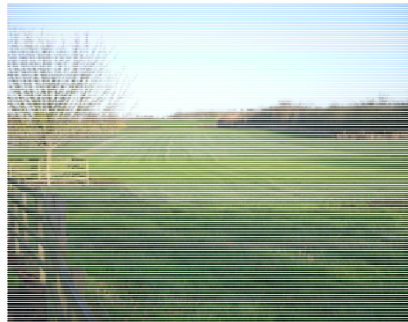




Hinckley & Bosworth
Borough Council

A Borough to be proud of

Settlement Boundary Revision Topic Paper



July 2013

**(Updates the Preferred Options Site Allocations and
Development Management Policies DPD into the Pre-
Submission Version)**

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1.0 Introduction

- 1.1 The purpose of this topic paper is to set out the methodology and principles upon which the existing 2001 Local Plan settlement boundaries have been reviewed. In addition the paper examines public consultation comments received through the Preferred Options consultation of the Site Allocations and Generic Development Control Policies DPD between February and April 2009 which relate specifically to settlement boundaries.
- 1.2 The role of the settlement boundary (also known as a village envelope) is to define the built limits of a settlement and differentiate between what is considered the built form of a settlement where the principle of development is usually acceptable and the countryside where development is strictly controlled. This differential is essential in the application of Development Management Policy DM4: Safeguarding the Countryside and Settlement Separation. The settlement boundaries usually define what is considered countryside and therefore define that this policy would apply to sites standing outside the settlement boundary, with the exception of designated green wedges.
- 1.3 Settlement boundaries guide development to sustainable locations demarking a concentration of existing residential and employment premises and services and facilities. In addition they provide clarity and certainty for developers and the general public by highlighting the areas which will be more acceptable than others for additional built development.
- 1.4 It must be noted that the settlement boundary is a planning designation only and has no other administrative relevance. Settlement boundaries do not necessarily reflect land ownership boundaries, parish boundaries or the exact curtilages of dwellings.
- 1.5 Whilst it is considered that the principle of built development within the settlement boundary is usually acceptable, this does not automatically grant planning permission to such a proposal or mean the Local Planning Authority will grant planning permission. All proposals, whether within, adjacent or outside of the settlement boundary must conform to relevant policies in the Local Plan (2006-2026), particularly the Core Strategy and Development Management policies.

2.0 Background

- 2.1 This topic paper sets out the approach applied to the revision of settlement boundaries undertaken in April 2013, which was last established in the 2001 Local Plan. The 2001 Local Plan established settlement boundaries around 37 settlements across the Borough and these revisions were accompanied by Topic Paper 8: Settlement Boundaries for the Public Local Inquiry 1996.
- 2.2 Topic Paper 8 set out the approach taken when the settlement boundary from the previous local plan was revised in preparation for the public local inquiry (1996). The paper highlights the following:
 - The role of settlement boundaries
 - The definition of settlement boundaries
 - Addresses open spaces and areas of special character within settlements; and
 - Addresses working farms within villages
- 2.3 The above considerations directly informed the extent of the 2001 Local Plan settlement boundaries.
- 2.4 The 2001 Local Plan settlement boundaries are extant at the time of writing this report but will be replaced with revised and refined boundaries through the adoption of the Site Allocations and Development Management Policies Development Plan Document (DPD) which will form the 2006-2026 Local Plan.
- 2.5 Proposed revision to the settlement boundaries were first identified in the Preferred Options Site Allocations and Generic Development Control Policies DPD which was subject to public consultation between February and April 2009.
- 2.6 A wholesale revision of the settlement boundaries was not undertaken at the preferred options stage; rather settlement boundaries were extended to include completed developments and proposed land-use allocations.
- 2.7 The settlement boundary for each settlement was indicated by a preferred option reference to enable consultation contributors to comment on the modifications proposed in the document or propose potential amendments to the pre-submission version of the DPD. These consultation comments have informed the revision of settlement boundaries and are identified in Appendix 4. This includes a brief summary as to how the comments have informed this settlement boundary review.

3.0 Establishing Settlement Boundary Principles

- 3.1 This topic paper establishes a set of principles to examine and refine settlement boundaries to ensure each boundary has been examined in a consistent, fair and repeatable manner.
- 3.2 This provides guidance and transparency to developers and the public on how the local planning authority has approached the settlement boundary revision. In addition it establishes a baseline methodology upon which future revisions of settlement boundaries can be undertaken, i.e. through subsequent Local Plans and Development Plan Documents.
- 3.3 The boundary review has been established upon some central principles which guide the decision making process and which are applied consistently across the borough.

3.4 Principle 1

The boundary will be defined tightly around the built form of settlements, which will be informed by defined features such as walls, fences, hedgerows, roads, canals and woodland.

The built form largely includes the curtilages of properties in recognition of the combined status of properties and their curtilages as a single planning unit.

3.5 Principle 2

The boundary should be continuous.

Pockets of development separated by a roadway, situated a short distance from the existing boundary, but where the development clearly physically and visually relates to the character of the settlement have been included within the settlement boundary. To ensure the boundary is continuous in these instances the boundary follows the edge of the roadway.

3.6 Principle 3

Settlement boundaries will include:

- a) Existing commitments, i.e. unimplemented planning permissions and implemented permissions.**

4 April 2013 was the date of the settlement boundary revision for the pre-submission version of the Site Allocations DPD and this date forms the cut-off date for existing commitments to be reflected within the settlement boundary revision. Any planning permissions issued after this date have not been taken into account.

b) Buildings adjacent to the edge of the built form which fall within the definition of a community facility.

Community facilities provide a focus for community congregation and are often the heart of rural communities and it is for this reason these facilities have been included within the settlement boundary. In addition these facility types will be provided additional safeguards from redevelopment through Development Management policy DM25: Safeguarding Community Facilities. Community facilities are defined and identified through the Community, Cultural and Tourism Facilities Review.

c) The curtilages of buildings which closely relate to the character of the built form and have enclosing features.

The curtilages of buildings which clearly relate to the associated building by proximity and character have been included within the settlement boundary. Determining factors include enclosing features such as hedgerows and fences, land-use type and the degree of suburban residential character compared against the surrounding agricultural context.

Areas of hardstanding, ancillary parking areas and tennis courts have also been included within the settlement boundary as these are common features within the curtilages of buildings and relate to the built form.

d) Planned allocations

Site allocations for employment and residential developments identified within the pre-submission version of the Site Allocations DPD have been included within settlement boundaries.

3.7 Principle 4

Settlement boundaries will exclude:

a) Open spaces and sports and recreational facilities which stand on the edge of the built form of settlements.

Areas of open space, sports and recreational facilities which stand on the edge of the built form of settlements form important recreational facilities for the community. In addition their open character can provide important views from the built form into the open countryside beyond, linking the settlement with its rural context. These spaces can also provide a visual buffer between the built form and the open countryside, softening the visual impact.

b) Isolated development which is physically or visually detached from the settlement.

Singular houses or developments or small pockets of development which do not stand adjacent to the built form and have a detached character (derived from their physical or visual detachment) from the main bulk of the settlement have been excluded.

c) Sections of large curtilages of buildings which relate more to the character of the countryside than the built form.

Large curtilages at the edge of settlements, i.e. long rear residential gardens have been divided, with their furthest sections omitted from the settlement boundary where there is an observable land-use difference, an open expansive character or dividing feature, delineating between the character of the built form and that of the rural beyond. Consideration has also been given to the character of the settlement and the contribution of the site to that character.

d) Agricultural farmsteads which stand on the edge of the built form of settlements

Agricultural farmsteads are considered characteristically rural and part of the countryside and provide the historical connection between settlements and their agricultural origins. In addition these spaces can provide visual links to the rural context beyond. Therefore farmsteads standing on the edge of the built form of settlements are excluded as they relate more to the rural context. This approach also provides an additional safeguard against infilling which has the potential to undermine this distinctly rural feature. Farmhouses are the exception to this principle and have been included within the boundary where they stand in close proximity to the built form.

Farmsteads which have been previously converted from agricultural use will be included within the settlement boundary, where they are not visually or physically detached from the settlement.

4.0 Boundary Revision Considerations

- 4.1 The settlement boundary revisions were undertaken using aerial photography, in-house Geographical Information Systems, Google Street View and site visits. This information was collated and reflected upon by a number of planning officers and revised boundaries were superimposed onto maps illustrating the existing 2001 local plan settlement boundary limits.
- 4.2 The settlement boundary review was undertaken between 4 April 2013 and 11 April 2013.
- 4.3 The above tools were utilised to aid in the application of the above established principles with additional considerations to the following:
- Consultation comments received through the preferred options Site Allocations and Generic Development Management Policies DPD;
 - The recommendations of the Green Wedge Review (December 2009);
 - The findings of Conservation Area Appraisals and Management Plans;
 - The inclusion of the proposed Earl Shilton and Barwell Sustainable Urban Extensions.
- 4.4 These considerations are addressed in more detail in the following chapter.

4.5 Green Wedge Boundary Revisions

- 4.5.1 The Green Wedge is a Leicestershire wide strategic designation which was first introduced through the Leicestershire Structure Plan (1987).
- 4.5.2 This designation was maintained through the Leicestershire Structure Plan (1994), the Leicestershire, Leicester and Rutland Structure Plan (2005) and the Leicestershire, Leicester and Rutland Structure Plan (2007). The 2007 Structure Plan was then superseded by the East Midlands Regional Plan in 2009.
- 4.5.3 The boundaries and limits of the Green Wedge are currently defined on the Local Plan (2001) Proposals Map in which local plan policy NE3 once applied. This policy was replaced by Core Strategy (2009) policies 6 and 9.
- 4.5.4 During the Core Strategy Examination the local authority argued that the green wedges are areas of landscape outside of nationally designated areas that are highly valued locally. The Inspector for the Core Strategy retained these designations with an additional insert into policies 6 and 9 that a review of green wedges would take place through the Site Allocations and Development Management Policies DPD.

4.5.5 Green wedges stand on the edge of settlements, surrounding their peripheries. As such any amendment to the Green Wedge is likely to lead to an amendment to the settlement boundary. This Settlement Boundary Revision Topic paper serves as the tool to highlight the changes to the settlement boundary implemented through the Site Allocations and Development Management Policies DPD and informed by the recommendations of the Hinckley & Bosworth Green Wedge Review (December 2011).

4.5.6 The Hinckley & Bosworth Green Wedge Review (December 2011) undertook a full review of the two green wedge areas in the borough, The Rothley Brook Meadow Green Wedge and the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. The Review applied the Joint Leicester and Leicestershire Green Wedge Methodology and highlighted the functions of the green wedge as:

- Preventing the merging of settlements;
- Guiding development form;
- Providing a green lung into urban areas; and
- Acting as a recreational resource.

4.5.7 The Green Wedge Review divided the green wedges into manageable land parcels and assessed these individually and collectively against the identified functions and made recommendations based upon these findings.

4.5.8 The Review presents a number of recommendations relating to boundary revisions which have been suggested for implementation through the Site Allocations and Development Management Policies DPD.

4.5.9 Only the recommendations which have resulted in a settlement boundary revision are addressed through this paper.

4.6 **Hinckley/Barwell/Earl Shilton/Burbage Green Wedge**

4.6.1 The Review recommends that the Churchyard of St Mary's on the southern edge of Barwell be included within the Green Wedge as it lends itself to a natural extension.

4.6.2 This recommendation has been implemented through a settlement boundary revision which has excluded the churchyard from the settlement boundary. The settlement boundary has been inset to enable the green wedge designation to be extended. This amendment is in conformity with Principle 4a to exclude open space from the settlement boundary where it stands on the edge of the built form.

- 4.6.3 The Review recommends that land off Leicester Road on the eastern periphery of Hinckley be removed as it achieved planning permission for residential development under application references 10/00661/OUT and 11/01023/REM. This scheme, at the time of writing this report, is currently being built out. This site therefore no longer fulfils the functions of the green wedge and as such the settlement boundary has been extended to encompass this development. This amendment is in conformity with Principle 3a to include implemented permissions within the settlement boundary.
- 4.6.4 The Review recommends that the playing fields of John Cleveland College, which stand on the south eastern periphery of Hinckley, be included within the Green Wedge. The Review identifies that this site fulfils the criteria for a green wedge. As such the settlement boundary has been inset to exclude the playing fields of John Cleveland College. This amendment is in conformity with Principle 4a to exclude areas of open space from the settlement boundary where they stand on the edge of the built form.

4.7 **Rothley Brook Meadow Green Wedge**

- 4.7.1 The Review recommends that Marina Park on the eastern periphery of Groby be included within the Green Wedge. The open space is considered to provide a green lung for residents is a recreational resource and guides the development form of Groby. Therefore the settlement boundary has been inset to exclude Marina Park open space and will therefore fall within the revised green wedge. This amendment is in conformity with Principle 4a to exclude areas of open space from the settlement boundary where they stand on the edge of the built form.
- 4.7.2 The Review recommends that land off Groby Road, south of the of the M1 motorway, Ratby be removed as it achieved planning permission for residential development under application reference 12/00178/FUL. This scheme, at the time of writing this report, is currently being built out. This site therefore no longer fulfils the functions of the green wedge and as such the settlement boundary has been extended to encompass this development. This amendment is in conformity with Principle 3a to include implemented permissions within the settlement boundary.
- 4.7.3 The Green Wedge Review makes other recommendations in relation to areas to be removed, extended or included with the green wedge revision; however these alterations would not result in amendments to settlement boundaries.

4.8 **Conservation Area Appraisals and Management Plans**

- 4.8.1 The Borough of Hinckley & Bosworth currently has 27 Conservation Areas which are accompanied by Conservation Area Appraisals and Management Plans.
- 4.8.2 Conservation Area appraisals assess the significance of the designated area and analyses how that significance is vulnerable to change. Its aim is to preserve and enhance the character of the area and to provide a basis for making sustainable decisions about its future through development and management proposals. The appraisals are accompanied by appraisal maps which identify key heritage features important to protect, including views.
- 4.8.3 Conservation Area Management Plans consist of the management plan and the mid to long term strategy. The strategy sets out the mid to long term aims for preserving and enhancing a conservation area. The management plan addresses current issues and makes recommendations for action arising from the statement and identifies any further detailed work needed.
- 4.8.4 This topic paper has reviewed the Conservation Area Appraisals and Management Plans for the Borough to examine the potential for the settlement boundary to protect and enhance the setting and context of conservation areas and safeguard identified key views. In addition this topic has examined the potential impact the application of the guiding principles to the revision of the settlement boundary could have on the integrity of conservation areas.
- 4.8.5 Appendix 1 provides a full breakdown of the findings of the appraisals and management plans in relation to views, curtilages and open spaces and provides an assessment on the potential implications of a revision to the settlement boundary on these features.
- 4.8.6 Appendix 1 only identifies the conservation areas where a change to the settlement boundary has been introduced which may impact on an identified feature in the appraisals and management plans.
- 4.8.7 The conservation areas of Earl Shilton, Groby and Hinckley do not appear in Appendix 1 as these conservation areas lie entirely within the pre-existing settlement boundary and are not affected by any alterations proposed through this review. The Ratby Conservation Area is also not considered to be affected by proposed alterations to the settlement boundary.
- 4.8.8 Boundary reviews have been identified in relation to the findings of the appraisals and management plans and in line with the principles established through this review. All but one amendment conforms to the settlement boundary principles and retains the important features of the conservation areas. The exception is Mulberry Farmstead in Stoke Golding. This site is an agricultural farmstead and in accordance with Principle 4d should be excluded from the settlement boundary.

However the Stoke Golding Conservation Area Appraisal identifies this site as an improvement area with redevelopment of the agricultural buildings seen as an important enhancement. The redevelopment of this site presents the opportunity to provide access and views onto the historical Crown Hill (the supposed site for the crowning of Henry Tudor after the battle of Bosworth) and lead to an overall enhancement in the conservation area. It is for these benefits that the settlement boundary has been extended to include Mulberry Farm to encourage its redevelopment to improve the Stoke Golding Conservation Area and better reveal an element of the Bosworth Battlefield.

- 4.8.9 Appendix 1 highlights one example in Higham on the Hill where an amendment to the settlement boundary inline with the settlement boundary principles has had an adverse impact on a Conservation Area. The Conservation Area Appraisal identifies important vistas and views across the Oddfellows Arms public house site however these are already considered to be restricted through permitted residential development yet to be built out. This residential development stands on the northern land parcel of the pub in line with Hilary Bevins Close. This development is included within the settlement boundary in line with Principle 3a and the field parcel below is included within the settlement boundary in line with Principle 3d.

4.9 **Earl Shilton and Barwell Sustainable Urban Extensions**

- 4.9.1 The Core Strategy identifies Barwell and Earl Shilton as locations for two Sustainable Urban Extensions (SUE's) to act as a catalyst for the regeneration of these two settlements.

- 4.9.2 Core Strategy policy 2: Development in Earl Shilton states "to support the regeneration of Earl Shilton, the Council will:"

"Allocate land for the development of a mixed use Sustainable Urban Extension to the south of Earl Shilton..... Detailed requirements for this sustainable urban extension including boundaries, facilities to be provided, layout and design, will be set out in an Area Action Plan. All developments must be in conformity with this Area Action Plan. No piecemeal developments will be permitted."

- 4.9.3 Core Strategy policy 3: Development in Barwell states "to support the regeneration of Barwell the Council will:"

"Allocate land for the development of a mixed use sustainable urban extension to the west of BarwellDetailed requirements for this sustainable urban extension including boundaries, facilities to be provided, layout and design will be set out in an Area Action Plan. All Developments must be in conformity with this area action plan. No piecemeal developments will be permitted."

- 4.9.4 The Core Strategy therefore establishes the principle of urban extensions to the west of Barwell and to the south of Earl Shilton. The Core Strategy does not indicate in which document, either the AAP or the Site Allocations, that the settlement boundary would be revised to reflect the SUE(s) or when this is to be undertaken.
- 4.9.5 The most recent Earl Shilton and Barwell Area Action Plan is the Consultation Draft November 2010. The pre-submission version of the document is currently being prepared and is due to go out for its final round of public consultation in late summer/early autumn 2013.
- 4.9.6 The Area Action Plan indicates the proposed boundaries of the SUE(s) on the Area Action Plan Proposals Map. The SUE forms an allocation for built development which will be reflected in both the adopted AAP and the Site Allocations DPD. As such the SUE(s) as planned allocations should be included within the revised settlement boundary in line with Principle 3d.
- 4.9.7 In relation to the Earl Shilton revised settlement boundary this has been illustrated within the Area Action Plan as spanning eastward/south eastward from the existing built form to the Earl Shilton bypass, also known as Clickers Way or the A47. The northern limit of the revised boundary aligns with Thurlaston Lane. The southern limit of the revised boundary aligns with Breach Lane.
- 4.9.8 In relation to the Barwell revised settlement boundary this has been aligned with the boundary of the recently approved Barwell West application under application reference 12/00295/OUT. The inclusion of this area within the revised settlement boundary is in accordance with Principle 3d in that it is a planned allocation and Principle 3a as an unimplemented planning permission.
- 4.9.9 The inclusion of the two areas within the revised settlement boundary illustrates the Borough Council's presumption in favour of development within these areas as defined by the Core Strategy, the emerging Area Action Plan and in line with the established settlement boundary principles.

4.10 **Settlement Boundary Consultation Responses**

- 4.10.1 Settlement boundaries were first proposed to be amended as part of the Preferred Options consultation of the Site Allocations and Development Management Policies DPD between February and April 2009. A full review of settlement boundaries was not undertaken at this time, but the individual settlement boundaries were drawn to take into account the proposed new allocations (e.g. residential, employment and cemeteries) and completed developments.
- 4.10.2 This section of the Topic Paper lists the comments received on the revised settlement boundaries at the preferred options stage and the Council officer response to the points made at that time. As part of the process of revising the settlement boundaries, these comments have

been reviewed and used to inform the settlement boundaries within the pre-submission consultation document. Appendix 4 of this topic paper presents the consultation comments, the officer response in July 2011 and how the comments have informed settlement boundary revisions.

4.10.3 A number of comments were made in relation to alternative sites for residential development listed at the Preferred Options stage. Frequently, comments in support of allocating such sites made reference to the need to extend the settlement boundary to include the site, and thus make it feasible for development. However, such comments did not make a specific case to extend the settlement boundary, but rather concentrated on the merits of allocating the site.

4.11 **Additional Considerations**

4.11.1 In accordance within the settlement boundary principles, the western settlement boundary of Burbage has been significantly extended. The boundary has been extended westward to include the mixed-use Sketchley Brook development which is a planning permission currently being implemented under references 10/00518/OUT and 11/00856/REM. This development spans up to the Ashby Canal, standing between the railway line and the sewage works to the south. This inclusion stands in line with Principle 3a. In addition the Logix Park development, the sewage works and Sketchley Meadows Industrial Estate to the south of the development site have also been included within the settlement boundary. These areas are built development which, with consideration to the emerging Sketchley Brook site, stand adjacent the main built form of the settlement and form a natural extension to the settlement. This amendment conforms to Principles 1, 2 and 3a.

4.11.2 The settlement boundary has also been extended around Sketchley Grange Hotel in line with Principles 1 and 3c.

4.11.3 Land to the north east of the industrial estate and south of the sewage works has been excluded from the settlement boundary to ensure the boundary is continuous and large parcels of undeveloped land are not subject to significant infill development.

4.11.4 Stables have been excluded from the settlement boundary as these relate to agricultural and equestrian uses which relate to an agricultural use class.

4.11.5 Where identified, areas of landscaping which stand adjacent the settlement boundary have been excluded from the settlement boundary; Principle 1 seeks the settlement boundary to be tightly defined around the built form of settlements. Landscaping is not considered part of the built form and landscaping by its nature should be left undeveloped. The exclusion of landscaping from the settlement boundary is considered to adhere to Principle 1.

4.11.6 Bradgate Hill settlement is a small rural hamlet with no identified growth to be allocated within the plan period. The settlement boundary principles have been applied to this settlement however there is a deviation in relation to the Principle 3c. The rear back gardens of residential properties on the edge of the settlement which have enclosing features and relate to the character of the settlement are included within the settlement boundary under Principle 3c. There is one noted exception to this within Bradgate Hill which has very long rear gardens projecting far past the existing settlement boundary and into the countryside beyond. This is particularly evident on the south western corner of Bradgate Hill. The inclusion of these long rear gardens into the settlement boundary, cumulatively, would provide a significant level of infill development in an unsustainable settlement that falls at the bottom of the settlement hierarchy and has no allocated growth.

Appendix 1

Review of Conservation Area Appraisals

Locations within the conservation area adjacent to the 2001 Local Plan settlement boundary

Conservation Area	Location	Comments	Settlement Boundary Review Mapping
Barwell	St Mary's Church, Church Lane	Lies within conservation area. Identifies the church as a Listed Building with important trees within the Churchyard. The Green Wedge Review recommends the inclusion of the site within the green wedge boundary.	Site excluded from settlement boundary and included within the Green wedge in line with Principle 4a.
Burbage	St Catherine's Church, Hinckley Road	Due to its prominent position, church dominates views from the south east, in and out of the conservation area. Gaps between buildings are important in terms of providing opportunities for creating glimpsed views out of the space.	Boundary inset to exclude cemetery to rear of church and the adjacent farmstead in line with Principles 4a and 4d. This will reinforce the church's prominent position and maintain glimpsed views to the countryside to the east.
Cadeby	South western corner around Meadow View and Wood Lane	Important view identified from the end of Wood Lane into the wider countryside.	Settlement boundary extended to include full curtilage of Meadow View in line with Principle 3c.
	North of settlement around The Limes	Important views identified along both side tracks to Manor Farm and one through the curtilage of The Limes.	Settlement boundary extended to include The Limes and its curtilage in line with Principles 1 and 3c. The boundary review is not considered to adversely affect these identified important views.

Conservation Area	Location	Comments	Settlement Boundary Review Mapping
Congerstone	Barton Road	Houses flanking the road give views of the countryside through their loose separation.	Houses on Barton Road and Poplar Terrace are now included within the revised boundary in line with Principles 1 and 3c.
	St Mary's Church	Ensure important views of the church and out into the open countryside are protected.	No amendment around the churchyard.
	Fox Covert Farm	Building of local importance.	The farmstead has been included within the boundary as a planned allocation in line with Principle 3d. This will enable sympathetic redevelopment of the site which still stands within the Conservation Area.
Desford	The Old Rectory and Rustica	Ensure important views of the church and out into the open countryside are protected.	Boundary extended to include the residential property and curtilage of Rustica in line with Principles 1 and 3c. This is not considered to impact upon important views to the church and wider countryside.
Earl Shilton	Conservation Area lies entirely within the pre-existing settlement boundary and therefore is not affected by any alterations proposed through this review.		
Groby	Conservation Area lies entirely within the pre-existing settlement boundary and therefore is not affected by any alterations proposed through this review.		
Higham on the Hill	All	The village's prominent ridge top location enables good views out into the countryside, especially towards Nuneaton, Atherstone, the Ashby Canal and Stoke Golding which are important to protect. Its historic core however is generally screened from the surrounding area by modern development or thick vegetation.	The settlement boundary has been extended around the curtilage of properties on the approaches to Higham from Stoke Golding and Wykin. This will not impact upon the views into and out of the village.

Conservation Area	Location	Comments	Settlement Boundary Review Mapping
Higham on the Hill (Cont.)	Oddfellows Arms, Main Street	<p>Important views and vistas adjacent to the Oddfellows Arms.</p> <p>The Oddfellows Arms pub on Main Street which is currently closed, occupies a potential development site. The pub however, which is sited in a prominent location at the junction with Nuneaton Lane, should be retained although the outbuildings could be demolished.</p>	<p>Boundary has been amended to include field parcels to the north of the Oddfellows Arms in line with Principles 3a and 3d.</p> <p>This development is likely to have an adverse impact on the wider views into the countryside.</p>
Hinckley	Conservation Area lies entirely within the pre-existing settlement boundary and therefore is not affected by any alterations proposed through this review.		
Market Bosworth	Rectory Lane	The view along Rectory Lane towards the Park presents a wooded appearance, achieved by a combination of hedges and mature trees.	Market Bosworth Bowling Green has been excluded from the settlement boundary in line with Principle 4a. This will help to retain views from Rectory Lane to the Park.
	St Peter's Church	<p>Important glimpses of St. Peter's Church throughout the Conservation Area emphasise the town's position on the crown of a hill and the church's importance as a landmark.</p> <p>Ensure important views of the church and out into the countryside are protected.</p>	The settlement boundary has been extended around St Peter's Church in line with Principle 3b. Adjacent dwellings off Church Street have also been incorporated into the settlement boundary in line with Principle 1 and 3c.
	Sutton Lane	Sutton Lane is narrow and gated, again presenting an important vista into open countryside beyond.	The settlement boundary has been reduced to exclude wooded land to the rear of Sutton Lane in line with Principle 4a. This will protect vistas into the village by restricting development to the defined limits.
	Bosworth Hall	The views of the walled garden, water tower and Triumphal Arch define the image of this approach to the town.	Apart from the minor amendments around St Peter's Church listed above, the settlement boundary has not been altered around Bosworth Hall ensuring these views are maintained.

Conservation Area	Location	Comments	Settlement Boundary Review Mapping
Newbold Verdon	St James' Church	Ensure important vista to the key space of St James churchyard is retained.	<p>The settlement boundary has been reduced to exclude Hall Farm, in line with Principle 4d. The Settlement Boundary has also been reduced to exclude the cemetery attached to the church, in line with Principle 4a.</p> <p>Both of these amendments will ensure that these views and vistas are maintained and enhanced.</p>
Orton on the Hill	St Edith's Church	Ensure important views of the church and out into the countryside are protected.	The settlement boundary around Orton on the Hill has been extended to include small areas of residential curtilage in line with Principle 3c. These amendments are not considered to adversely impact upon views.
Ratby	No amendment considered to affect the features of the conservation area.		
Markfield	St Michael's Church	Ensure important views of the church, The Old Rectory and others identified on the attached map are protected.	Boundary extended to include full rear curtilages of properties opposite the church in line with Principles 1 and 3c No adverse impact upon views.
	Forest Road	This area is somewhat detached from the main part of the conservation area. It consists of a mix of older farms and Victorian cottages, either detached or in terrace form.	The boundary extended to incorporate the curtilage of properties including around Stepping Stone Farmhouse in line with Principles 1 and 3c.

Conservation Area	Location	Comments	Settlement Boundary Review Mapping
Shackerstone	Entrance routes into the village	<p>From the north town bridge and from the east the Turn Bridges over the Ashby Canal form the entrances into the village and conservation area. These structures provide exceptional views of the church and the surrounding countryside.</p> <p>From the southern approach there are distant views across open farmland to the church and the edge of the village.</p> <p>The Conservation Area includes an important large open field bounded by the canal. This provides good panoramic views to the church and the northern edge of the village.</p> <p>Ensure important views of the church and other key buildings and out into the countryside are protected.</p>	<p>No amendments to the settlement boundary are proposed at the gateways into the village.</p> <p>The large open field including Motte and Bailey remains is still excluded from the settlement boundary.</p> <p>The settlement boundary has also been redrawn to exclude the semi-agricultural area to the south of Station Road, in line with Principle 4a.</p> <p>Removing this area from the settlement boundary will strengthen and enhance the conservation area.</p>
Sibson	Glebe Lane junction with Twycross Road	At the road junction, long views of the medieval timber framed structure of the public house define the eastern gateway to the village proper.	The settlement boundary has been extended across the road junction to incorporate the first few properties on Glebe Lane in line with Principle 1 and 3c. These are considered recognisable as part of the village of Sibson and would not adversely affect the long views.
Stoke Golding	Crown Hill Farm	Crown Hill Farm, a three-storey brick farmhouse, marks the entrance to the settlement.	The settlement boundary has been extended slightly around the curtilage of Crown Hill Farm to better reflect the built footprint of the site in line with Principles 1 and 3c.
	Mulberry Farm	This is an identified weak area whose improvement could open up and reveal Crown Hill and lead to an overall enhancement of the Conservation Area and Bosworth Battlefield.	The boundary has been extended to include this farmstead to encourage appropriate development to better reveal the conservation area. This stands contrary to Principle 4d.

Conservation Area	Location	Comments	Settlement Boundary Review Mapping
Sutton Cheney	All	<p>Brick walls, trees, country views and farmyards define the character of the village.</p> <p>Buildings are generally in small clusters dispersed along the principle roads and separated by farmland, which provides views of the countryside.</p>	<p>The settlement boundary has been amended around the village including the extension around the full curtilage of residential properties and the contraction around farms to exclude agricultural buildings in line with Principles 1, 3c and 4d.</p> <p>These changes will still afford views between the village and the countryside in both regards.</p>
	St James' Church	Ensure important views of the church and out into the open countryside are protected.	Minor amendments have been made to include the curtilage of dwellings around the church in line with Principles 1 and 3c. These amendments will not adversely affect its setting or views.
Twycross	15 Sheepy Road	Development from the Victorian period is concentrated around the junction of Flax Lane and Sheepy Road.	The settlement boundary has been extended to include the entirety of the residential curtilage of 15 Sheepy Road and adjacent properties on Flax Lane in line with principles 1 and 3c.
Witherley	St Peter's Church	<p>Riverside and the church yard with their spectacular views to the west are the most important public spaces in the area and give the Conservation Area its unique image.</p> <p>Ensure important views of the church, the river and out into the countryside are protected.</p>	<p>The settlement boundary has been extended to include St Peter's Church, church yard in line with Principle 3b in addition to and numbers 3 and 5 Church Lane in line with Principles 1 and 3c.</p> <p>Views to the church will be safeguarded by the river standing outside the settlement boundary.</p>

Conservation Area	Location	Comments	Settlement Boundary Review Mapping
Witherley (Cont.)	The Rectory and Witherley Hall	Key private green spaces are the grounds of the Rectory, the adjacent paddock and Witherley Hall all of which have been carefully landscaped and fall gently towards the river.	<p>The properties to the west of Church Road/Mill Lane and their curtilages have been included within the settlement boundary in line with Principles 1 and 3c. It is noted that the Conservation Area Appraisal identifies a key view Church Road through the Rectory buildings to the river.</p> <p>In accordance with the principles of the Topic Paper, these properties and their extensive curtilages fall within the boundary of the village. However this will not impinge on the ability to retain these views.</p>

Appendix 2

Settlement Boundary Site Visits

Settlement	Location	Notes
Bagworth	3 Church Hill, Churchside	<p>Site visit 24 April 2013.</p> <p>Settlement boundary currently excludes number 3 Church Hill. The settlement boundary should be extended to include residential curtilage of number 3 including barn buildings to west of property (accessed from front drive) which act as car ports. Portion of field abutting the residential garden is agricultural in nature, being used by the residents of number 3 Church Hill for the rearing of chickens and horses. It should be excluded from the settlement boundary, in line with Principle 4c of the Topic Paper.</p>
	Silk Forest / The Laurels, Main Street	<p>Site visit 24 April 2013.</p> <p>“Silk Forest” employment use fronting Main Street. Units adjacent to the road should be included in the settlement boundary. Barns to the rear are agricultural in nature and should remain excluded from the settlement boundary in line with Principle 4d.</p> <p>The settlement boundary should also be extended to include number 3 Barlestone Road, the last property in the village on the southern side of Main Street.</p>
Barlestone	Little Mill Close	<p>Site visit 24 April 2013.</p> <p>Small area of residential amenity green space serving properties on Little Mill Close. Well used by children at time of visit. Should be protected as open space through the Site Allocations DPD.</p> <p>Therefore this area of open space should be removed from the settlement boundary in accordance with Principle 4a of the Topic Paper.</p>

Settlement	Location	Notes
Barton in the Beans	Most western land parcel	<p>Site visit 24 April 2013.</p> <p>Extensive curtilage to the west and rear of 59 Main Street currently stands outside of the settlement boundary. Curtilage between the property and Main Street/Congerstone Lane, to the extent of the rear access is domestic in nature and should be included within the settlement boundary in line with Principle 3c.</p> <p>Rough grassed area to the rear of the property which is more agricultural in nature, being used to rear sheep at the time of the site visit. This area should be excluded from the settlement boundary in line with Principle 4c.</p>
Botcheston	Underbank Farm, Main Street	<p>Site visit 24 April 2013.</p> <p>Barn buildings lying perpendicular to the road have been converted to garages/car ports serving properties set back from Main Street. Should remain within the settlement boundary in accordance with Principle 1.</p>
	Land to the rear of Bryn-teg, Main Street	<p>Site visit 24 April 2013.</p> <p>Unable to view from the road during site visit. Assumed part of residential curtilage in line with adjacent properties. Within settlement boundary.</p>
Kirkby Mallory	Area of hard standing, adjacent 43 Church Road	<p>Site visit 24 April 2013.</p> <p>Difficult to view hard standing area due to private ownership and topography around site. Large paddock for horses lies immediately adjacent therefore area is felt to relate to the keeping of horses.</p> <p>Despite being an area of hard standing, the land should remain outside of the settlement boundary in line with Principle 4c of the Topic Paper, because of the agricultural nature of this area.</p>

Settlement	Location	Notes
Orton on the Hill	Moore's Farm, Main Street	<p>Site visit 24 April 2013.</p> <p>Site to the rear of corner property on Main Street/Sheepy Lane currently stands outside of the settlement boundary.</p> <p>Site is occupied by "The Barn" residential dwelling with garage buildings to the south. Settlement boundary should be extended to rear elevation of property and garage, in line with Principle 1.</p>
	Land adjacent to Lower Farm, Pipe Lane	<p>Site visit 24 April 2013.</p> <p>Site provides access to "The Old Workshop Number 5", with and to the west of the access and closest to the dwelling being a domestic garden. The garden extends down to a paved parking area and detached garage.</p> <p>The settlement boundary should be extended south of Pipe Lane along the line of the driveway and include land to the west. This is in line with Principle 1 of the Topic Paper.</p>
Shackerstone	Land adjacent to Cottage Farm, Insley's Lane	<p>Site visit 24 April 2013.</p> <p>A substantial detached dwelling has been constructed to the north of Field View House. This can be seen to be under construction on the Google Street View imagery (dated September 2010).</p> <p>The Shackerstone settlement boundary should therefore be extended to incorporate the new dwelling and its rear curtilage, in line with the first principle of the Topic Paper.</p>
Sutton Cheney	Townsend Farm, Bosworth Road	<p>Site visit 24 April 2013.</p> <p>The farm is still in agricultural use - evidenced by the agricultural nature of the front yard which includes farm buildings and farm vehicles around the farm house.</p> <p>Townsend Farm should therefore remain outside of the Sutton Cheney settlement boundary in line with Principle 4d. This will involve a revision to the settlement boundary to exclude the farm buildings which lie adjacent to Bosworth Road.</p>

Appendix 1

Green Wedge Review Recommendations – December 2011

Findings and recommendations of relevance to defining settlement boundaries

Hinckley/Barwell/Earl Shilton/Burbage Green Wedge

Area	Location	Green Wedge Review recommendations
A	South of Hinckley Road and north of Normandy Way	Guides development form and prevents the coalescence of Barwell and Hinckley. No boundary amendments suggested.
B	South of Barwell and north of Normandy Way	Recommended that Burbage Common remains within the Green Wedge as it contributes to the other functions of the Green Wedge. Recommended that St Mary's Churchyard be included within the Green Wedge as it lends itself naturally to an extension.
C	East of the Common and south of Shilton Road	Area is particularly sensitive to coalescence and provides a green lung and recreational resource. No boundary amendments suggested.
D	Land between Leicester Road (Carrs Hill) and Elmesthorpe Lane	Green Wedge is important in preventing further coalescence to the south of Earl Shilton and Barwell. No boundary amendments suggested.
E	Land off Leicester Road	Prevents the merging of settlements, whilst guiding development form beyond the A47. No boundary amendments suggested.
F	Land between Normandy Way and Leicester Road	A multifunctional area which provides a range of recreational opportunities. Acts as a green lung, guides development form and prevents the coalescence of settlements. No boundary amendments suggested.

Area	Location	Green Wedge Review recommendations
G	Land east of Leicester Road and north of Burbage Common Road	Provides recreational opportunities and serves the role of preventing the merging of settlements in the wider context. No boundary amendments suggested.
H	Land off Leicester Road including Burbage Common and Hinckley Golf Course	Acts as a recreational resource and a green lung. Serves the role of preventing the merging of settlements in the wider context. Green Wedge boundary to be amended to reflect planning permission 10/00661/OUT off Leicester Road. John Cleveland College Playing Fields meet the criteria for the Green Wedge and should be included.
I	Land south of the Railway Line and north east of Burbage	Has a similar character to Area H. Green Wedge guides the development form of Burbage. Provides a recreational resource and a green lung. Does not perform a very strong role in preventing the merging of settlements as it is some distance from Barwell and Earl Shilton. No clear recommendations from the Green Wedge Review.

Other matters

Reference is made to the concern over potential coalescence between Barwell and Stapleton once the Barwell Sustainable Urban Extension has been developed. A separate paper considering a potential new Green Wedge between Barwell and Stapleton is recommended.

The Green Wedge Review also refers to a separate evidence base document to consider the coalescence between Hinckley and Stoke Golding.

Rothley Brook Meadow Green Wedge

Area	Location	Green Wedge Review recommendations
A	Land adjacent to the A46 and A50	<p>Provides a green lung and links to green infrastructure. It also guides development form and prevents the coalescence of settlements.</p> <p>No boundary amendments suggested.</p>
B	North of the A50, adjacent to Quarry and Sheet Hedges Wood	<p>Guides the development form of Groby so that development does not breach the A50. It also provides good recreational opportunities.</p> <p>No boundary amendments suggested.</p>
C	The Fisheries	<p>Guides development form and prevents the merging of settlements as it stops development breaching the A50. Multi-functional area which acts as a green lung and recreational resource.</p> <p>No boundary amendments suggested.</p>
D	Land adjacent to the A46	<p>Prevents the merging of Groby with Glenfield. Provides accessible open spaces. Acts as a green lung in providing connectivity between Glenfield and Groby.</p> <p>Removal of the Brant Inn PH, Overdale Avenue from the Green Wedge as it fails the criteria.</p>
E	Land south of Sacheverell Way	<p>Prevents the merging of Groby and Ratby. Guides development by preventing the breaching of Sacheverell Way. Provides a green lung for local residents. Particularly sensitive area.</p> <p>No boundary amendments suggested.</p>
F	Land north of Sacheverell Way	<p>Performs the separation of settlements and helps to guide development form.</p> <p>No clear recommendations from the Green Wedge Review.</p>

Area	Location	Green Wedge Review recommendations
G	West of Ratby Road	Prevents the merging of Groby and Ratby and guides development form. Provides an important green lung and recreational resource. No boundary amendments suggested.
H	South of the M1/north-east of Ratby	Area provides a recreational resource. Limited role in acting as a green lung. Contributes little to guiding development form and the merging of settlements as this is achieved by the M1 motorway. Remove Area H from the Green Wedge.
I	Ferndale Park	Area with planning permission for residential 12/00178/FUL should be removed from the Green Wedge. Ferndale Park open space does not achieve the prevention of the merging of settlements or guiding development form. It should therefore be removed from the Green Wedge and protected for recreation purposes.
J	Taverner Drive and north/south of Station Road, Ratby	Prevents the merging of Ratby and Kirby Muxloe and guides the development form of the southern tip of Ratby. It provides a green lung and recreational resource. No boundary amendments suggested.

Other matters

Marina Park Open Space, adjacent to Area D, was found to be a recreational resource which provides a green lung for residents. It also guides the development form of Groby. It was therefore recommended that the area be considered for inclusion in the Green Wedge through the Site Allocations process.

Land to the west of Area C, to the rear of Groby Pool car park, provides a recreational area used for walking. It provides a green lung and resource for residents to the north west of Groby. The Green Wedge Review states that the inclusion of this site within the Green Wedge should be considered as part of the Site Allocations process. This area was therefore examined alongside the review of settlement boundaries which is the main subject of this Topic Paper. On review, it is felt that this area and the adjacent western field parcels to Slate Brook should be added to the Rothley Brook Meadow Green Wedge. They form a natural extension of the Green Wedge around the Groby Pool SSSI and towards Bradgate Hill and will prevent development from breaching north of the A50.

Appendix 4

Settlement Boundary Consultation Responses

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Bagworth	BAG 12	Amend the settlement boundary to include land to the rear of The Silk Forest & Laurel House, Main Street, Bagworth as endorsed at Planning Committee on 12 August 2003.	Noted. The settlement boundary amendment approval shall be investigated further during the production of the Submission version of this document.	Laurel House already lies within the settlement boundary. Following a site visit in April 2013, the Silk Forest employment units fronting Main Street have also been included within the settlement boundary. The farm courtyard area to the rear remains excluded.
Barlestone	BARL15	Objection to the extension of the settlement boundary.	Noted.	Given that the settlement boundary was proposed to be extended in 2009 to take into account a small number of sites to be allocated, it is unclear which particular alteration is opposed. Nonetheless, different sites are being proposed for allocation in Barlestone at this stage and so this comment is no longer relevant.
Barton in the Beans	BRT02	No comments received in relation to the settlement boundary.	-	-
Barwell	BARW25	No comments received in relation to the settlement boundary.	-	-

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Botcheston	BOT02	Amendment to the settlement boundary requested.	The settlement boundary issue will be investigated further. The settlement boundary will be amended to incorporate new development.	The settlement boundary at Botcheston has been revised to take account of the extent of residential curtilages but no major alterations since the 2001 Review have been made.
Bradgate Hill	BRD01	No comments received in relation to the settlement boundary.	-	-
Burbage	BUR25	The settlement boundary on the Burbage Parish Plan should be retained.	Having referred to the Burbage Parish Plan there is no identified settlement boundary within this document.	As noted, this is not relevant to the review of settlement boundaries.
		Site for recreational use should be included in the settlement boundary preserving the ridge and furrow fields and mature trees etc.	Noted.	Areas of open space which stand on the edge of settlements have been excluded from within the settlement boundary, in accordance with the principles of this Topic Paper. This is considered to provide additional safeguards for these sites.
		The area currently designated as an area of separation provides access to the countryside. Green wedge should be considered.	By defining settlement boundaries, the areas outside of the boundary are recognised for the purposes of planning policy as countryside where new development will be strictly controlled.	The designation of Areas of Separation is not being taken forward in the DPD. The Green Wedge does not extend to the west of Burbage and was not highlighted in the 2011 Green Wedge Review as a potential extension to the Green Wedge.

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Cadeby	CAD01	No comments received in relation to the settlement boundary.	-	-
Carlton	CAR03	Village boundary should have been amended to include land between Barton Rd and Nailstone Road (Site AS187). Site could provide additional housing and support services in the village.	The nature of rural exception sites mean that they are not within settlement boundaries and therefore the boundary has not been proposed to be amended. This is set out in Policy 17: Rural Needs of the Core Strategy.	Site has recently received planning permission as a rural exception site and therefore will now be included within the settlement boundary.
Congerstone	CON04	The document states that it is not anticipated that there will be a need to amend the settlement boundary. This is not the case as the preferred option is outside the current settlement boundary.	The settlement boundary will be extended to incorporate any new allocations and development must occur within this revised boundary.	The settlement boundary has been revised to include dwellings to the north east of the village in light of a planning appeal decision and to include the site to be allocated to meet the village's housing requirement.
Dadlington	DAD02	No comments received in relation to the settlement boundary.	-	-

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Desford	DES14	No comments received in relation to the settlement boundary.	-	-
	DES01	The significant and clunky proposed redrawing of the settlement boundary in Desford contrasts sharply with the failure to review the settlement boundaries around the SRC, where most new development should be directed.	-	All settlement boundaries have now been comprehensively reviewed in line with the principles set out in this Topic Paper.
Earl Shilton	EAR17	No comments received in relation to the settlement boundary.	-	-
	AS217	The DPD's 3 stage approach to site assessment clearly identifies the Directions for Growth Document 2007 as one criterion. The revision of the settlement boundary to the north of the town centre clearly accords with the Directions for Growth document which alludes to the potential for boundary revision in this location.	-	Westfield Farm to the north of Earl Shilton has been excluded from the settlement boundary in line with Principle 4d which excludes farmsteads which stand on the edge of the built form.

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Fenny Drayton	FEN02	No comments received in relation to the settlement boundary.	-	-
Groby	GRO22	Movement into Ratby parish would have an adverse impact on community identity. May cause issues from a funding and administrative perspective.	Noted, the Local Planning Authority will take into consideration any comments that raise planning matters.	N/A
		The two villages of Groby and Ratby should not be allowed to coalesce. The existing boundary should not be moved.	The two villages will not be allowed to coalesce. It is the role of the Site Allocations document to reassess settlement boundaries.	The area between Ratby and Groby is largely covered by a Green Wedge designation. The Green Wedge Review recommends that the Green Wedge boundaries are not amended at this location as they are particularly sensitive and play a key role in preventing the merging of settlements.
		Development should take place inside the existing boundary.	The level of new housing required to be provided by the Council means that it cannot all be provided on within existing settlement boundaries.	The settlement boundary has been extended to incorporate allocated sites in line with Principle 3d of this Topic Paper.

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Higham on the Hill	HIG08	Opposition to extension of settlement boundary to incorporate land off Hilary Bevins Close. Attractive part of the village and offers extensive views of the local countryside as well as the ancient church of St Peters.	Where a housing requirement cannot be met within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate new allocations and development must occur within this revised boundary. The village's Conservation Area Appraisal informs the Site Allocations DPD.	Land off Hilary Bevins Close has subsequently been granted planning permission for residential development and the settlement boundary has therefore been altered to formally recognise this in line with Principle 3a of this Topic Paper.
		Opposition to the extension of the settlement boundary. It would be an environmental tragedy if the settlement boundary was extended to include the site to the rear of Hilary Bevins.	The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary.	Land off Hilary Bevins Close has subsequently been granted planning permission for residential development and the settlement boundary has therefore been altered to formally recognise this, in line with Principle 3a of this Topic Paper.
Hinckley	HIN83	No comments received in relation to the settlement boundary.	-	-
Kirkby Mallory	KIR02	No comments received in relation to the settlement boundary.	-	-

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Market Bosworth	MKBOS21	Notes the Potential Strategic Access Route and does not encourage the construction of a ring road around Market Bosworth but would welcome a footpath or cycle path linking existing rights of way.	The Strategic Access Route is not a bypass it aims to improve the wealth of green infrastructure assets in the Borough, in particular those with a tourist interest, which would benefit greatly from improved access.	The Potential Strategic Access route has not been included within the settlement boundary.
		Agree that boundary should reflect village growth, but MKBOS01 should not be included in this.	Noted.	Any new allocations have been included within the settlement boundary in line with Principle 3d of this Topic Paper.
		Agree with the revisions to the settlement boundary. The strategic access route should be a footpath and cycle track.	Considered and noted.	N/A
		Waterside Mede development should be excluded from the settlement boundary as this should be seen as distinct and separate from the rest of the village.	The Waterside Mede development will be included in the boundary to firstly enable its inclusion with the settlement of Market Bosworth and to enable the boundary to contain and control future growth.	The Waterside Mede development has been included within the Market Bosworth settlement boundary in line with Principle 3a of this Topic Paper.

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Markfield	MARK17	Object on the grounds of development in the open countryside, the need for additional housing has not been proven.	Considered and noted.	Sites that have been allocated for development have been included within the settlement boundary in line with the Principle 3a of this Topic Paper.
Nailstone	NAI09	Vero's Lane site clearly offers a very natural expansion of the settlement boundary with little detriment to the form and character of the village, where as the Bagworth Road Site constitutes a further expansion of a linear nature that is not a natural expansion of the village and also seeks to develop Grade II agricultural land.	Considered and noted.	The settlement boundary must follow the extent of the existing built form. Sites that have been allocated for development have been included within the settlement boundary in line with the Principle 2d of this Topic Paper.
Newbold Verdon	NEW11	No comments received in relation to the settlement boundary.	-	-
Norton Juxta Twycross	NOR02	No comments received in relation to the settlement boundary.	-	-
Orton on the Hill	ORT01	No comments received in relation to the settlement boundary.	-	-

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Peckleton	PEC01	No comments received in relation to the settlement boundary.	-	-
Ratby	RAT15	Agree with modest extensions to the settlement boundary. However, the settlement boundary should not be extended west of its current position along Burroughs Road.	The settlement boundary will be extended to incorporate new allocations and development must occur within this revised boundary.	The settlement boundary has not been extended west along Burroughs Road as the boundary of the built form has not changed since the settlement boundary was last reviewed.
		The extensions to the settlement boundary around RAT01, RAT12 and RAT14 are supported, but not at RAT02.	The settlement boundary will be extended to incorporate new allocations.	Preferred Options site RAT02 was initially granted planning permission in 2009 (09/00211/FUL) for 36 dwellings and 14 apartments. Amendments to this application have since been submitted and development has commenced. As such, the site has been incorporated into the settlement boundary in line with Principle 3a of this topic paper.

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Ratby (Cont.)	RAT15	The settlement boundary should correlate with the boundary of the M1 along its eastern boundary. The allocation of RAT02 means that it would be more appropriate to include an adjoining strip of land, immediately to the south to Ferndale Drive, within the settlement boundary.	Considered and noted, this will be investigated further as part of the preparation of the Submission DPD.	The site to the south that is referred was subsequently awarded planning permission and development has since occurred. It is therefore now included within the settlement boundary in line with Principle 3a of this topic paper.
		Object to the revisions to the settlement boundary.	Considered and noted.	Revisions have been made to the settlement boundary to take into account recent developments and committed sites in accordance with Principle 2a of this topic paper.
		The extensions to the settlement boundary are acceptable.	Noted.	-
		Sites should be judged based on their merits and not by the past. The settlement boundary is an artificial planning tool.	The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary.	Designating a settlement boundary is the approach that the Council takes to recognise the extent of the built up area and limit unplanned development in the future.
Ratcliffe Culey	RTC02	No comments received in relation to the settlement boundary.	-	-

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Shackerstone	SHA02	No comments received in relation to the settlement boundary.	-	-
Sheepy Magna	SHE05	No comments received in relation to the settlement boundary.	-	-
Sibson	SIB01	No comments received in relation to the settlement boundary.	-	-
Stanton under Bardon	STA08	No comments received in relation to the settlement boundary.	-	-
Stapleton	STP02	No comments received in relation to the settlement boundary.	-	-
Stoke Golding	STG09	Amend settlement boundary to include Convent site.	Noted	The Convent site was granted outline planning permission in September 2010 (10/00358/OUT) for 59 dwellings. It will therefore be incorporated into the settlement boundary in line with the Principle 3a on this Settlement Boundary Review.

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Stoke Golding (Cont.)	STG09	<p>The green space between Dadlington and Stoke Golding should remain. The settlement should not be extended to accommodate any more dwellings. Need assurance that the boundaries will not be revised further in the future.</p>	<p>Allocation of the Preferred Options site would bring the two settlements closer together but a noticeable separation would remain.</p>	<p>PO site STG01 is not proposed to be allocated as Stoke Golding has met its residual housing requirement. The separation between Dadlington and Stoke Golding will be maintained through Development Management Policy DM4.</p>
		<p>Ensure the defined limits of the settlement are not extended.</p>	<p>The settlement boundary will be extended to incorporate new allocations.</p>	<p>The settlement boundary around Stoke Golding has been amended to take into account development that has been permitted and minor revisions to incorporate residential curtilages. An additional amendment includes land at Mulberry Farm due to additional heritage benefits detailed in this Topic Paper.</p>
		<p>No changes should be made to the settlement boundary. It would set a precedent and would harm the character of the village.</p>	<p>The settlement boundary will be extended to incorporate new allocations.</p>	<p>It has been necessary to amend the settlement boundary to incorporate sites that have been developed since the last review and to recognise committed sites that have planning permission for development. In line with Principle 3a of this topic paper.</p>

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Stoke Golding (Cont.)	STG09	A settlement boundary should be created around the complex to ensure further development of the site does not happen. Land within the boundary of the settlement should be protected (Blacksmiths Yard and Laburnum Cottage).	The settlement boundary will be extended to incorporate new allocations.	The Blacksmiths Yard and Laburnum Cottage already lie within the settlement boundary. Any proposed development of this area would have to consider the impact upon the heritage asset in line with development management policies DM9 and DM10.
		Extension of the settlement boundary will lead to infilling of urban areas.	The settlement boundary will be extended to incorporate new allocations and development will be limited to within this new boundary.	Defining a settlement boundary is important to make the urban extents of the village clear. Making minor revisions as part of the Site Allocations process also allows for new infill opportunities which are important in meeting local development needs in a sustainable manner.
		Dwellings should be built on the Convent Site as it is brownfield and building here would mean the boundary would not be extended.	Stoke Golding Convent is not within the current settlement boundary as identified within the Local Plan and therefore the settlement boundary would need to be revised.	The Convent Site was granted outline planning permission in September 2010 (10/00358/OUT) for 59 dwellings. It was not previously within the settlement boundary but it will therefore now be incorporated into it in recognition of the residential commitment on the site and in accordance with Principle 3a.

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Stoke Golding (Cont.)	STG09	Object to Preferred Option STG02a/b (St Martin's Convent) and the extension of the settlement boundary as it will see Stoke Golding merge with Dadlington and destroy the Green Wedge, and the distinct characters of the two settlements. The Convent site is preferable for residential development.	The area between Stoke Golding and Dadlington is not designated Green Wedge. Suggestion considered and noted.	The Convent Site was granted outline planning permission in September 2010 (10/00358/OUT) for 59 dwellings. The allocation of an Extra Care/Employment allocation in Stoke Golding is no longer being taken forward. The separation of the two villages will be safeguarded through development management policy DM4.
		Do not extend the settlement boundary around STG04 (Hall Drive open space).	This site has been allocated as existing allotments.	In line with Principle 4a of the Settlement Boundary Review, open spaces which stand on the periphery of the settlement have not been included within the boundary of the built form.
		The extension of Stoke Golding boundaries will destroy what is so special about a lot of the small villages.	The settlement boundary will be extended to incorporate new allocations and development must occur within this revised boundary.	The purpose of designating a settlement boundary is to protect the existing village from unplanned outward expansion, and hence protect its existing character.
		Object to the extension of the settlement boundary to incorporate STG01 (Land to the east of Sherwood Road).	It is the role of the DPD to review settlement boundaries.	This site is no longer being taken forward as an allocation and hence has not been included within the settlement boundary.

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Stoke Golding (Cont.)	STG09	Against the extension of the boundary as it will increase building all around the village. Stoke Golding could be joined to Hinckley or Bosworth.	The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary.	Minor extensions to the settlement boundary are necessary to reflect changes at the periphery of the village since the boundaries were last revised. The definition of these boundaries will ensure that Stoke Golding does not coalesce with other settlements.
		Object to the extension of the settlement boundary to include site AS534.	Noted.	The settlement boundary has not been extended to incorporate site AS534 as it stands outside of the existing built up area and is not required to be allocated to meet development needs.
		STG02a should not be included within the settlement boundary. A developer could then easily get the land changed to some other use before (e.g. residential) any care facility is built. If STG02a is allocated for conventional housing then it would be reasonable to include the site within the settlement boundary provided that the STG01 allocation is no longer an allocation and is a	Considered and noted. The site would have to go through the usual development control process if a different use was proposed.	The situation regarding STG02a/b has changed since the Preferred Options consultation. Planning permission has since been granted for residential development and as such the site will be incorporated into the settlement boundary. As such, Preferred Option STG01 is no longer required for residential development.

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
		Greenfield outside the boundary.		
Sutton Cheney	SUT01	No comments received in relation to the settlement boundary.	-	-
Thornton	THO06	No comments received in relation to the settlement boundary.	-	-
Twycross	TWY04	Oppose village boundary amendments.	Noted.	The settlement boundary has been amended to include the site to be allocated for residential development to meet local needs. This is in keeping with Principle 3d established in this Topic Paper.
		General comments opposing any residential development in Twycross.	The Core Strategy establishes the need for additional housing in Twycross as set out in the Rural Housing Methodology Statement. This approach was found to be sound.	N/A
		Questions the purpose of establishing a settlement boundary when it can be so easily extended. Sites within the village boundary should be used.	The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary.	Settlement boundaries must reflect the extent of the built-form and include changes and reflect development that has occurred since the settlement boundaries were last established in the 2001 Local Plan.

Settlement	Preferred Options Reference	Comments Received	Officer response at July 2011	How comment has informed the 2013 Settlement Boundary Review
Twycross (Cont.)	TWY04	A longer term solution to housing need in Twycross would be to allocate Startins Tractors and Twycross Aquatics and hence include them within the settlement boundary.	Startins Tractors is identified for employment use to provide employment opportunities.	Startins Tractors has been included within the settlement boundary as an existing employment site and is protected for that purpose. Twycross Aquatics has been excluded from the settlement boundary as it is a Garden Centre in accordance with Principle 4c of this topic paper.
		There is an established settlement boundary which is meant to prevent development outside of the village envelope.	The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary.	Settlement boundaries must reflect the extent of the built-form and include changes and reflect development that has occurred since the settlement boundaries were last established in the 2001 Local Plan.
Witherley	WIT02	No comments received in relation to the settlement boundary.	-	-