

UPDATE AT PLANNING POLICY COMMITTEE – 19TH APRIL 2018

BACKGROUND PAPER: SETTLEMENT BOUNDARIES UPDATE (APRIL 2018) : SUMMARY OF MAIN CHANGES TO DRAFT SETTLEMENT BOUNDARIES SINCE SEPTEMBER 2015

Location	Settlement	Reason	Action	Site Reference / Report Page Number
The Manor, Hall Lane	Ashley	Land included in SSPLDD Options draft boundary but excluded from September 2015 draft boundary	Amend boundary to include land.	Ref 1, Page 44
Land south of 4 Stone Cottage to Saddlestones, Green Lane	Ashley	Further assessment undertaken for consistency. Land excluded in September 2015 draft boundary but partially included in SSPLDD Options draft boundary.	Amend boundary to include additional land.	Ref 4, Page 45
Orchard House, Westhorpe	Ashley	Further assessment for consistency. Land included in September 2015 draft boundary, but excluded from SSPLDD Options draft boundary.	Amend boundary to exclude land.	Ashley Draft Boundary Plan
Broughton Primary School, Cransley Hill	Broughton	Playing fields (open space) included within September 2015 draft boundary	Amend boundary to exclude land.	Ref 4, Page 54
Red Row Site, off Cransley Hill	Broughton	Open space on new development included within the settlement boundary	Amend boundary to exclude land.	Ref 5, Page 54
Land to north of 21 St Andrews Lane	Cranford St Andrew	Land excluded from September 2015 draft boundary, but included within the SSPLDD Options draft boundary. Representation made by owner. Further assessment undertaken.	Amend boundary to include land and follow northern boundary and maintain draft boundary as per SSPLDD Options Paper.	Cranford Draft Boundary Plan
Land east of 31 St Andrews Lane	Cranford St Andrew	Land excluded from September 2015 draft boundary, but included within the SSPLDD	Amended boundary to follow fence line consistent	Cranford Draft Boundary Plan

		Options draft boundary. Further assessment undertaken for consistency.	with land north of 21 St Andrews Lane Cranford and maintain draft boundary as per SSPLDD Options Paper.	
Land south of Mill Barn, High Street	Cranford St John	Extant permission granted since September 2015	Amend boundary to include land	Ref 8, Page 59
The Top House, Grafton Road	Cranford St John	Inclusion of the swimming pool within the September 2015 draft boundary conflicts with the SSPLDD Options draft boundary.	Amend boundary slightly to exclude land and follow the building line as per SSPLDD Options Paper Draft Boundary.	Ref 9, Page 59
Village Hall Car Park	Geddington	All of the car park was included in the SSPLDD Options draft boundary but not the September 2015 draft boundary.	Amend boundary to include all of the car park.	Ref 6, Page 62
Open Space	Geddington	Open space should have been excluded from the settlement boundary in accordance with principles used to define the settlement boundary.	Amend boundary to exclude open space.	Ref 10, Page 63
Gardens south of 31 - 33 Newton Road	Geddington	Gardens included within SSPLDD Options draft boundary but not included within September 2015 draft boundary. Further assessment for consistency.	Amend boundary to include the garden land as per SSPLDD Options Paper Draft Boundary.	Geddington Draft Boundary Plan
Park Lodge and Meadowside, Brigstock Road	Grafton Underwood	Gardens excluded from September 2015 draft boundary but included within the SSPLDD Options draft boundary. Further assessment for consistency.	Amend boundary to include the garden land as per SSPLDD Options Paper Draft Boundary.	Grafton Underwood Draft Boundary Plan
Grafton Park Farm, Cranford Road	Grafton Underwood	Further assessment for consistency undertaken with respect of the extent of gardens and farm yard area.	Minor amendment to boundary to follow appropriate building lines	Ref 7, Page 67. Grafton Underwood Draft Boundary Plan

The Old Village School, Church Lane	Great Cransley	Garden extension was included within the September 2015 draft boundary. Further consideration seeks to remove this amendment, ensuring consistency.	Minor amendment to exclude land from draft boundary and follow the established line of the settlement boundary.	Ref 10, Page 73
Land north west of 29 High Street	Harrington	Garden excluded from September 2015 draft boundary, but included within the SSPLDD Options Paper. Further assessment for consistency.	Amend boundary to include the garden land as per SSPLDD Options Paper Draft Boundary	Ref 13, Page 80
Tollemache Arms, High Street	Harrington	Not all of the car park was included in the September 2015 boundary, but included within the SSPLDD Options Paper. Further assessment for consistency.	Amend boundary to include the car park land as per SSPLDD Options Paper Draft Boundary.	Ref 1, Page 76
9 Oakley Road, Newton	Newton	Small area of garden excluded from settlement boundary (both September 2015 and SSPLDD Options Paper).	Minor amendment to include land within the draft boundary	Ref 19, Page 94
Overstone Arms Car Park	Pytchley	Car Park excluded from the September 2015 draft boundary but included within the SSPLDD Options draft boundary. Further assessment for consistency.	Amend boundary to include the car park land as per SSPLDD Options Paper Draft Boundary.	Pytchley Draft Draft Boundary Plan
Land west of The Stables, Broughton Road	Pytchley	Land excluded from the September 2015 draft boundary but included within the SSPLDD Options draft boundary. Further assessment for consistency.	Amend boundary to include the land as per SSPLDD Options Paper Draft Boundary.	Ref 7, Page 97
Cricket Pavilion	Rushton	Access to cricket pavilion excluded from the September 2015 draft boundary but included within the SSPLDD Options draft boundary. Further assessment for consistency.	Amend boundary to include the land as per SSPLDD Options Paper Draft Boundary.	Ref 4, Page 99
Pendle Cottage	Stoke Albany	Small area of land excluded from settlement boundary in September 2015 draft boundary but included within the SPLDD Options Paper draft boundary.	Minor amendment to boundary to include the land as per the SSPLDD Options Paper Draft	Ref 1, Page 102

			Boundary for consistency.	
Land east of Ryehill House, Church Way and land surrounding Home Farm/Lancefield House.	Thorpe Malsor	September 2015 draft boundary excluded an area of rear garden by mistake. Further investigation undertaken for consistency.	Amendment to boundary to follow built form and established curtilages.	Ref 1, Page 107
Longhouse, 3 Church Way	Thorpe Malsor	September 2015 draft boundary excluded an area of rear garden in error. Further investigation undertaken for consistency	Amend boundary to follow the curtilage as per the SSPLDD Options Paper Draft Boundary.	Ref 3, Page 108
Moorfield Farm	Warkton	Commercial units excluded from the September 2015 draft boundary but included within the SSPLDD Options draft boundary. Retail planning permission also granted since September 2015.	Amend to boundary to include commercial uses as per the SSPLDD Options Paper Draft Boundary.	Ref 1, Page 110
The Old Rectory	Warkton	Garden land excluded from the September 2015 draft boundary in error.	Amend to boundary to include garden land as per the SSPLDD Options Paper Draft Boundary.	Ref 2, Page 110
Fedwells Farm	Warkton	Further investigation undertaken for consistency.	Amend to boundary to include parts of the farmstead which is historic and clustered closely together.	Ref 6, Page 112
Churchyard and garden to Montagu Hospital, 15 Church Lane	Weekley	Garden excluded from September 2015 draft boundary in error, and church yard excluded. Further assessment for consistency.	Amend boundary to include garden and churchyard in accordance with the SSPLDD Options Draft Boundary.	Weekley Draft Boundary Plan
Cedar Lodge, 46 Main Street	Weekley	Garden excluded from September 2015 draft boundary, but included in the SSPLDD Options draft boundary. Further assessment for consistency.	Amend boundary to include garden in accordance with the SSPLDD Options Draft Boundary.	Weekley Draft Boundary Plan

26 and 27 Weekley	Weekley	Properties excluded from September 2015 draft boundary, but included in the SSPLDD Options draft boundary. Further assessment for consistency.	Amend boundary to include properties in accordance with the SSPLDD Options Draft Boundary.	Ref 3, Page 116.
8 Weekley Wood Lane	Weekley	Land excluded from September 2015 draft boundary, but included in the SSPLDD Options draft boundary. Extant planning permission has been implemented.	Amend boundary to include new dwelling and accord with the SSPLDD Options Draft Boundary.	Weekley Draft Boundary Plan
Northlea (no 3)	Weston by Welland	Garden excluded from September 2015 draft boundary, but included in the SSPLDD Options draft boundary. Further assessment for consistency.	Amend boundary to include garden and accord with the SSPLDD Options Draft Boundary.	Weston by Welland Draft Boundary Plan
Crabtree Lodge, 6 The Green	Weston by Welland	Some garden land excluded from September 2015 draft boundary in error.	Amend boundary to include some additional garden.	Ref 6, Page 121
Weston Farm	Weston by Welland	Detached farm building excluded from September 2015 draft boundary, but included in the SSPLDD Options draft boundary. Further assessment for consistency.	Amend boundary to include farm building in accordance with the SSPLDD Options draft boundary.	Weston by Welland Draft Boundary Plan
The Wheel and Compass Inn, Valley Road	Weston by Welland	Pub car park excluded from the September 2015 draft boundary, but included in the SSPLDD Options draft boundary. Further assessment for consistency.	Amend boundary to include car park in accordance with the SSPLDD Options draft boundary	Weston by Welland Draft Boundary Plan
11 Barlows Lane	Wilbarston	Dwelling excluded from the September 2015 draft boundary in error, as accompanying table supported its inclusion.	Amend boundary to include dwelling in the draft boundary	Ref 5, Page 125.

UPDATE TO BACKGROUND PAPER: SETTLEMENT BOUNDARIES UPDATE (APRIL 2018) – TABLE CORRECTIONS

PARA 4.12: CRANFORD ST ANDREW AND CRANFORD ST JOHN

Site Ref	Issue	Relevant Criteria	Further Investigation Required?	Action Taken	Findings/Conclusions
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).	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). However, in this instance, the cemetery is co-joined with the church as part of the church yard and does not stand separate from it. Similar to the edge of settlement churchyards in Weekley, Stoke Albany, the associated cemetery is included within the settlement boundary as part and parcel of the use of the church itself which has an important social function within the village (Principle 2(b)).

UPDATE TO BACKGROUND PAPER: SETTLEMENT BOUNDARIES UPDATE (APRIL 2018) – PLAN CORRECTIONS

GEDDINGTON

Minor amendment to exclude land west of 43 – 57 Chase View Road, consistent with September 2015 draft boundary and SSPLDD Options Paper.

GREAT CRANSLEY

Plan updated to reflect accompanying table with respect of ref 10, page 73, The Old Village School, Church Lane.

UPDATE TO RURAL SETTLEMENT FACILITIES BACKGROUND PAPER (APRIL 2018) – PLAN CORRECTIONS

BROUGHTON

Strands [Hairdressers], 78 High Street was listed in the accompanying table as a retail unit, but was not included on the settlement plan. The unit has now been added to the settlement plan.