>Question</u> - Do you think Orton should continue to be considered as</p>	<p>1. No comments</p>	<p>1. No action to take.</p>

scattered development in the open countryside?		
Pipewell <u>Question</u> - Do you think Pipewell should continue to be considered as scattered development in the open countryside?	<ol style="list-style-type: none"> 1. Agree / Strongly Agree (1) 2. Disagree / Strongly Disagree (1) 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. <p><u>Conclusion</u> There is both support and objection to the creation of a settlement boundary. Previous decision has been to treat Pipewell as a scattered settlement which most closely represents its character.</p>
Pytchley <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?	<ol style="list-style-type: none"> 1. Disagree / Strongly Disagree (1) 2. Agree / Strongly Agree (2) 	<ol style="list-style-type: none"> 1. Noted 2. Noted
Rushton <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?	<ol style="list-style-type: none"> 1. Disagree / Strongly Disagree (1) 2. Proposed settlement boundary excludes garages on Manor Road which should be included (1) 	<ol style="list-style-type: none"> 1. Noted 2. Site identified as RA/190 discounted as a potential housing option as it has a negative impact and is constrained.
Stoke Albany <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?	<ol style="list-style-type: none"> 1. Disagree / Strongly Disagree (1) 2. Allocate new sites for housing (e.g. RA/193, RA/160) (2) 3. Agree / Strongly Agree (3) 4. Boundary should not 	<ol style="list-style-type: none"> 1. Noted 2. Identified sites (RA160/ RA/147, RA/193) have been discounted as housing options sites, due to impacts on the countryside and character of the village, or significant site constraints. Sites RA/120 and RA/221 were both endorsed by

	<p>include RA/120 (2)</p> <p>5. Village boundaries should be co-joined</p>	<p>Members to designate as potential housing sites within the draft Local Plan for public consultation. As a result, they are now included within the draft settlement boundary within the draft Local Plan.</p> <p>3. Noted</p> <p>4. See response 2.</p> <p>5. It is stated within Background Paper: Rural Masterplanning that the gap between the two elements of the village boundary is an important aspect of the village's unique character. Defining Principle 4 also states that '<i>settlement boundaries do not need to be continuous</i>'.</p>
<p>Sutton Bassett <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<p>1. Agree / Strongly Agree (3)</p> <p>2. Disagree / Strongly Disagree (2)</p> <p>3. Area in green (site 41) either side of the road should be included within the settlement boundary (2)</p> <p>4. Development south of the village, opposite the church and north of the village to the west should be considered (1)</p>	<p>1. Noted</p> <p>2. Noted</p> <p>3. These sites are identified as Historically and Visually Important Open Space. They were identified as housing option sites RA/196 and RA/197 and discounted due to significant constraints (i.e. the HVI)</p> <p>4. Sites RA/198 and RA/199 (south of the village have been discounted as housing options sites, as have RA194 (opposite the</p>

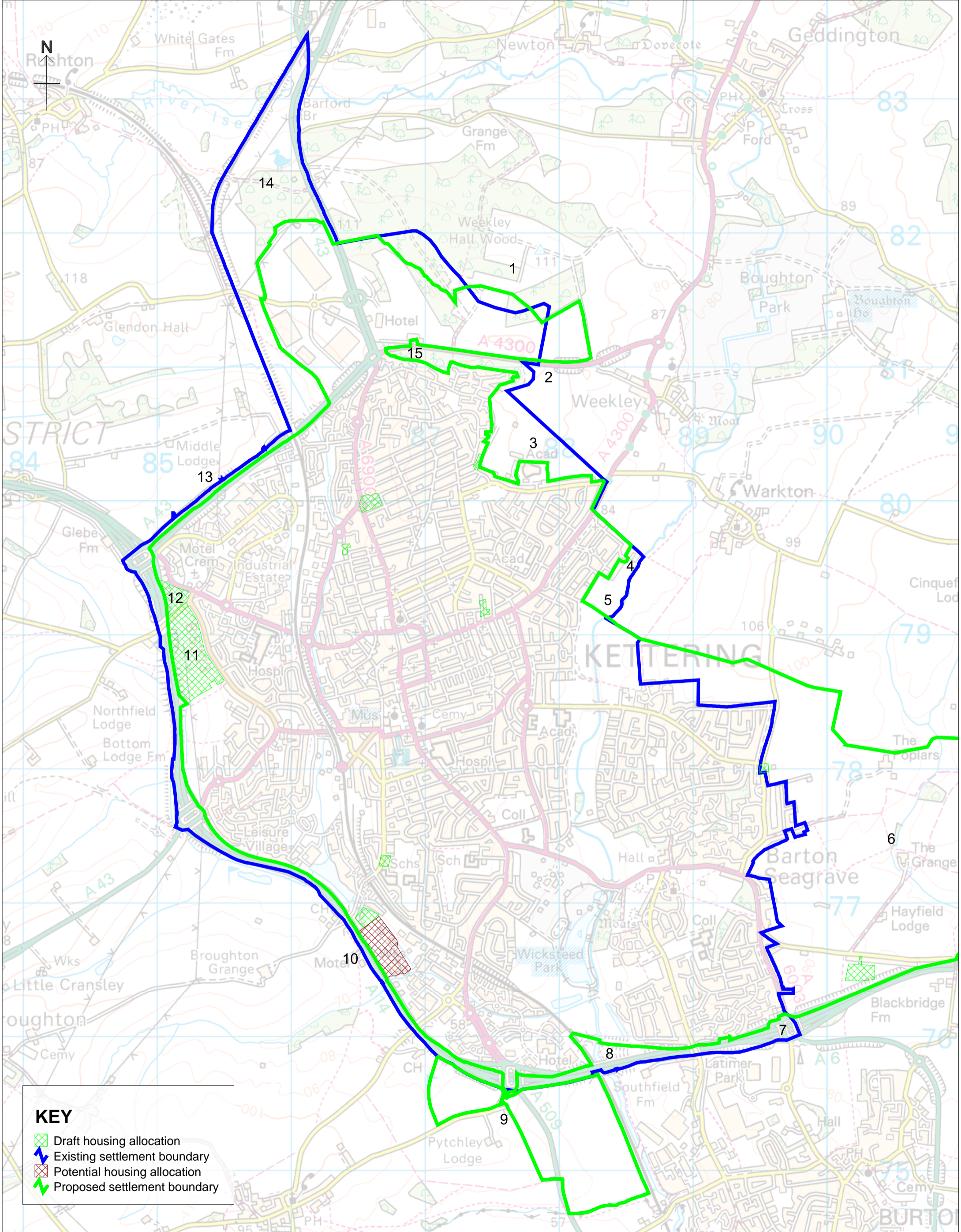
		church) and RA/195 (north of the village). No other sites have been identified or come forwards. As a result, the village boundary will not be altered as a result of new housing sites.
<p>Thorpe Malsor <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<p>1. Disagree / Strongly Disagree (1)</p> <p>2. Village boundary should be extended northwards (1)</p>	<p>1. Noted</p> <p>2. The Background Paper: Settlement Boundaries looked at extending the village boundary further north of the village to include Farm Buildings, the paper concluded that the buildings are agricultural in nature and relates better to the open countryside and therefore should remain outside of the village boundary for this reason.</p>
<p>Thorpe Underwood <u>Question</u> - Do you think Thorpe Underwood should continue to be considered as scattered development in the open countryside? If not, should a village boundary be drawn?</p>	<p>1. No comments received.</p>	<p>1. No action to take.</p>
<p>Warkton <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<p>1. Disagree / Strongly Disagree (1).</p> <p>2. Supported that Moorfield Farm (including its entrance) is designated as an employment site and included within the</p>	<p>1. Noted</p> <p>2. Units identified as being in use for agriculture have been excluded from the settlement boundary as they relate to open countryside. Other units now in use for commercial</p>

	<p>settlement boundary (1).</p> <p>3. Land east of Warkton should be included within the settlement boundary (1).</p> <p>4. Land south west of Warkton (west of Isebrook farmhouse) in use as 6 commercial units and should be included within the settlement boundary.</p> <p>5. Agree / Strongly Agree (1).</p>	<p>are included within the settlement boundary in accordance with principles 1 and 2(b).</p> <p>3. This land has been granted planning permission KET/2014/0262 for a single dwelling. As the permission is extant, the site has been included within the settlement boundary.</p> <p>4. Buildings are agricultural in character and have been excluded from the settlement boundary in accordance with defining principle 1 and 3(c).</p> <p>5. Noted</p>
<p>Weekley <u>Question</u> -_Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<p>1. Disagree / Strongly Disagree (1).</p> <p>2. Wash Well Lane site should be assessed to be included as a housing allocation site (2).</p>	<p>1. Noted</p> <p>2. The Wash Well Lane land will be assessed against the housing allocations background paper (February 2012).</p>

<p>Weston by Welland <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<ol style="list-style-type: none"> 1. Agree / Strongly Agree (3). 2. Car parking area, garden lawn and vegetable patch immediately to the rear of the residence No 6 the Green should be included within the settlement boundary. (1) 3. Proposed housing option site RA/136 is supported for inclusion within the settlement boundary. 	<ol style="list-style-type: none"> 1. Noted 2. Part of this land is now incorporated into the land as it directly serves the property. However, in accordance with Principle 1 and Principal 3(e) not all of the land has been included as the development of the site would harm the character and structure of the settlement. 6. Site RA/136 was endorsed by Members to designate it as potential housing sites within the draft Local Plan for public consultation. As a result, RA/136 is now included within the draft settlement boundary within the draft Local Plan.
<p>Wilbarston <u>Question</u> - Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?</p>	<ol style="list-style-type: none"> 1. Disagree / Strongly Disagree (1). 2. Agree / Strongly Agree (1). 3. Support the inclusion of RA/200 and RA/201. 4. Support the inclusion of RA/172 	<ol style="list-style-type: none"> 1. Noted 2. Noted 3. Both RA/200 and RA/201 which were promoted as mixed and affordable housing have been discounted due to their adverse impact on the landscape and drainage constraints. They will not be included within the settlement boundary. 4. Site RA/172 remains a potential housing option, but for affordable housing. Defining Principle 3(b) states

		that allocations for affordable housing should be excluded from the settlement boundary.
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- 4.4. The plans shown on the following pages set out recommended changes to the settlement boundaries for each settlement within the borough of Kettering, with the exception of Brampton Ash, Dingley, Glendon, Orton and Pipewell which shall remain as scattered settlements within open countryside. These changes are made in accordance with the settlement boundary defining principles. The corresponding tables provide additional information regarding these proposed changes.



KEY

- Draft housing allocation
- Existing settlement boundary
- Potential housing allocation
- Proposed settlement boundary

Title: Kettering - Draft Settlement Boundary

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4.5 Kettering

Site ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Site designated through the North Northamptonshire Joint Core Strategy as 'land at Kettering North' as a strategic employment allocation, and is located outside of the existing settlement boundary.	Principles 1 and 2(d).	Review Planning History.	Boundary Redrawn	Site identified for strategic employment is designated through policy 36 of the NNJCS, which also seeks to protect heritage assets and wildlife sites. Inclusion of the strategic employment site within the settlement boundary to provide a tight settlement boundary accords with principle 1 and 2(d).
2	Woodland is landscape buffer to residential development which acts as informal open space with woodland paths throughout. Allotments are also open space, both of which are currently located within the settlement boundary.	Principles 1 and 3(a).	Review Aerial Photography.	Boundary Redrawn	As open space on the edge of the settlement, exclusion of the woodland and allotment from the settlement boundary accords with principles 1 and 3(a).
3	Site is open space located within on the	Principles 1 and 3(a).	1) Review Planning History.	Boundary Redrawn	Planning Permissions KET/2010/0043;

	edge of the existing settlement boundary.		2) Review Aerial Photography.		KET/2013/0243 were granted for a new school with play area and playing fields surrounding, which has been implemented. Exclusion of the open space element from the settlement boundary accords with principles 1 and 3(a).
4	Open Space and Play Area located within the settlement boundary (edge of).	Principles 1, 3(a).	Review Aerial Photography.	Boundary Redrawn	Existing use pre-existed in 2000. Exclusion of open space from the settlement boundary accords with principles 1 and 3(a).
5	Allotments are a form of open space which are currently located within the settlement boundary (edge of).	Principles 1 and 3(a).	Review Aerial Photography.	Boundary Redrawn	Existing use pre-existed in 2000. Epoch layer also shows allotments in 1945. Exclusion of allotments from the settlement boundary accords with principles 1 and 3(a).
6	East Kettering development has been granted planning permission and is partially implemented, but is located outside of the existing settlement	Principles 1 and 2(a).	1) Review Planning History. 2) Review Aerial Photography.	Boundary Redrawn	Planning permission KET/2013 /0514 and KET/2008/0274 was granted for 5500 dwellings (East Kettering). Further planning applications have been approved or registered, to

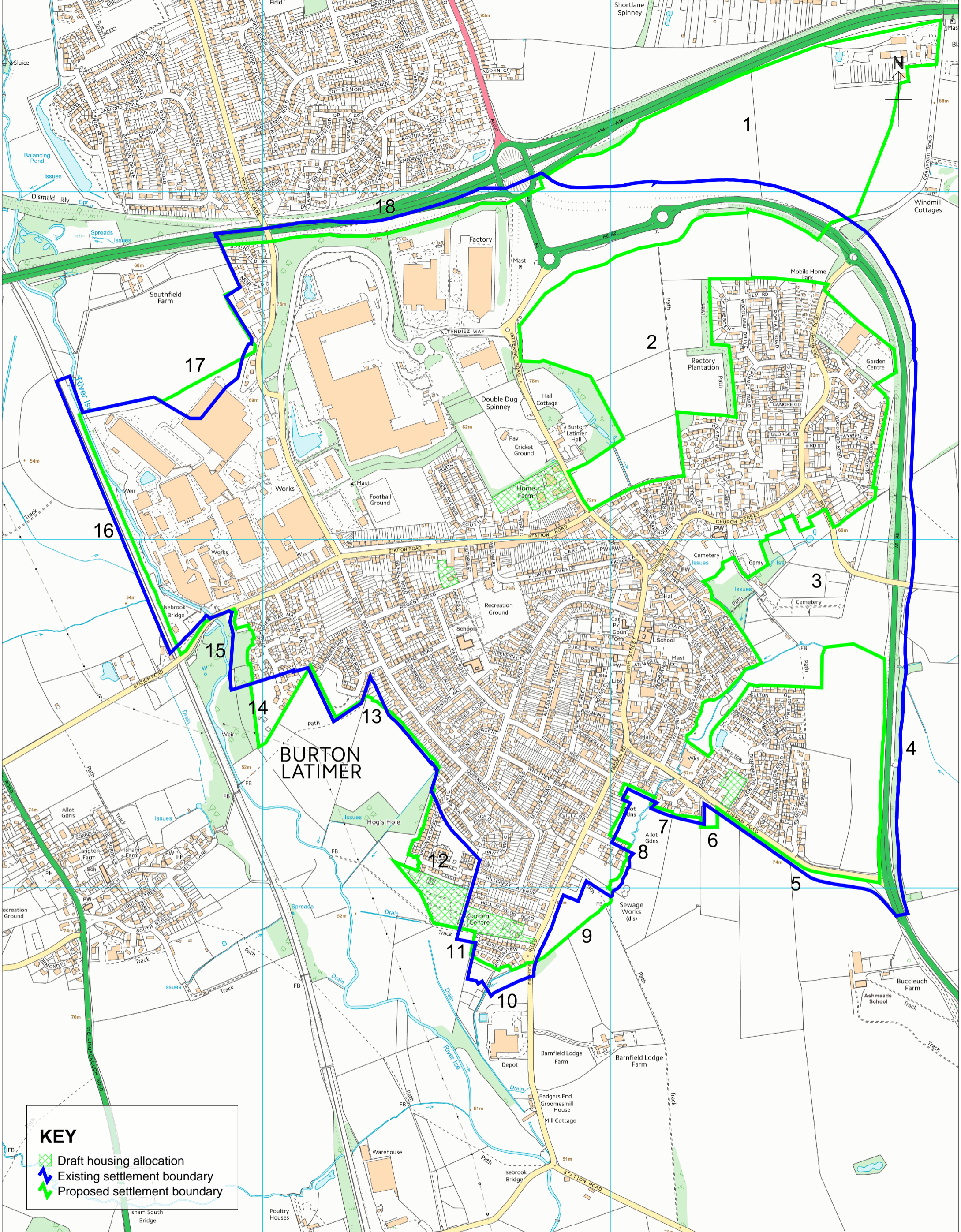
	boundary.				support the delivery of the development, which has been partially implemented. As an ongoing residential development, its inclusion within the settlement boundary accords with principles 1 and 2(a).
7	Parts of A14 (East Midlands Mainline – j10) are located within settlement boundary in addition to a small number of pocket parks.	Principles 1 and 3(a).	Review Aerial Photography.	Boundary Redrawn	The A14 does not form part of Kettering Town which is located north of this trunk road. A revised boundary following the northern side of this trunk road accords with principle 1. Open space areas serving the adjacent housing estates should also be removed from the settlement boundary in accordance with principle 3(a).
8	Land is open in character on the edge of the settlement is currently included within the settlement boundary.	Principles 1 and 3(d).	1) Review Planning History. 2) Review Aerial Photography.	Boundary Redrawn	No relevant planning history applies. The land has an open appearance more appropriately related to open countryside. Excluding this edge of settlement informal recreation/agricultural land from the

					settlement boundary will achieve a tighter boundary in accordance with principles 1 and 3(d).
9	Site designated through the North Northamptonshire Joint Core Strategy as 'land at Kettering South' as a strategic employment allocation, and is located outside of the existing settlement boundary.	Principles 1 and 2(d).	Review Planning History.	Boundary Redrawn	Site identified for strategic employment is designated through policy 37 of the NNJCS, which also seeks to secure high quality design, distinctive character, sustainability measures, connected network of high quality landscaping and green infrastructure, and enhance the character and ecological value of development, etc. Inclusion of the strategic employment site within the settlement boundary to provide a tight settlement boundary accords with principle 1 and 2(d).
10	Parts of A14 (J7-9) and up to east midlands mainline are located within settlement boundary.	Principle 1.	Review Aerial Photography.	Boundary Redrawn	The A14 does not form part of Kettering Town which is located north of this trunk road. A revised boundary following the northern side of this trunk road

					accords with principle 1.
11	Land benefits from planning permission granted for 350 dwellings and is designated as a draft housing site (KE/11).	Principles 1, 2(a) and 2(d).	Review Planning History. Site endorsed for inclusion within the draft Part 2 Local Plan.	Boundary Redrawn	Outline planning permission KET/2015/0551 granted by appeal for 350 dwellings. In addition, the site has been endorsed by Members on 5 th September 2017 as a draft housing allocation (reference KE/11) for inclusion within the draft Part 2 Local Plan. Inclusion of the site within the settlement boundary which follows the extent of the approved site will provide a tight boundary and accord with principles 1, 2(a) and 2(d).
12	Land benefits from planning permission for 81 dwellings and is designated as a draft housing site (K2).	Principles 1, 2(a), 2(d).	Review Planning History. Site endorsed for inclusion within the draft Part 2 Local Plan.	Boundary Redrawn	Agricultural land benefits from planning permission KET/2017/0137. Members endorsed designation of site K2 as a draft housing allocation for inclusion in the draft Part 2 Local Plan on 5 th September 2017. In accordance with Principles 1, 2(a) and 2(d). Exclusion of A14 trunk road and junction 7 from

					settlement boundary accords with principle 1.
13	No development located north of the A43 and has been discounted as a potential employment site.	Principle 1	1) Review Planning History. 2) Review Aerial Photography.	Boundary Redrawn	There is no relevant planning history. Land north of A43 has been discounted as a strategic employment site. The A43 does not form part of Kettering town. Exclusion of the site from settlement boundary will provide a tighter boundary and accords with principle 1.
14	Land has a rural appearance and currently located within the settlement boundary.	Principles 1 and 3(a).	1) Review Planning History. 2) Review Aerial Photography.		Planning permission KET/2006/0157 was granted for a linear park and outdoor sports facilities. As open space on the western edge of the business park, it should be excluded from the settlement boundary in accordance with principles 1 and 3(a). There is no relevant planning permission for land north of the business park which should also be excluded from the settlement boundary in accordance with

					principle 1.
15	Isolated dwellings located within the existing settlement boundary.	Principles 1 and 3(c).	1) Review Planning History. 2) Review Aerial Photography.		Aerial photography shows that the roofs on Weekley Hall Farm buildings were missing in 2014. 43-44 Weekley Wood appear in use as dwellings. Land adjacent 43-44 Weekley Wood is designated as a strategic employment site through Policy 36 NNJCS. Due to the proximity of strategic employment site to 43-44 Weekley Wood, their inclusion within the settlement boundary would accord with principle 1. The dilapidated farm buildings however, if reinstated would serve a rural function associated with open countryside. Their exclusion from the settlement boundary will provide a tight settlement boundary in accordance with principles 1 and 3(c).



KEY

- Draft housing allocation
- Existing settlement boundary
- Proposed settlement boundary

Title: Burton Latimer - Draft Settlement Boundary

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4.6 Burton Latimer

Site ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Land benefits from extant planning permission and is currently located outside of the settlement boundary.	Principle 2(a).	1) Review Planning History. 2) Review Aerial Photography.	Boundary Redrawn	Planning permission KET/2013/0661 granted for employment including b1, b2, and B8 uses. The site should be included in the settlement boundary in accordance with principle 2(a)
2	Large area of agricultural land currently included within the settlement boundary.	Principles 1 and 3(d).	1) Review Planning History. 2) Review Aerial Photography.	Boundary Redrawn	The majority of the land does not have any relevant planning history Evidence indicates that the site has been used for agricultural use since 1843. The arable land should be excluded from the existing settlement boundary to produce a tight settlement boundary in accordance with principles 1 and 3(d).
3	Cemetery is open space. Surrounding land (large gardens and paddocks) have an open appearance. The A6 creates a physical boundary to the town which is currently	Principles 1, 3(a) and 3(d).	1) Review Planning History. 2) Review Aerial Photography.	Boundary Redrawn	No relevant planning history. Gardens serving properties on Church Street (e.g. Manor House, Fernbank) are overly large and open in appearance, and have a strong visual relationship with the adjoining field parcels which themselves relate to open countryside.

	included within the settlement boundary.				Excluding this land and field parcels from the settlement boundary accords with principle 3(d). The effect of this, situates the cemetery to the edge of the town. As open space, it should also be excluded from the settlement boundary in accordance with principle 3(a). The A6 also provides a physical boundary to the town. Collectively, removing these sites from the settlement boundary provides a tightly defined boundary in accordance with principle 1, and the settlement boundary should be redrawn to exclude this land.
4	The A6 stretches along the eastern edge of Burton Latimer and provides a manmade boundary to the town. Abutting scrub/woodland has an open appearance relating to open countryside and land beyond.	Principles 1 and 3(d).	1) Review Planning History. 2) Review Aerial Photography.	Boundary Redrawn	No relevant planning history. Aerial photography does not show land being historically used for any purpose other than scrub/woodland and highway. Exclude land from settlement boundary in accordance with principles 1 and 3(d).

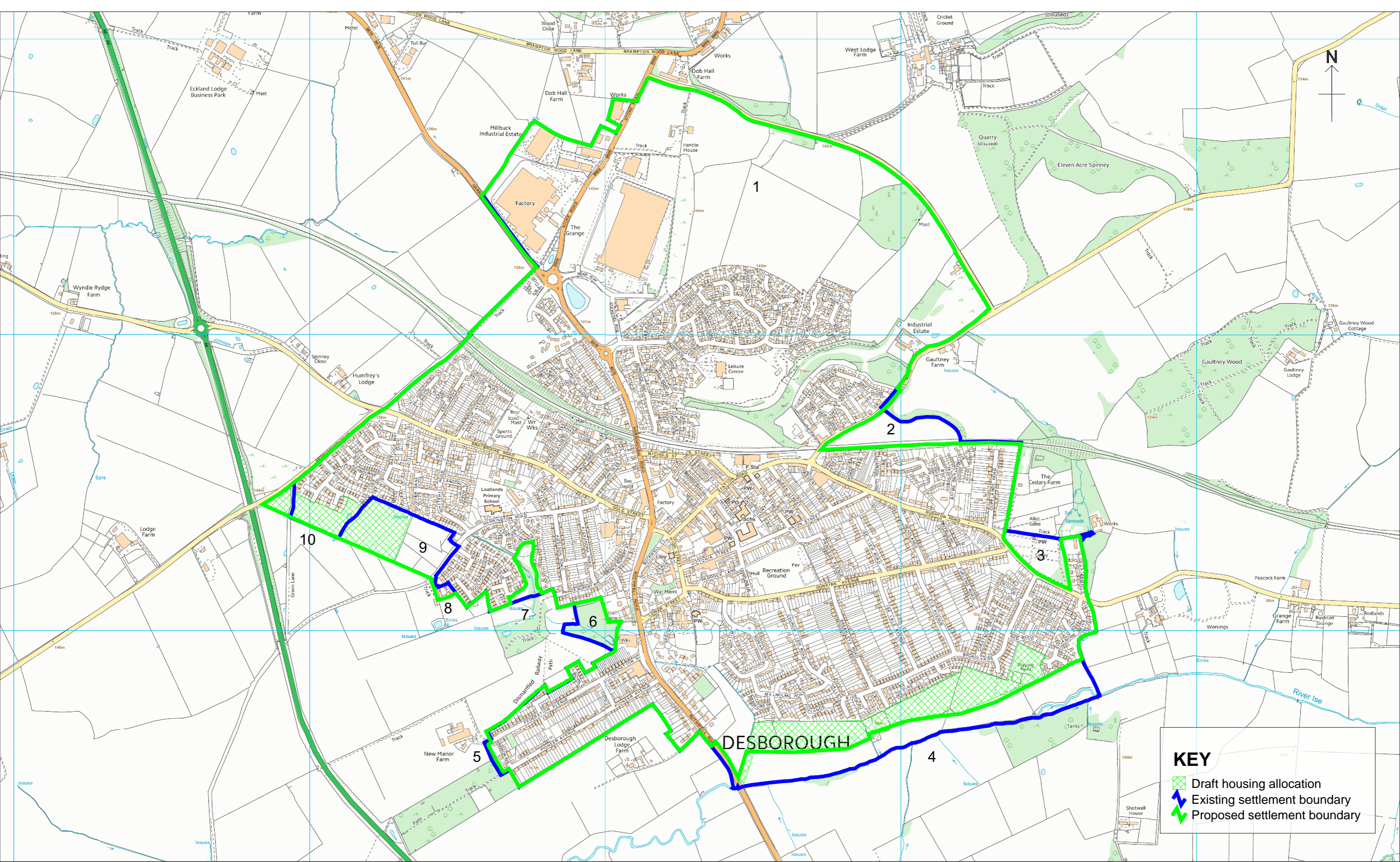
5	Part of land adjacent Finedon Road included within the settlement boundary.	Principle 1	1) Review Planning History. 2) Aerial photography review.	Boundary Redrawn	There is no relevant planning history. Minor amendment will tighten the settlement boundary in accordance with principle 1.
6	The medical centre is currently excluded from the settlement boundary.	Principles 1 and 2(b).	1) Review Aerial Photography. 2) Review Planning History.	Boundary redrawn	Medical centre and car park was permitted under planning application KE/02/0503 and has been built out. Inclusion of the site within settlement boundary accords with principles 1 and 2(b).
7	Existing boundary is not tightly draw adjacent Jacques Road, Ensleigh Close, Finedon Road, or Westley Close.	Principles 1 and 2(c).	Review Aerial Photography.	Boundary redrawn	Tightening of the settlement boundary against the building line of existing dwellings accords with principles 1 and 2(c).
8	Dwellings 2 - 3 Westley Close are currently excluded from the settlement boundary.	Principles 1 and 2(c).	Review Aerial Photography.	Boundary redrawn	Properties on Westley Close built since at least 2005. Inclusion of dwellings within the settlement boundary to follow their established curtilage accords with principles 1 and 2(c).
9	Land benefits from extant planning permission for residential development.	Principles 1 and 2(a).	Review Planning History.	Boundary Redrawn	Planning permission KET/2015/0021 granted for residential development of the land. The site is being built out. As a site with extant consent, it should be included

					within the settlement boundary to provide a tight boundary in accordance with principles 1 and 2(a).
10	The existing settlement boundary includes agricultural land or open space and is not drawn tightly to the built form.	Principles 1, 3(a) and 3(d).	Review Aerial Photography.	Boundary redrawn	Land visually relates to open countryside and should be excluded from settlement boundary to provide a tightly drawn boundary which follows the built form in accordance with principles 1, 3(a) and 3(d).
11	Land in use as agriculture included within the settlement boundary.	Principles 1 and 3(d).	1) Review Aerial Photography. 2) Review Planning History.	Boundary redrawn	No relevant extant planning history. Land maintained the same agricultural use in excess of 10 years. Land has an open rural appearance. Exclusion of the site will provide a tighter settlement boundary and accord with principles 1 and 3(d).




12	<p>Site benefits from extant planning permission and has been developed for housing. Adjacent land also designated as draft housing site BL/057.</p>	<p>Principles 1, 2(c), 2(d) and 3(a).</p>	<p>1) Review Planning History.</p> <p>2) Site endorsed for inclusion within the draft Part 2 Local Plan.</p>	<p>Boundary redrawn</p>	<p>Planning permission KET/2012/0228 granted for residential development, and has been built out. In addition, the adjacent land has also been endorsed by Members on 5th September 2017 as a draft housing allocation (reference BL/057) for inclusion within the draft Part 2 Local Plan. Collectively, inclusion of the sites within the settlement boundary with exclusion of the open space area located on edge of settlement on the newly built out development (permitted by KET/2012/0228) accords with principles 1, 2(c), 2(d), and 3(a).</p>
13	<p>Existing settlement boundary is not drawn tightly against the built form, and parts of rear gardens serving 50 Bridle Road to 169 Queensway are excluded from the existing settlement boundary.</p>	<p>Principle 1.</p>	<p>Review Aerial Photography.</p>	<p>Boundary redrawn</p>	<p>Amend boundary to exclude part of adjacent fields and include linear gardens serving existing properties in accordance with Principle 1.</p>

14	Site benefits from extant planning permission for residential development and has been built out.	Principles 1 and 2(c).	Review Planning History.	Boundary redrawn	Planning permissions KET/2012/0732; KET/2014/0227 granted for residential development, which has been built out. Inclusion of the land within the settlement boundary accords with principles 1 and 2(c).
15	Meadow/grass land forming part of Burton Latimer Pocket Park currently included within the settlement boundary.	Principles 1, 3(a) and 3(d).	Review Aerial Photography.	Boundary redrawn	Land in use as a pocket park and set out as meadow/grassland since before 2000. Land has an open character which relates to the adjacent open countryside. As open space on the edge of the settlement, exclusion of the land from the settlement boundary to achieve a tighter settlement boundary accords with principles 1, 3(a) and 3(d).
16	Railway line located within settlement boundary.	Principle 1.	Review Aerial Photography	Boundary redrawn	Eastern (inner) edge of Railway line provides a built boundary. Exclusion railway line from settlement boundary accords with principle 1.
17	Part of the Weetabix Factory is excluded from the existing settlement boundary.	Principles 1, 2(b) and 2(c).	1) Review Planning History. 2) Review Aerial Photograph	Boundary Redrawn	Planning permission KE/98/0621 grants permission for a food production unit and warehousing on the site, which has been present since at least

			hy.		2000 and is part of the larger Weetabix site. Inclusion of the site within the settlement boundary accords with principles 1, 2(b) and 2(c).
18	Part of A14 trunk road and verge are located within the existing settlement boundary and provide a tighter settlement boundary.	Principle 1.	Review Aerial Photography.	Boundary Redrawn	The A14 and associated verge acts as a manmade border to Burton Latimer and does not form part of Burton Latimer itself. Exclusion of the A14 and associated verge to provide a tight settlement boundary accords with principle 1.



KEY

-  Draft housing allocation
-  Existing settlement boundary
-  Proposed settlement boundary

Title: Desborough - Draft Settlement Boundary

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4.7 Desborough

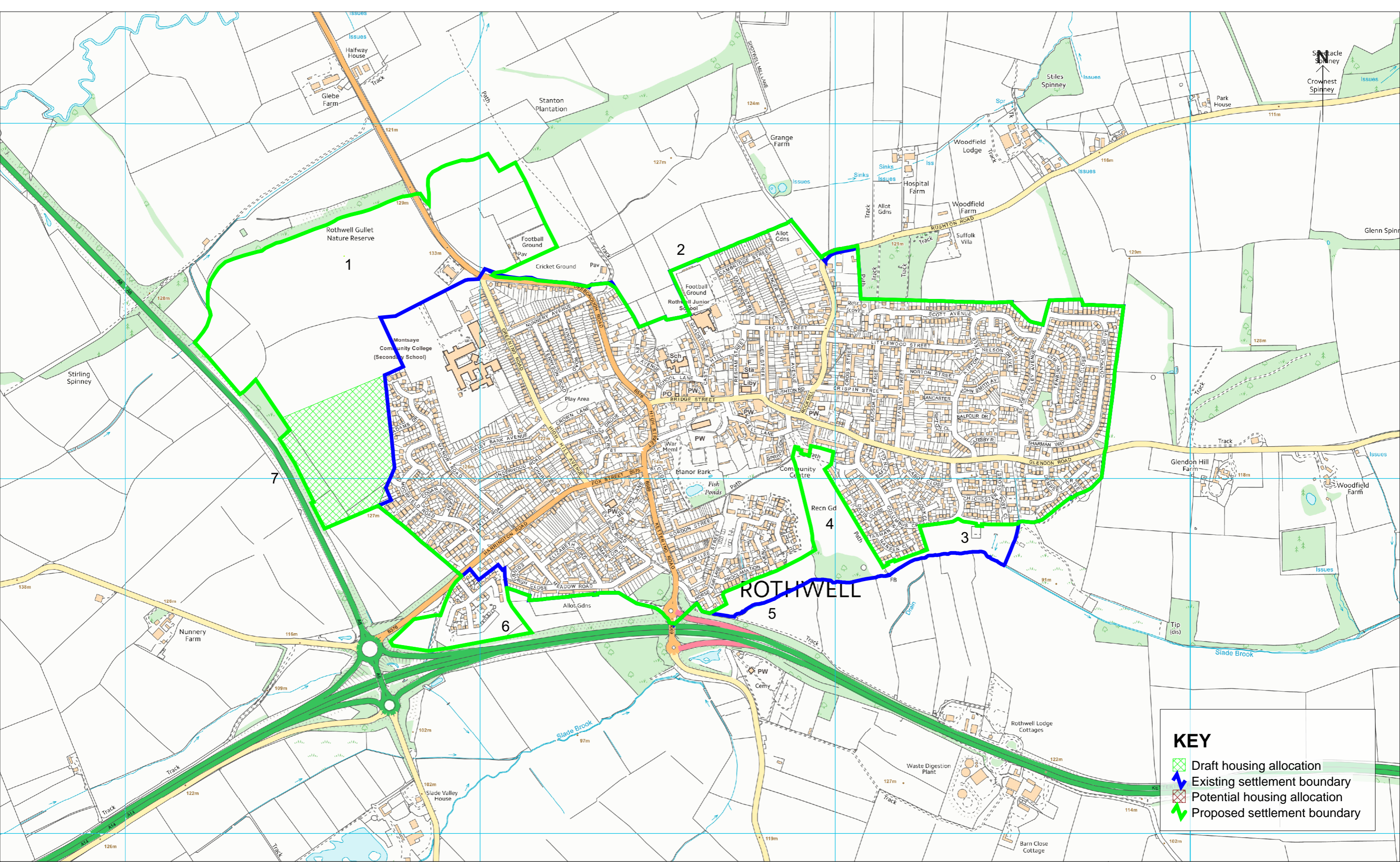
Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Agricultural land included within the settlement boundary.	Principle 2(a).	Review Planning History.	Boundary redrawn	Planning permissions (KE/99/0754; KE/03/0127; KET/2011/0235; KET/2016/0249; KET/2017/0169) has been granted for residential development and a country park. Parts of the development have been delivered and part of the development has outstanding matters which need to be resolved through the grant of planning permission. As an existing commitment, inclusion of the land within the settlement boundary accords with principle 2(a).
2	Agricultural land included within the settlement boundary.	Principles 1 and 3(d).	1) Review Aerial Photography. 2) Review Planning History.	Boundary redrawn	Land was promoted for housing and considered under reference DE/063. The site was discounted by Members on 27 th March 2018. Exclusion of the land from the settlement boundary to create a tighter boundary accords with principles 1 and 3(d)

3	Cemetery is located on the edge of the settlement and included within the exiting settlement boundary.	Principles 1 and 3(a).	Review Aerial Photography.	Boundary redrawn	The cemetery is public open space located on the edge of the settlement. Adjoining land north of the cemetery (already located outside of the settlement boundary) is in use as an allotment which is also public open space, beyond which there is a paddock and isolated rural dwelling. Exclusion of the cemetery from settlement boundary will create a tight settlement boundary in accords with principles 1 and 3(a).
4	Land south of Desborough (including public open space and agricultural land) is currently included within the settlement boundary. Some of the land now benefits from residential planning permission and designation as a draft	Principles 1, 2(a), 2(d) 3(a), 3(d).	1) Review Aerial Photography. 2) Review Planning History.	Boundary redrawn	Outline planning permission KET/2016/0044 was granted by appeal for up to 304 dwellings on part of the land. A significant proportion of the land was also promoted for housing and considered under reference DE/210. Members designated site DE/210 as a housing allocation to be included within the draft Part 2 Local Plan on 27 th March 2018. Inclusion of land benefiting from extant planning permission and

	housing allocation site (DE/210).				housing allocation designation should be included within the settlement boundary in accordance with principles 2(a) and 2(d). The remaining land has a more open appearance relating strongly to the open countryside. This land includes agricultural land and informal open space (Tailby Meadows Wildlife Site) and exclusion from the settlement boundary will achieve a tighter settlement boundary, and accord with principles 1, 3(a) and 3(d).
5	Land in use as allotment and scrub outside of defined garden areas, but currently included within settlement boundary.	Principles 1, 3(a) and 3(d).	1) Review Planning History. 2) Review Aerial Photography.	Boundary Redrawn	There is no relevant planning history. Scrub land pre-existed in 2000, whilst allotment land appears separated from gardens serving 1 and 3 Windsor Avenue at the same time. Allotments are a type of open space. Exclusion of the land from the settlement boundary would achieve a tighter boundary and accord with principles 1, 3(a) and 3(d).
6	Pocket park located on the edge of	Principles 1 and 3(a).	1) Review Planning History.	Boundary Redrawn	The site was identified as a strategic site which

	the settlement and currently included within the settlement boundary.		2) Review Aerial Photography.		has been discounted through the SSPLDD process. In addition, the site has been a pocket park since at least 2000. Due to its edge of settlement location, exclusion of the land from the settlement boundary accords with principles 1 and 3(a).
7	Open space located on the edge of the settlement and currently included within the settlement boundary.	Principles 1 and 3(a).	1) Review Planning History. 2) Review Aerial Photography.	Boundary Redrawn	No relevant planning history. Land has been amenity land/open space associated with the adjacent residential estate since before 2000. Exclusion of the land from settlement boundary to achieve a tighter boundary and ensure public open space remains outside of the settlement accords with principles 1 and 3(a).
8	Dwellings excluded from settlement boundary, but form part of an existing residential development.	Principles 1 and 2(c).	1) Review Planning History. 2) Review Aerial Photography.	Boundary Redrawn	Planning permission KET/2003/1054 was granted for 10 dwellings, which have been present since at least 2005 based on aerial photography evidence. Inclusion of the dwellings within settlement boundary to follow their defined curtilage accords with principles 1 and 2(c).

9	Site benefits from planning permission (KET/2012/0780; KET/2014/0688) for residential housing subject to S106.	Principles 1 and 2(a).	Review Planning History.	Boundary Redrawn	Planning history reveals an extant consent on the site for 75 dwellings. As a result, the site should be included within the settlement boundary and maintain a tight boundary in accordance with principles 1 and 2(a).
10	Site DE/212 – identified as a draft housing allocation and excluded from the existing settlement boundary.	Principles 1 and 2(d).	Site endorsed for inclusion within the draft Part 2 Local Plan.	Boundary Redrawn	Inclusion of the site within the settlement boundary to produce a tight boundary accords with principles 1 and 2(d).



Title: Rothwell - Draft Settlement Boundary

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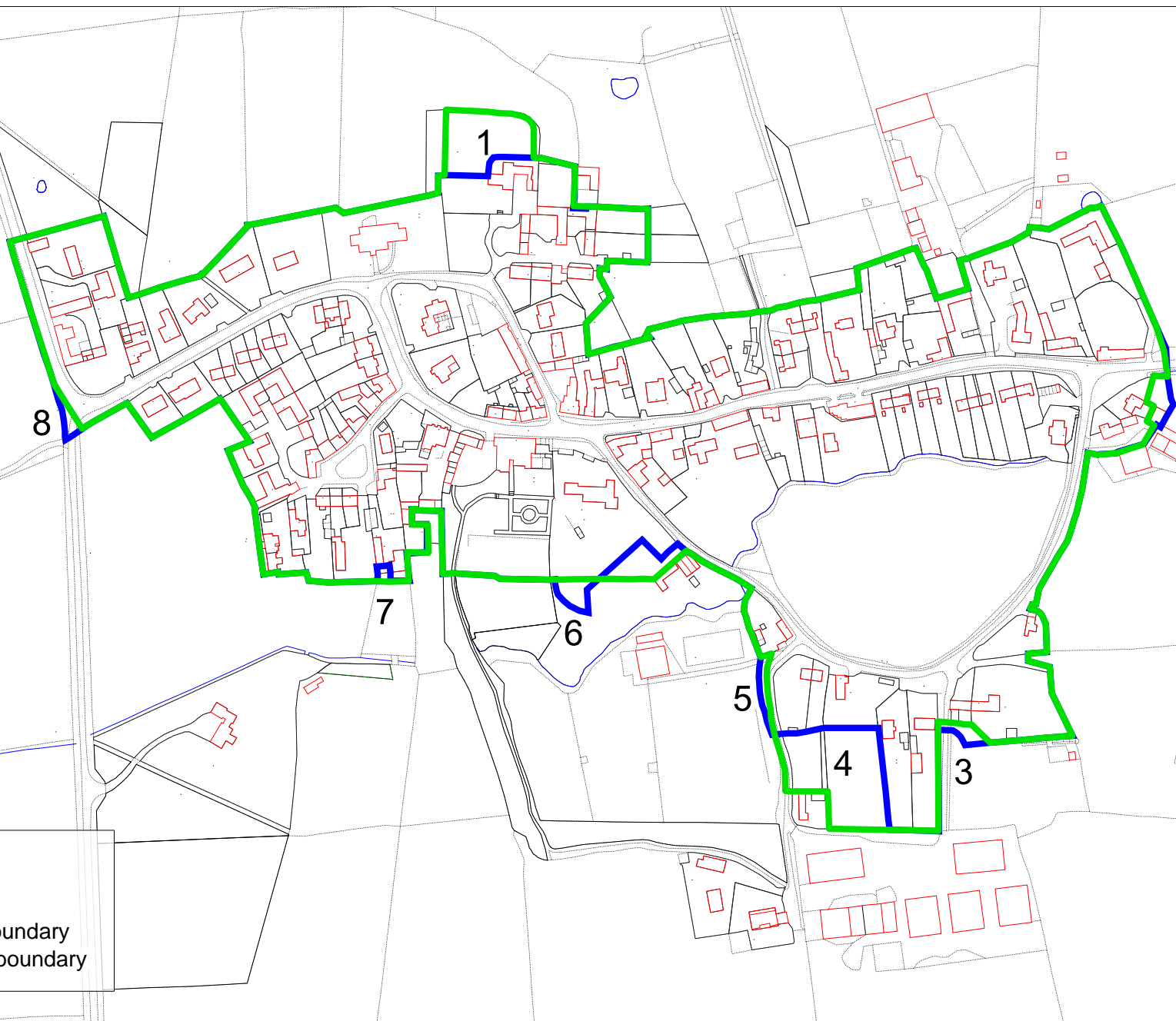


4.8 Rothwell



Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Site designated through the North Northamptonshire Joint Core Strategy as the Rothwell North Sustainable Urban Extension and is located outside of the existing settlement boundary.	Principles 1 and 2(d).	Review Planning History.	Boundary Redrawn	Inclusion of the site within the settlement boundary as an existing strategic housing allocation to provide a tight settlement boundary accords with principles 1 and 2(d).
2	Land is occupied by housing and is currently located outside of the existing settlement boundary.	Principles 1 and 2(a).	Review Planning History.	Boundary Redrawn	Planning permission KET/2014/0233 was granted for 80 dwellings, and has been partially implemented. Enlargement of the settlement boundary to include this development to produce a tight settlement boundary accords with principles 1 and 2(a).
3	Open space currently included within the existing settlement boundary.	Principles 1 and 3(a).	1) Review Planning History. 2) Review Aerial Photogra	Boundary Redrawn	No relevant planning history. As open space on the edge of the settlement exclusion of the site from

			phy.		settlement boundary would produce a tighter boundary and accord with principles 1 and 3(a).
4	Open space currently included within the existing settlement boundary.	Principles 1, and 3(a).	1) Review Planning History. 2) Review Aerial Photography.	Boundary Redrawn	No relevant planning history. As open space on the edge of the settlement exclusion of the site from settlement boundary would produce a tighter boundary and accord with principles 1 and 3(a).
5	Agricultural land included within the existing settlement boundary.	Principles 1 and 3(d).	1) Review Planning History. 2) Review Aerial Photography.	Boundary Redrawn	No relevant planning history. The land has a visually open appearance more strongly related to the adjacent open countryside than the town. Exclusion of the land the settlement boundary will provide a tighter boundary and accord with principles 1 and 3(d).
6	New housing development located outside of	Principles 1 and	1) Review Planning	Boundary Redrawn	Planning permissions KET/2009/0474;

	the existing settlement boundary.	2(c).	History. 2) Review Aerial Photography		KET/2013/0292; KET/2014/0568 was granted for residential development of the land which has been implemented. The curtilages are clearly defined. Inclusion of the land within the settlement boundary accords with principles 1 and 2(c).
7	Site RO/88a – identified as a draft housing allocation.	Principle 2(d).	Site endorsed for inclusion within the draft Part 2 Local Plan.	Boundary Redrawn	A recommendation to designate the site as a draft housing allocation was endorsed by Members on 27 th March 2018. Inclusion of the site within the settlement boundary accords with Principle 2(d).



KEY

-  Existing settlement boundary
-  Proposed settlement boundary

Title: Ashley - Draft Settlement Boundary

Date: 12:03:18

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4.9 Ashley

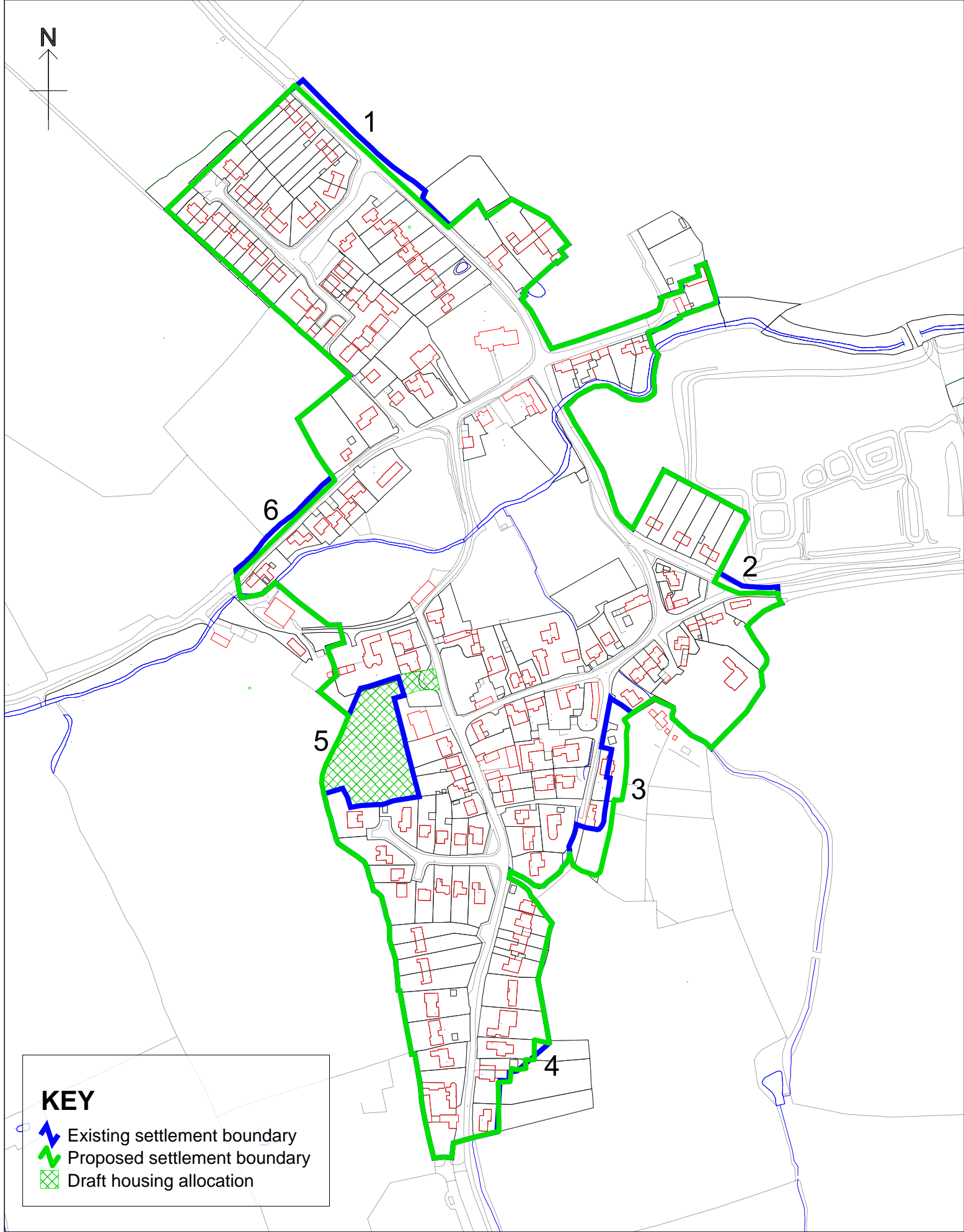
Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	The garden serving The Manor, Hall Lane is not included within the existing settlement boundary.	Principles 1 and 2(c).	Site Visit (in 2011/12).	Boundary Redrawn	The boundary relates closely to the dwelling. Include curtilage within the settlement boundary in accordance with principles 1 and 2(c).
2	Agricultural buildings (except one) are included within the existing settlement boundary.	Principles 1, 2(c) and 3(c).	1) Review Aerial Photography. 2) Review Planning History.	Boundary Redrawn	The agricultural buildings detached from the farmhouse have been present since before 2000 and are visible on 1970's historic maps. The agricultural buildings have a function which relates directly to open countryside, as well as the agricultural land northeast of Stoneleigh Farm. No relevant planning permissions have been identified. The agricultural land already included in the settlement boundary should be removed together with the buildings not attached to the farmhouse, following the curtilage of the residential area of

					the farmhouse in accordance with principles 1, 2(c) and 3(c).
3	Part of a paddock is located within the existing settlement boundary.	Principles 1 and 3(d).	Review Aerial Photography.	Boundary Redrawn	Land is used as meadow and physically disconnected from the curtilage of Yeomans. As the land is agricultural in character and visually associated with open countryside it should be excluded from the settlement boundary in accordance with principles 1 and 3(d).
4	Land used as garden not included within settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Boundary Redrawn	Historic plans show land serving Upperthorpe and the property West of Upperthorpe was enlarged circa 1912. Aerial photography confirms this land was used as garden since at least 2005, with exception of a stable block to the rear of the property west of Upperthorpe, which was granted planning permission KET/2005/0341. Inclusion of garden land (only) serving these properties to follow hedgerows




					and other boundary features separating the properties from open countryside, would continue the existing settlement boundary line which currently includes the full extent of the rear gardens at Saddlestones and Orchard House, and would accord with principles 1 and 2(c).
5	Minor Adjustment along edge of Green Lane.	Principle 1.	Review Aerial Photography.	Boundary Redrawn	Existing settlement boundary does not run close to the highway. Reduce boundary to create a tighter settlement boundary in accordance with principle 1.
6	Whether to exclude Stable / coach house buildings and access point from settlement boundary.	Principles 1, 2(a), 3(c) and 3(e).	1) Review Aerial Photography. 2) Review Planning History. 3) Site Visit.	Boundary Redrawn	Stable/Coach house buildings present pre 2000. Planning permission KET/1988/1237 was granted for extension of existing stables, 5 Loose boxes and barn (pre-dating the creation of the original settlement boundary). Planning permission KET/2015/0855 was granted for the demolition of the existing coach house buildings and erection of a

					<p>dwelling. This land should be included within the settlement boundary as a commitment in accordance with principle 2(a). The stables are unrelated to the dwelling, visually detached, and should remain outside of the settlement boundary in accordance with principle 3(c). The vehicular access to Garden house provides a physical link to the property and should be included within the settlement boundary. Inclusion of the entire garden would conflict with Principle 3(e). As a result, part of the garden should be excluded from the settlement boundary to produce a tight boundary in accordance with principle 1.</p>
7	Garden land excluded from the existing settlement boundary.	Principles 1, 2(a).	<ol style="list-style-type: none"> 1) Review Aerial Photography. 2) Review Planning History. 	Boundary Redrawn	<p>Planning permission KET/2008/0505 was granted for a single storey conservatory extension on the land which appears to have been built out. Inclusion of the</p>

					land within the settlement boundary accords with principles 1 and 2(a).
8	Minor adjustment along Stoke Albany Road.	Principle 1.	Review Aerial Photography.	Boundary Redrawn	Extent of highway at the village entrance from Stoke Albany does not need to be included in the settlement boundary as there is no residential development facing on to it at this point. Exclusion of the highway at this point will provide a more tightly defined settlement in accordance with principle 1.



KEY

-  Existing settlement boundary
-  Proposed settlement boundary
-  Draft housing allocation

Title: Braybrooke - Draft Settlement Boundary

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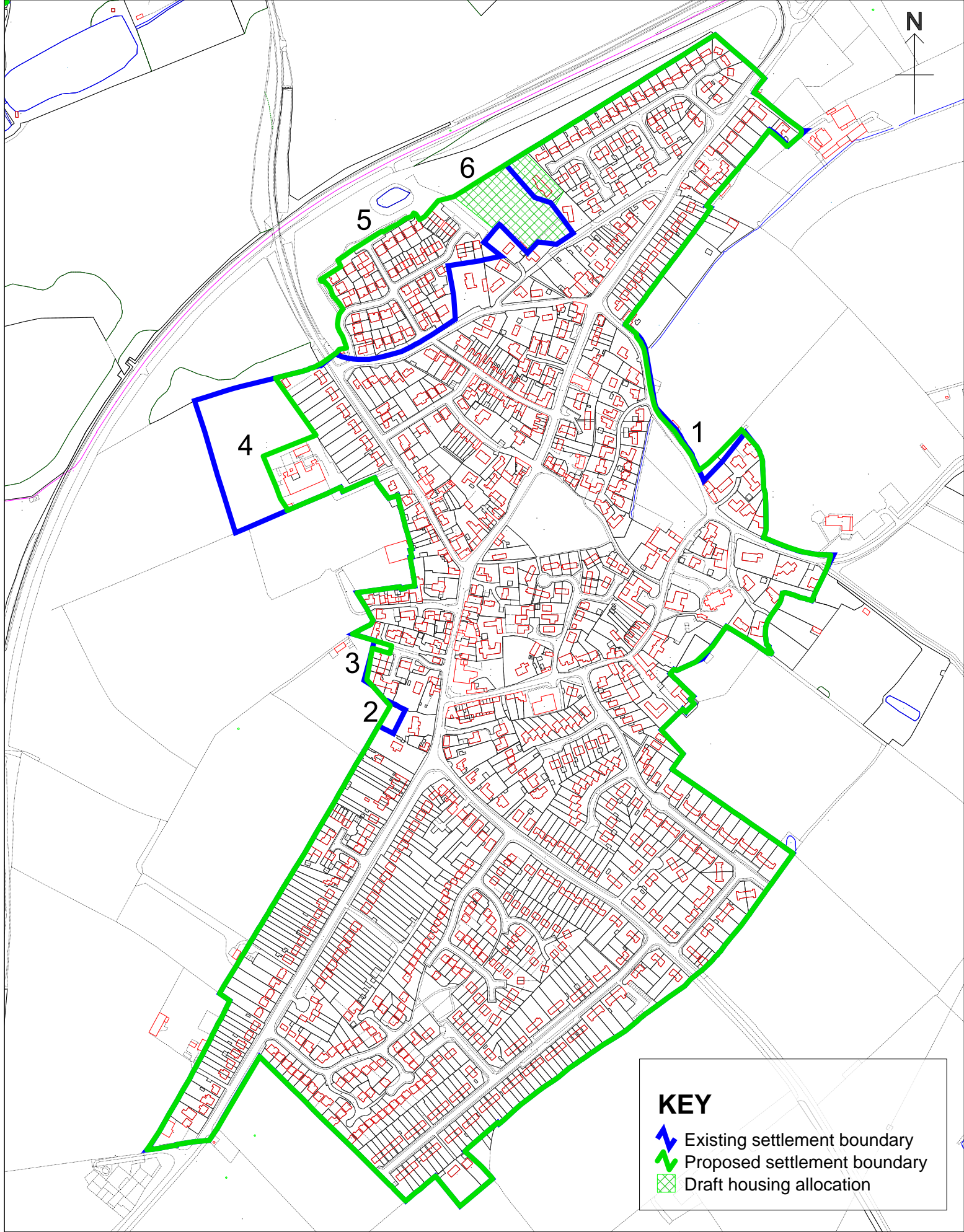
4.10 Braybrooke

Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Highway included within settlement boundary, but no development located northeast.	Principle 1.	Review Aerial Photography.	Boundary Redrawn	Land northeast of properties on Harborough Road is verge, hedgerow and arable fields and has an open, character more closely associated with open countryside. To provide a tighter settlement boundary in accordance with principle 1 this land should be excluded.
2	Highway land, hedge and verge included within settlement boundary.	Principle 1.	Review of aerial photography.	Boundary Redrawn	North of the highway there is a hedge and rural open fields and depressions of Braybrooke Castle which is a Schedule Ancient Monument (SAM). This land has a strong relationship with the open countryside and should be excluded in order to form a tighter boundary, in accordance with principle 1.
3	Site excluded from existing settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review planning	Boundary Redrawn	Aerial photography shows that Millennium house was completed after the 2000 photographic layer




			<p>history.</p> <p>3) Site Visit.</p>		<p>was created, but that 9 The Green was present prior to this date, together with its garden. No relevant planning history which shows the extent of the curtilage. Millennium House was granted planning permission under application under reference KE/98/0336. The site visit confirmed the extent of the garden serving no. 9 Green Lane. Inclusion of the land within the settlement boundary accords with principles 1 and 2(c).</p>
4	Full extent of gardens excluded from the site boundary.	Principles 1 and 3(e).	<p>1) Review Aerial Photography.</p> <p>2) Review planning history.</p>	Boundary Redrawn	<p>63 Griffin Road was the only dwelling present on the site in 2000, with plots 55 and 65 forming the curtilage to 63 Griffin Road. No. 55 and 65 Griffin Road were built between 2005 and 2009. Planning permission KET/2004/0474 was granted for 55 Griffin Road with a smaller curtilage than is present now. Planning permission KET/2008/0562 was granted for an extension to the</p>

					garage serving the existing dwelling. Planning Permission KET/2005/0540 was granted for the erection of 65 Griffin Road. As the principle of residential development on land specified within those applications has been established their inclusion within the settlement boundary following the extent of the planning permissions accords with principle 1. Including the enlarged curtilage within the settlement boundary beyond what was permitted could have a harmful impact on the form and structure of village settlement if developed and is therefore excluded in accordance with principle 3(e).
5	Site RA/128 – identified as a draft housing allocation.	Principle 2(d).	Site endorsed for inclusion within the draft Part 2 Local Plan.	Boundary Redrawn	Inclusion of this site within the settlement boundary accords with principle 2(d).
6	Highway land, hedge and verge included within	Principle 1 and 3(d).	Review Aerial Photography.	Boundary Redrawn	North of the highway there is a hedge and rural open fields. This land has a strong relationship

	settlement boundary.				with the open countryside and is excluded in order to form a tighter boundary, in accordance with principles 1 and 3 (d).
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KEY

-  Existing settlement boundary
-  Proposed settlement boundary
-  Draft housing allocation

Title: Broughton - Draft Settlement Boundary

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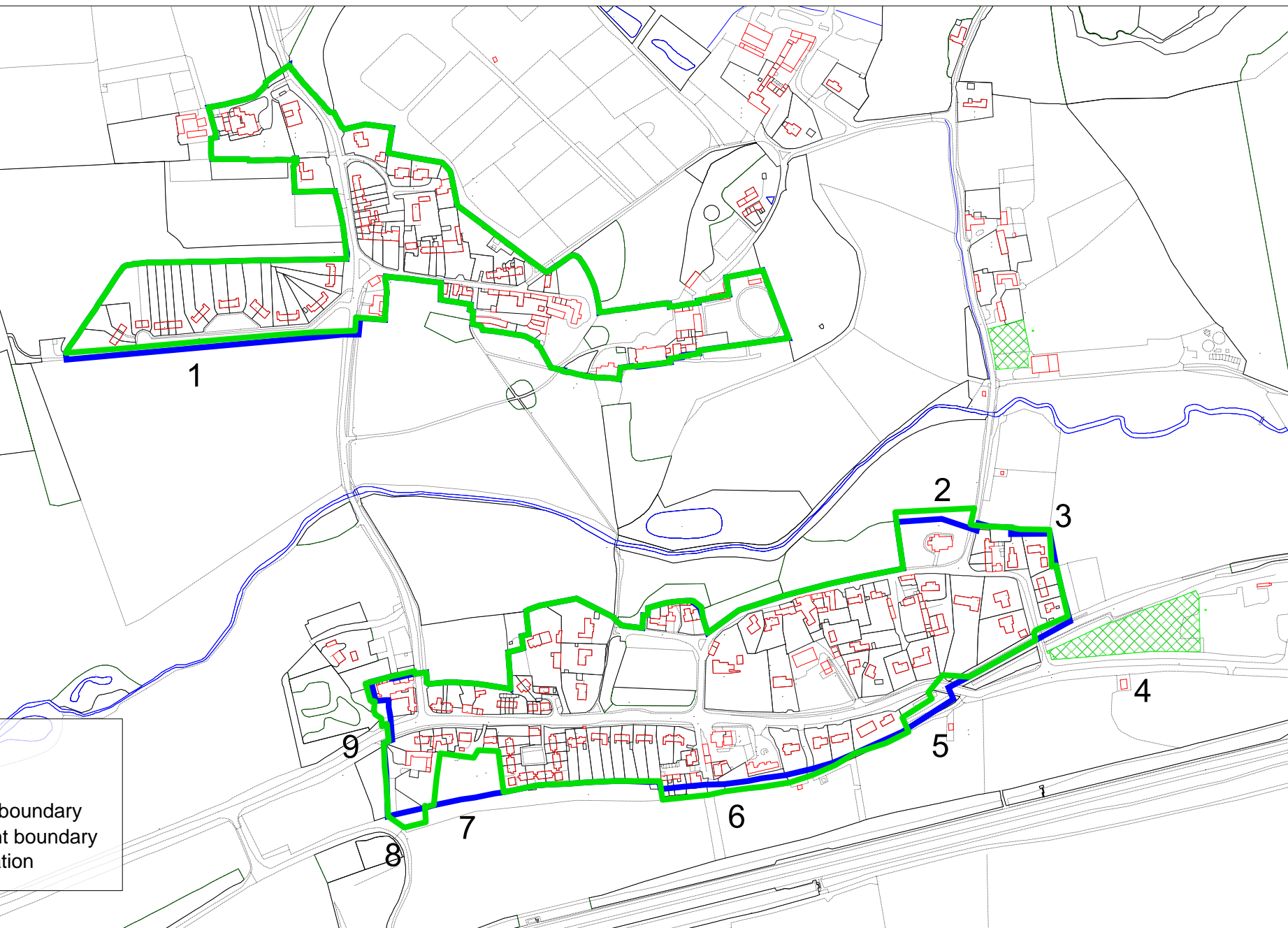
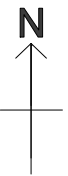
Kettering
Borough Council

4.11 Broughton




Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Parts of the rear gardens serving Manor Farm House and 1 – 3 Manor Farm Close are excluded from the settlement boundary. The gardens are not large.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Boundary Redrawn	Gardens present in 2005 (more than 10 years). Planning Permission KET/2002/0647 was granted for change of use of land to garden for all properties. The gardens are visual separated from the adjacent open countryside and clearly linked to the dwellings they serve. Inclusion of the land within the settlement boundary accords with principles 1 and 2(c).
2	Land forms part of garden serving 10 High Street, and is excluded from the settlement boundary.	Principles 1 and 2(c).	Review Aerial Photography.	Boundary Redrawn	Site has formed part of the garden to 10 High Street, since before 2000. The site is contained and visually associated with 10 High Street. Inclusion of the site within the settlement boundary accords with principles 1

					and 2(c).
3	Field Drive located off Bentham Close is currently included within the settlement boundary.	Principles 1 and 3(d).	Review Aerial Photography.	Boundary Redrawn	Land is an access point to an adjoining field parcel, and has an open character. The boundary of adjacent residential properties is clearly defined. Exclusion of the land from the settlement boundary accords with principles 1 and 3(d).
4	School Playing Field is edge of settlement playing field/open space currently located within the settlement boundary.	Principle 3(a).	Review Aerial Photography.	Boundary Redrawn	As a playing field/open space on the edge of the settlement, exclusion of the land from the settlement boundary accords with principle 3(a).
5	New Red Row Residential Development not included within the settlement boundary.	Principles 1, 2(a) and 3(a).	1) Review Planning History. 2) Site Visit	Boundary Redrawn	Planning Permission KET/2013/0773 was granted for 60 dwellings and has been implemented. Inclusion of the site within the settlement boundary (excluding land set aside as open space) provides a

					tight boundary and accords with principles 1, 2(a) and 3(a).
6	Site RA/127 identified as a draft housing allocation.	Principle 2(d).	Site endorsed for inclusion within the draft Part 2 Local Plan.	Boundary Redrawn	Site endorsed by Members as a draft housing allocation on 4 th October 2017. Inclusion of site within the settlement accords with principle 2(d).



KEY

-  Existing settlement boundary
-  Proposed settlement boundary
-  Draft housing allocation

Title: Cranford - Draft Settlement Boundary

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4.12 Cranford St. Andrew & Cranford St. John

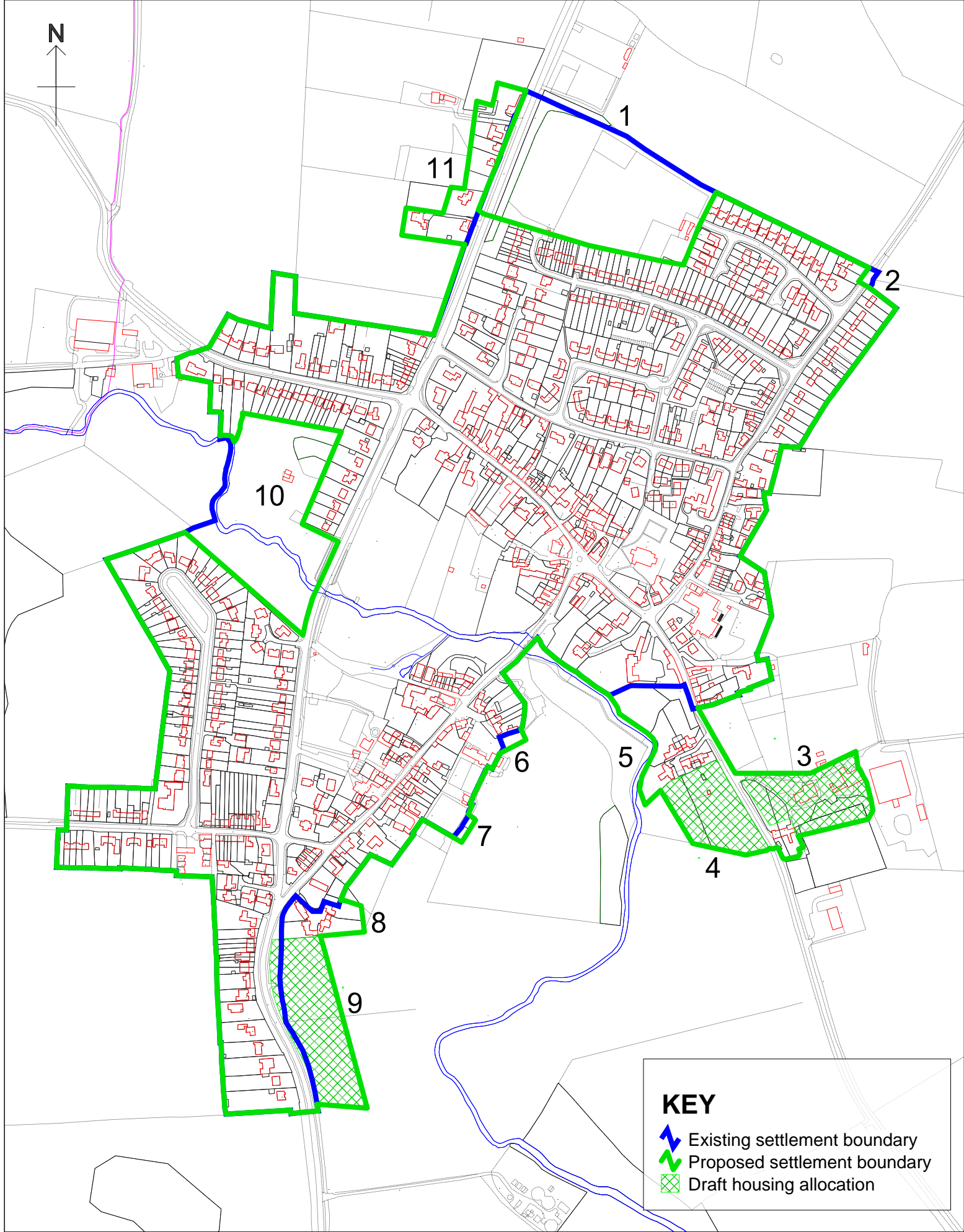
Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Verge and highway included within settlement boundary.	Principle 1.	1) Review Aerial Photography.	Amend Boundary	Land south of verge and highway is rural in character and undeveloped; as a result, the boundary can be drawn to the north of the highway to maintain a tighter settlement boundary in accordance with principle 1.
2	Cemetery is a public open space on the edge of the settlement and is currently included within the settlement boundary.	Principles 1 and 3(a).	1) Review Aerial Photography.	Amend Boundary	Exclusion of the cemetery from the settlement boundary will create a tighter boundary in accordance with principles 1 and 3(a).
3	Part of field within settlement boundary, and part of rear gardens serving Teal House and Long Meadow, Duck End excluded from the settlement boundary.	Principles 1, 2(c) and 3(d).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Planning permission KET/2014/0249 was granted for Long Meadow. Development has been implemented. The extent of the permitted garden runs in line the garden serving with Teal House which has been present since at least 2000. Enlargement of the settlement boundary to

					include these gardens accords with principles 1 and 2(c). Exclusion of agricultural land to the east of Teal House accords with principle 3(d).
4	Site RA/173 identified as a draft housing allocation (100% affordable rural exception site)	Principles 1 and 3(b)	Site endorsed for inclusion within the draft Part 2 Local Plan.	Amend Boundary	Site endorsed by Members as a draft housing allocation on 4 th October 2017. Exclusion of site from the settlement boundary provides a tighter boundary and accords with principles 1 and 3(b).
5	Land is woodland and falls outside of permitted curtilage and relates to open countryside to the south.	Principles 1 and 3(d).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Site continuously been used for woodland. No permission granted for residential use. Exclusion of the land from settlement boundary as it relates to open countryside accords with principles 1 and 3(d).
6	Part of garden land not located within the existing settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	The gardens are not excessive in size (particularly 38 – 34A High Street) and the existing boundary only excludes a small area of garden to each property on




					<p>High Street. Their inclusion within the settlement boundary follows existing boundary features which clearly delineate from the surrounding open countryside. Gardens serving dwellings along High Street (e.g. KET/2001/0196) extend to the proposed settlement boundary. Enlargement of the settlement boundary slightly to incorporate established garden areas serving existing properties accords with principles 1 and 2(c).</p>
7	Land included within the settlement boundary currently forms part of a paddock/meadow.	Principles 1 and 3(d).	<p>1) Review Aerial Photography.</p> <p>2) Review Planning History.</p>	Amend Boundary	<p>Aerial photography shows land as a separate field parcel which has an open appearance and relates more closely to open countryside to the south. Exclusion of the land from the settlement boundary accords with principles 1 and 3(d).</p>

8	Settlement boundary excludes land benefiting from extant planning permission.	Principle 2(a).	1) Review Planning History.	Amend Boundary	Planning permission KET/2016/0372 was granted for 2 dwellings. As an existing commitment, inclusion of the land within the settlement boundary accords with principle 2(a).
9	Large garden area outside of settlement boundary. This land is also curtilage listed.	Principles 1 and 3(e).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Garden serving the property is significant, and includes a swimming pool which has been present or more than 10 years. Part of the garden area closely associated with the dwellings (The Old Granary, The Top House) and the swimming pool can be included within the settlement boundary (slightly enlarging the existing settlement boundary) as this will provide a tight boundary. The majority of the wider garden area should remain outside of the settlement boundary as development of the land could harm

					the character and structure of the settlement if included within the boundary. This would accord with principles 1, and 3(e).
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KEY

-  Existing settlement boundary
-  Proposed settlement boundary
-  Draft housing allocation

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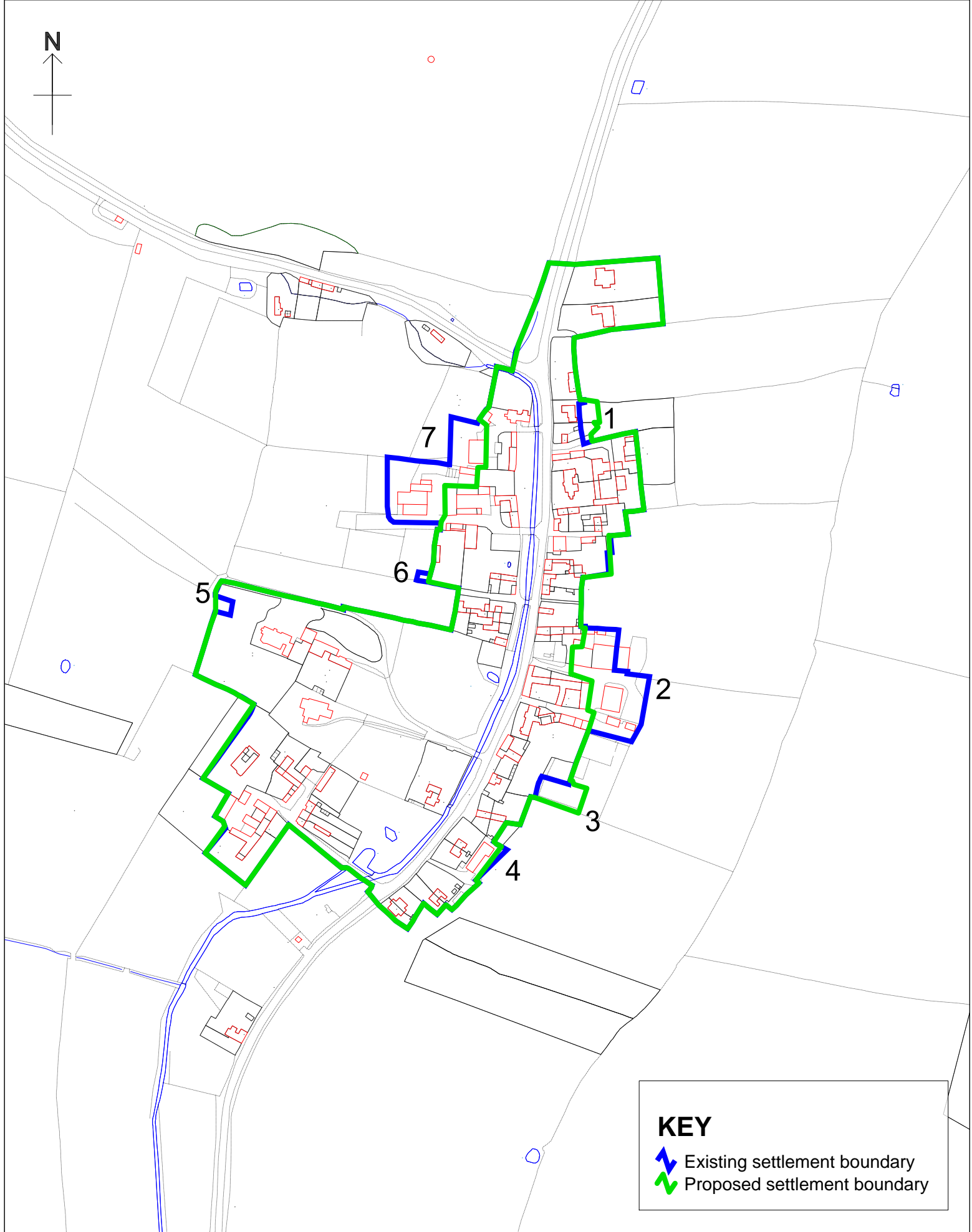
4.13 Geddington

Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Land discounted as a housing option site but currently included within the existing settlement boundary.	Principles 1 and 3(d).	Review Planning History.	Amend Boundary	Planning application KET/2007/1077 for 46 dwellings and 6 apartments was refused; Planning application KE/02/0814 for 79 dwellings was dismissed at appeal. Site discounted as a housing options site. The site is visually open in appearance (currently used as paddocks). Exclusion of site from settlement boundary would accord with principles 1 and 3(d).
2	Highway currently included within the existing settlement boundary.	Principle 1.	Review Aerial Photography.	Amend Boundary	Land east of highway is undeveloped. Exclusion of the land will achieve a tightly defined boundary in accordance with principle 1.
3	Site RA/107 identified as a draft housing allocation.	Principle 2(d).	Site endorsed for inclusion within the draft Part 2 Local Plan.	Amend Boundary	Site endorsed by Members as a draft housing allocation. Inclusion of site within the settlement accords with principle 2(d).
4	Site RA/110 identified as a draft housing allocation.	Principle 2(d).	Site endorsed for inclusion within the draft Part 2 Local Plan.	Amend Boundary	Site endorsed by Members as a draft housing allocation. Inclusion of site within the settlement accords with principle 2(d).
5	Land excluded from the existing settlement boundary.	Principles 1 and 2(c).	1) Review Planning History. 2) Review	Amend Boundary	Planning permissions KET/2003/1089 and KET/2005/0824 were granted for 5 dwellings on Orchard



			Aerial Photography.		close which have been built out. Part of land south of The Priory is listed building curtilage. Orchard Close as a recent residential development should be included within the settlement boundary. Land south of The Priory abuts Orchard Close. Its inclusion within the settlement boundary would not harm the structure or character of the development given its central village location, the restrictions in place by the listed building curtilage and extent of the Conservation Area, and existing presence of Orchard Close, and would accord with principles 1, and 2(c).
6	Car Park serving Geddington Village Hall and Recreation Ground is excluded from the settlement boundary.	Principle 1.	Review Aerial Photography.	Amend Boundary	Land is laid to tarmac, with part of the car park within the settlement boundary and part outside. For consistency, the entire car park is included within the settlement boundary in accordance with principle 1.
7	Club building located outside of settlement boundary.	Principles 1 and 2(b).	1) Review Planning History. 2) Review Aerial Photography.	Amend Boundary	The club building performs a local social function and is directly related to the use of the bowls lawn which is currently located within the settlement boundary. The building should be included within the

					settlement boundary in accordance with principles 1 and 2(b).
8	Garden land currently excluded from settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Planning permission KET/2006/0575 was granted for 4 no. dwellings which has been built out. A planning application KET/2010/0328 also grants a CLUED for a garden extension. As existing delivered commitments, the inclusion of the site within the settlement boundary accords with principles 1 and 2(c).
9	Site RA/109 identified as a draft housing allocation.	Principle 2(d).	Site endorsed for inclusion within the draft Part 2 Local Plan.	Amend Boundary	Site endorsed by Members as a draft housing allocation on 4 th October 2017. Inclusion of site within the settlement accords with principle 2(d).
10	Open space currently included within the settlement boundary.	Principles 3(a) and 3(d).	Review Aerial Photography.	Amend Boundary	Exclusion of this open space on the edge of the settlement accords with principles 3(a) and 3(d).
11	Dwellings excluded from settlement boundary.	Principles 1, 2(a) and 2(c).	Review Planning History.	Amend Boundary	Planning permission KET/2013/0787 was granted for a dwelling at land north of no 37 Stamford Road. Other dwellings are historically present or recently permitted. These properties are visually detached from the village but are functionally related to the village. Response to the SSPLDD – Options Paper stated that dwellings relate to

				<p>open countryside and should be excluded from the defined settlement boundary.</p> <p>However, considered together with the existing dwellings, the gap site and row of dwellings should be included within the settlement boundary in accordance with defining principles 1, 2(a) and 2(c). The stables, serving Redhouse Farm (41 Stamford Road) (granted by planning permission KET/2008/0823) is included within the settlement boundary as it is co-joined with the permitted garage.</p>
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KEY

-  Existing settlement boundary
-  Proposed settlement boundary

Title: Grafton Underwood - Draft Settlement Boundary

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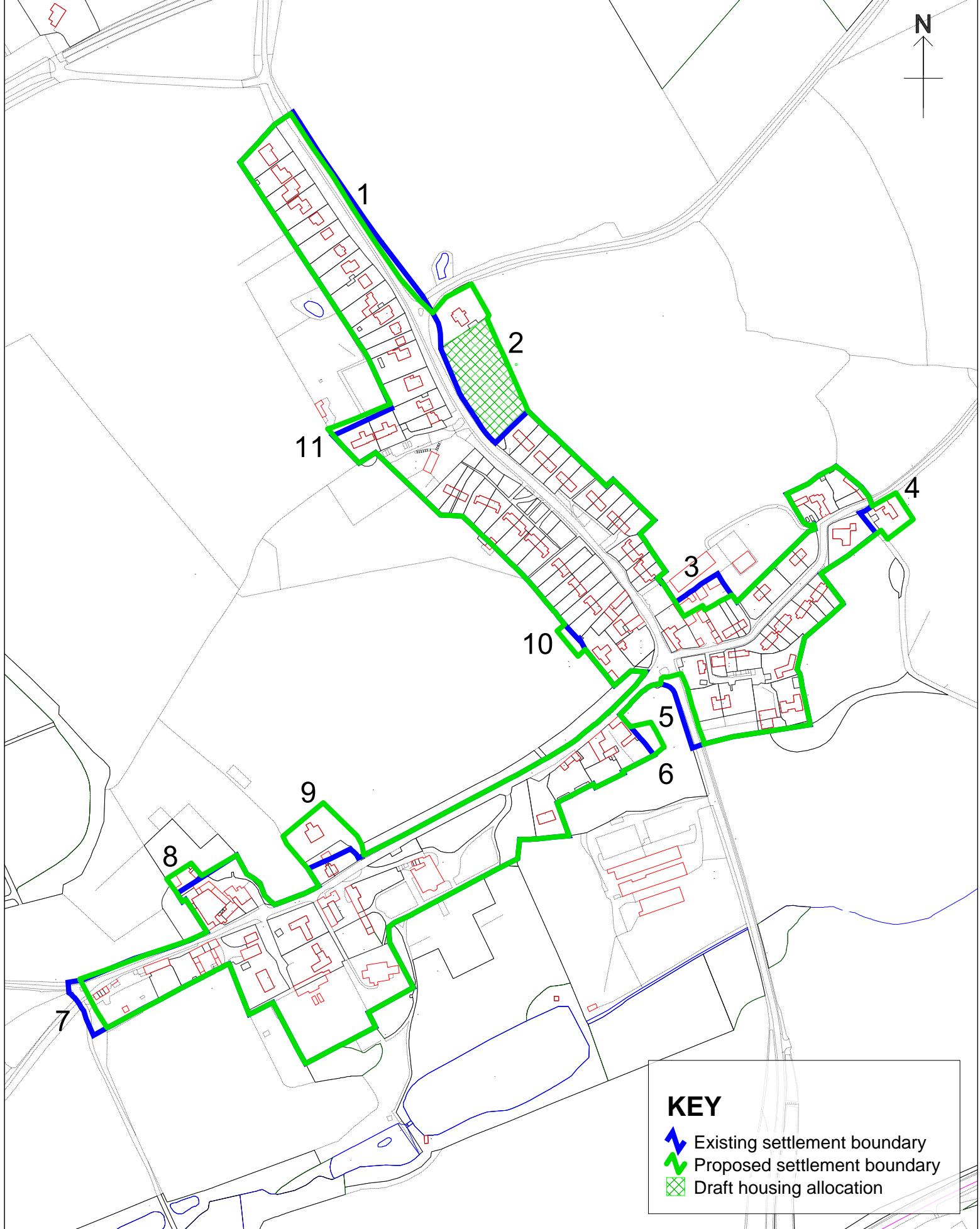
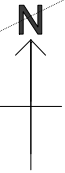
4.14 Grafton Underwood

Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Existing garden excluded from settlement boundary.	Principles 1 and 2(c).	Review Aerial Photography.	Amend Boundary	Site has formed garden to properties since before 2000 and is clearly separate from open countryside to the east, and forms part of a modest garden area. Include site within settlement boundary in accordance with principles 1 and 2(c).
2	Agricultural buildings are located within the existing settlement boundary.	Principles 1 and 3(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Agricultural buildings present before 2000. No relevant planning history. Excluding site from settlement boundary accords with principles 1 and 3 (c)
3	Tennis Court is excluded from the existing settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	The tennis court has been present on site since before 2000. Planning application KET/2014/0472 granted a CLUED for garden land which included the tennis court. The use of this land as a garden is lawful and appears co-joined with the rest




					of the dwelling. Inclusion of this land within the settlement accords with criteria 1, and 2(c). Other parts of the garden covered by the CLUED and separated by post and rail fence and should be excluded from the settlement boundary as development of the site would have a harmful impact on the character and structure of the settlement boundary.
4	Part of agricultural land located within settlement boundary.	Principles 1 and 3(d).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	The site is laid to grass and coalesced with the adjacent field adjoining land within the settlement boundary is used for parking associated with Grafton Underwood Village Hall. No relevant planning history applies. Excluding the land from the settlement boundary accords with principles 1

					and 3(d).
5	Small area of garden excluded from the settlement boundary.	Principles 1 and 2(c).	Review Aerial Photography.	Amend Boundary	Site is included within the listed building curtilage. Aerial photography does not show a previous use of the land. Inclusion of the land within the settlement accords with principles 1 and 2(c).
6	Land has an agricultural use and is included within the settlement boundary.	Principles 1 and 3(d).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Aerial photography shows land is co-joined with the main farmstead and has an agricultural appearance. No relevant planning history. The land which is under agricultural use should be removed from the settlement boundary, leaving a smaller area of curtilage associated with the farm house in accordance with Principle 1 and Principle 3(d).
7	Agricultural buildings located within the settlement boundary.	Principles 1 and 3(c).	1) Review Aerial Photography. 2) Site Visit.	Amend Boundary	Agricultural buildings are considered to be visually detached from the settlement and more strongly

					associated with the operational farmstead and open countryside beyond to the west. Exclusion of the land from the settlement boundary to provide a tighter boundary accords with principles 1 and 3(c).
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KEY

-  Existing settlement boundary
-  Proposed settlement boundary
-  Draft housing allocation

Title: Great Cransley - Draft Settlement Boundary

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Borough Council

4.15 Great Cransley

Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Minor alteration to exclude verge.	Principle 1.	Review Aerial Photography.	Amend Boundary	No development to the east of Loddington Road. Exclusion of verge will produce a tighter settlement boundary and accord with principle 1.
2	Site RA/146 identified as a draft housing allocation.	Principle 2(d).	Site endorsed for inclusion within the draft Part 2 Local Plan.	Amend Boundary	Site endorsed by Members as a draft housing allocation. Inclusion of site within the settlement accords with principle 2(d).
3	Agricultural buildings and land located within the settlement boundary.	Principles 1 and 3(c).	<p>1) Review Aerial Photography.</p> <p>2) Review Planning History.</p> <p>3) Site visit.</p>	Amend Boundary	Modern / utilitarian agricultural buildings set back from the street which have a close relationship with open countryside as a result of their functional relationship and location. The historic agricultural buildings are set closer to Bridle Way and have a stronger relationship with neighbouring residential development within Bridle Way and could be suitable for residential conversion.

					<p>Planning permission KET/2013/0351 was granted for one of the utilitarian dairy buildings to be used as a microbrewery. This is not directly related to the economic or social function of the settlement. Excluding modern / utilitarian agricultural buildings located to the back of the site from the settlement boundary would accord with principles 1 and 3(c).</p>
4	Property excluded from settlement boundary.	Principles 1 and 2(c).	<p>1) Review Aerial Photography.</p> <p>2) Review Planning History.</p>	Amend Boundary	<p>Aerial maps show property has been enlarged between 2000 and 2005 and appears in use as a dwellinghouse with curtilage. Planning permission KET/1992/0004 was granted for the conversion of a barn to dwelling. The dwelling has been present for approximately 10 years or more. Its inclusion within the settlement boundary to follow the defined curtilage accords with principles 1 and 2(c).</p>

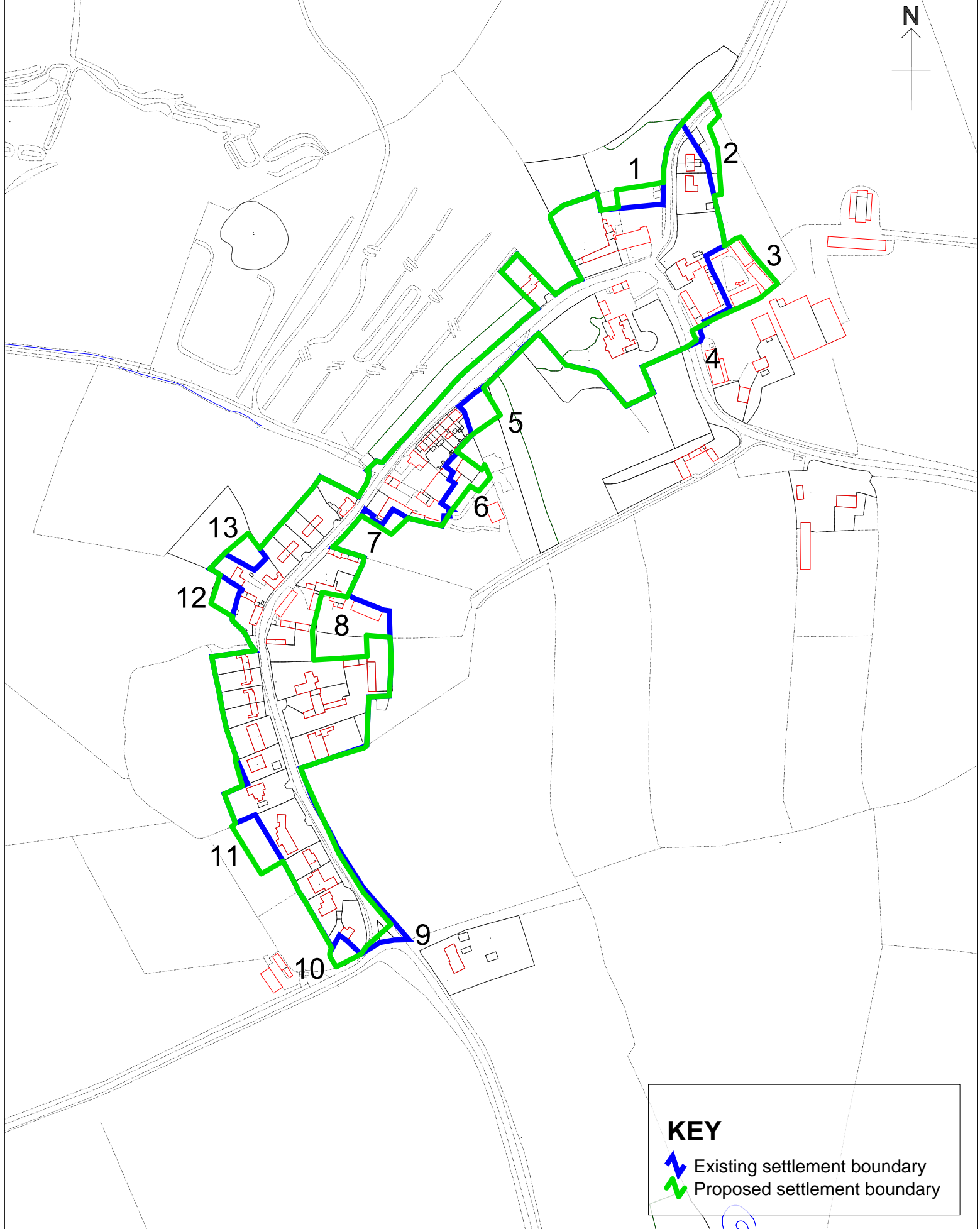
5	Highway included in settlement but sits adjacent land to west located outside of the settlement boundary.	Principle 1.	Review Aerial Photography.	Amend Boundary	Exclusion of the highway from settlement will maintain a tighter settlement boundary in accordance with principle 1.
6	Part of garden not included within settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Aerial photography shows a larger garden area than present on historic plans. The enlargement however is not significant in size. There is no relevant planning history. The enlarged garden remains modest in size and clearly delineated from surrounding open countryside. The garden's inclusion within the settlement boundary would not harm the character and form of the settlement, and would accord with principle 1 and 2(c).
7	Land included within the existing settlement boundary includes highway and open land with no additional development beyond to the north.	Principles 1 and 3(d).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Land appears visually open and associated with the rural agricultural use beyond. No relevant planning history. Exclusion of part of the farm access and highway will provide a tighter

					settlement boundary and exclude areas that are visually open and relate to the countryside in accordance with principle 1 and 3(d).
8	Domestic buildings located outside of settlement boundary.	Principles 1 and 3(e).	Review Aerial Photography.	Amend Boundary	Garage building present between 2005 and 2009. No planning history for garage building, but planning permission KET/2007/1126 was granted for a pool house which does not seem to have been implemented yet. Enlarging the settlement boundary slightly to the north to incorporate additional building accords with principle 1 as the boundary would follow the built-up framework and remain within the curtilage of the dwelling. The wider garden area is excluded however, as it has a more open appearance, and development in this area could harm the structure of the settlement in accordance with principle 3(e).
9	New dwellinghouse	Principles 1 and 2	1) Review Aerial	Amend Boundary	Planning permission



	sits outside of the settlement boundary.	(c).	Photography. 2) Review Planning History.		KET/2013/0306 was granted for the dwellinghouse which has been delivered. This is confirmed through review of aerial photography. Inclusion of the site within the settlement boundary to follow the established curtilage accords with principles 1 and 2(c).
10	Extended garden not included within the settlement boundary.	Principles 1 and 3(e).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	No planning history relevant to the land, although previous applications have included the land within the site plans. Aerial photography indicates that the land has been used as garden since at least 2005. The land is co-joined with the rest of the garden appears contained from the open countryside. Notwithstanding this, inclusion of the land will alter the linear character of the settlement boundary in this part of the village and development of the site could harm the character of the settlement. As a result, exclusion of the site from

					the settlement boundary to maintain a tight boundary accords with principles 1 and 3(e).
11	Part of the authorised curtilage of 35a/b Loddington Road is excluded from the settlement.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Planning permissions KE/04/0640 and KET/2006/0042 grants planning permission for the two houses. The extent of the approved site boundary is slightly smaller than the boundary on the ground. Aerial photography evidence indicates that the enlarged gardens have been present since 2009 which is not sufficient to demonstrate that they are lawful. However, on balance, the enlargement is minor, and inclusion of the land within the settlement boundary would not harm the structure of character of the settlement due to the degree of minor enlargement. On balance, it is considered that inclusion of the land would accord with principles 1 and 2(c) as they

					would follow a boundary fence/wall, which clearly defines their extent.
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KEY

-  Existing settlement boundary
-  Proposed settlement boundary

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4.16 Harrington

Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Car Park serving Tollemache Arms Pub is located outside of the settlement boundary.	Principle 1.	Review Aerial Photography.	Amend Boundary	The car park is ancillary to the pub and laid to tarmac / stone chippings. The character of the land is relatively open but does not visually relate to the open countryside. The carpark is enclosed to the east and west. Inclusion of the land within the settlement boundary accords with principle 1.
2	Driveway and gardens serving properties not included within the existing settlement boundary.	Principles 1 and 2(c).	Review Aerial Photography.	Amend Boundary	Driveway is clearly separated from open fields beyond to the east by the driveway itself and established hedgerow. The access is an integral part of the dwellings, and its inclusion within the settlement boundary following the defined curtilage to produce a tight boundary accords with principles 1 and 2(c).
3	Buildings excluded from settlement boundary	Principles 1, 2(b), and 3(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Aerial photographs show that an agricultural building has been demolished and new buildings erected in accordance with planning

					<p>permission KET/2008/0093. Some historic farm buildings and new buildings have been permitted as part of the bed and breakfast business which provides an economic function of the settlement. Extending the settlement boundary to incorporate these buildings would accord with principles 1 and 2(b). Those buildings, which remain in agricultural use, should be excluded in accordance with principle 3(c) as their economic function relates to open countryside.</p>
4	Entrance to Church Farm included within the settlement boundary.	Principle 1.	Review Aerial Photography.	Amend Boundary	Exclusion of the land from the settlement boundary will produce a tighter boundary in accordance with principle 1.
5	Garden east of the property excluded from the settlement boundary.	Principles 1 and 2(c).	<p>1) Review Aerial Photography.</p> <p>2) Review Planning History.</p>	Amend Boundary	Land in use as garden since at least 2005. Planning permission KET/2001/0575 was granted for an extension which falls within the site. Inclusion of the site within the settlement boundary in this central village

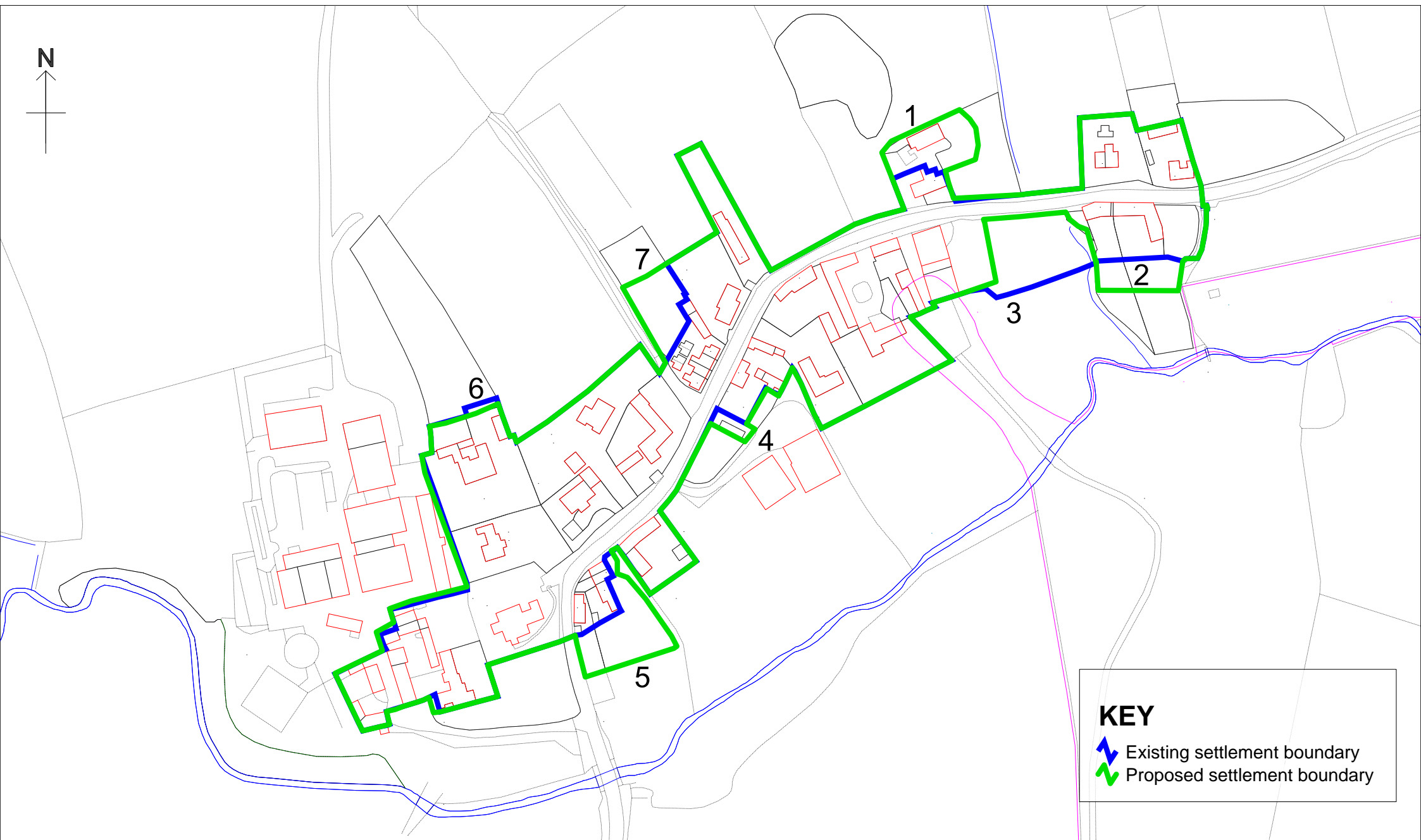
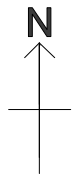
					location accords with principles 1 and 2(c) and will not harm the linear structure of the village.
6	Some existing agricultural buildings located outside of the settlement boundary and some located within.	Principle 1.	1) Review Aerial Photography. 2) Site visit.	Amend boundary	Buildings either have an agricultural or commercial use (brewery) and are all co-joined and situated tightly to the main farmhouse within the farmstead. The brewery use also has an economic function within the village. Despite having a function associated with open countryside, the other co-joined farm buildings are located within a central position within the village and tightly grouped. The buildings should be included within the settlement boundary in this instance, as they are not scattered and would maintain a tight settlement boundary accordance with principle 1.
7	Part of garden serving falls farm excluded from the site boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Site visit.	Amend Boundary	Land appears to have been incorporated into garden since approximately 2005. No relevant planning history applies. The site is clearly defined and

					<p>separated from the adjacent open countryside. Although there is no planning permission for change of use, the use has been established for approximately 10 years or more. Inclusion of the site within the settlement boundary not harm the settlement boundary and by following the establish curtilage would accord with principles 1 and 2(c).</p>
8	<p>Agricultural land and building included within settlement boundary.</p>	<p>Principles 1 and 3(c).</p>	<p>1) Review Aerial Photography. 2) Review Planning History.</p>	<p>Amend Boundary</p>	<p>The land appears to be in use as agricultural land since before 2000 and is currently in use as a meadow. A building is located on the land and appears to be associated with the land. The building stands visually separate from other development in the village and directly relates to the use of the land. There is no relevant planning permission to indicate that its use should be included within the settlement boundary. Exclusion of the land and buildings from the settlement</p>



					boundary would accord with principles 1 and 3(c).
9	Highway, verge and hedgerow included within settlement boundary.	Principle 1.	Review Aerial Photography.	Amend Boundary	Open fields lay beyond the highway, verge and hedgerow to the east, and have an open appearance visually linked to open countryside. Although a minor amendment, exclusion of this part of the highway from the settlement boundary will tighten the boundary and accord with principle 1.
10	Part of the front/side garden is located outside of the settlement.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review planning history. 3) Site visit.	Amend Boundary	Photographic aerial maps show that the curtilage has been extended since before 2000. Historic maps show the extent of the enlargement, which follows the original settlement boundary. No relevant planning permission. Enlargement of the settlement boundary to include the additional curtilage will not harm the character or structure of the settlement and accords with principles 1 and 2(c) as the settlement boundary will

					follow the defined curtilage which separates it from open countryside.
11	Part of rear garden excluded from settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	1) Garden appears to have been enlarged pre-2000. Planning permission KE/1994/0194 was granted for a material change of use of the land from farmland to garden land, which has been implemented. The land is clearly defined and visually separate from the surrounding open countryside. Inclusion of the land within the settlement boundary accords with principles 1, and 2(c).
12	Part of garden excluded from settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Enlarged garden present in 2005, so has been present for a significant period of time. No relevant planning permission identified for the site. The garden area is proportionate with other properties on High Street. Inclusion of the land within the settlement boundary would not adversely affect the structure of the village and would accord with

					principles 1 and 2(c).
13	Garden land not included within the settlement boundary.	Principles 1, 2(c).	1) Review Aerial Photography.	Amend Boundary	Land has formed part of the garden since at least 2000, when the eastern boundary to the land appeared more established and defined. The garden area is proportionate with other properties on High Street. Inclusion of the land within the settlement boundary would not adversely affect the structure of the village and would accord with principles 1 and 2(c).



KEY

-  Existing settlement boundary
-  Proposed settlement boundary

Title: Little Oakley - Draft Settlement Boundary

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4.17 Little Oakley

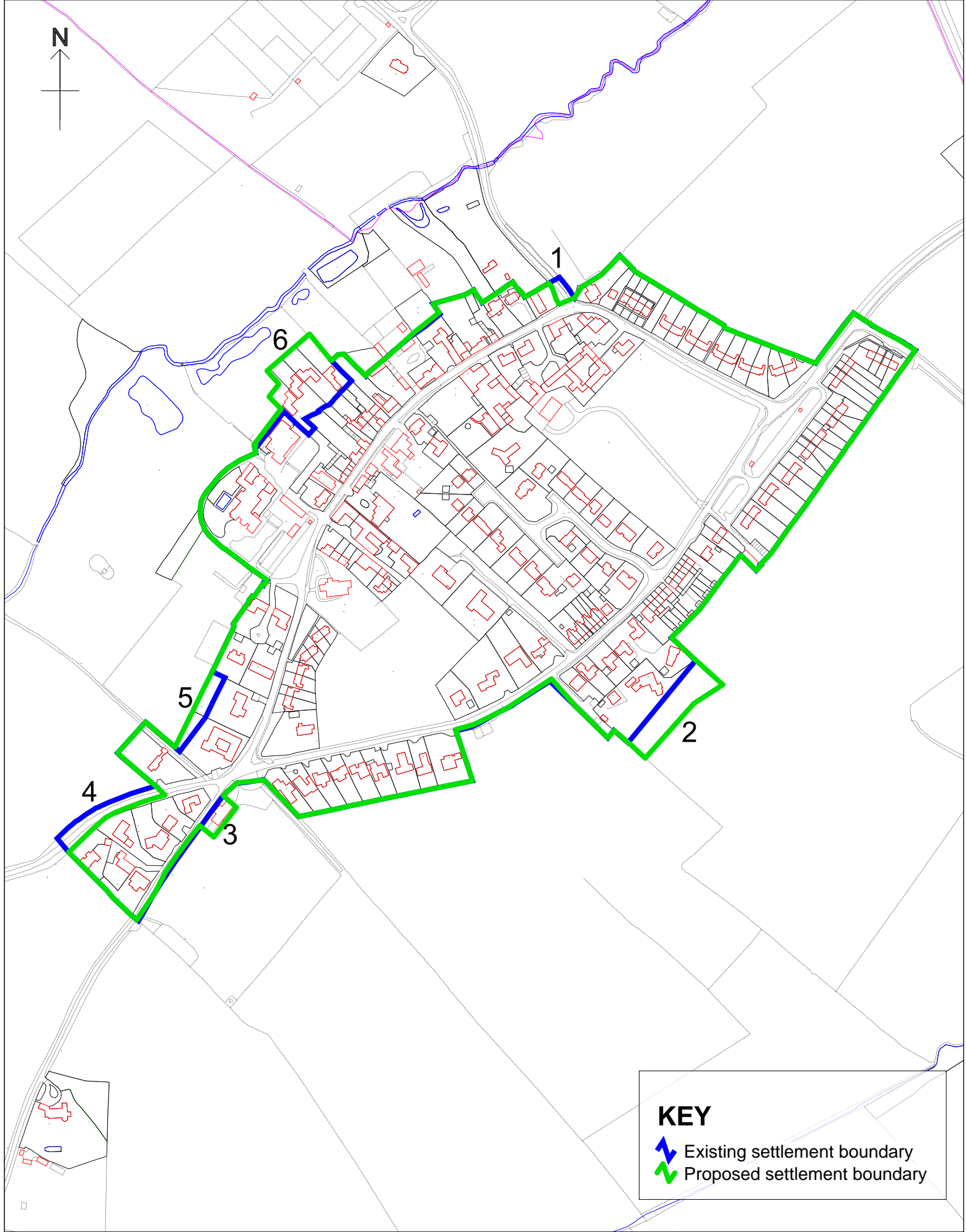
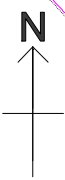
Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Dwelling located outside of settlement boundary .	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Buildings present since at least 2000, with the immediate garden clearly defined. No relevant planning history identified. It is considered that including a larger area of land could result in development which could harm the character of the area. However, a small enlargement to include two buildings to the rear of 'Mayfield' and a small area of garden within the settlement boundary accords with principles 1 and 2(c).
2	Garage/carport, driveway and garden excluded from settlement boundary .	Principles 1 and 3(e).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Planning permission KET/2010/0110 was granted for a detached garage/store and extension to Barn Owl Cottage. The building has been present since at least 2014 and the driveway some time beforehand. Planning permission KE/94/785 granted permission to use the barn as a house, which

					covers a wider area of land. However, inclusion of all of the land (and garden serving the adjoining property) within the settlement boundary could have a harmful impact on the character of the settlement which has a strong linear character and should be excluded in accordance with principle 3(e). A small enlargement to include the garage and driveway and similar area of garden on the adjoining property accords with the relevant parts of principle 1 by responding to the built framework and maintaining a tight boundary.
3	Farm buildings and field included within the existing settlement boundary.	Principles 1, 2(b) and 3(d).	1) Review Aerial Photography. 2) Review Planning History.	Partially amend boundary	No relevant planning history. The farm buildings stand detached from surrounding development and directly relate to the open countryside and land to the south in terms of its function. The farmyard itself has an open appearance, but the farm buildings



					do not, and are closely integrated within the streetscene. Exclusion of the field from the settlement boundary would accord with principles 1 and 3(d), but inclusion of the farm buildings and farm yard area (which is relatively small) would accord with principles 1 and 2(b) owing to its relatively central position within the settlement.
4	Village hall/social club and adjacent land is excluded from the settlement boundary.	Principles 1, 2(b) and 3(d).	<ol style="list-style-type: none"> 1) Review Planning History. 2) Review Aerial Photography. 	Amend boundary	<p>Planning permission KET/2005/0187 was granted for a temporary wooden building until 30th April 2008 which is used as village hall/social club. The land adjacent for use as a children's play area required prior approval. There is no planning history identified in relation to this land. However, the use of the land for a village hall has been deemed acceptable in principle and inclusion of this land within the settlement boundary accords with principles 1 and 2(b) given it is</p>

					on the edge of the settlement. The adjacent land is enclosed, but its lawful use is unconfirmed, and is excluded from the settlement boundary on this basis and because it contributes towards the overall openness of the adjacent land which relates to the wider open countryside in accordance with principle 3(d).
5	Garden land excluded from settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend boundary	Garden associated with 12 – 15 Corby Road is excluded from the settlement boundary and appears to have been since at least 2005. There is no relevant planning history. Inclusion of the land within the settlement boundary accords with principles 1 and 2 (c).
6	Minor amendment.	Principle 1.	Review Aerial Photography.	Amend boundary	Current settlement boundary does not follow the built features on the ground. Tightening the settlement boundary accords with principle 1.
7	Land not included within the settlement boundary.	Principles 1 and 2 (c).	Review Aerial Photography.	Amend boundary	Land appears to be in use as garden associated with 8 – 11 Corby Road. The land appears to terminate in line

					with garden at Yew Tree Farm House next door. Inclusion of the land within the settlement boundary would accord with principles 1 and 2(c).
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KEY

-  Existing settlement boundary
-  Proposed settlement boundary

Title: Loddington - Draft Settlement Boundary

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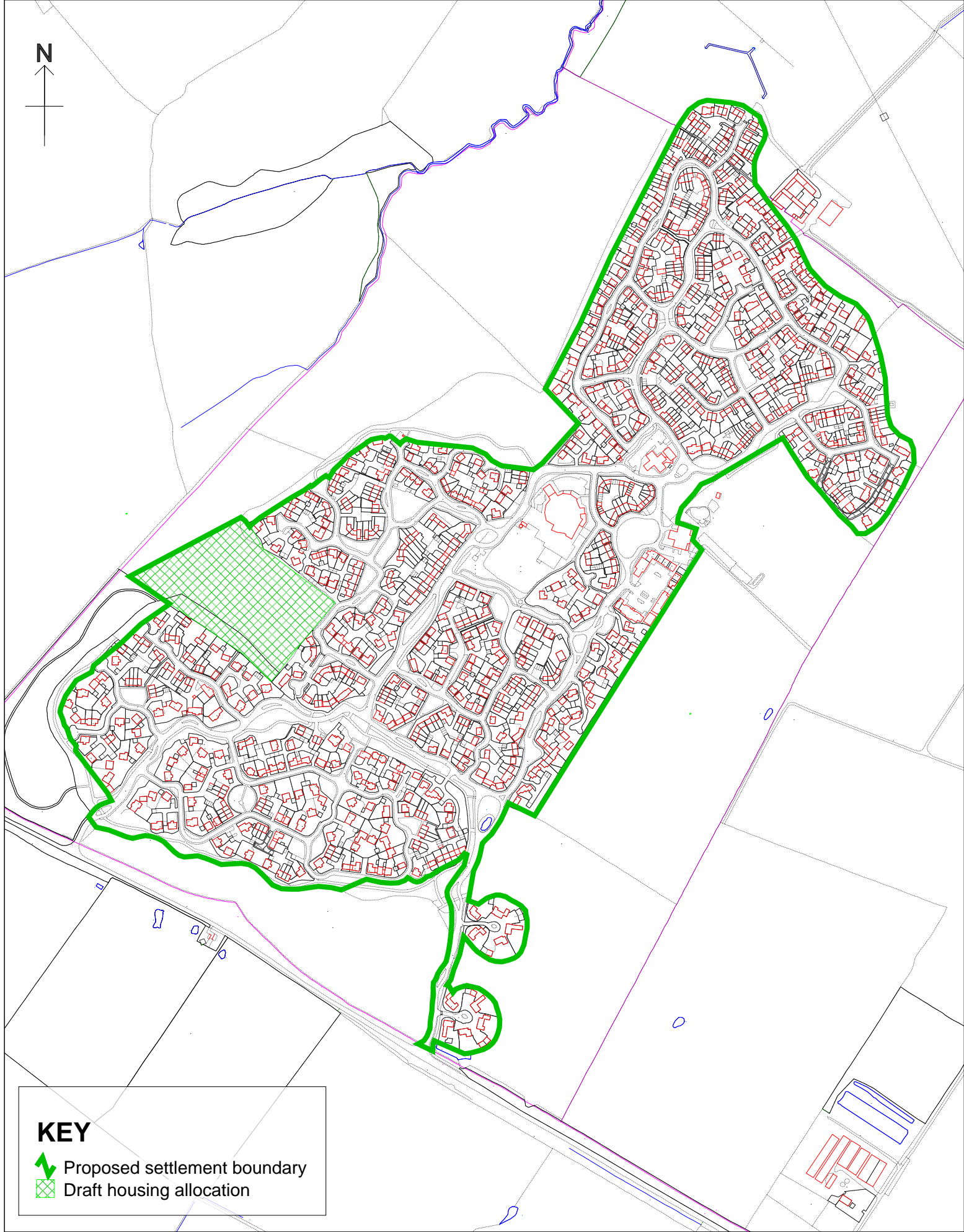
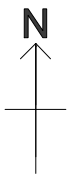
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4.18 Loddington

Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Highway currently included within the settlement boundary.	Principle 1.	Review Aerial Photography.	Amend boundary	There is no development on the eastern side of the highway. Removal of the highway is a minor alteration which achieves a tighter settlement boundary overall, in accordance with principle 1.
2	Garden associated with 77 and 81 Harrington Road located outside of the settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend boundary	Planning permission KET/2015/0477 was granted for a dwelling and has been implemented. The extent of the garden extends to an existing established boundary line previously within the garden of 77 Harrington Road which has been laid out as such since at least 2005. Given the position of the new building within the site, the garden size is modest. Inclusion of the land within the settlement boundary accords with principles 1 and 2(c).
3	Building excluded from the existing settlement boundary.	Principles 1 and 2(b).	Review Aerial Photography.	Amend boundary	The building is used as a cricket pavilion and provides a social

					function to the village. Its inclusion within the settlement boundary accords with principles 1 and 2(b).
4	Highway on the periphery of the village is currently included within the settlement boundary.	Principle 1.	Review Aerial Photography.	Amend boundary	Land north of highway is undeveloped. In order to achieve a tightly defined boundary in accordance with principle 1, the land is excluded from the settlement boundary.
5	Garden serving properties not included within the existing settlement boundary.	Principles 1 and 2(c).	Review Aerial Photography.	Amend boundary	Existing garden curtilages have remained unchanged since before 2000. Inclusion of the land within the settlement boundary accords with principles 1 and 2(c).
6	Gardens and buildings outside of the existing settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend boundary	The existing garden curtilages have remained unchanged since before 2000. Inclusion of the land within the settlement boundary would accord with principles 1 and 2(c).



KEY

-  Proposed settlement boundary
-  Draft housing allocation

Title: Mawsley - Draft Settlement Boundary

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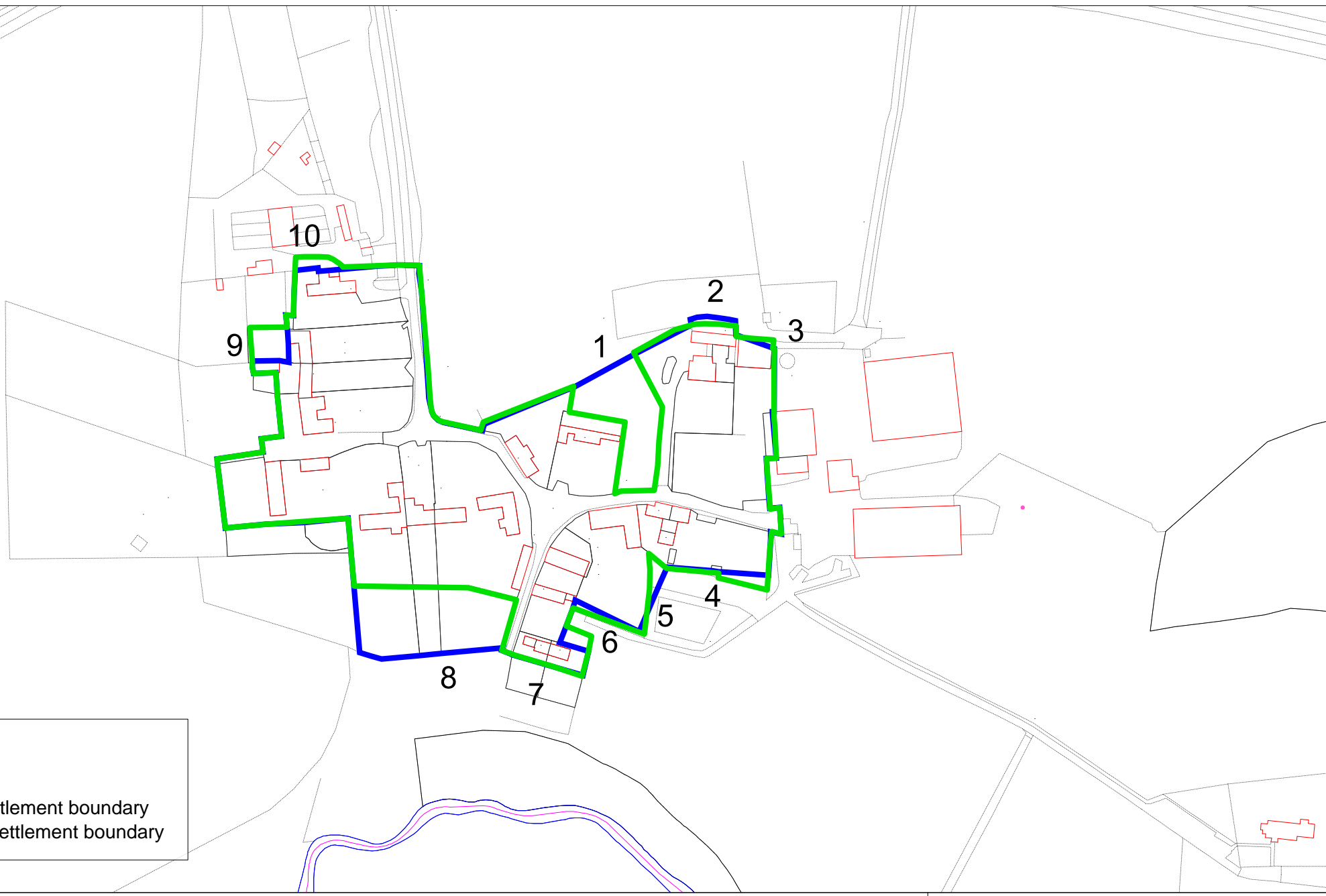
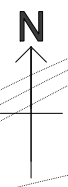
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Drawn by: HGW



Kettering
Borough Council

4.19 Mawsley

As a new village delivered since the adoption of the Local Plan for Kettering Borough 1995, this will be the first settlement boundary for the village defined through the development plan, which has been drawn in accordance with the four principles set out within the established methodology. Site RA/174 has been included as a draft housing allocation site, hatched green on the proposal map for the village.



KEY

-  Existing settlement boundary
-  Proposed settlement boundary

Title: Newton - Draft Settlement Boundary

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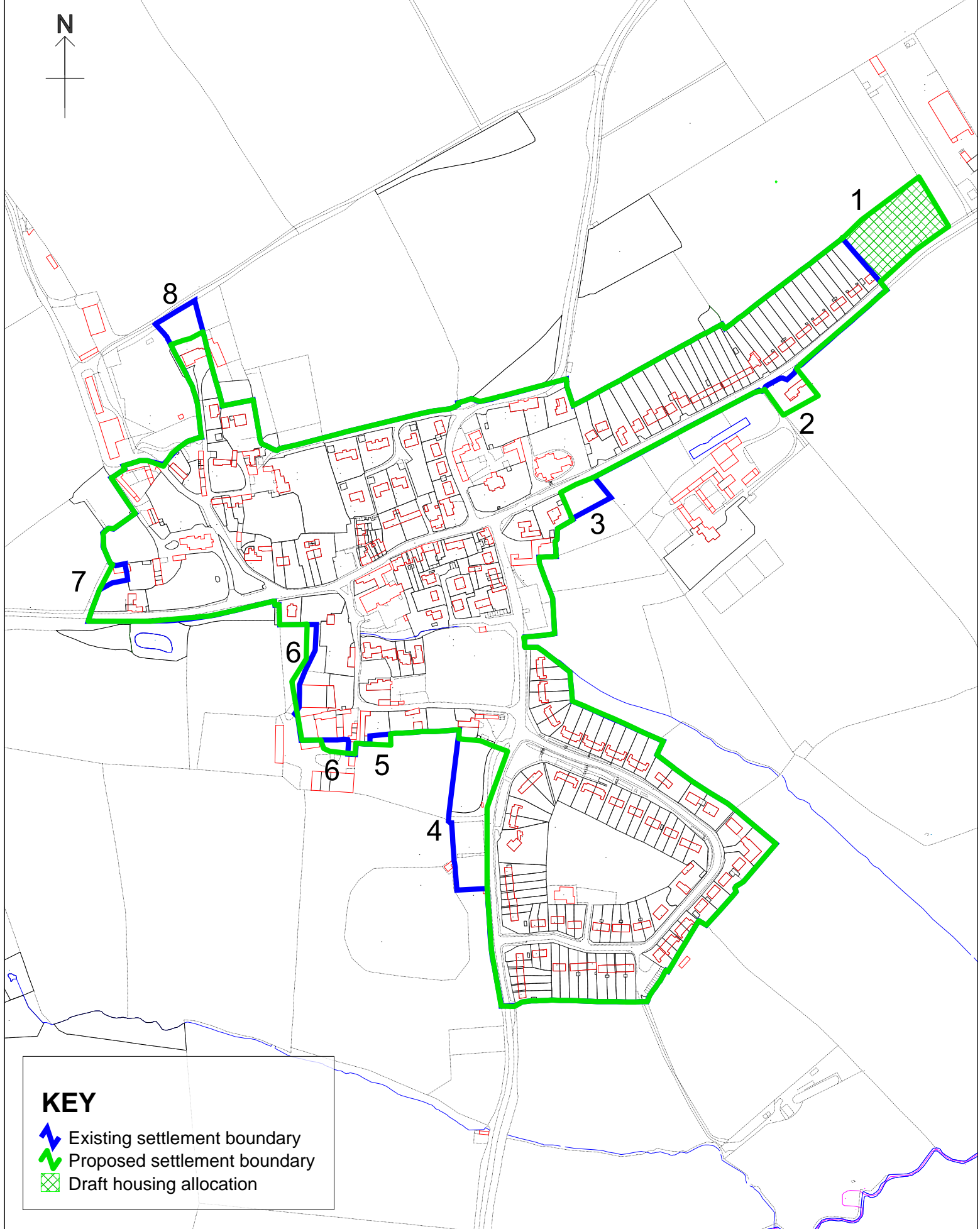
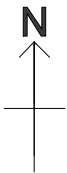
4.20 Newton

Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Grassed area co-joined with adjacent meadow and agricultural land is currently included within the settlement boundary.	Principles 1 and 3(d).	Review Aerial Photography.	Amend boundary	Land is co-joined to adjacent agricultural land and open in appearance. Site should be excluded from the settlement boundary and follow existing nearby garden boundaries in accordance with principles 1 and 3(d).
2	The settlement boundary does not sit tight to the built form.	Principle 1.	Review Aerial Photography.	Amend boundary	Minor alteration to bring the settlement boundary closer to the existing building accords with principle 1.
3	Part of a building is excluded from the existing settlement boundary.	Principle 1.	Review Aerial Photography.	Amend boundary	Minor alteration to draw the settlement boundary around the existing building accords with principle 1.
4	Part of existing garden located outside of settlement boundary.	Principles 1 and 2(c).	Review Aerial Photography.	Amend boundary	Minor alteration to draw the settlement boundary to follow the boundary of the existing garden accords with principles 1 and 2(c).
5	Settlement boundary does not follow existing residential	Principles 1 and 2(c).	Review Aerial Photography.	Amend boundary	Minor alteration to draw the settlement boundary to follow the curtilage of the




	boundary lines.				existing residential dwellings accords with principles 1 and 2 (c).
6	Current settlement boundary does not follow the curtilage boundary to this property.	Principles 1 and 2(c).	Review Aerial Photography.	Amend boundary	Land excluded from the existing settlement boundary has been used as garden since at least 2005. Adjusting the settlement boundary to follow the defined curtilage accords with principles 1 and 2(c)
7	Part of garden excluded from the settlement boundary.	Principles 1, 3(d) and 3(e).	1) Review Aerial Photography. 2) Review Planning History. 3) Site Visit.	No amendment necessary	Land is enclosed by post and rail fence and clearly used as garden. Site has formed part of a modest garden since 2000. There is no relevant planning history. Whilst the land has been used as a garden for a significant period of time and has a clearly defined boundary, it is recommended to exclude the land from the settlement boundary as it has an open appearance which relates strongly to the surrounding open countryside, and in order to protect the settlement structure from

					inappropriate development and secure a tight boundary in accordance with principles 1, 3(d) and 3(e).
8	Properties have large gardens.	Principles 1 and 3 (e).	1) Review Aerial Photography. 2) Review Planning History.	Amend boundary	Garden appears to have been extended since before 1970, based on historic maps. There is no relevant planning history. The existing garden is large but and generally open in appearance. Part of the land falls outside of the Conservation Area and listed building curtilage, and access to the land from the access road to Newton House is possible. As a result, there is a risk that part of the garden could be developed and have a harmful impact on the form or character of the settlement. For this reason, the land is excluded from the settlement boundary to secure a tight boundary in accordance with principles 1 and 3(e).
9	Garden land excluded from settlement	Principles 1 and 2(c).	Review Aerial Photography.	Amend boundary	Site forms part of a modest private

	boundary.				rear garden serving Chestnut Cottage, and is physically separate from the adjacent open countryside. It is recommended that the site be included within the settlement boundary in accordance with principles 1 and 2(c).
10	Garden not included within the settlement boundary.	Principle 1.	Review Aerial Photography.	Amend boundary	Site is laid to lawn and forms part of a front/side garden to 9 Oakley Road. Inclusion of the land within the settlement boundary accords with principle 1.



KEY

-  Existing settlement boundary
-  Proposed settlement boundary
-  Draft housing allocation

Title: Pyt chley - Draft Settlement Boundary

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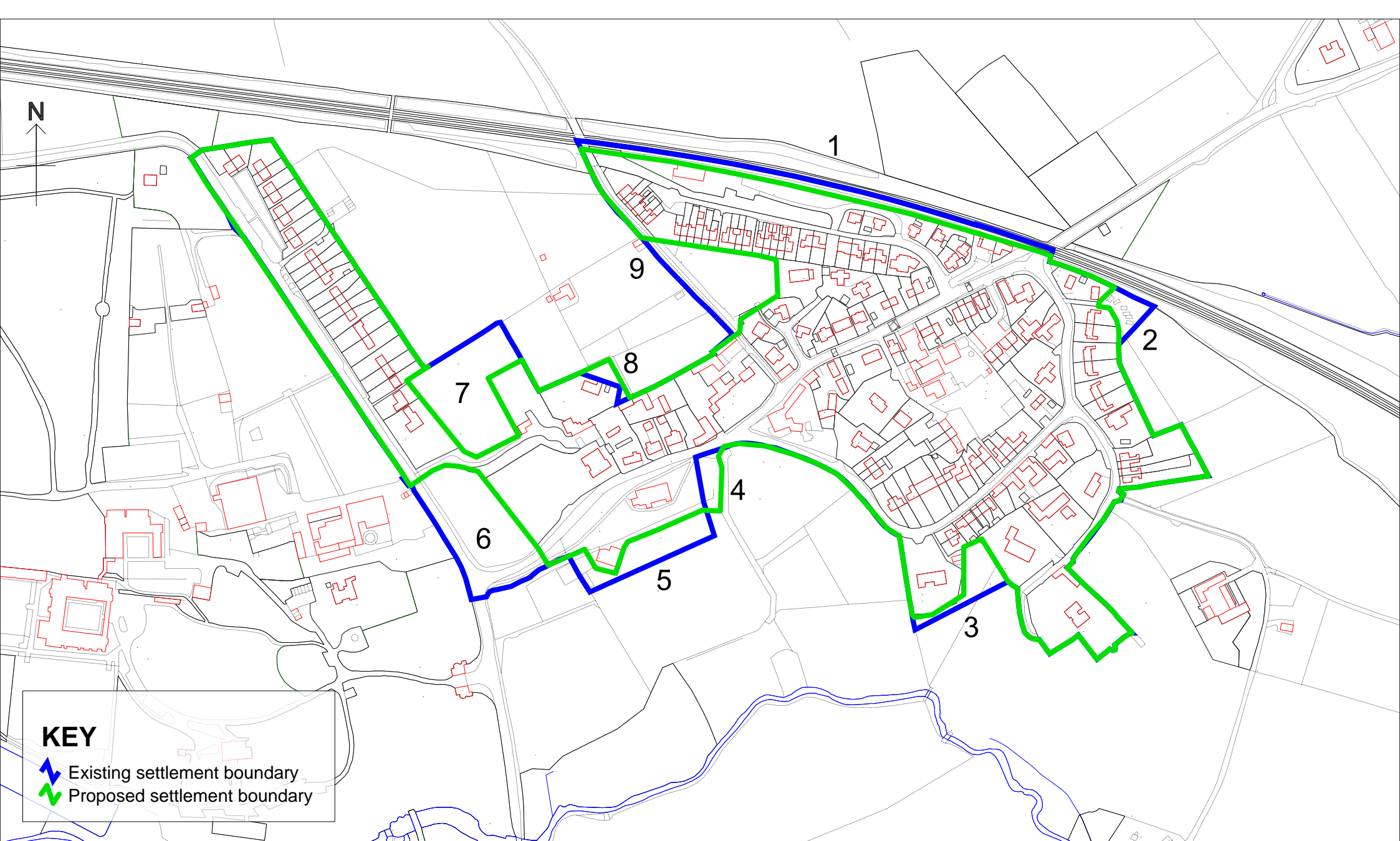
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4.21 Pytchley



Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Site RA/117 identified as a draft housing allocation.	Principle 2(d).	Site endorsed for inclusion within the draft Part 2 Local Plan.	Amend Boundary	Site endorsed by Members as a draft housing allocation. Inclusion of site within the settlement accords with principle 2(d).
2	Dwelling is excluded from the existing settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Dwelling been present since before 1945 according to historic maps. No relevant planning history. Although the dwelling is located on the south side of Isham Road which is largely open fields, it sits closely to the highway and adjacent dwellings on the north side of the road. The dwelling has a clearly defined boundary separating it from the open countryside to the south and relates more to the existing adjacent dwellings. Inclusion of the site within the settlement accords with principles 1 and 2(c).
3	Cemetery is included within the existing settlement boundary.	Principles 1 and 3(a).	Review Aerial Photography.	Amend Boundary	Cemeteries are a type of open space. As this cemetery is located on the edge of the settlement, it

					should be excluded from the settlement boundary to produce a tighter boundary in accordance with principles 1 and 3(a).
4	Cemetery is currently included within the existing settlement boundary.	Principles 1 and 3(a).	Review Aerial Photography.	Amend Boundary	Cemeteries are a type of open space. As this cemetery is located on the edge of the settlement, it should be excluded from the settlement boundary to produce a tighter boundary in accordance with principles 1 and 3(a).
5	Garden excluded from settlement boundary.	Principles 1 and 2(c).	Review Aerial Photography.	Amend Boundary	Site included as garden since before 2000. The site is physically separated from open countryside, and clearly related to the dwelling. Inclusion of the site within the settlement boundary maintains a tight boundary and accords with principles 1 and 2(c).
6	Land excluded from settlement boundary which has recently been granted planning permission.	Principle 2(a).	Review Planning History.	Amend Boundary	Planning permission KET/2013/0006 was granted for 9 dwellings approved on 26.02.13. A CLUED application KET/2015/0877 was approved which confirms that the associated

					access has been implemented. As an existing commitment, inclusion of the site within the settlement boundary accords with Principle 2(a).
7	Building located outside of the settlement boundary.	Principle 1.	Review Aerial Photography.	Amend Boundary	Building (ancillary) present since at least 2005 and believed to be associated with Paddock Cottage, 4 Broughton Road. No relevant planning permission identified, but building would be lawful due to passage of time and its inclusion within the settlement boundary would not be harmful to the structure/character of the settlement. Inclusion of building within the settlement boundary accords with principle 1.
8	Land to north of Northfield House, Top End appears to be used as a paddock/field and is included in the existing settlement boundary.	Principles 1, 2(c) and 3(d)	Review Aerial Photography.	Amend Boundary	Land north of site is agricultural land and not part of the residential curtilage. Exclusion of the land from the settlement boundary, following the existing defined garden boundary line accords with principles 1, 2(c) and 3(d).



KEY

-  Existing settlement boundary
-  Proposed settlement boundary

Title: Rushton - Draft Settlement Boundary

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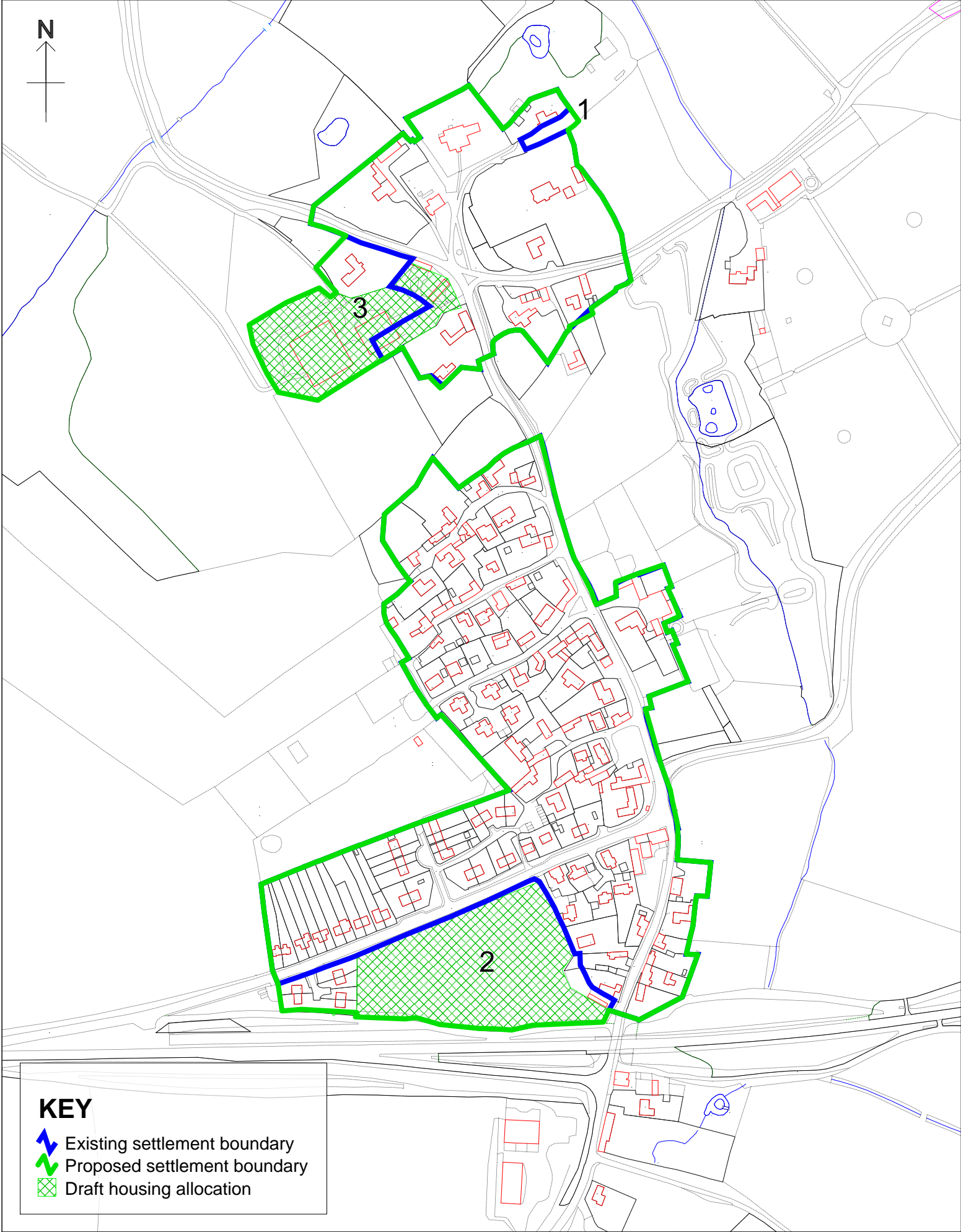
4.22 Rushton

Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Existing settlement boundary includes part of the railway line.	Principle 1.	Review Aerial Photography.	Amend Boundary	The railway line forms a boundary to the village but is not part of the village. Exclusion of the railway line from the settlement boundary accords with principle 1.
2	Land included within the existing settlement boundary.	Principles 1 and 3(e).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Land appears visually separate from residential curtilage. Site was previously identified as RA/190, which is a discounted potential housing site. The site has negative impacts (landscape, facilities, settlement character) and has poor highway access. Exclusion of land from the settlement boundary by following established residential boundaries will protect the character and form of the settlement from back land development, and tighten the settlement boundary in accordance with the principles 1 and 3(e).
3	Existing	Principles	Review	Amend	Adjusting the




	settlement boundary does not follow the property boundary (Brook Paddock) and includes open land.	1 , 2(c) and 3(d).	Aerial Photography.	Boundary	settlement boundary inwards to follow property boundary and exclude the open land, which coalesces with open countryside and has an open appearance will produce a tighter settlement boundary and accord with principles 1, 2(c) and 3(d).
4	Access to cricket pavilion not included in the settlement boundary.	Principle 1.	Review Aerial Photography.	Amend Boundary	The cricket pavilion is a community facility and its access is integral to this use. Inclusion of the access within the settlement boundary accords with principle 1 by following the private road.
5	Part of the cricket ground is included within the settlement boundary.	Principles 1 and 3(a).	Review Aerial Photography.	Amend Boundary	The cricket ground is open space located on the edge of the settlement. Exclusion of the cricket ground will produce a tighter settlement boundary and accord with principles 1 and 3(a).
6	Meadow is visually open and located within the existing settlement boundary.	Principles 1 and 3(d).	1) Review Aerial Photography. 2) Site Visit.	Amend Boundary	The land is separated from the highway by low agricultural fencing and is open in appearance. It is separated from the Old Rectory (west) by a high brick

					<p>wall. The site is located on the edge of the settlement, and is visually open, and has a use relating to open countryside.</p> <p>Exclusion of the land from the settlement boundary accords with principles 1 and 3(d).</p>
7	Open Space located within the existing settlement boundary.	Principles 1 and 3(a).	Review Aerial Photography.	Amend Boundary	<p>The play area is Public Open Space located on the edge of the settlement.</p> <p>Exclusion of the land from the settlement boundary will produce a tighter boundary and accord with principles 1 and 3(a).</p>
8	Garden currently excluded from the settlement boundary.	Principles 1 and 2(c).	Review Aerial Photography.	Amend Boundary	<p>Garden has been enlarged since before 2000, although historic plans shows it was splayed between 1970 and 1996. Inclusion of the land within the settlement boundary will not harm the character or form of the settlement and follow the existing curtilage which is visually contained and separated from the settlement boundary, and would accord with principles 1 and</p>

					2(c).
9	Open space included within the existing settlement boundary.	Principles 1 and 3(a).	Review Aerial Photography.	Amend Boundary	As site is used as open space and located on the edge of the settlement, its exclusion from the settlement boundary accords with principles 1 and 3(a).



KEY

-  Existing settlement boundary
-  Proposed settlement boundary
-  Draft housing allocation

Title: Stoke Albany - Draft Settlement Boundary

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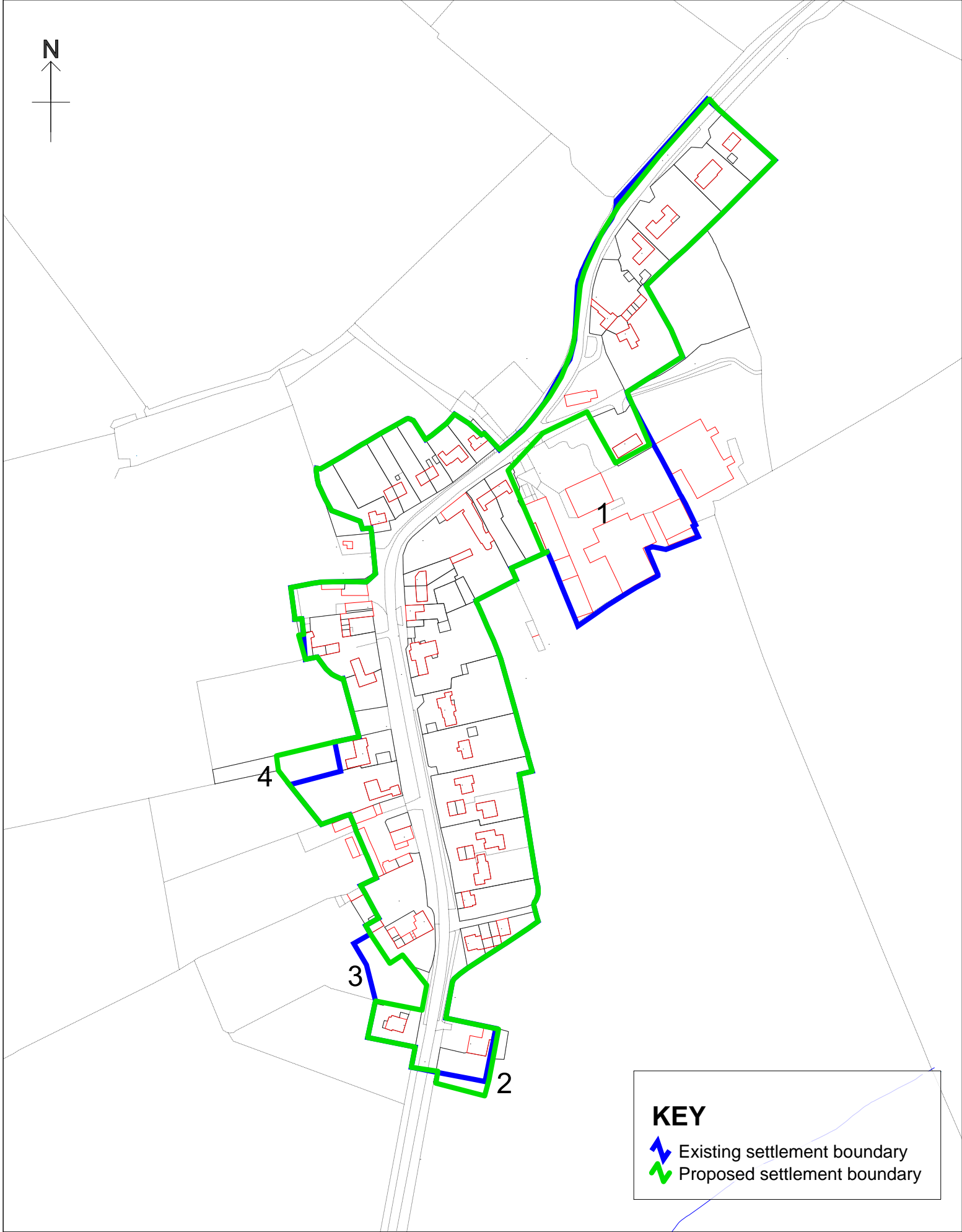
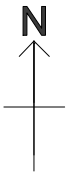
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4.23 Stoke Albany

Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Slither of land excluded from settlement boundary.	Principles 1, 3(d) and 3(e).	1) Review Aerial Photography. 2) Site visit.	Amend Boundary	Land is coalesced with the front/side garden of the property and an adjoining paddock area, which wraps around the property and the defined garden. As a result, the site is not visually separated from open countryside, but is viewed in relation to the dwelling. Inclusion of the land within the settlement boundary would not harm the character or structure of the settlement and would maintain a tight boundary in accordance with principle 1. inclusion of the adjoining paddock land would however be harmful to the structure of the village and is excluded from the settlement boundary in accordance with principles 3(d) and 3(e).
2	Site RA/221 identified as a draft housing allocation.	Principle 2(d).	Site endorsed for inclusion within the draft Part 2	Amend Boundary	Site endorsed by Members as a draft housing allocation on 4 th October 2017.

			Local Plan.		Inclusion of site within the settlement accords with principle 2(d).
3	Site RA/120 identified as a draft housing allocation.	Principle 2(d).	Site endorsed for inclusion within the draft Part 2 Local Plan.	Amend Boundary	Site endorsed by Members as a draft housing allocation on 4 th October 2017. Inclusion of site within the settlement accords with principle 2(d).



KEY

-  Existing settlement boundary
-  Proposed settlement boundary

Title: Sutton Bassett - Draft Settlement Boundary

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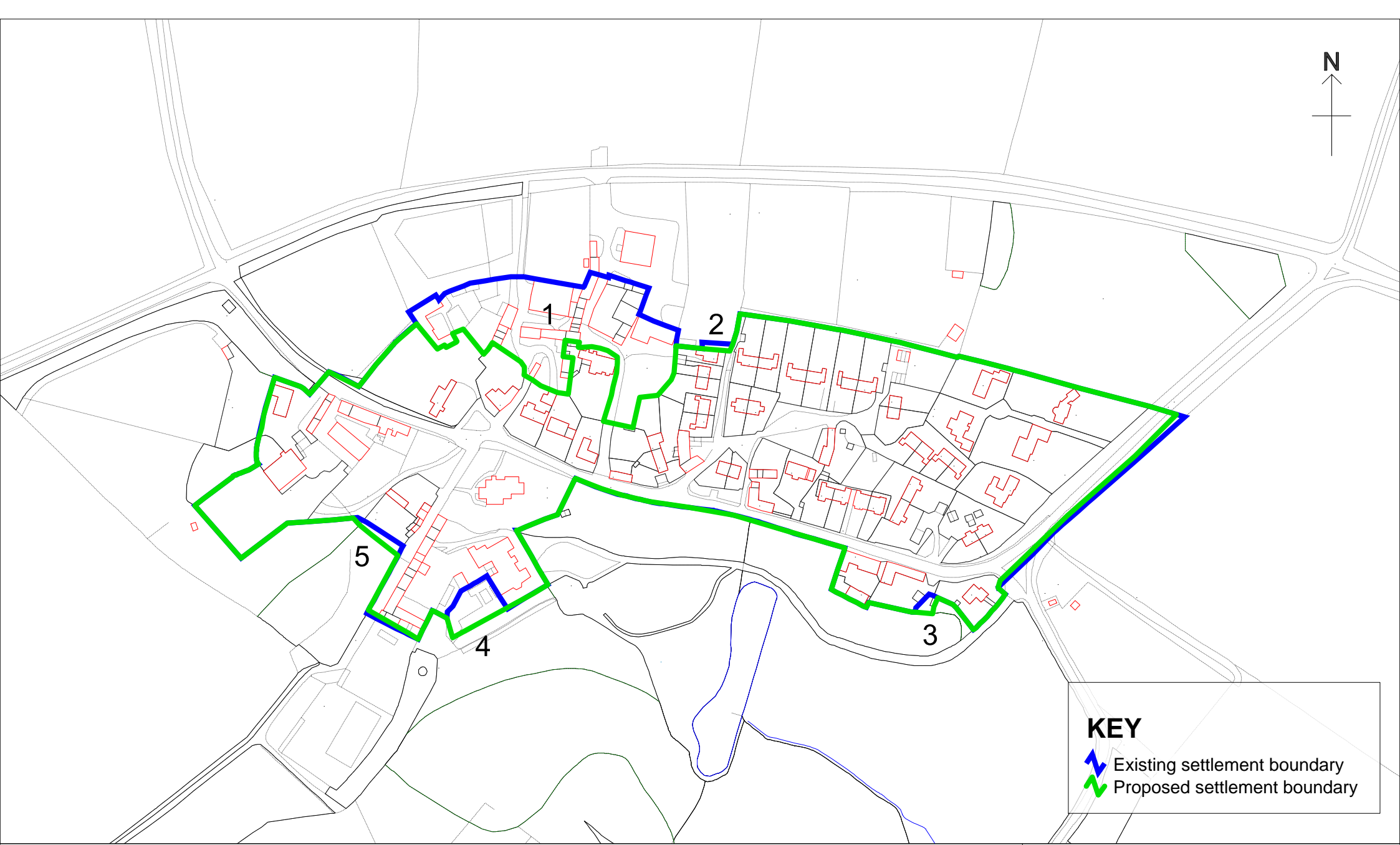
Kettering
Borough Council

4.24 Sutton Bassett



Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Dwelling and associated farm buildings included within the existing settlement boundary.	Principles 1 and 3(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Buildings present since before 2000. Historic maps show that farm buildings were present in 1970. There is no relevant planning history. The scattered farm buildings relate to the agricultural function of the surrounding open countryside, and their exclusion would accord with principle 3(c) and create a tighter settlement boundary in accordance with principle 1. The dwelling is retained within the settlement boundary as its function is residential in nature and relates more strongly to the wider village.
2	Full extent of garden is excluded from the existing settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Garden extended between 2000 and 2005. Planning permission KET/2011/0299 was granted for the removal of the agricultural tie and includes entire site; Planning application KET/2012/0593 granted a CLUED

					<p>confirming part of garden is now in lawful use as a garden and not agricultural land. The garden is not excessive in size and is well defined by a boundary treatment which clearly separates it from open countryside beyond. Inclusion of the site within the settlement boundary accords with principles 1 and 2(c).</p>
3	<p>Part of land to the south of the property is included within the existing settlement boundary, and is a discounted housing option site.</p>	<p>Principles 1 and 3(d).</p>	<p>1) Review Aerial Photography. 2) Review Planning History.</p>	<p>Amend Boundary</p>	<p>Aerial photography shows the land in use as agriculture (small meadow) in 2014. Planning permission KET/2010/0833 was granted for the adjacent property which included MCOU from land to residential from agriculture. The planning permission does not extend to the land in question; a previous housing allocation option for the site has now been discounted and is not being progressed. The site has a rural and open character which visually relates to the surrounding open countryside. As a</p>

					result, its exclusion from the settlement boundary accords with principles 1 and 3(d).
4	Part of garden serving 13 Main Street is not included within the settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Part of the garden has formed the curtilage to the dwelling since before 2000, whilst a small slither of land further west has been added since. Planning permission KE/88/0732 and KE/87/0461 was granted for the erection of one dwelling, the red line of which extended to the site (excluding the additional slither). Inclusion of the additional garden (minus western slither) accords with principles 1 and 2(c) and is appropriate given that the garden has served the property for a significant period of time.



KEY

-  Existing settlement boundary
-  Proposed settlement boundary

Title: Thorpe Malsor - Draft Settlement Boundary

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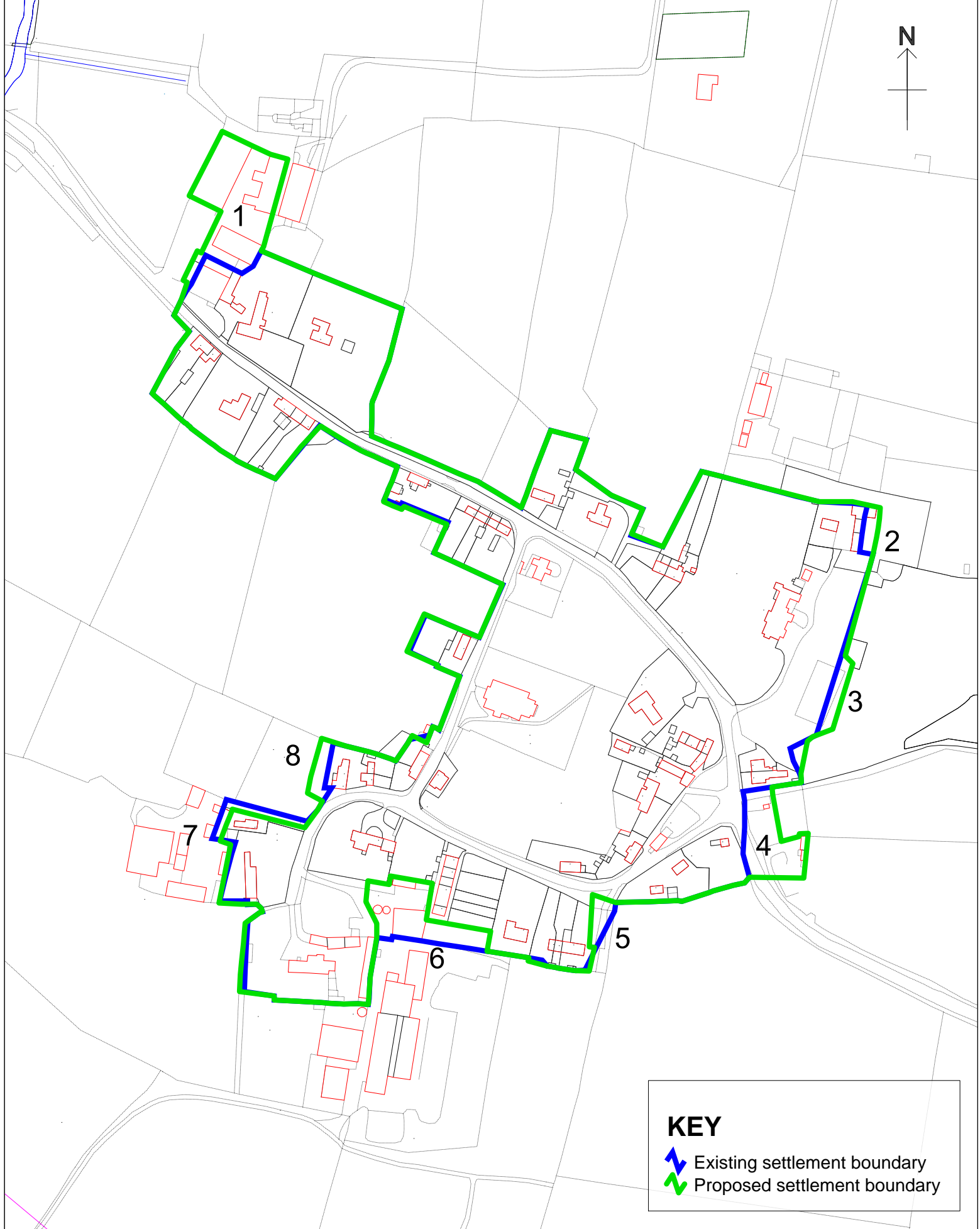
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4.25 Thorpe Malsor



Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Farm buildings and land included within the settlement boundary.	Principles 1, 2(c) and 3(c).	<p>1) Review Aerial Photography.</p> <p>2) Review Planning History.</p> <p>3) Site Visit.</p>	Amend Boundary	A number of the buildings are historic, with more recent development present since before 2000. There is no relevant planning history. Site visits confirm the extent of the residential curtilages, and the working and disused farm areas. As a result, the boundary line has been amended to reflect what is on site, closely following residential curtilage areas, and excluding the wider farm area which more directly relates to use of the open countryside, creating a tight settlement boundary in accordance with principles 1, 2© and 3(c).
2	Boundary to 4A the Square is regular. Current	Principles 1 and 2 (c).	1) Review Aerial Photography.	Amend Boundary	Evidence in aerial photography confirms that No 4a was built between

	boundary is irregular.				2005 and 2009, with a straight and clearly defined boundary. Regularising the boundary to follow the curtilage accords with principle 1 and 2(c).
3	Part of the garden serving Longhouse, 3 Church Way is excluded from the settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Site Visit (2011/12).	Amend Boundary	Land appears to be clearly contained in associated with Longhouse and separated from neighbouring land. A minor enlargement of the settlement boundary to include the land accords with principles 1 and 2 (c).
4	Part of the garden serving Thorpe Malsor Hall is excluded from the settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History. 3) Site Visit.	Amend Boundary	Site clearly of a different character to adjacent open countryside, which is separated from the garden by a Ha-Ha. The land is used as a continuation of the immediate garden area serving the property across its full width. There is no planning history relevant to the settlement boundary. A minor amendment of the settlement boundary to include the garden accords with principles 1 and 2(c).

5	Existing settlement boundary excludes part of the garden serving Glebe House, Church Way.	Principles 1 and 2(c).	Review Aerial photography.	Amend Boundary	Aerial photography shows a clear hedge boundary to the southern end of the garden. A minor enlargement of the existing settlement boundary to follow in line with the boundary features on site accords with principles 1 and 2(c).
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KEY

-  Existing settlement boundary
-  Proposed settlement boundary

Title: Warkton - Draft Settlement Boundary

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4.26 Warkton

Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Moorfield Farm - Boundary cuts across existing building and excludes farm buildings.	Principles 1 and 2 (b).	1) Site Visit (2012). 2) Review Planning History.	Amend Boundary	A mix of light industrial units, workshops and a farm shop have opened up. Planning permission KET/2017/0572 was recently granted for a retail and office use at unit 1. It is reasonable to include buildings formally in use for employment activity within the settlement boundary, excluding buildings still in use for agriculture in accordance with principles 1 and 2(b).
2	Large area of garden serving property is excluded from the settlement boundary leaving a very small amenity area.	Principles 1 and 3(d).	Review Aerial Photography.	Amend Boundary	Land used as garden since before 2000. Land is open and co-joined with open countryside to the east. Garden within settlement boundary is very small and cuts across part of the building/dwelling. Minor enlargement of the settlement

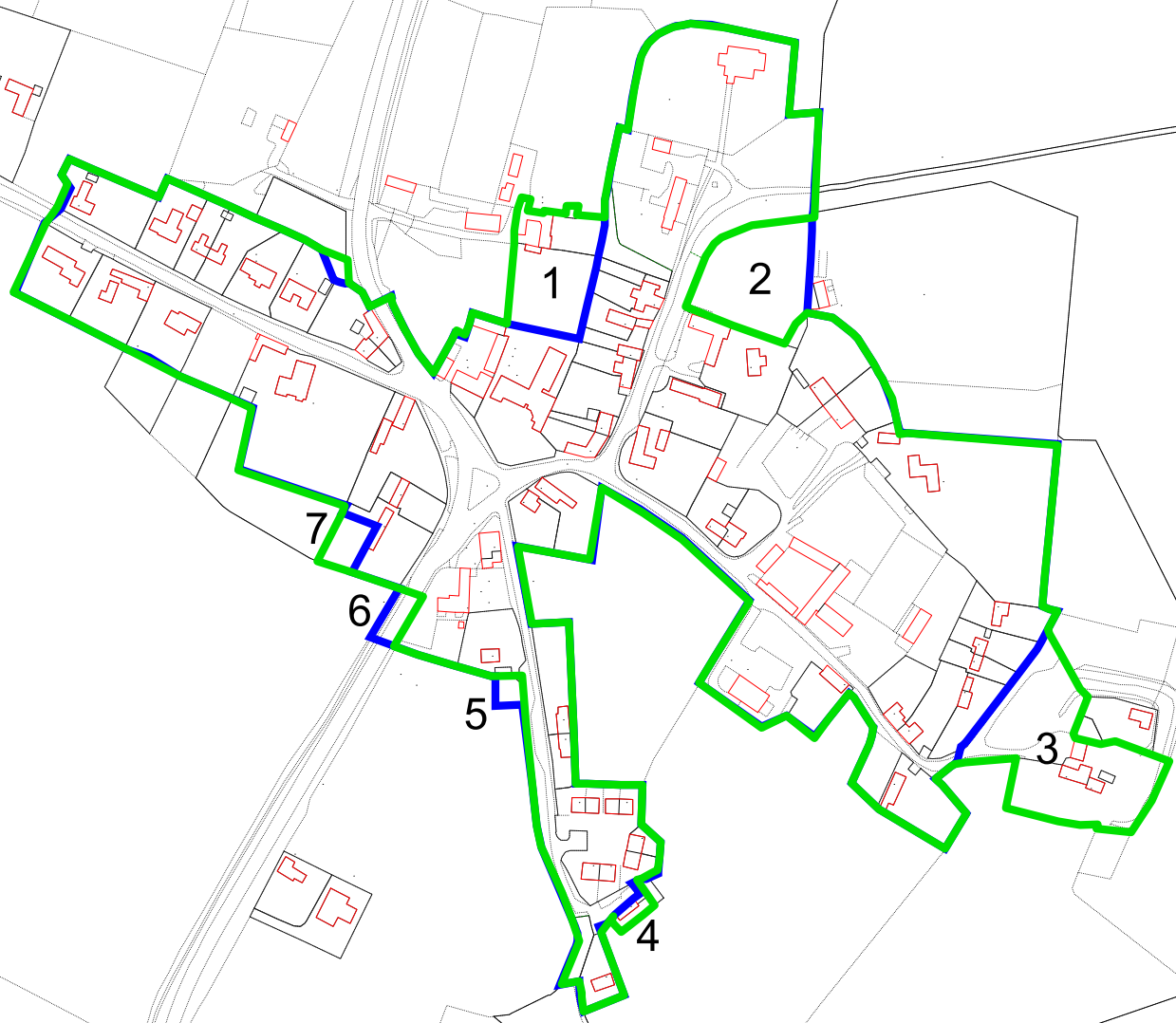
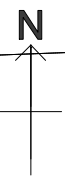
					boundary to the east will provide a courtyard area of amenity space within the settlement boundary to serve the existing properties and include all of the existing building, without harming the character or structure of the settlement, in accordance with principles 1 and 3(d).
3	Existing boundary does not follow hedge/tree line and cuts across a tennis court.	Principles 1 and 2 (c).	Review Aerial Photography.	Amend Boundary	Tennis court and hedge and tree line has been present since at least 2000. The hedge/tree line separates enclosed areas of the garden from more open areas to the east. A minor enlargement of the settlement boundary to follow the tree/hedge line, which would include the tennis court in this instance, would accord with principles 1 and 2(c).
4	Site benefits from planning permission for residential development and is located outside the existing	Principles 1 and 2(a).	Review Planning History.	Amend Boundary	Planning permission KET/2014/0262 was granted for re-use of a redundant rural building as a

	settlement boundary.				dwellinghouse which is being implemented. As an existing commitment on the edge of the settlement, inclusion of the site within the settlement boundary, which follows the approved curtilage, accords with principles 1 and 2(a).
5	Non-residential land included within the settlement boundary.	Principles 1 and 3(d).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Site does not form part of the curtilage to 36 Warkton. Land is in use as an informal secondary access to Fedwells Farm and associated land and which is open in character. There is no relevant planning history. Exclusion of the site from the settlement boundary in order to achieve a tight settlement boundary accords with principle 1 and 3(d).
6	Agricultural buildings located within the settlement boundary.	Principles 1 and 3(c).	1) Review settlement boundary. 2) Review	Amend Boundary	The farm includes some historic agricultural buildings forming a defined courtyard



			<p>Planning History.</p> <p>3) Site Visit.</p>		<p>around the farm house which is co-joined, and some more modern buildings beyond including a pair of silo's, timber building and modern portal steel buildings. There is no relevant planning history. The silo's, timber building and modern steel portal framed buildings and adjoining land relate more to the open countryside by virtue of their function and positioning within the farmstead and are excluded from the settlement boundary in accordance with principle 3(c), whilst the historic farm buildings sit more tightly clustered around the existing farm house and should be retained within the settlement boundary to create a tight settlement boundary in accordance with principle 1.</p>
7	Settlement boundary extends	Principles 1, 2(c)	1) Review Aerial	Amend Boundary	The existing settlement

	beyond curtilage of dwelling. Agricultural buildings currently excluded from the settlement boundary.	and 3(c).	Photography. 2) Site Visit. 3) Review Planning History.		boundary includes a barn which is within close proximity to Isebrook Cottage but orientated towards the farmyard, relating more positively to the open countryside beyond to the west, than the adjacent farm house to the east. There is no relevant planning history for the farm buildings, and no formally established commercial uses which would warrant inclusion within the settlement boundary. Exclusion of the farm buildings from the settlement boundary to follow the curtilage of Isebrook Cottage (no.18) accords with principles 1, 2(c) and 3(c).
8	Part of garden excluded from settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Land has formed part of the garden to 16-17 Warkton since before 2000. Garden land is physically and visually separated from the adjacent field to the west and co-joined with the rest of the garden serving this

					property. There is no relevant planning history. Inclusion of the land within the settlement boundary to follow the curtilage accords with principles 1 and 2(c).
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KEY

-  Existing settlement boundary
-  Proposed settlement boundary

Title: Weekley - Draft Settlement Boundary

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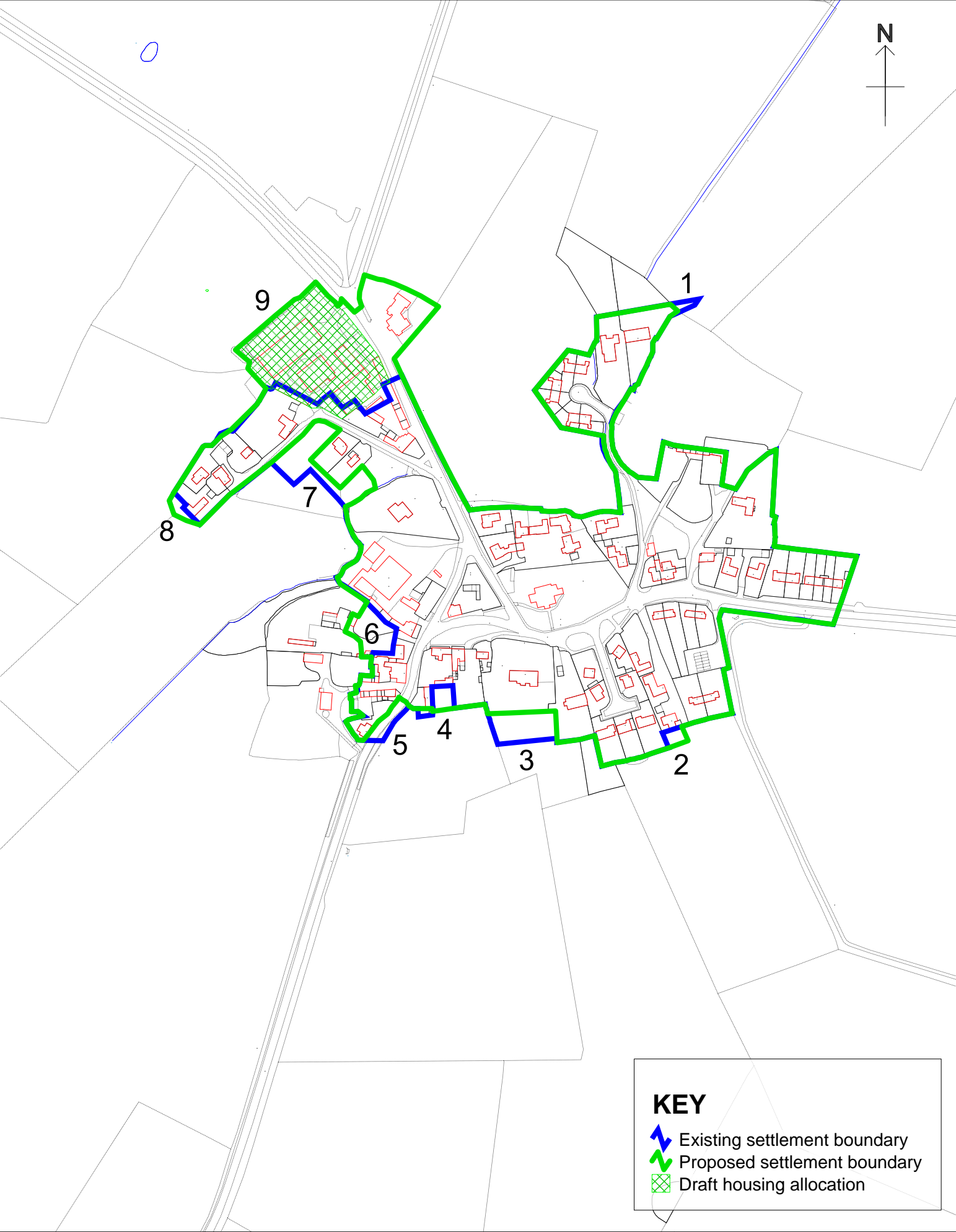


4.27 Weekley




Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Dwelling currently excluded from the existing settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Red Barn Cottage in use since before 2000 and garden serving Old Vicarage has been present for a similar time. Red Barn Cottage was granted planning permission (KE/96/0549;KE/98/0264) for use as a dwelling. Position of site in relation to other dwellings within the settlement is closely related, and both properties have a clearly defined curtilage, which visually separates them from open countryside. Inclusion of the site within the settlement boundary accords with principles 1 and 2(c).
2	Meadow land used as car park to cricket ground included in settlement boundary.	Principles 1 and 3(d)	1) Site visit. 2) Review Aerial Photography.	Amend Boundary	The land is enclosed by a stone wall and 16 Church Lane, which lies adjacent. The land has an open appearance and is functionally and visually linked with the adjacent open space. As a result, it is excluded from the settlement boundary to produce a tight boundary in accordance with principles 1 and 3(d).
3	26 and 27 Weekley excluded from the settlement boundary.	Principles 1 and 2(c).	Site Visit (in 2011/2012).	Amend Boundary	The dwellings are on the edge of the village but the land relates closely to the village, and feels part of the village, and is well associated with the green

					and dwellings facing east on Main Street. The curtilages which are fairly contained and more associated with garden land than the open countryside. Enlarging the settlement boundary to include the buildings & curtilage accord with principles 1 and 2(c).
4	Dwelling excluded from settlement boundary.	Principle 1, 2(c).	1) Review Planning History. 2) Site Visit.	Amend Boundary	Planning permission KET/2013/0614 was granted for a dwelling on the edge of the settlement, which has been implemented. Inclusion of the dwelling accords with Principle 1 and 2(c).
5	Small area of field currently included within the settlement boundary.	Principles 1 and 3(d).	Review Aerial Photography.	Amend Boundary	The site is in use for agricultural purposes (meadow) and is visually open in appearance. Exclusion of the site from the settlement boundary accords with principles 1 and 3(d).
6	Highway is currently included within the settlement boundary.	Principle 1.	Review Aerial Photography.	Amend Boundary	Land west of highway is open countryside and not developed. Exclusion of highway from settlement boundary will produce a tighter boundary and accord with Principle 1.
7	Part of garden excluded from the settlement boundary.	Principles 1 and 2(c).	Review Aerial Photography.	Amend Boundary	Historic maps indicate that the land formed part of garden to property since 1970. The curtilage boundary is clearly defined and visually associated with the dwelling house. Inclusion of the land within the settlement boundary accords with principles 1 and 2(c).

8	Part of garden serving 2 Woodstock excluded from settlement boundary.	Principles 1 and 2(c).	Review Aerial photography.	Amend Boundary	Site has been used as garden since before 2000 and is clearly defined by boundary features and is visually separated from open countryside to the north. Inclusion of the land within the settlement boundary accords with Principles 1 and 2(c).
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KEY

-  Existing settlement boundary
-  Proposed settlement boundary
-  Draft housing allocation

Title: Weston by Welland - Draft Settlement Boundary

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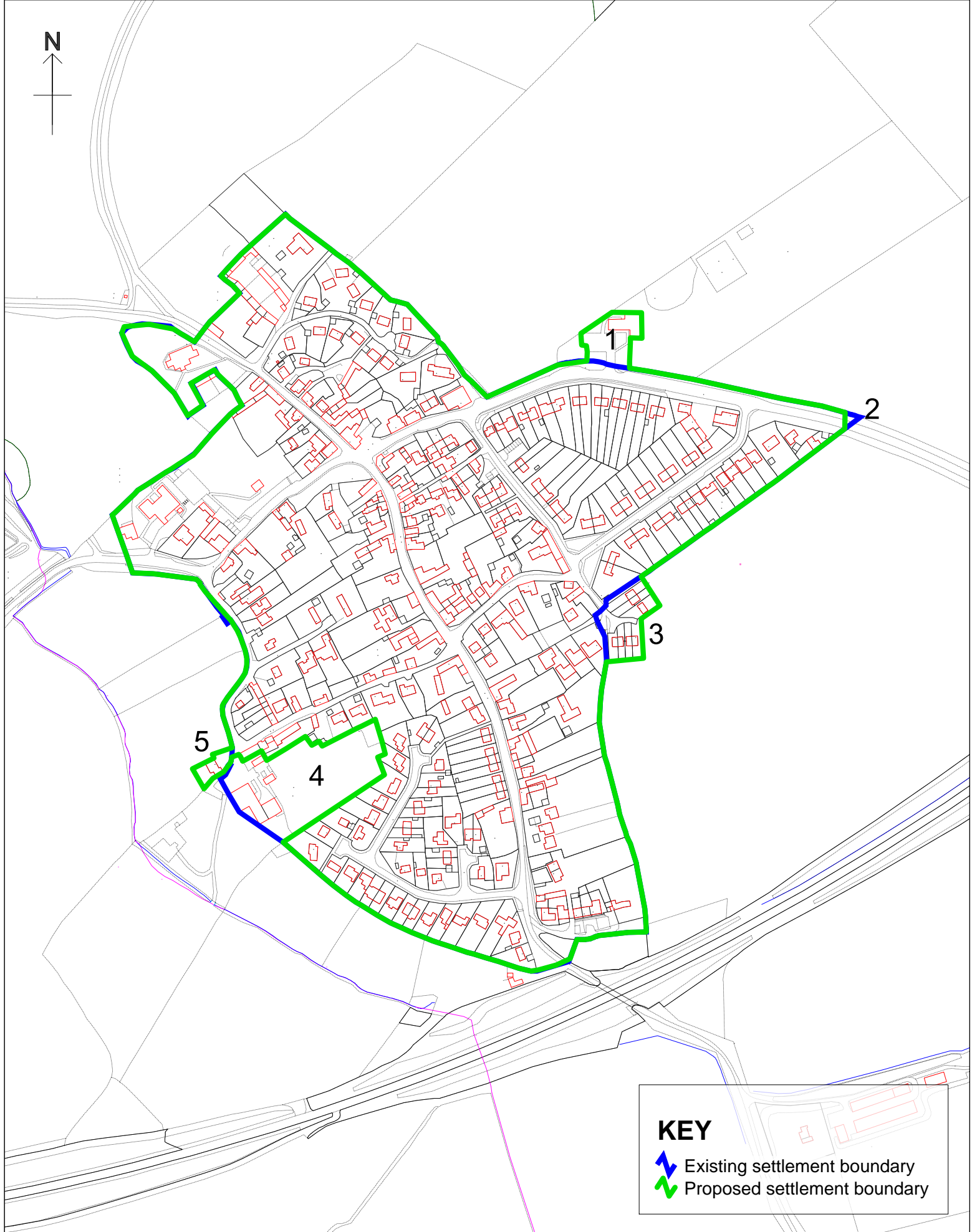
4.28 Weston By Welland

Sit e Ref	Issue	Relevant Criteria	Further Investigatio n Required?	Action Taken	Findings / Conclusions
1	Settlement boundary does not correctly follow the garden boundary serving 8 Hall Close.	Principles 1 and 2(c).	Review Aerial Photography.	Amend Boundary	The garden and adjacent field (which is currently included within the settlement boundary) is clearly defined. Exclusion of the field from settlement boundary to regularise this error accords with principles 1 and 2(c).
2	Rear garden serving 2 School Farmyard is not included within the existing settlement boundary.	Principles 1 and 2(c).	1) Review Aerial Photography. 2) Review Planning History.	Amend Boundary	Site has been used as garden to 2 School Farmyard since before 2000. Planning permission KET/1995/0698 was granted for 2 dwellings. Inclusion of whole garden within the settlement boundary accords with principles 1 and 2(c).
3	Agricultural land located within settlement boundary.	Principles 1, 2(c) and 3(d).	Review Aerial Photography	Amend Boundary	Land in use as paddock/meadow and physically separated from dwellinghouse, and visually linked with open countryside to the south. Exclusion of the land from the



					settlement boundary to follow the curtilage of the dwelling accords with principles 1, 2(c) and 3(d)
4	Garden land serving 9 The Green excluded from settlement boundary. Agricultural building also located within the settlement boundary.	Principles 1, 2(c) and 3(c).	<ol style="list-style-type: none"> 1) Review Aerial Photography. 2) Review Planning History. 3) Site visit. 	Amend Boundary	<p>The garden is separated from an adjacent field by timber and stock fencing. The garden appears to have existed prior to 2000, but is not present on the 1970-1996 historic maps. The associated dwellinghouse is grade II listed. The listed curtilage extends to include the majority of the garden. The agricultural building is located within the adjacent field and is directly associated with the agricultural use of the land. The building is shown as still present in May 2017 online streetview imagery. Inclusion of the garden within the settlement boundary accords with principles 1 and 2(c), whilst exclusion of the agricultural</p>

					building accords with principle 3(c) as the building directly relates to the use of the land.
5	Highway included within the existing settlement boundary, but land east of highway is open countryside.	Principle 1.	Review Aerial Photography.	Amend Boundary	Land east of the highway is undeveloped and open fields. Exclusion of the eastern side of the highway will produce a tighter settlement boundary in accordance with principle 1.
6	The driveway, garden, vegetable patch is not included within the settlement boundary (taken from SSP LDD – Options Consultation).	Principles 1 and 3(e).	1) Review Aerial Photography. 2) Site visit.	Amend Boundary	Site/Garden is extensive, and inclusion of entire site would risk development which could harm the structure and character of the settlement as previously stated through the Options Consultation. As a result, a tight boundary should be retained which includes the driveway and part of the site up to and including the garage/workshop building and part of the garden. Enlargement of the settlement boundary to accommodate these changes accords with

					principles 1 and 3(e).
7	Agricultural land currently included within the settlement boundary.	Principles 1 and 3(d).	Review Aerial Photography.	Amend Boundary	Use of land has not significantly changed since at least 2000. There is no relevant planning permission. The land has an economic relationship and visual link with the open countryside. Exclusion of the land from the settlement boundary accords with principles 1 and 3(d).
8	Part of the garden is not included within the existing settlement boundary.	Principles 1 and 2(c).	Review Aerial Photography.	Amend Boundary	Site has formed part of the garden since before 2000. The garden is visually defined and separated from open countryside beyond. Inclusion of the land within the settlement boundary to follow the curtilage accords with principles 1 and 2(c).
9	Site RA/136 identified as a draft housing allocation.	Principle 2(d).	Site endorsed for inclusion within the draft Part 2 Local Plan.	Amend Boundary	Site endorsed by Members as a draft housing allocation. Inclusion of site within the settlement accords with principle 2(d).



KEY

-  Existing settlement boundary
-  Proposed settlement boundary

Title: Wilbarston - Draft Settlement Boundary

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4.29 Wilbarston

Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings / Conclusions
1	Village hall and car park is excluded from the settlement boundary.	Principles 1 and 2(b).	Review Aerial Photography.	Amend Boundary	Village hall provides a social function to the village. Inclusion of the Village Hall together with its associated car park accords with principles 1 and 2(b).
2	Highway on the eastern edge of the village is currently included within the settlement boundary.	Principle 1.	Review Aerial Photography.	Amend Boundary	Minor adjustment involving the exclusion of the highway will achieve a tighter settlement boundary in accordance with Principle 1.
3	Dwellings located outside of the settlement boundary.	Principles 1 and 2(c)	Review Planning History.	Amend Boundary	Planning permission KET/1994/0704 was granted for the 7 affordable houses. As the planning permission has been implemented and the houses have now been built and laid out with clearly defined curtilages, they should be included within the settlement boundary in accordance with principles 1 and 2(c).
4	Farm buildings and land are included within the settlement boundary.	Principles 1 and 3(c).	1) Review Aerial Photography.	Amend Boundary	The original farmhouse is co-joined with some agricultural buildings, with the

			<p>2) Review Planning History.</p> <p>3) Site visit.</p>	<p>immediate service yard to the farmhouse closely linked to the same yard serving the co-joined buildings. This is separated by gated / fenced access to a wider area which is clearly used as an intensive operational (main) farm yard area with more recent, larger farm buildings. This area of the farm has an open appearance, more closely associated in use and appearance to the wider open countryside.</p> <p>The land south of Barlows lane (currently occupied by the larger farm buildings and paddock) did benefit from planning permission for residential development (KE/04/0235) but this has since lapsed and an application to renew the permission (KET/2007/0311) was disposed of. The site is a discounted employment site (SSPLDD – Options Paper Consultation March</p>
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					2012) and does not benefit from designation as a site allocation. As set out above, this part of the farm has a more open appearance and it was previously considered that the farm buildings have a rural character different to the rest of the surrounding residential development. For these reasons, and due to the location of the farm buildings on the edge of a settlement and their function which directly relates to the use of the wider open countryside, the land should be excluded from the settlement boundary in accordance with principle 3(c), creating a tighter settlement boundary in accordance with principle 1.	
5	Dwelling included in settlement boundary.	not in	Principles 1 and 2(c).	<ol style="list-style-type: none"> 1) Review Aerial Photography. 2) Review Planning History. 3) Site visit. 	Amend Boundary	The new farm house is domestic in character. Planning Permission KET/1986/0466 was granted for the dwelling with an agricultural occupancy condition. Aerial

					photography confirms the building was completed by 2000 or before. Inclusion of the new farmhouse within the settlement boundary has previously been considered as it is part of the built framework, and its inclusion within the settlement boundary to follow the approved curtilage accords with principles 1 and 2(c).
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