

Appendix 9

CROWMARSH PARISH NEIGHBOURHOOD PLAN

2020 – 2035

Cheshire East Council Settlement Boundary Assessment
Guidance

CEC Settlement Boundary Assessment Guidance

Settlement Boundaries		
The following criteria may be used to assess the existing settlement boundaries in relevant settlements		
<p>a) Extant planning consents</p> <p>Where sites on the edge of the settlement have outstanding permission for housing, these should be included within the settlement boundary, unless these consents allow development in a situation where it would normally be refused (e.g. Rural Exception Sites and dwellings with an agricultural or other occupancy condition). Where a long-standing occupancy condition is in force and the house in question is clearly well-related to the built form of the village, then the dwelling should be incorporated into the settlement boundary.</p>	<p>Site currently outside but adjoining existing settlement boundary has extant planning consent for housing, with no exceptional circumstances attached (e.g. previous allocation)</p>	<p>Site is included within the settlement boundary</p>
	<p>Site currently outside but adjoining settlement boundary has extant planning consent for housing, with exceptional circumstances attached (e.g. Rural Exception Site or agricultural / occupancy condition)</p>	<p>Site excluded from settlement boundary unless considered to meet the requirements for inclusion outlined in criteria 2(b), (c) and (d)</p>
<p>b) Functional relationship to physical form of built-up area</p> <p>Assessment of sites against this criterion will identify any discrepancies in the settlement boundary in relation to existing built development which forms part of the built-up area of the settlement. Regard should be given to the extent of existing development as seen from both outside a settlement, particularly from approach roads, and from within the settlement.</p> <p>Similarly, the form and character of a settlement as defined by dwellings, other buildings and their curtilages, the road network, and open spaces will determine whether a tight boundary designed to safeguard the existing pattern of development is appropriate or not.</p> <p>Outlying development, including small pockets of development that are clearly detached from the settlement, will have no functional relationship to the built physical form of the settlement, and therefore should not be included within the settlement boundary.</p>	<p>Site currently outside but adjoining settlement boundary displays high level of containment, high level of previously developed land and topography which increases a sense of confinement and is therefore considered to have a strong functional relationship with the existing built form.</p>	<p>Site to be considered for inclusion within the settlement boundary, subject to assessment against criteria 2(c) and (d)</p>
	<p>Site currently outside but adjoining settlement boundary displays low level of containment, little or no previously developed land and a very open topography, and is therefore considered to have a relatively weak functional relationship with the existing built form.</p>	<p>Site is not included within the settlement boundary</p>
	<p>Site does not adjoin existing settlement boundary and is considered to be physically and/or visually detached from the built form of the settlement</p>	<p>Site is not included within the settlement boundary</p>

<p>c) Functional relationship to use of built-up area</p> <p>The settlement boundary should reflect uses and development that has a clear social and/or economic relationship with the settlement. Settlement boundaries will therefore normally include existing uses and buildings that have a clear social or economic function and better relate to the built form of the settlement than the countryside e.g. residential properties, services, community facilities and employment development.</p>	<p>Site currently outside but adjoining settlement boundary and has an existing use which has a clear functional relationship with the existing settlement</p>	<p>Site to be considered for inclusion within the settlement boundary, subject to assessment against criteria 2(b) and (d)</p>
<p>As such, settlement boundaries should generally exclude:</p> <ul style="list-style-type: none"> - Buildings, such as halls, large houses, hotels hospitals and schools set in spacious grounds on the edge of settlements where they are not functionally related to the physical built form of the settlement; - Domestic gardens of properties on the edge of settlements which are extensive and are not functionally related to the physical built form of the settlement; - Curtilages of properties on the edge of settlements which are extensive and partially or wholly undeveloped and are not functionally related to the physical built form of the settlement, including paddocks associated with residential properties; - Designated open spaces and playing fields on the edge of settlements; - Camping and caravanning sites; - Sites which are of nature conservation importance, designated green gaps, scheduled monuments, village greens and other pockets of valuable amenity land such as woodlands, many of which are covered by Tree Preservation Orders; - Industrial or commercial uses on the edge of settlements where they are not functionally related to the physical built form of the settlement; - Farmsteads and associated outbuildings where their rural characteristics predominate and they appear to relate more strongly with the surrounding countryside. Generally, agricultural buildings of modern construction should be excluded whereas traditional stone or brick-built farm buildings which have historically been long associated with the settlement may be included within the settlement boundary. 	<p>Site currently outside but adjoining settlement boundary and has an existing use which has no clear functional relationship with the existing settlement</p>	<p>Site is not included within the settlement boundary</p>

<p>d) Relationship to permanent physical boundaries</p> <p>Wherever practicable and appropriate, settlement boundaries will follow well-defined physical features which are durable and likely to be permanent. Apart from being readily discernible and less open to dispute, these boundaries usually represent the transition between village or town and the neighbouring countryside.</p> <p>Those features which are readily recognisable and likely to be permanent include:</p> <ul style="list-style-type: none"> - Infrastructure: Motorway; public and made roads or strongly defined footpath/track; a railway line; river. - Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strongly established, regular or consistent boundaries. <p>Those features which represent 'soft' boundaries and lack durability include:</p> <ul style="list-style-type: none"> - Infrastructure: private/unmade roads; power lines; development with weak, irregular, inconsistent or intermediate boundaries. - Natural: Field Boundary, Tree line 	<p>Existing settlement boundary relates to durable / permanent features.</p>	<p>Retain settlement boundary, subject to assessment against other criteria</p>
	<p>Existing settlement boundary does not relate to durable / permanent features</p>	<p>Amend settlement boundary to relate to these features where practicable and appropriate, subject to assessment against criteria 2(b) and (c)</p>