

Martock – Defining the Settlement Area

Consistency is the key

Principle 1:

The boundary will be drawn tightly around the built-up areas and, where possible, will follow defined features such as walls, hedgerows, paths and roads and other lines of communications that are likely to have a degree of permanence.

Principle 2:

Boundaries will include:

- a) Buildings and associated land that make up the settlement area, including recent new development
- b) Existing commitments for built development i.e. unimplemented planning permissions (unless there is real doubt that they will be implementable within the plan period)
- c) Buildings on the edge of settlements which relate closely to the economic or social function of the settlement e.g. churches, community halls etc
- d) Important amenity areas which form part of the character of the settlement
- e) Curtilages which are contained and visually separated from the open countryside and are clearly part of a network of buildings that form part of the built-up area
- f) Site allocations in the LP or NP – but not those subject to an exception site policy
- g) The entire part of a dwelling and attached outbuildings, but not necessarily those that are physically separate

Principle 3:

Boundaries will exclude:

- a) Important gaps
- b) Playing fields or open space at the edge of settlements (unless such open spaces are surrounded by the built-up area of the settlement and they are to be designated as open space to protect them from development)
- c) New allocations for affordable housing
- d) Isolated development, or individual groups of dwellings, or areas of business/employment, which are physically or visually detached from the settlement
- e) Farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement
- f) Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement
- g) Large gardens or other areas whose inclusion or possible development would harm the structure, form and character of the settlement
- h) Camping and caravan sites unless in year-round permanent residential use
- i) Agriculture, forestry, equestrian development, minerals extraction, landfill, water features, public utilities (sewage treatment plants, substations)

Principle 4:

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

Principle 5:

Property ownership boundaries should not form the basis for defining the built-up area. The key is, the visual openness of the land and whether it relates best to the built-up area or countryside.

These principles will need to be applied consistently when defining settlement boundaries and where judgements are made these will need to be noted.