



**South  
Derbyshire**  
District Council  
Community and  
Planning Services

# South Derbyshire Settlement Boundary Topic Paper



**October 2016**

South Derbyshire Changing for the better

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## **1 Introduction**

The purpose of this topic paper is to set the methodology and principles used upon which the existing adopted 1998 Local Plan Settlement boundaries have been reviewed and updated, and how new settlement boundaries have been formed.

Settlement boundaries define the built limits of a settlement and distinguish between the built form of a settlement and the countryside. Areas outside of settlement boundaries are considered to be countryside. There is a presumption in favour of development (subject to meeting other material considerations) within settlement boundaries, whereas in the countryside a more restrictive policy applies.

## **2 Where are the existing settlement boundaries in South Derbyshire?**

The following town and villages within the 1998 Adopted Local Plan have settlement boundaries:

Aston on Trent	Lees	Smisby
Barrow Upon Trent	Linton	Stanton by Bridge
Burnaston	Long Lane	Sutton on the Hill
Caldwell	Lullington	Swadlincote <sup>1</sup>
Church Broughton	Melbourne/Kings Newton	Swarkestone
Coton in the Elms	Milton	Ticknall
Coton Park	Netherseal	Walton on Trent
Egginton	Newton Solney	Weston on Trent
Etwall	Overseal	Willington
Findern	Repton	
Hartshorne	Rosliston	
Hatton	Scropton	
Hilton	Shardlow	

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<sup>1</sup> Including Woodville

### **3 What the advantages and disadvantages of settlement boundaries?**

Advantages of settlement boundaries:

- Settlement boundaries provide certainty over where development is likely to be acceptable.
- Settlement boundaries can allow for development of sites which are too small to be allocated for housing within the Local Plan.
- Settlement boundaries can direct development to specific areas of the District. This can help increase the viability of services and may lead to the increase service and facility provision. In turn this could help improve the sustainability of settlements as the more services and facilities there are, the less need for residents to travel.
- Settlement boundaries provide a strong premise for defining and protecting the countryside from unnecessary encroachment.

Disadvantages of settlement boundaries

- Settlement boundaries can inflate land values for sites within settlement boundaries, as the likelihood of gaining planning permission differs from land outside settlement boundaries.
- Settlement boundaries can lead to the presumption that developments will be high density, in order to make the most from the land. However the District Councils design polices and supplementary planning documents ensures that new development is well designed and has an appropriate layout and density in relation to the existing built development.
- Settlement boundaries can cause pressure for the development of open spaces within settlement boundaries, which provide a valued space to the settlement and residents. This however could be overcome by policies restricting the loss of open space unless exceptional circumstances exist.
- It can be difficult to draw boundaries around settlements which are dispersed. This can be the case for small rural communities.

### **4 Another option**

Settlement boundaries are not the only way of controlling development. Local plan policies can set criterion which is used to determine whether a site is appropriate for a particular development. This method is used within the current 1998 Local Plan, for those smaller settlements which do have a settlement boundary.

The advantages of this option is that it can provide increased flexibility in where development could come forward, however the disadvantage of this option, is that it can provide uncertainty over where development maybe acceptable.

## **5 South Derbyshire's District Councils use of settlement boundaries and reviewing settlement boundaries**

South Derbyshire District Council intends to continue the use of settlement boundaries within its Local Plan Part 2, for those settlements defined as Key Service Villages, Local Service Villages and Rural Villages where there is a compact group of dwellings within a settlement.

A settlement boundary will be established for Castle Gresley settlement. Castle Gresley did not have a defined settlement boundary within the adopted 1998 Local Plan, however was included within the settlement boundary for Swadlincote Urban Area.

Within the Settlement Boundary Topic Paper published in December 2015 and June 2016 settlement boundaries were proposed for Ambaston, Elvaston and Thulston. The District Council no longer intends to establish settlement boundaries for these three settlements. The settlements in question are located within the Nottingham Derby Green Belt. It is considered unnecessary to establish settlement boundaries within the Green Belt, when Policy S8 (Green Belt) of the Adopted Local Plan Part 1 and the National Planning Policy Framework set criterion for development within the Green Belt.

For settlements without a defined boundary (including those inside and outside of the Green Belt), Local Plan policies will be used to determine whether a proposed development is acceptable.

## **6 What are the aims of the settlement boundary review?**

The aims are:

- To ensure that settlement boundaries are logical and reflect what's on the ground
- To identify what land should and should not be included within settlement boundaries

Any proposed changes to existing settlement boundaries and the establishment of new settlement boundaries will undergo consultation and examination by a Planning Inspectorate before adoption.

## **7 Methodology for drawing and updating settlement boundaries**

This topic paper establishes a set of criterion to examine, update and create settlement boundaries to ensure that each boundary is examined in a consistent manner.

The criteria below sets out the principles used in reviewing settlement boundaries:

### **Principle 1:**

Where practical settlement boundaries will be drawn tightly following defined physical features, such as walls, fences, hedges, roads etc.

## **Principle 2:**

Settlement boundaries do not always need to be continuous. In some instances it may be more appropriate to define more than one element of a settlement, due to a settlement's nature and form.

## **Principle 3: Settlement boundaries will include**

### **(a) Housing allocations:**

Sites which are allocated for housing within the Local Plan Part 1 and 2 will be included within settlement boundaries.

### **(b) Existing housing and employment commitments, (i.e. unimplemented planning permissions and implemented planning permissions) which are physically/functionally related to the settlement**

The settlement boundary review was undertaken on the 31st March 2016. This provides the cut-off date for existing commitments to be included within the settlement boundary review. Any planning permissions granted after this date have not been taken into account.

### **(c) Curtilage of buildings or other land which closely relate to the character of the built form**

### **(d) Undeveloped land allocated within the 1998 adopted local plan, which relates closely to the character of the built form of the settlement.**

### **(e) Employment allocations:**

Sites which are located for employment within the Local Plan Part 1 will be included within settlement boundaries.

## **Principle 4: Settlement boundaries will exclude:**

### **(a) Curtilage of buildings (e.g. large gardens) or other areas, which if included or are developed have the capacity to detrimentally impact upon the form and character of a settlement**

### **(b) Curtilage of buildings (e.g. large gardens), or other areas which relate more to the open countryside than the settlement**

### **(c) Development which is physically or visually detached from the settlement. This can include singular houses or small areas of development which are not adjacent to the settlement.**

### **(d) Important gaps: For example if a settlement is fragmented, it may be necessary to protect the open gaps from development to protect the settlement's character.**

### **(e) Existing caravan sites on the edge of a settlement where they are detached from or periphery to the main built up area.**

**(f) Playing fields and areas of open space at the edge of settlements. This may include buildings if related to education land.**

**(g) Agricultural buildings and land at the edge of a built form which relate more to the open countryside.**

## **8 Methodology**

The principles set out above were applied when reviewing the 1998 settlement boundaries and establishing new boundaries. Aerial photographs, the District Councils Geographical Information System Mapping, Google Street View and site visits, were used/undertaken when applying the principles. The information was collated and reflected upon by Planning Policy Officers and revised and new settlement boundaries were drawn.

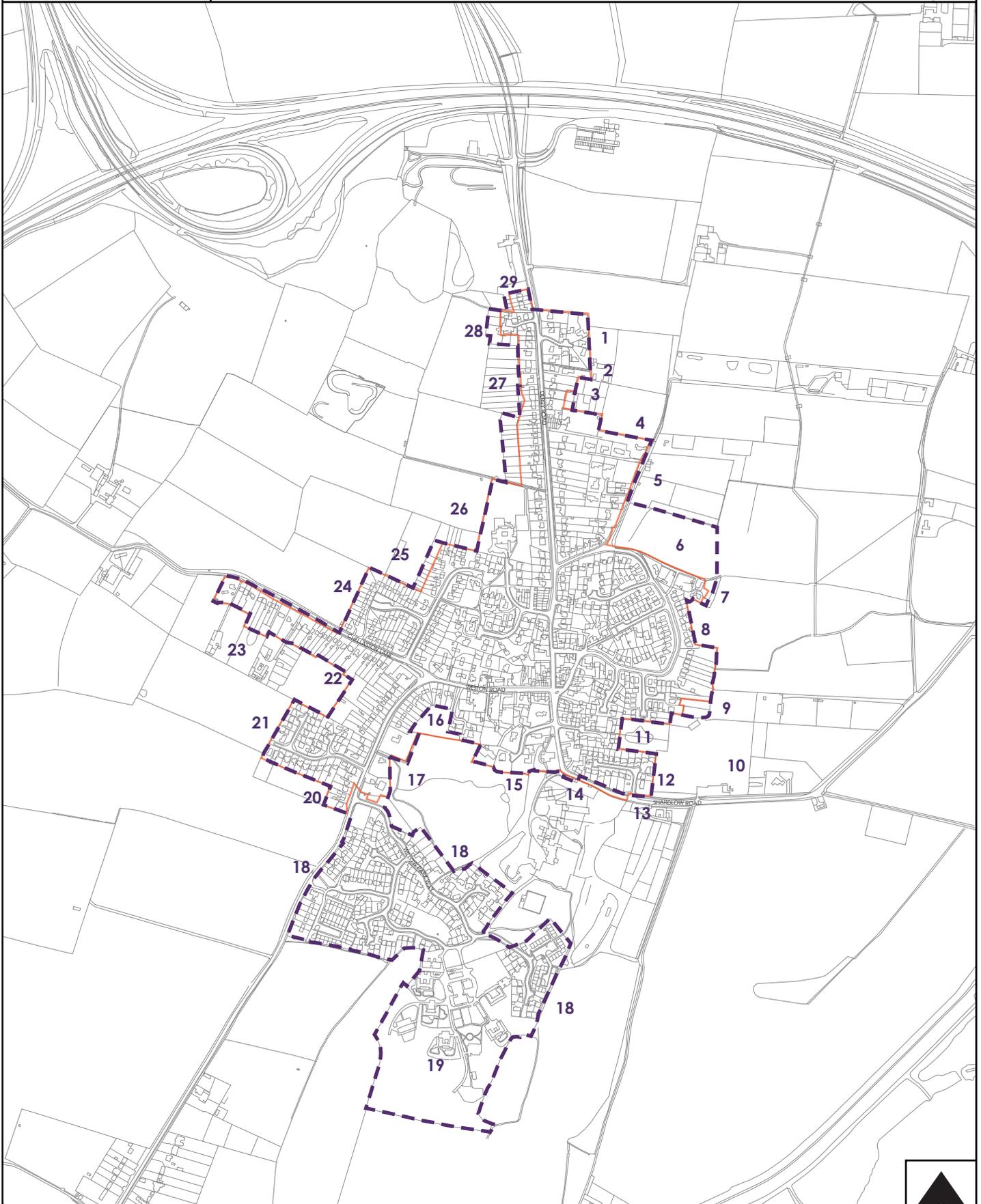
## **9 Review of settlement boundaries**

This section of the paper reviews the 1998 settlement boundaries on a site by site basis. For each settlement a map or maps showing the adopted 1998 Local Plan settlement boundary and the proposed boundary are provided. All maps are numbered. A table for each settlement has been produced which lists the recommended changes to the settlement boundaries (corresponding to the numbers on the maps) and the reasons for the proposed change.

The adopted 1998 Local Plan settlement boundaries are illustrated on the maps by a orange line and the proposed settlement boundaries are illustrated by a purple dashed line.



# Aston on Trent Village Settlement Boundary



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Scale: 1:10000 at A4



Existing Village Settlement boundary (1998 Adopted Local Plan)



Proposed Settlement boundary

<b>Aston on Trent</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	Alderslade Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	Agricultural buildings to the rear of 102 Derby Road	Continue to exclude the agricultural buildings which are at the edge of the built framework and relate more to the open countryside than Aston on Trent.	Principle 4g
3	96-100 Derby Road & 80Derby Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
4	1 & 2 Hanger Bank & Hanger Bank Cottage	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
5	Brook Lane	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
6	Moor lane	Realignment of the boundary to include the proposed part 2 housing allocation.	Principle 3a
7	66 to 63 Little Moor Side	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
8	46-60 Manor Farm Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
9	5 & 7 Willow Close	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
10	Playground and Playing Field	Continue to exclude the playground and playing field, which are located at the edge of the settlement.	Principle 4f

11	Park View	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
12	Shirley Park	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
13	Shardlow Road	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
14	White Cottage	Realignment of the boundary to include the dwelling which relates closely to the character of the built form. Continue to exclude the dwelling of the curtilage, which if included and developed could have the capacity to detrimentally impact upon the form and character of the settlement.	Principle 3c Principle 4a
15	Rectory Gardens & Hilton Gardens  Aston Hall Drive	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.  Continue to exclude the dwellings along Aston Hall Drive from the settlement boundary, as they are visually detached from the settlement.	Principle 3c  Principle 4c
16	Allotments Gardens & 89-63 Weston Road	Exclude the allotment gardens at the edge of the settlement and redraw the boundary to include the extent of the residential curtilages at 89-63 Weston Road. The land relates closely to the character of the built form.	Principle 4f Principle 3c
17	91, 93 & 133a Weston Road  Open Space to the west of Aston Hall Drive	Realignment of boundary, to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.  Continue to exclude the open space at the edge of the settlement.	Principle 3c  Principle 4f
18	Housing development off Willow Park Way & Weston Road	Realignment of the boundary to include the constructed residential development off Willow Park Drive. The dwellings and their curtilages relate closely to the character of the built form.	Principle 3c

19	Aston Hall Hospital	Realignment of the boundary to include the housing allocation at Aston Hall Hospital.	Principle 3a
20	128-124 Weston Road	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
21	Ellison Avenue	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
22	25-87 Chellaston Lane	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.  In addition realignment of the boundary to be drawn tightly up to the road.	Principle 3c  Principle 1
23	Agricultural Buildings to the south of Chellaston Lane	Continue to exclude the agricultural buildings which are at the edge of the built framework and relate more to the open countryside than Aston on Trent.	Principle 4g
24	Holden Avenue	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
25	1-35 Compton Avenue	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
26	Aston on Trent Primary School	Realignment of the boundary to more accurately reflect the extent of the school curtilage. The land relates closely to the character of the built form.	Principle 3c
27	73-117 Derby Road	Realignment of boundary to more accurately reflect the extent of the residential curtilages which relates closely to the character of the built form. The realignment does not include a large proportion of the gardens, which relate more to the open countryside than the settlement.	Principle 3c Principle 4b

28	Hillcrest	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
29	135-141 Derby Road	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c

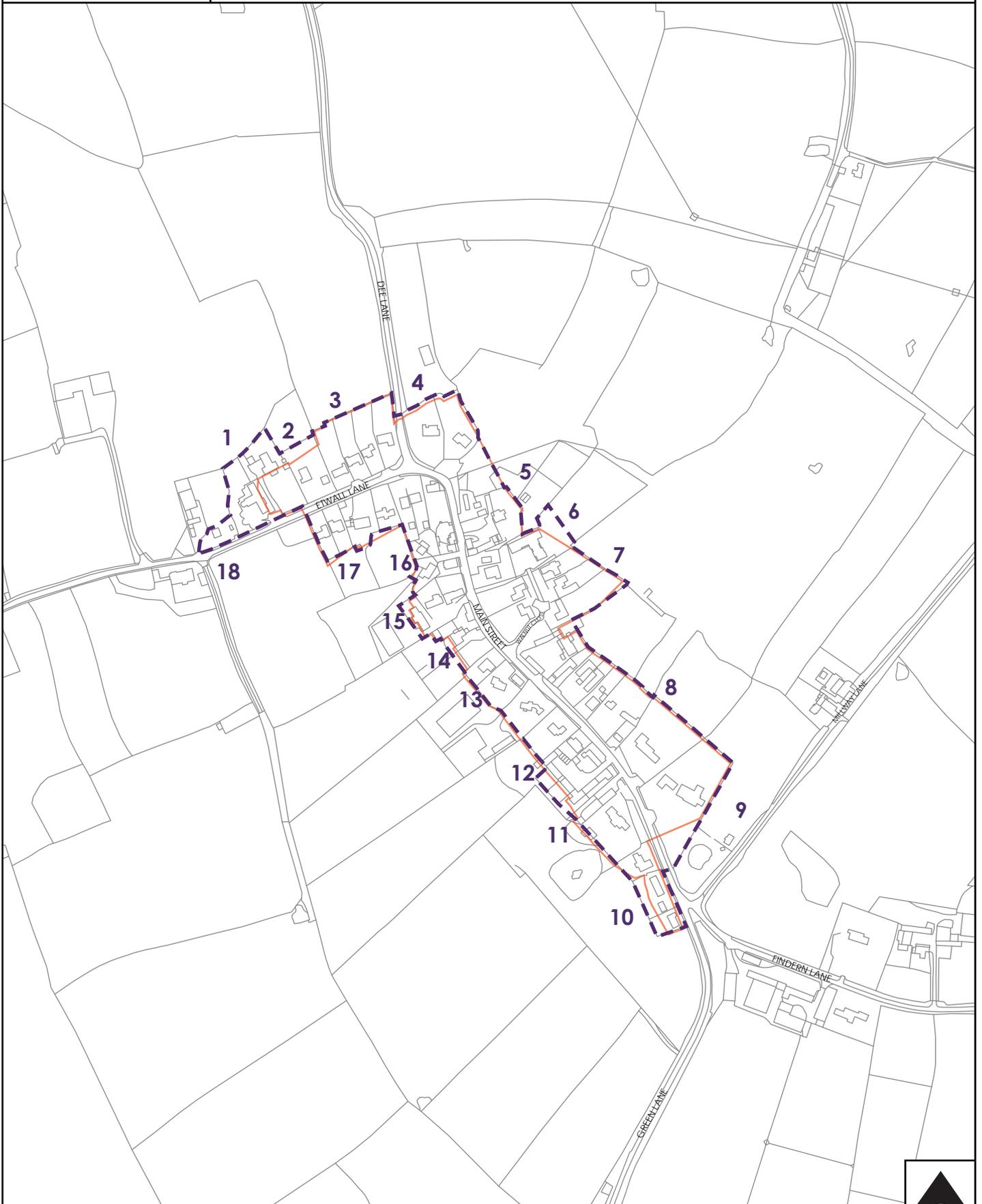


<b>Barrow upon Trent</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	68-54, 36a, 34 Tywford Road, Wanbut Close, Fernello Close & 21 Brookfield	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	12 to 22 Brookfield	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
3	4 The Nook, 7 The Nook & The Old Chapel, Chapel Lane	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
4	Hill View & 27 Chapel Lane  Animal Rescue Centre	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.  Continue to exclude the building and its curtilage from the settlement boundary. The development is visually detached from the settlement.	Principle 3c  Principle 4c
5	31-61 Church Lane	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
6	Church Lane	Realignment of the boundary to be drawn tightly up to Church Lane	Principle 1
7	St Wilfrids Church, Church Street	Realignment of the boundary to more accurately reflect the extent of the curtilage of St Wilfreds Church. The land relates closely to the character of the built form.	Principle 3c
8	33 Manor Farm, Twyford Road to 20 Church Street	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c

9	7 Chapel Lane to Hill View, Chapel Lane	Realignment of the boundary to exclude Chapel Lane. The boundary will be redrawn up to the road.	Principle 1
10	47 Twyford Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c



# Burnaston Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)



Proposed Settlement boundary

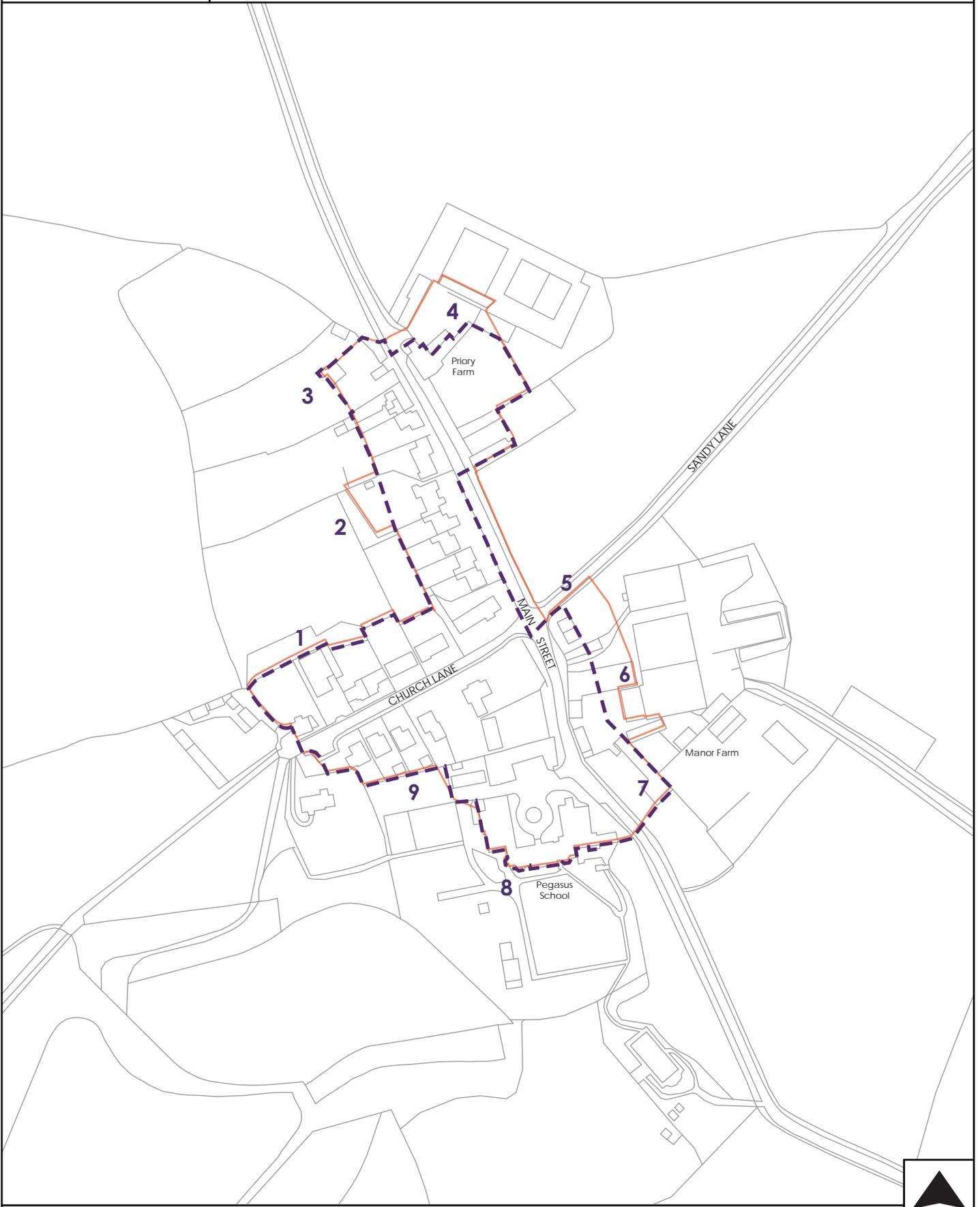
<b>Burnaston</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	Teagairs, Broad Acres, Etwall Lane	Realignment of the boundary to include the constructed dwelling and the extent of its curtilage. The land relates closely to the character of the built form.	Principle 3c
2	The Lawns, Etwall Lane	Realignment of the boundary at The Lawns to include area of garden which relates to the character of the built form. The realignment does not include all of the curtilage, as this relates more to the open countryside than the settlement.	Principle 3c Principle 4b
3	Burbage to the Corner House, Etwall Lane	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
4	Wonersh House and Danecastre, Main Street	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
5	Park Farm, Main Street	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
6	Walnut Manor, Walnut Close	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement.  Exclude land which is more related to the open countryside.	Principle 3c Principle 4
7	Walnut Close	Realignment of boundary, to more accurately reflect residential curtilages. The land relates closely to the built form of the settlement.	Principle 3c
8	Walnut Farm to Colten House, Main Street	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c

9	The Grange, Main Street	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
10	The Orchard to Wingate House, Main Street	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
11	Strathy, Main Street	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
12	Manor Farm Mews, Main Street	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
13	Travali to Elmdene, Main Street	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
14	Top Farm, Main Street	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement. Continue to exclude land which is more related to the open countryside	Principle 3c Principle 4b
15	Burnulf Court	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement. Continue to exclude land which is more related to the open countryside.	Principle 4b
16	Tinderbox Lane	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
17	Ashlees to Melbury House, Etwall Lane	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c

		Exclude land which is more related to the open countryside.	Principle 4b
18	Elmfield, Etwall Lane	<p>Realignment of the boundary to include the constructed dwelling and the curtilage of the dwelling which relates closely to the character of the built form.</p> <p>Exclude the buildings and land to the north west of Elmfield, which are located at the edge of the built form and relate more to the open countryside.</p>	<p>Principle 3c</p> <p>Principle 4g</p>



# Cauldwell Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)



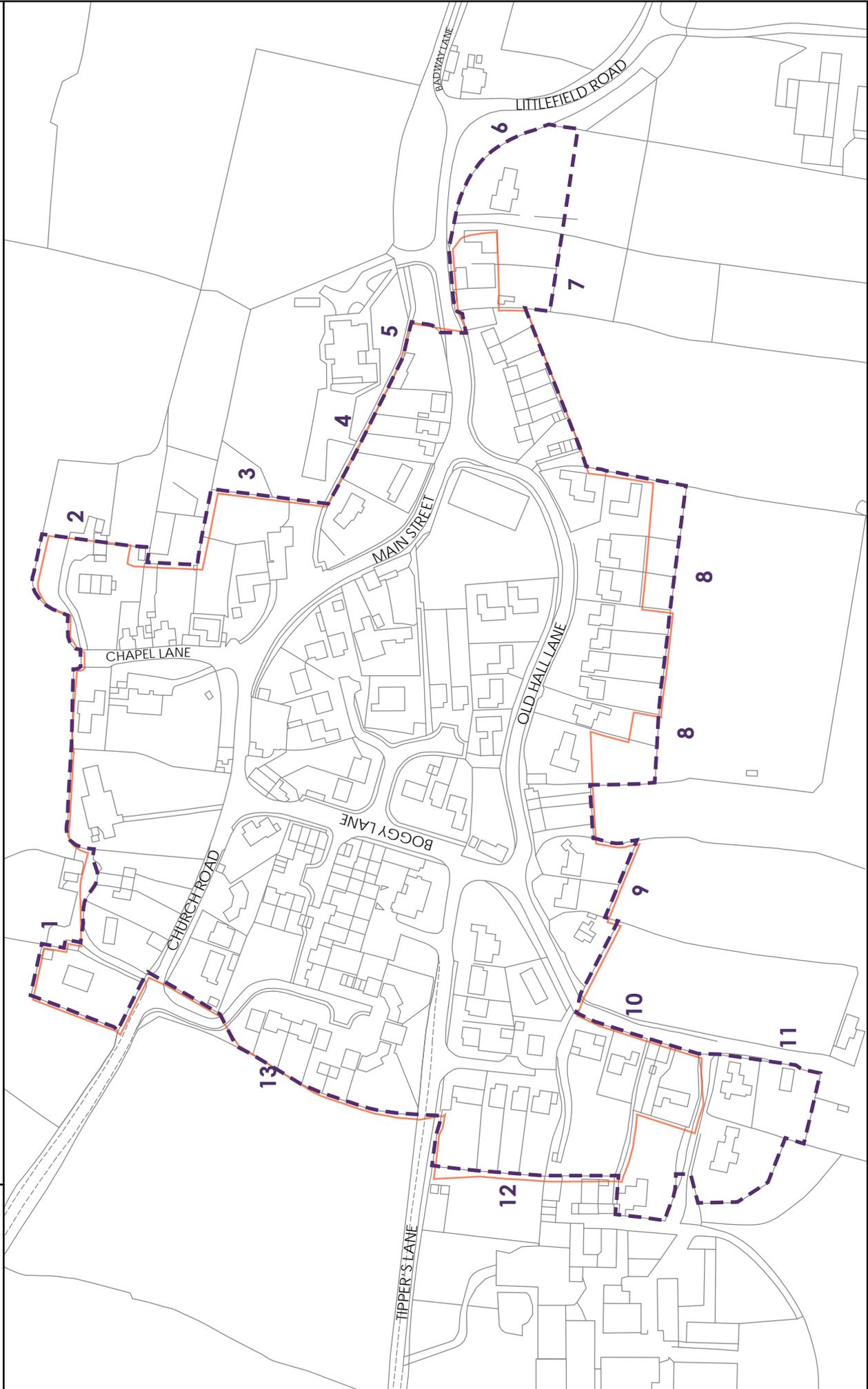
Proposed Settlement boundary

<b>Cauldwell</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	4-14 Church Street	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	1-15 Main Street	Realignment of the boundary to exclude the curtilages of the dwellings, which if included and developed could detrimentally impact upon the form and character of the settlement.	Principle 4a
3	Ivy Cottage Main Street	Realignment of the boundary around the extent of the dwelling. The building related closely to the character of the built form.  In addition realignment of the boundary up to Main Street.	Principle 3c  Principle 1
4	Land at Priory Farm	Realignment of the boundary to exclude land which relates more to the open countryside than the settlement  In addition realignment of the boundary up to Main Street.	Principle 4b  Principle 1
5	Manor Farm Cottages	Realignment of the boundary around the extent of the residential dwelling. The dwellings relate closely to the character of the built form. Exclude the curtilage of the dwelling which if included within the boundary and developed could detrimentally impact upon the form and character of the settlement.	Principle 3c Principle 4a
6	Agricultural Buildings at Manor Farm	Realignment of the boundary to exclude part of the agricultural buildings at Manor Farm, which relate more to the open countryside than the settlement.	Principle 4g
7	Manor Farm	Realignment of the boundary around the extent of the dwelling. The building related closely to the character of the built form.	Principle 3c
8	Pegasus School	Realignment of the boundary to draw tightly around the school building.	Principle 1

9	7-11 Church Street	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
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# Church Broughton Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)



Proposed Settlement boundary

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Scale: 1:2500 at A4

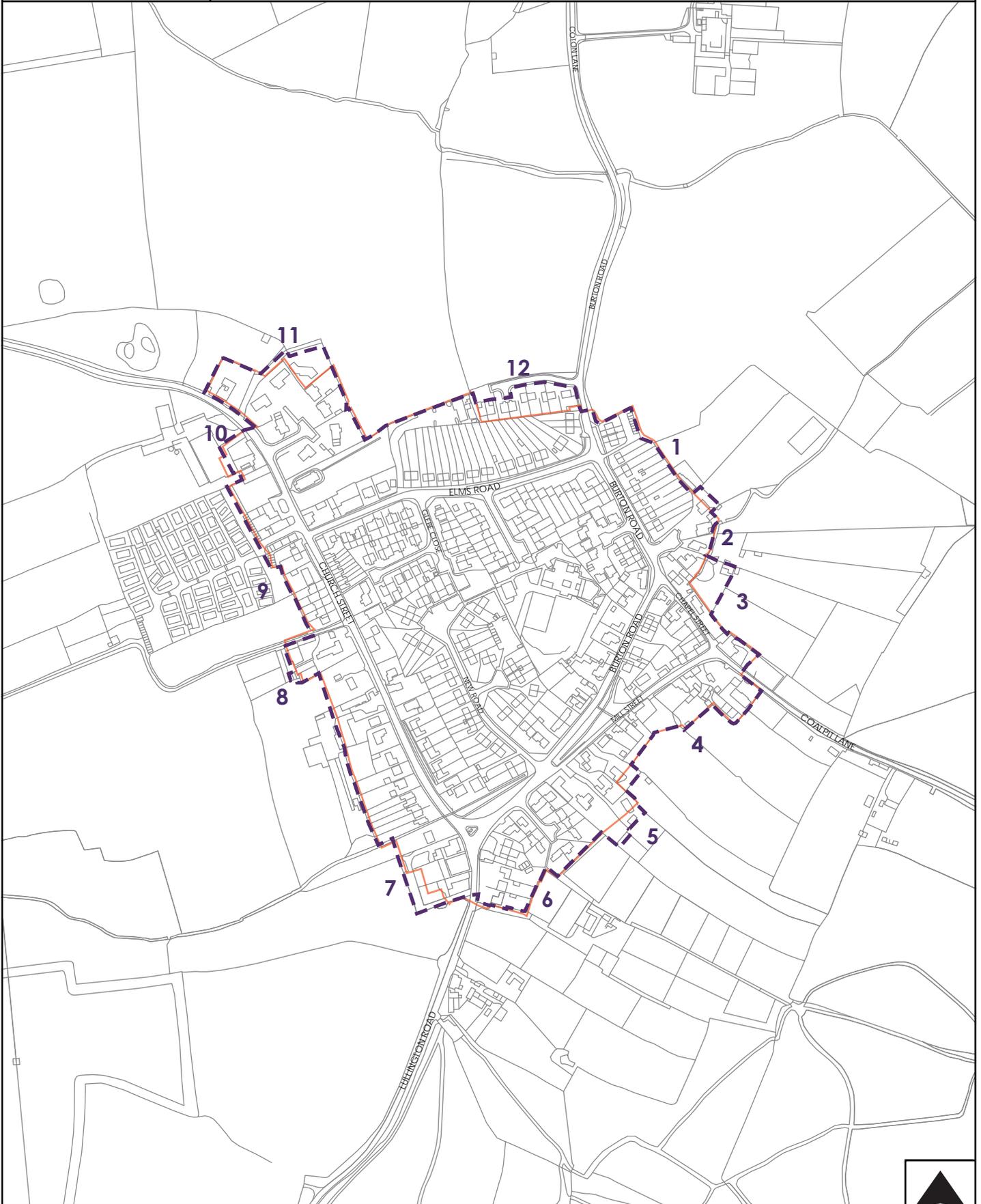


<b>Church Broughton</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	Peal House, Church Road to the Vicarage, The Chapel Lane.	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	The Gardens to the Gables, Chapel Lane.	Realignment of the boundary to more accurately reflect the extent of the residential curtilages which relates closely to the character of the built form.	Principle 3c
3	Melodist Church to the Holly Bush Inn	Realignment of boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form.	Principle 3c
4	Jalna to Yew Tree Cottages, Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
5	Church Broughton Primary School	Continue to exclude the primary school and its curtilage from the settlement boundary, which if included are developed have the capacity to detrimentally impact upon the character of the settlement.	Principle 4a
6	Houghton House and Lynwood, Main Street	Realignment of the boundary to include part of residential curtilage of Lynwood, which relates closely to the built form of the settlement. Continue to exclude the curtilage of Lynwood which if included and developed has the capacity to detrimentally impact upon the character of the settlement.	Principle 3c & 4a
7	Knaves Bank	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
8	6 to 32 Hall Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c

9	2 Rose Cottage, Boggy Lane to 4 The Cornways, Old Hall Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
10	Copsewood to Potlock Cottage, Boggy Lane	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
11	Hollymead, Ivy Cottage, Cromwell House Farm The Bungalow, Boggy Lane	Realignment of the boundary to include the residential curtilage of Hollymead House and Cromwell House Farm and part of residential curtilage of Lynwood, which relates closely to the character of the built form.	Principle 3c
12	The Croft, Boggy Lane to 2 Broughton Course	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.  Continue to exclude the agricultural buildings to the east of the 1998 adopted settlement boundary, which relate more to the open countryside than the settlement.	Principle 3c Principle 4g
13	2 to 12 Auden Close and Nether Green, Church Farm	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c



# Coton in the Elms Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)



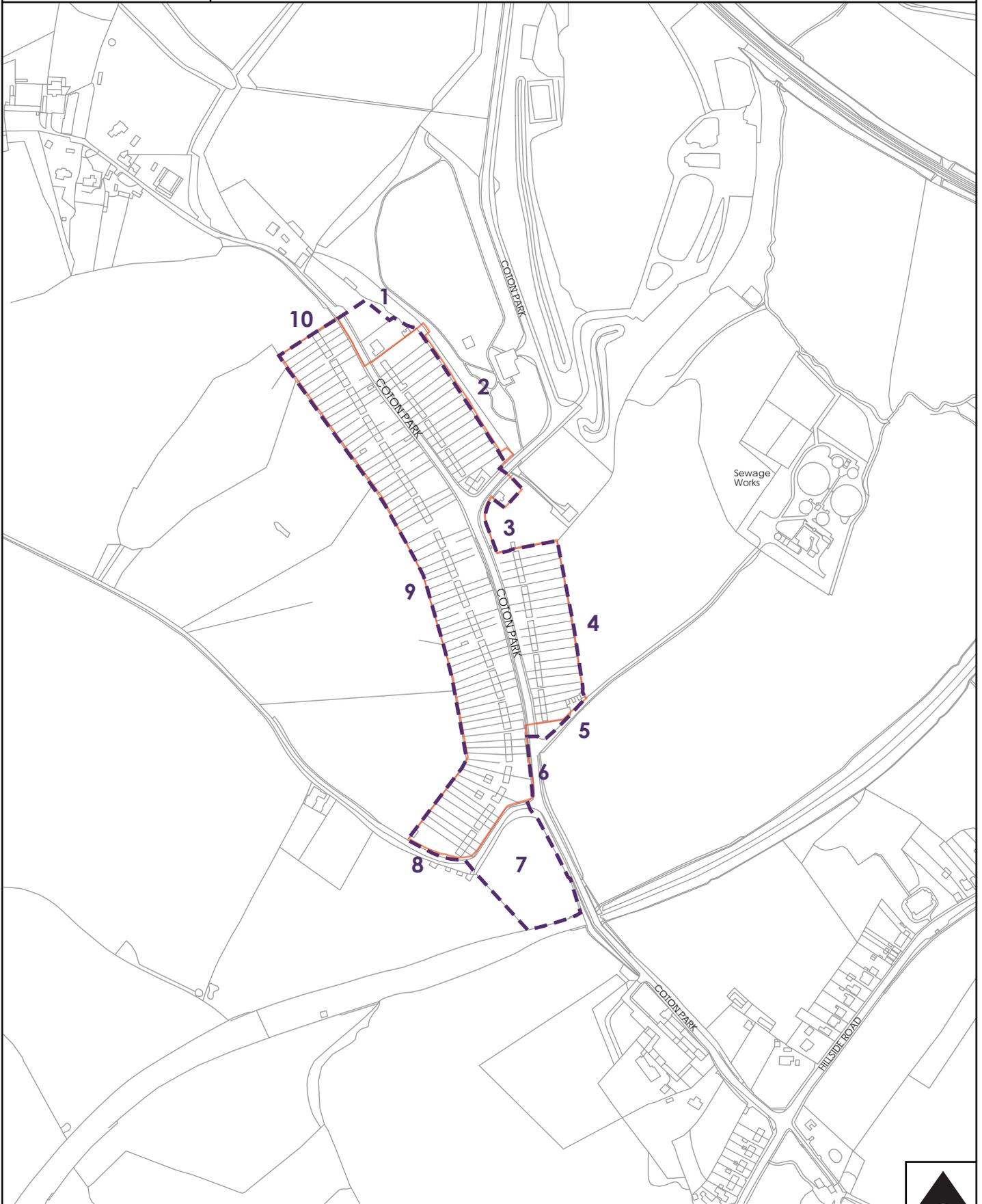
Proposed Settlement boundary

<b>Coton in the Elms</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	32- 66 Burton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	30 Burton Road	Realignment of the boundary to more accurately the extent of the residential curtilage which relates closely to the character of the built form. Continue to exclude the residential curtilage which if included within the boundary and developed could detrimentally impact upon the form and character of the settlement.	Principle 3c Principle 4a
3	28 Burton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilage. The land relates closely to the character of the built form.	Principle 3c
4	Rear gardens to dwellings along Mill Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
5	14 Mill Street  Land to the south of Fallowfield	Include the residential curtilage which relates closely to the character of the built form and exclude the residential curtilage, which if included within the boundary and developed could detrimentally impact upon the form and character of the settlement.  Realignment of the boundary to include a site granted planning permission for residential development. The land is physically related to the settlement.	Principle 3c Principle 4a  Principle 3b
6	Boundaries to the properties at Manor Croft	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
7	Manor Barn, Manor Farm, 1a Brookwood and 1-29 Church	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the	Principle 3c

	Street	character of the built form.	
8	Barns Court	<p>Realignment of the boundary around the buildings at Barns Court. The buildings relate closely to the character of the built form.</p> <p>In addition realignment of the boundary to be drawn tightly up to the road.</p>	<p>Principle 3c</p> <p>Principle 1</p>
9	<p>41-63 Church Street</p> <p>Greenacre Park</p>	<p>Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.</p> <p>Continue to exclude the existing caravan park at the edge of the settlement, which is peripheral to the main built up area.</p> <p>Continue to exclude the playing field to the south east of Church Street</p>	<p>Principle 3c</p> <p>Principle 4e</p> <p>Principle 4f</p>
10	Church Farm	Realignment of the boundary to exclude the agricultural buildings which relate more to the open countryside	Principle 4g
11	Properties at Church Croft	<p>Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.</p> <p>Realignment of the boundary to include a constructed dwelling at Church Croft, which is physically related to the settlement.</p>	<p>Principle 3c</p> <p>Principle 3c</p>
12	Oak Tree Close	<p>Realignment of the boundary to include the constructed residential development at Oak Tree Close. The dwellings and curtilages relate closely to the character of the built form.</p> <p>Realignment of the boundary to be drawn tightly up to the road.</p>	<p>Principle 3c</p> <p>Principle 1</p>



# Coton Park Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)



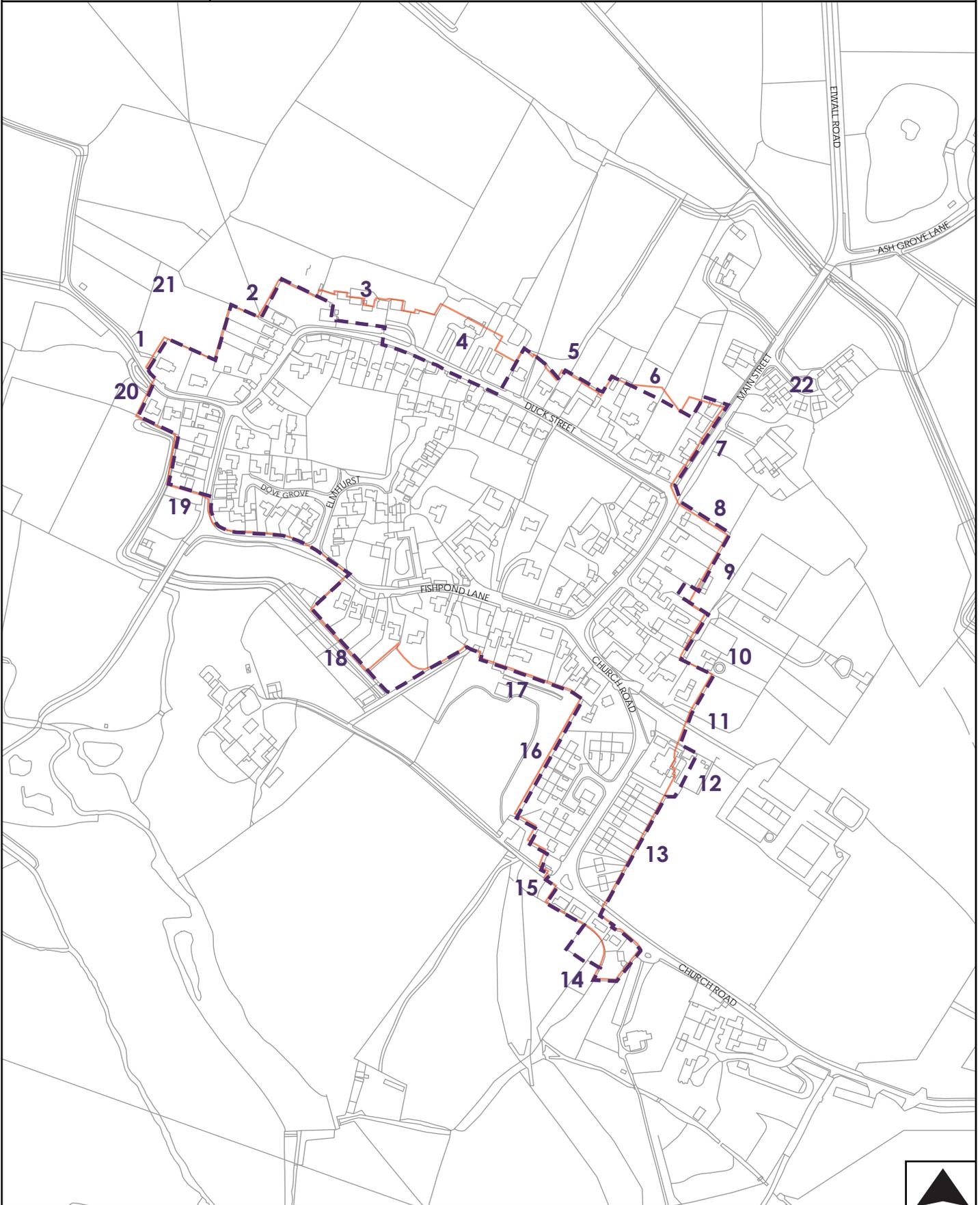
Proposed Settlement boundary

<b>Coton Park</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	Field House and land to the north east of Field House	<p>Realignment of the boundary to include the residential curtilage of Field House, which is adjacent to settlement and relates closely to the character of the built form.</p> <p>In addition include land to the north west of Field House which has outline permission for up to 3 dwellings.</p>	<p>Principle 3c</p> <p>Principle 3b</p>
2	109-75 Coton Park	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
3	63 Coton Park	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
4	19-55 Coton Park	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
5	17 Coton Park	Include the land to the south of 17 Coton Park which closely relates to the character of the built form.	Principle 3c
6	11-16 Coton Park	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
7	Recreational Ground	Realignment of the boundary to include the existing housing commitment which is physically related to the settlement.	Principle 3b
8	1 Coton Park	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
9	1-124 Coton Park	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c

10	124 Coton Park	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
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# Egginton Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)



Proposed Settlement boundary

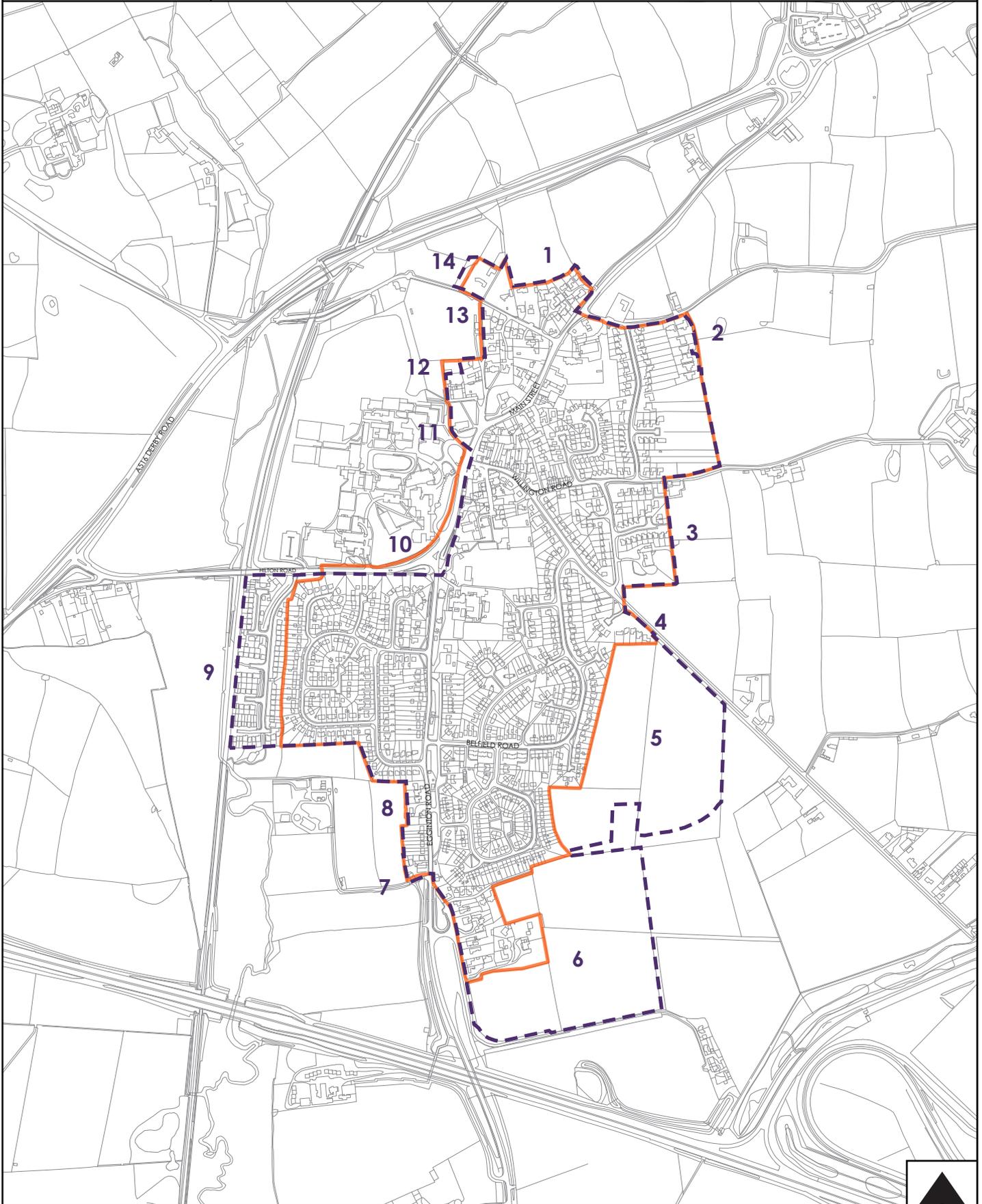
<b>Egginton</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	4-2 Blacksmiths Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	82- 68 Duck Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
3	Oak Tree Farm, Duck Street	Realignment of the boundary to exclude the agricultural buildings at the edge of the built form which relate more to the open countryside.  The boundary will be redrawn around the building (which is adjacent to the road side and closely relates to the character of the built form) and drawn tightly up to the roadside.	Principle 4g Principle 3c Principle 1
4	42 Duck Street and Rye Close Farm	Realignment of the boundary to exclude the dwelling and the agricultural buildings. The land provides an important gap within the settlement.	Principle 4d
5	32 – 10 Duck Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
6	6 Duck Street	Realignment of the boundary to exclude land which relates more to the open countryside than the settlement.	Principle 4b
7	23-27 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.  Furthermore the boundary will be realigned to be drawn tightly up to the road.	Principle 3c  Principle 1
8	14-20 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the	Principle 3c

		character of the built form.	
9	Grange Farm, Grange Court	Realignment of boundary to exclude land which relates more to the countryside than the settlement. Boundary redrawn around the residential curtilage which relates closely to the character of the built form.	Principle 3c Principle 4b
10	4-5 Grange Court & 3-5 Church Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
11	7 Church Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
12	Egginton Primary School	Realignment of boundary around the extent of the school buildings. The land relates to the character of the built form.	Principle 3c
13	23-49 Church Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
14	44-52 Church Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.  In addition realignment of the boundary to be drawn tightly up to the road.	Principle 3c  Principle 1
15	4 Smedley Court & 40-42 Church Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
16	40-42 Church Street, 5 -10 Smedley Court & 10 Church Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
17	2-8 Church Road & 1-19	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c

18	22 Fish pond Lane to Oak House, Fishpond Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
19	1-11 Dove Grove & 1 -2 Elmhurst	Realignment of the boundary to be drawn tightly up to the road and include the extent of the residential curtilage which relates closely the character of the built form.	Principle 1 Principle 3c
20	3-5 Blacksmiths Labe	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
21	Allotments	Continue to the exclude the allotments at the edge of the settlement.	Principle 4f
22	William Newton Close & 34, The Byre and Old Granary, Main Street	Continue to exclude the dwellings from the settlement boundary. The dwellings are physically detached from the settlement.	Principle 4c



# Etwall Village Settlement Boundary



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Scale: 1:10000 at A4



Existing Village Settlement boundary (1998 Adopted Local Plan)



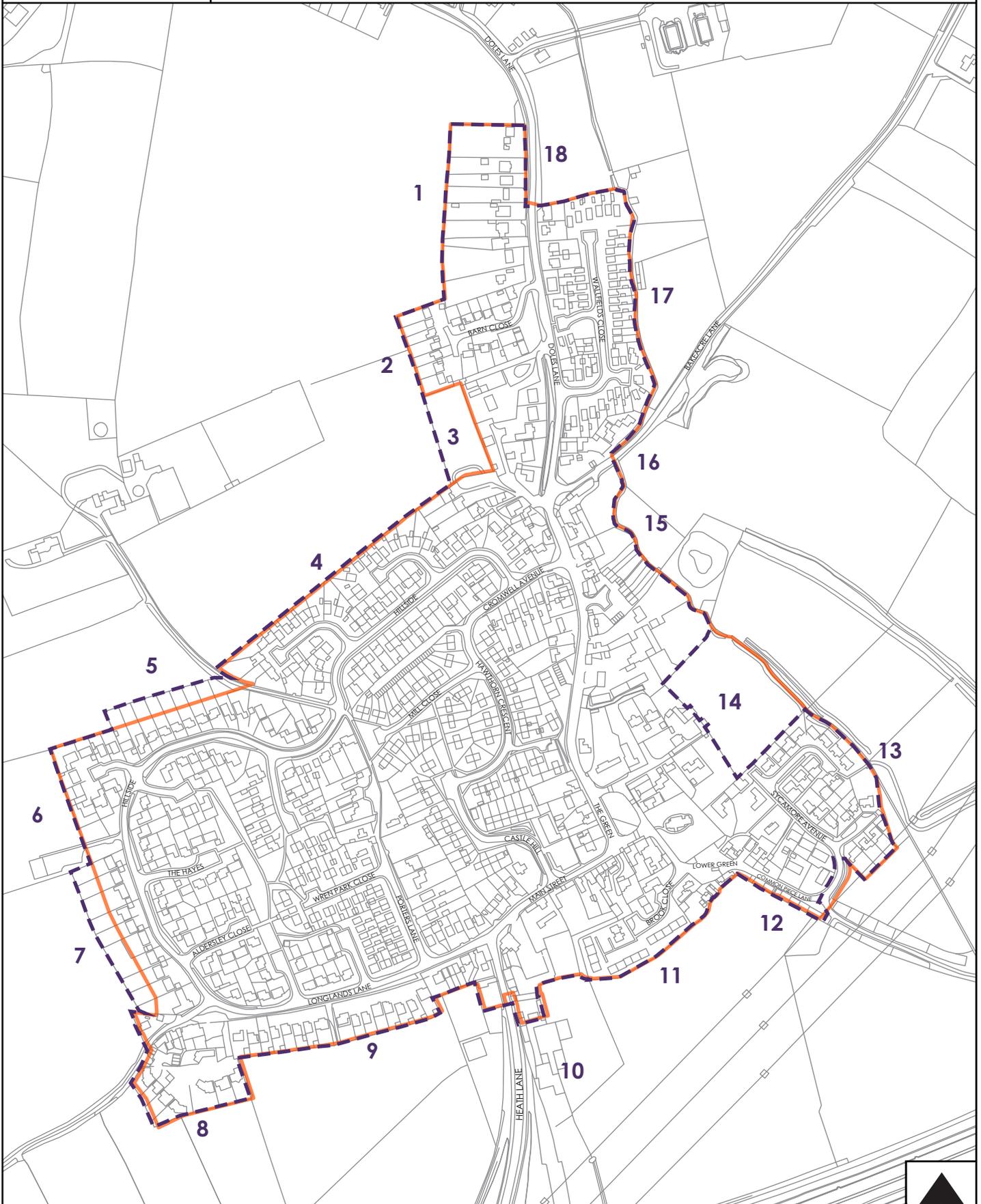
Proposed Settlement boundary

<b>Etwall</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	Hill Pasture, Ashe Hill, Rodbourne, Hill House, Hinton Grange, - Sutton Lane & Broadlands & Primrose Bank	<p>Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.</p> <p>In addition realignment of the boundary to be drawn tightly up to the road.</p>	<p>Principle 3c</p> <p>Principle 1</p>
2	Slade Close & Lawnswood Close	Realignment of the boundary to be drawn tightly up to the road.	Principle 3c
3	<p>Playing Field</p> <p>Lodge Close</p>	<p>Continue to exclude the playing field at the edge of the settlement.</p> <p>Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.</p>	<p>Principle 4f</p> <p>Principle 3c</p>
4	56-62 Willington Road	Realignment of the boundary, to be drawn tightly up to the road.	Principle 1
5	Land at Willington Road	Realignment of the boundary to include the housing allocation at Willington Road.	Principle 3a
6	Land to the east of Egginton Road and north of Jacksons Lane	Realignment of the boundary to include the proposed part 2 housing allocation.	Principle 3a
7	120 Egginton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
8	76-88 Egginton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
9	Old Station Close	Realignment of the boundary to include the housing development at Old Station Close which was granted planning permission and constructed since the drawing of the adopted 1998 Local Plan. The dwellings and curtilage	Principle 3c

		relates closely to the character of the built form	
10	Hilton Road & Main Street	Realignment of the boundary, to be drawn tightly up to the roadside.	Principle 1
11	Church	Realignment of the boundary to more accurately reflect the extent of the church curtilage. The land relates closely to the character of the built form.	Principle 3c
12	Ashwood & Almshouses, Church Hill,	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. In addition exclude the land which relates more to the open countryside than the residential curtilage.	Principle 3c Principle 4b
13	Netherash, Sutton Lane & 18-20 Church Hill	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
14	Hill Pature, Sutton Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilage. The land related closely to the character of the built form.	Principle 3c



# Findern Village Settlement Boundary



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Scale: 1:5000 at A4



 Existing Village Settlement boundary  
(1998 Adopted Local Plan)

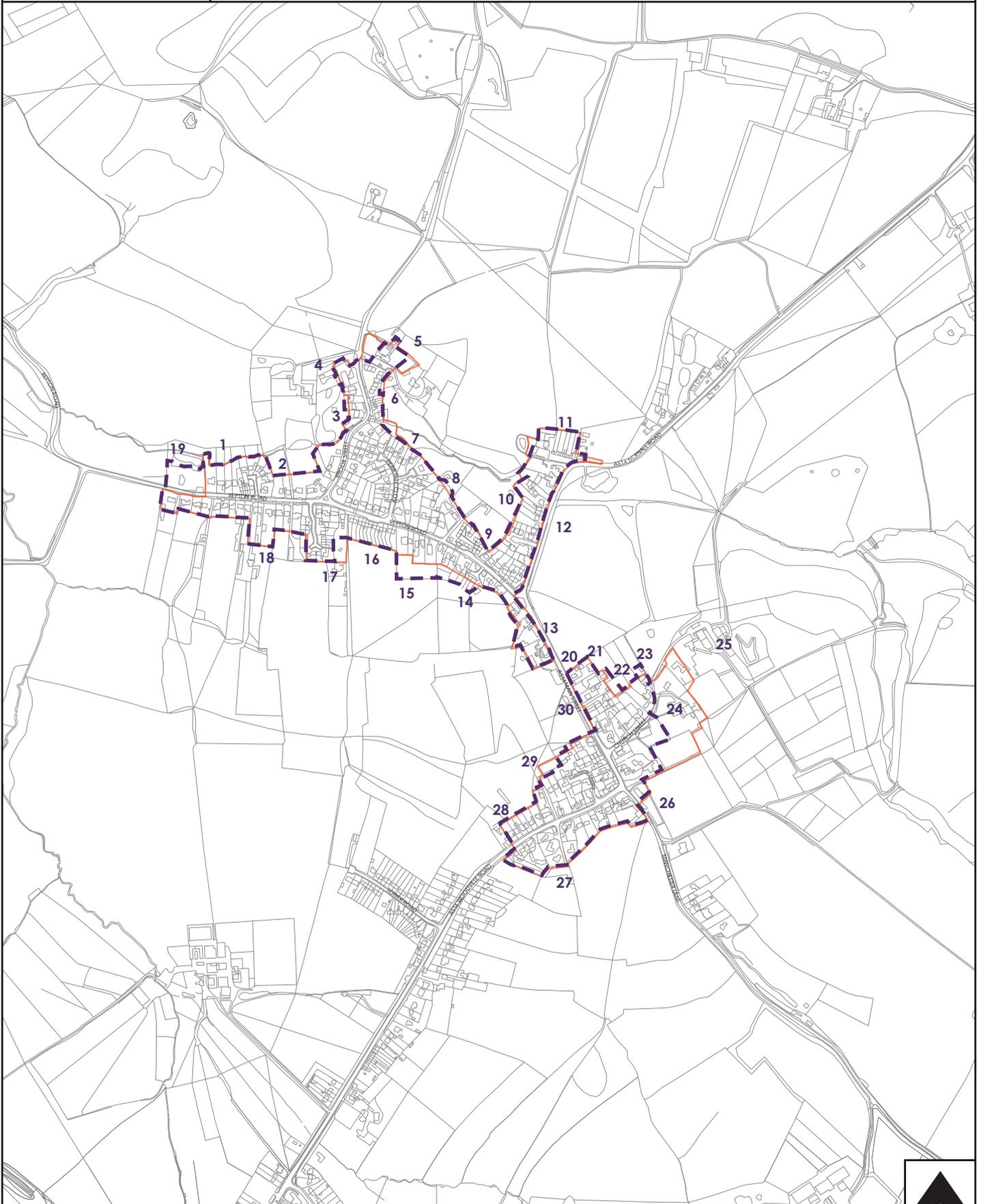
 Proposed Settlement boundary

<b>Findern</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	103-119 Doles Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	Barn Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
3	Land adjacent to 63 Doles Lane	Realignment of the boundary to include land adjacent to 63 Doles Lane which relates closely to the character of the built form.	Principle 3c
4	East Lawn and West Lawn	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
5	54-72 Hillside	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
6	Thrushton Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
7	74-92 Hillside & Longlands Cottage, Longlands Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
8	55-67 Longlands Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
9	3-45 Longlands Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c

10	Heath Farm, Heath Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilage. The land relates closely to the character of the built form. In addition continue to include the agricultural buildings which relate to the character of the built form and exclude those at the edge of the settlement which relate more to the open countryside.	Principle 3c Principle 4g
11	Brook Close & Lower Green	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
12	Common Piece Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
13	Sycamore Avenue & Beech Drive	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. In addition redrawn the boundary up to Sycamore Avenue.	Principle 3c Principle 1
14	13 & Corner Meadows, The Barn	Realignment of the boundary to accurately reflect the extent of the buildings curtilage. The land relates closely to the character of the built form. In addition exclude the open space at the edge of the settlement	Principle 3c Principle 4f
15	Willow Farm Court	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
16	34 Doles Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
17	Wallfield Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
18	Doles Lane	Realignment of the boundary to be drawn tightly up to the road.	Principle 1



# Hartshorne Village Settlement Boundary



Existing Village Settlement boundary (1998 Adopted Local Plan)



Proposed Settlement boundary

<b>Hartshorne</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	124-98 Repton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	94-88 Repton Road & 7-17 Brook Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
3	31-45 Brook Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
4	Brook House Farm, 51,53,55 Brook Street	Realignment of the boundary to be drawn tightly up to Springhill. In addition realign the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude land from the settlement boundary which relates more to the open countryside than the settlement.	Principle 1 Principle 3c Principle 4b
5	Spring Farm	Realignment of the boundary to include a site granted planning permission for residential development. The land is physically related to the settlement.  Exclude land which if included and developed have the capacity to detrimentally impact upon the form and character of the settlement.	Principle 3b  Principle 4b
6	58-28 Brook Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
7	Pear Tree Close and 18 Brook Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude the land which relates which relates more to the open	Principle 3c Principle 4b

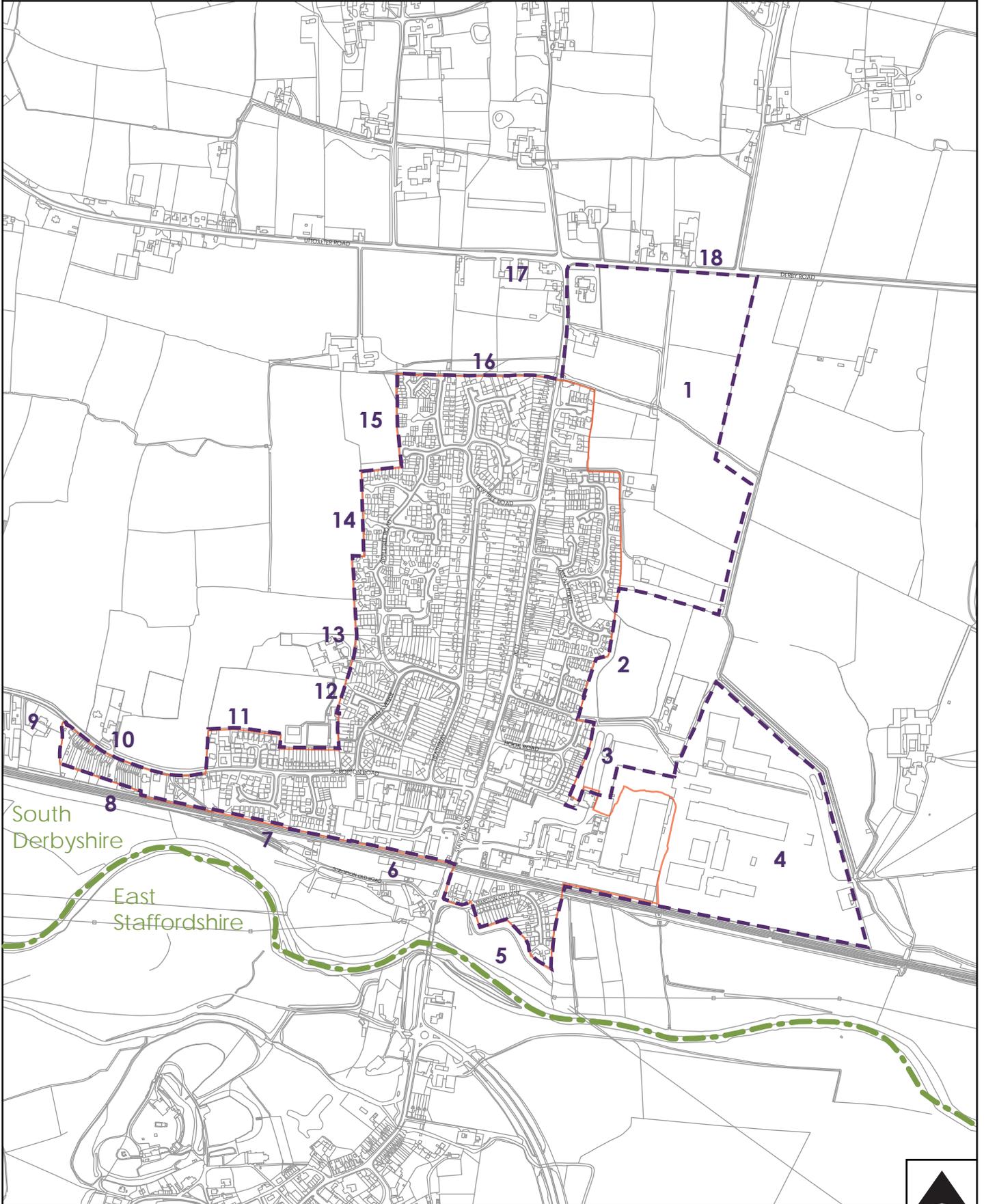
		countryside than the settlement.	
8	46-48A Repton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
9	Kendricks Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
10	Millpool Close & 15-29 Ticknall Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
11	37-67 Ticknall Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude the land which if included and developed has the capacity to detrimentally impact upon the form and character of the settlement.	Principle 3c Principle 4a
12	Ticknall Road	Realignment of the boundary to be drawn tightly up to Ticknall Road.	Principle 1
13	The Rodney Inn to Hartshorne Primary School	Realignment of the boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form.  In addition realignment of the boundary to be drawn tightly up to Main Street.	Principle 1 Principle 3c
14	9-31 Repton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
15	Land to the rear of 43 Hartshorne Road	Realignment of the boundary to include a site granted planning permission for residential development. The land is physically related to the settlement.	Principle 3b
16	45-67 Repton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the	Principle 3c

		character of the built form.	
17	Adams Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
18	75-113 Repton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.  In addition continue to exclude the buildings to the south of existing settlement boundary. The development is physically and visually detached from the settlement.	Principle 3c Principle 4c
19	Land to the west of 124 Repton Road	Realignment of the boundary to include a site granted planning permission for residential development. The land is physically related to the settlement.	Principle 3b
20	Gap between the two elements of the settlement.	Due to the settlements nature and form, continue to define the settlement in two elements. In addition continue to protect the open gaps between the two elements of the settlement (by excluding the open space from the settlement boundary) to protect the settlements character.	Principle 2 Principle 4d
21	32-34 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
22	Land to the rear of St Peters Close	Realignment of the boundary to include a site granted planning permission for residential development. The land is physically related to the settlement.	Principle 3b
23	7-15 Church Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
24	4, Cherry Leys, Woodhill, Church Street	Realignment of the boundary to exclude the dwellings and their curtilages from the boundary. The land and dwellings and visually	Principle 4c

		detached from the settlement.	
25	Manor Farm	Continue to exclude Manor Farm and the agricultural buildings from the settlement boundary. The dwelling is physically detached from the settlement and the agricultural buildings relate more to the open countryside than the settlement.	Principle 4c Principle 4g
26	2 Main Street & Hall	Realignment of the boundary to more accurately reflect the extent of the residential curtilage at 2 Main Street. The land relates closely to the character of the built form.  In addition realignment of the boundary to be drawn tightly up to the western boundary of the Hall. The land relates closely to the character of the built form.	Principle 3c
27	3-53 Woodville Road & 6 Manchester Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.  Realignment of the boundary to be drawn tightly up to the road.	Principle 3c  Principle 1
28	44-22 Woodville Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
29	Dinmore Grange & 22b &c22a Woodville Road	Realignment of the boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form. Exclude the land which relates more to the countryside than the settlement.	Principle 3c Principle 4b
30	Recreation Ground	Continue to exclude the recreational ground from the settlement boundary	Principle 4f



# Hatton Village Settlement Boundary



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Scale: 1:10000 at A4



Existing Village Settlement boundary (1998 Adopted Local Plan)



Proposed Settlement boundary

<b>Hatton</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	Land to the north east of Hatton	Realignment of the boundary to include the housing allocation at land to the north east of Hatton.	Principle 3a
2	Hassall Road & Church Mews	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.  In addition continue to exclude the playing field, which is located at the edge of the settlement.	Principle 3c  Principle 4f
3	Merica Close and Hoon Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
4	Nestle	Realignment of the boundary to include employment commitments which are physically related to the settlement.	Principle 3b
5	Marston Old Lane & Dove Side	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
6	Land to the north of the railway line	Realignment of the boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form.	Principle 3c
7	Castle View	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
8	163-93 Scropton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
9	Edgmond, New House, Apple Tree	Continue to exclude the residential dwellings which are physically detached from the	Principle 4c

	Farm, Scropton Road	settlement.	
10	Barehurst Farmhouse, Barehurst Farm Barn	Continue to exclude the residential dwellings which are physically detached from the settlement.	Principle 4c
11	Oakwood Close & 72,70c 70a, 58a- 32 Scropton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
12	Playground/Recreation Ground	Continue to exclude the playground/recreation ground, which are located at the edge of the settlement.	Principle 4f
13	Appletree Road, Bramley Court, Russet Close,	Realignment of the boundary to more accurately reflect residential curtilages. The land relates closely to the built form of the settlement.	Principle 3c
14	Flaux Croft & Coopers Croft	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
15	Yew Tree Court, The Shieling & Bradshaw Meadows	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
16	Yew Tree Court and Brook Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
17	195a- 199 Station Road and 1-3 Uttoxeter Road	Continue to exclude to the dwellings to the north of Derby Road, which are physically detached from the settlement.	Principle 4c
18	3-11 Derby Road	Continue to exclude to the dwellings to the north of Derby Road, which are physically detached from the settlement.	Principle 4c