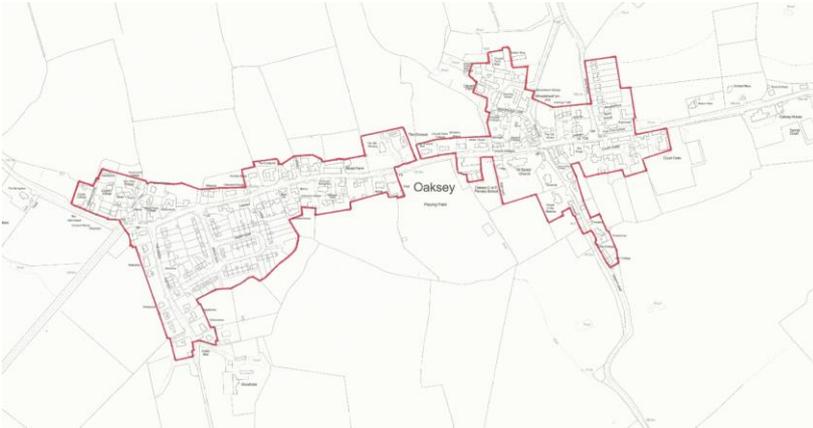


Oaksey Neighbourhood Plan

Oaksey
Parish
Council



Settlement Boundary Methodology March 2018

oaksey  village

Oaksey Neighbourhood Plan 2018-2026

Settlement Boundary Methodology March 2018

Pre-Submission draft of the Neighbourhood Plan in accordance with Regulation 14 of Neighbourhood Planning Regulations 2012

The Neighbourhood Plan Steering Group on behalf of Oaksey Parish Council:

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



NEIGHBOURHOOD-PLAN.CO.UK

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Introduction

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

The Wiltshire Settlement Boundary Methodology

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



Table 8.1 The revised settlement boundary review methodology

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

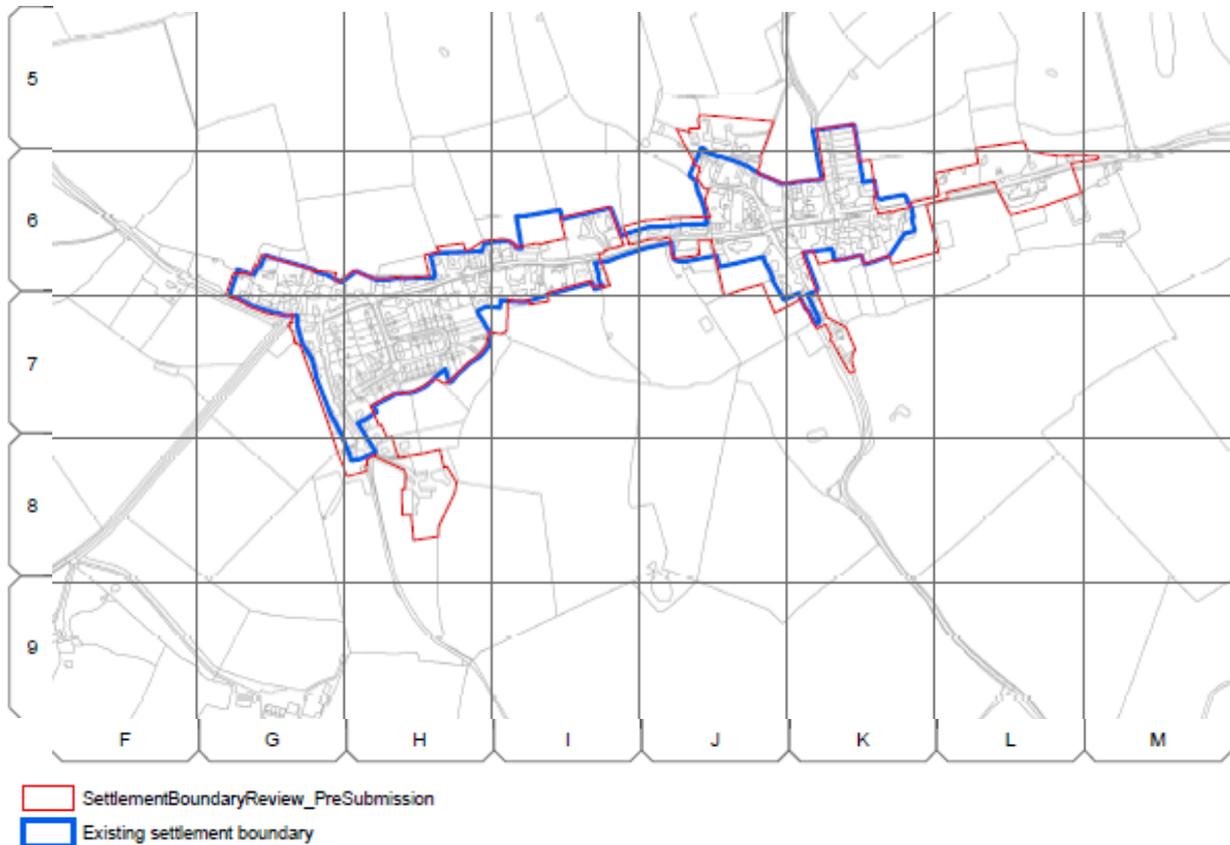
The Wiltshire Housing Sites Allocation Plan

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

Oaksey Neighbourhood Plan - Settlement Boundary Methodology

published on OS maps showing both existing and suggested new settlement boundaries. A schedule and justification of the main changes from the existing settlement boundary was also provided alongside the maps. The proposals for Oaksey were set out in the [Topic Paper](#) for the Malmesbury Community Area and in the detailed [map](#) for Oaksey.

6. The proposals put forward by Wiltshire Council in the Wiltshire Housing Site Allocations Plan are illustrated below:



7. The reasoning for the changes suggested by Wiltshire Council in the Wiltshire Housing Site Allocations Plan are detailed in Table A.4 below:

Oaksey Neighbourhood Plan - Settlement Boundary Methodology

Table A.4 Proposed Amendments to Oaksey Settlement Boundary

Map Grid Reference ⁽²⁰⁾	Proposed Amendment
G7, H8	Amend the boundary to follow but not include clearly defined physical features, i.e. hedgerow.
H8	Amend boundary to include residential development that is physically related to the settlement.
H7, H8	Amend boundary to include residential development that is physically related to the settlement and relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I6, I7	Amend the boundary to follow but not include clearly defined physical features, i.e. hedgerow, and to remove area of land more closely related to the countryside.
I6, J6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J6, J7, K7	Amend the boundary to follow but not include clearly defined physical features, i.e. hedgerow.
K7	Amend boundary to include residential development that is physically related to the settlement.
K6 (W)	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K6, L5, L6, M6	Amend boundary to include residential development that is physically related to the settlement.
K6 (N)	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J5, J6	Amend boundary to include residential and employment development (i.e. farm buildings) that is physically related to the settlement.
J6	Amend the boundary to follow but not include clearly defined physical features, i.e. road, hedgerow, and to include built community facility development physically related to the settlement.
I6	Amend boundary to exclude area more closely related to the open countryside.
H6	Amend the boundary to follow but not include clearly defined physical features, i.e. hedgerow.

The Neighbourhood Plan Settlement Boundary Review

8. As identified in discussions with Wiltshire Council it has been agreed that the Neighbourhood Plan will now define a new settlement boundary for Oaksey. The Neighbourhood Plan is anticipated to reach its conclusion before the Wiltshire Housing Site Allocations Plan. Consequently it was agreed that the Neighbourhood Plan would be the most appropriate document through which to define a new settlement boundary for Oaksey.
9. Oaksey Parish Council has previously responded to the review of the settlement boundary suggested by Wiltshire Council. This is now being taken forward through the Neighbourhood Plan process. The Neighbourhood Plan Steering Group has relevant detailed, up to date local knowledge which is considered fundamental in developing an appropriate settlement boundary.
10. Oaksey is a linear village, oriented east-west along its main street, and much of this lies in a Conservation area. Retention of the linear built form of Oaksey is dependent upon the definition of an effective settlement boundary. In accordance with the Wiltshire Council methodology, all types of unimplemented planning permission are not included within the settlement boundary.
11. In general terms the Neighbourhood Plan Settlement Boundary Review is based on the suggested changes put forward by Wiltshire Council. The Wiltshire Council suggested changes have been incorporated with the exception of the following:

Wiltshire Council Grid Ref	Address	Wiltshire Council Rationale For Change	Neighbourhood Plan Reasoning For Non-Inclusion
H7 and H8	Land Around Woodfolds, and the southern end of The Green	Amend boundary to include residential development that is physically related to the settlement and relates more to the built environment (e.g. a garden) and/or has limited capacity to extend the built form of the settlement.	This suggested change does not meet the Wiltshire Settlement Boundary Review Criteria for inclusion. In particular it meets the criteria for exclusion namely: the area comprises farm buildings and farmyards, at the edge of large villages; and also encompasses isolated development that is physically detached from the settlement

Oaksey Neighbourhood Plan - Settlement Boundary Methodology

Wiltshire Council Grid Ref	Address	Wiltshire Council Rationale For Change	Neighbourhood Plan Reasoning For Non-Inclusion
I7	Land at Meadow House	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/or has limited capacity to extend the built form of the settlement.	This suggested change does not meet the Wiltshire Settlement Boundary Review Criteria for inclusion. In particular it meets the criteria for exclusion namely: the area comprises the extended curtilage of a property that relates more closely to the open countryside
J6 and J6	Land Around Church Farm, Wheatsheaf Lane	Amend boundary to include residential and employment development (i.e. farm buildings) that is physically related to the settlement.	This suggested change does not meet the Wiltshire Settlement Boundary Review Criteria for inclusion. In particular it meets the criteria for exclusion namely: the area comprises farm buildings and farmyards, at the edge of large villages; and also encompasses isolated development that is physically detached from the settlement; the area also comprises the extended curtilage of a property that relates more closely to the open countryside
K6, L5, L6 and M6	Land at Court Farm, Somerford Keynes Road	Amend boundary to include residential development that is physically related to the settlement.	This suggested change does not meet the Wiltshire Settlement Boundary Review Criteria for inclusion. In particular it meets the criteria for exclusion namely: the area comprises the extended curtilage of a property that relates more closely to the open countryside
	Manor View, Orchard Place, Rose Cottage and Oaksey House, Somerford Keynes Road		This suggested change does not meet the Wiltshire Settlement Boundary Review Criteria for inclusion. In particular it meets the criteria for exclusion namely: the area comprises isolated development that is physically detached from the settlement

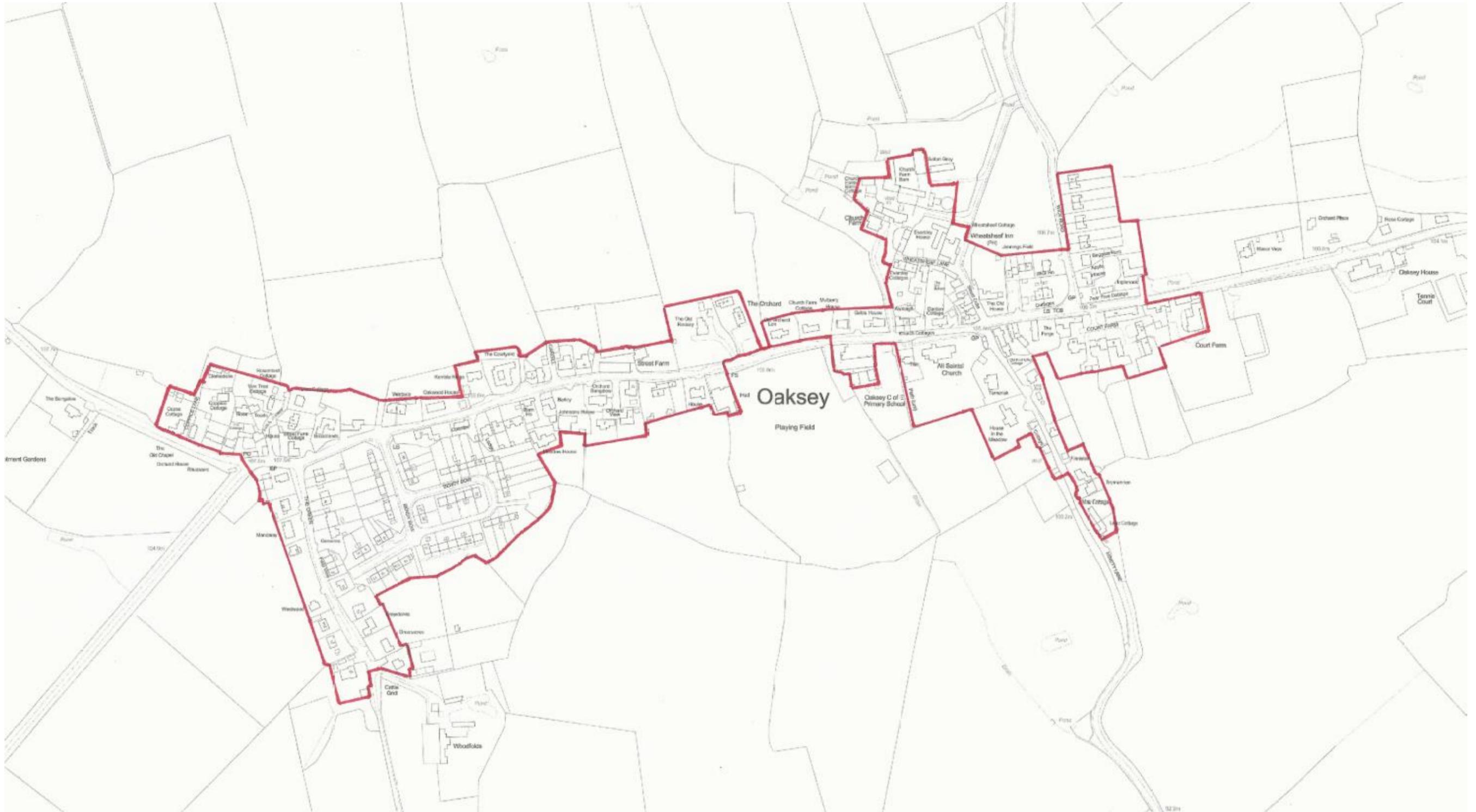
The Proposed Neighbourhood Plan Settlement Boundary

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

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Map 1 - The Proposed Neighbourhood Plan Settlement Boundary



 Proposed Settlement Boundary

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Oaksey Neighbourhood Plan is led by a Steering Group made up of Parishioners and Parish Councillors supported by Oaksey Parish Council

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