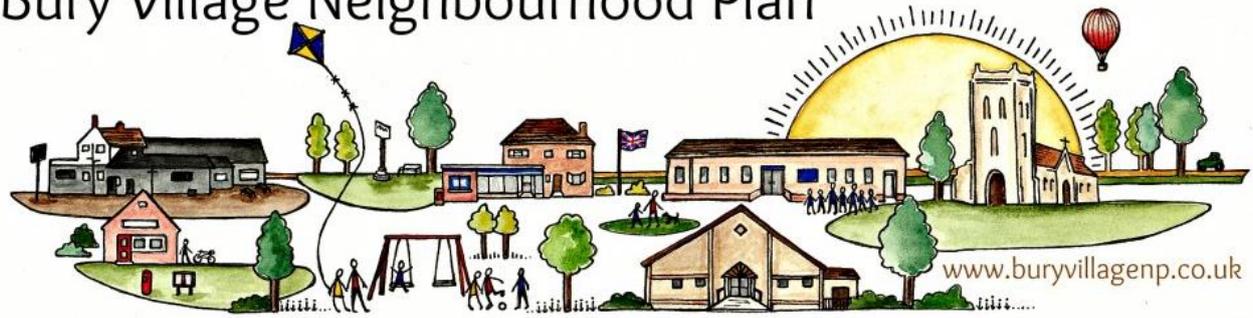
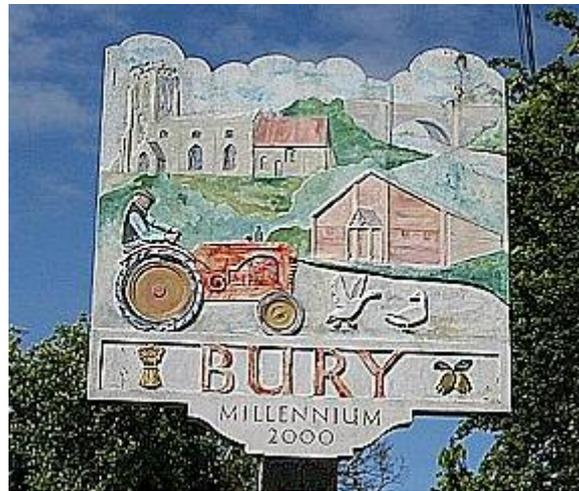


Bury Village Neighbourhood Plan



Bury Village Neighbourhood Plan 2019-2036



Settlement Boundary Methodology June 2019

Bury Village Neighbourhood Plan 2019-2036

Settlement Boundary Methodology June 2019

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

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

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Bury Village Neighbourhood Plan 2019-2036



Bury Village Neighbourhood Plan Settlement Boundary Methodology

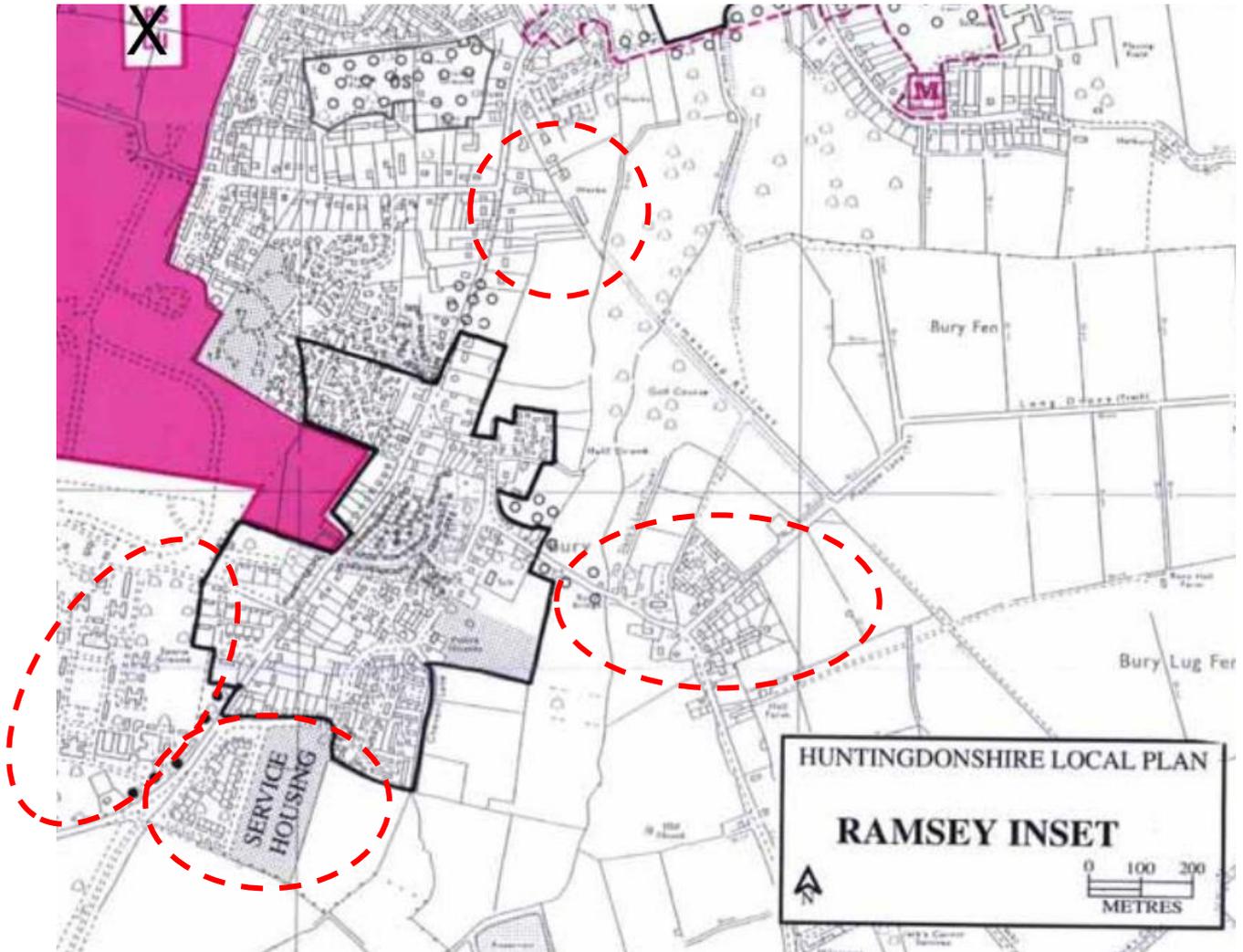
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Introduction

1. The Huntingdonshire Local Plan to 2036 does not propose any settlement boundaries for the towns and villages across the District. The now superseded Local Plan 1995 and Local Plan Alteration 2002 did use settlement boundaries (called village limits) drawn tightly around the existing built form of the villages but not the towns across the District. In this document the term settlement boundary is used throughout and reference to settlement boundary in the Local Plan 1995 and Local Plan Alteration 2002 means the village limits.
2. Bury was identified as a village in the Local Plan 1995 and Local Plan Alteration 2002 and as such it had a settlement boundary identified. This settlement boundary only covered the main core of the village and did not cover the eastern historic core of the village; Upwood Airfield; the former airfield housing; or the northern parts of Bury parish which are contiguous with Ramsey.
3. The Neighbourhood Plan proposes to update the settlement boundary to take account of the way in which the village has extended since the now superseded Local Plan 1995 and Local Plan Alteration 2002 was drawn up. It also takes into account the allocations in the Huntingdonshire Local Plan to 2036 and other planning decisions taken by the LPA.
4. Details of how the new settlement boundary has been drawn is out in the Settlement Boundary Methodology (this document). The methodology is drawn from the principles set out later.
5. Bury has seen numerous large scale planning applications coming forward for residential development on greenfield sites which are not allocated. Continued speculative development has the potential to undermine the strategic policies of the Huntingdonshire Local Plan to 2036. It also has the potential to affect the distinctive character and separate identity of Bury as a village. The Huntingdonshire Local Plan to 2036 does not continue the village limits for Bury which were contained in the now superseded Huntingdonshire Local Plan (1995); instead it moves to use of a definition of 'built-up area'.
6. For Bury a settlement boundary is proposed to be identified to define the 'built-up area' as referred to in the Huntingdonshire Local Plan to 2036. The settlement boundary of Bury serves a specific purpose in that it is intended to direct the growth of the settlement and enable development to take place in a coherent manner, maintaining the structure and form of the existing settlement geography as the Huntingdonshire Local Plan to 2036. In addition, the boundary will protect the landscape setting of the village.
7. The Huntingdonshire Local Plan to 2036 sets out a comprehensive definition of 'built-up area'. Regard has been had to this definition in drawing the settlement boundary in this Neighbourhood Plan in order to define the 'built-up area'. The allocations in the Huntingdonshire Local Plan to 2036 have also been included in the settlement boundary; as has land which has been granted planning permission for development. Details of the criteria used to define the settlement boundary in this Neighbourhood Plan is set out in the Settlement Boundary Methodology document

The Now Superseded Local Plan 1995 and Local Plan Alteration 2002 Settlement Boundary

8. The now superseded Local Plan 1995 and Local Plan Alteration 2002 identified the following settlement boundary:



Local Plan 1995 and Local Plan Alteration 2002 Settlement Boundary
© Huntingdonshire District Council

 Settlement Boundary (Village Limits)

 Areas of Bury Village Not Within that Settlement Boundary

The Neighbourhood Plan Settlement Boundary Review

9. As part of the early community engagement on the Neighbourhood Plan the community has identified the need to steer future development towards the strategic sites allocated for housing and employment in the Huntingdonshire Local Plan to 2036 as a key priority. Given the scale of proposed allocations in Bury it is considered reasonable as part of a balanced approach to devise a settlement boundary to define the physical extent of the village and the countryside beyond. The Neighbourhood Plan Steering Group has relevant detailed, up to date local knowledge which is considered fundamental in developing an appropriate settlement boundary.
10. Modern Bury is predominantly a nucleated village based around the former Hepmangrove, with extensions planned at Upwood Airfield. Since the Local Plan 1995 and Local Plan Alteration 2002 firstly identified a settlement boundary the former military use at Upwood Airfield has ceased and the airfield and its associated housing area at Valiant Square is now firmly part of the village. The former airfield is allocated in the Huntingdonshire Local Plan to 2036 for housing and employment. The proposed settlement boundary takes into account these changes and the allocations in the Huntingdonshire Local Plan to 2036.
11. The historic core of Bury lies east of Brook, this area of the village is physically separated from the rest of the village and was excluded from the now superseded Local Plan 1995 and Local Plan Alteration 2002 settlement boundary. However this area contains a significant concentration of built development, it is distinctly part of the built-up area and should not be considered to be part of the countryside. Consequently the proposed settlement boundary takes into account this built-up character and the historic core of Bury east of Brook is included within the settlement boundary.
12. The Parish of Bury includes areas of Bury village which are contiguous with the adjacent town of Ramsey. One of these areas to the west of Upwood Road was previously included the now superseded Local Plan 1995 and Local Plan Alteration 2002 settlement boundary. This area is part of the existing predominantly a nucleated village and as such remains in the new settlement boundary. The other area lies east of Bury Road and includes modern housing around Old Station Road and Signal Road which was developed in the mid-2000s. This area was previously an industrial area. This area contains a significant concentration of built development, it is distinctly part of the built-up area and should not be considered to be part of the countryside. Consequently the proposed settlement boundary takes into account this built-up character and the housing around Old Station Road and Signal Road is included within the settlement boundary.

Settlement Boundary Purpose

13. The Neighbourhood Plan uses settlement boundaries as a policy tool for ensuring the right type of development in the right place. National planning policy encourages sustainable patterns of development and resists inappropriate development in locations where it might cause harm to the local area. These are key underlying principles that will need to be borne in mind when reviewing the existing settlement boundary and developing a new settlement boundary.

Bury Village Neighbourhood Plan Settlement Boundary Methodology

14. The settlement boundary of Bury is defined in the Neighbourhood Plan; this settlement boundary is used to define the ‘built-up area’ for Bury. It serves the purpose of directing the growth of the settlement and protecting the countryside from encroachment.

Settlement Boundary Criteria

15. The Huntingdonshire Local Plan to 2036 sets out a comprehensive definition of ‘built-up area’ in paragraphs 4.84; 4.85; and the table below paragraph 4.85. Regard has been had to this emerging definition in drawing the settlement boundary around the existing built form of the village as it now exists. These criteria are detailed below:

Built-up Areas definition

A built-up area is considered to be a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area.

Extract from Paragraph 4.84 of the Huntingdonshire Local Plan to 2036

Principle	Implementation guidance
The built-up area will include:	
Residential, community, retail and employment buildings which are predominantly surrounded by other buildings.	The majority of buildings within the built up area boundary will fall within this category. It is included for the sake of completeness as most attention is paid to determining where the edges of the built up area are.
Buildings on the edge of settlements which relate closely to the economic or social function of the settlement but	Industrial and community buildings such as church and village halls are an integral part of the social and economic success of a settlement and are considered as much part of the built-up area as residential properties.
excluding sports and recreational facilities addressed below.	The buildings and any associated hardstanding such as surfaced car parking are part of the built-up area.
Open space, sports and recreational facilities, allotments, caravan sites, churchyard and cemeteries which are predominantly surrounded by and integral to the built up area and defined by strong boundary features.	Some greenfield uses such as recreational or amenity open space, churchyards, wide grass verges and allotments, can form an integral and valuable part of the built up area and its character. These must have buildings on at least two sides and have a clear physical and visual relationship with the built up area rather than any adjoining countryside. Examples of strong boundary features include a tree belt or substantial stone or brick wall.
Existing commitments for residential, community, retail and employment uses on sites which are physically/functionally related to the settlement.	Where development for residential, community, retail or employment use has commenced or has outstanding planning permission the principle of development has been approved. The precise boundary around such sites is determined with regard to the detailed guidance within this table.
Individual plots and minor scale development opportunities which would provide infill and rounding off opportunities on land which is physically, functionally and visually related to existing buildings, taking account of any environmental development constraints subject to the exclusions below.	<p>Pockets of undeveloped land exist in some locations which relate to nearby buildings. Often well contained by existing hedgerows or tree belts, the character of such land is influenced by the buildings such that it is not perceived to be part of the surrounding countryside but relates primarily to the built form of the settlement. Small parcels of land such as this can offer opportunities for organic growth of settlements</p> <p>The built up area will include elements of the grounds of large curtilages that relate closely to the buildings, for instance formal gardens, ancillary parking and hard tennis courts.</p>

Bury Village Neighbourhood Plan Settlement Boundary Methodology

The built up area will exclude:	
Open spaces and sports and recreational facilities, allotments, caravan sites, churchyards and cemeteries which extend into the countryside and are not well contained by strong boundary features, or primarily relate to the countryside in their use, form or character.	Areas of open space, sports and recreational facilities, paddocks, allotments, caravan sites, churchyards and cemeteries provide a visual buffer between the built form and the open countryside, softening the visual impact and linking the built up area with its rural context. Such land is generally considered to primarily relate to the countryside where it is surrounded by built development on less than two sides.
Undeveloped land that affords important views from a public vantage point to or from a listed building or conservation area connecting the building or area to its countryside setting.	To protect the character of a settlement and maintain the integral relationship between the settlement and its countryside context land which offers or facilitates visual connections between designated heritage assets and their countryside setting is excluded from the built-up area to protect its role in providing a transition between the settlement and the countryside.
Isolated properties or areas of ribbon and fragmented development which are physically and visually detached from the main built form.	To avoid areas of intervening countryside being included within the built up area properties which are physically and visually detached should be excluded.

Principle	Implementation guidance
Farmyards and associated agricultural buildings which extend into the countryside or primarily relate to the countryside in their use, form, character or connectivity.	Agricultural buildings tend to relate more to the surrounding countryside when still in use for agricultural purposes. However, if the building comprises a long standing traditionally built building and is well related in terms of scale and positioning to eligible properties with a defensible boundary it may be included where it is likely to be deemed suitable for reuse under permitted development rights.
Agricultural land, woodland, meadow, areas of water and natural habitats that penetrate the built form or sections of large residential curtilages where the character of the land primarily relates to the countryside.	<p>These spaces can provide a visual buffer between built development and the open countryside, softening the visual impact and linking the built up area with its rural context.</p> <p>Large curtilages with grounds stretching away from the rest of the built up area are excluded to prevent sub-division of the plot for new development. The built up area will include elements of the grounds that relate closely to the buildings, for instance formal gardens, ancillary parking and hard tennis courts but not those parts with a more natural, rural character.</p>

Extract from Paragraph 4.85 of the Huntingdonshire Local Plan to 2036

16. The Neighbourhood Plan Settlement Boundary Review has taken into account the definition of ‘built-up area’ in the Huntingdonshire Local Plan to 2036. The Neighbourhood Plan Settlement Boundary Review seeks to define the ‘built-up area’ for Bury as such it is based on the following principles together with the following inclusion and exclusion criteria in the methodology as follows:

Principles

- Boundary drawn tightly around built form, be easily identifiable and (normally) follow property boundaries and permanent features;
- Follow defined physical features; and
- Need not be continuous; potentially two or more separate elements but excludes small outlying pockets of development that are clearly detached from the settlement.

Areas which have been included are:

- Areas allocated for residential, employment or mixed-use development in the Huntingdonshire Local Plan to 2036;

Bury Village Neighbourhood Plan Settlement Boundary Methodology

- Built and commenced residential and community facilities development such as religious buildings schools and community halls, that is physically related to the settlement;
- Built and commenced employment development that is physically related to the settlement;
- Existing committed sites that benefit from planning permission;
- The curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement in terms of scale and location; and
- Recreational or amenity space at the edge of a settlement that relates more closely to the built environment.

Areas which have been excluded are:

- Employment development, farm buildings and farmyards, at the edge of the village that is not physically well related to the settlement;
- Isolated development that is physically detached from the settlement (including farm buildings or agricultural buildings and renewable energy installations);
- The extended curtilage of a property that relates more closely to the open countryside (e.g. a field or paddock) or has the capacity to substantially extend the built form of the settlement in terms of scale and location;
- Important gaps;
- Recreational or amenity space at the edge of the settlement that relates more closely to the open countryside;
- Camping and caravanning sites unless they have permanent year round residential occupancy; and
- Proposed or built rural exception sites for affordable housing.

17. Based on these principles various areas not containing existing built development have been included; namely: the allocations in the Huntingdonshire Local Plan to 2036; and existing committed sites that benefit from planning permission.

18. The above methodology criteria were developed taking into account the Huntingdonshire Local Plan to 2036. In addition to considering these criteria the approach to developing the criteria for the Neighbourhood Plan have also been reviewed against a cross section of other adopted Local Plans who have developed settlement boundary methodologies elsewhere in the country for comparison. The Local Plans examined were Purbeck¹; Kettering²; and Wiltshire³.

19. The criteria have then been applied based on local knowledge. How the criteria have been applied is explained in more detail in Appendix 1.

¹ Purbeck District Council. (2015). Reviewing the Plan for Purbeck's Future: Purbeck Local Plan Partial Review: Settlement Boundary Review. Available: <https://www.dorsetforyou.gov.uk/article/409105/Partial-Review-of-Purbeck-Local-Plan-Part-1---Planning-Purbecks-Future>

² Kettering Borough Council. (2011). Site Specific Proposals Local Development Document. Background Paper: Settlement Boundaries. Available: https://secure.kettering.gov.uk/downloads/file/4918/settlement_boundaries

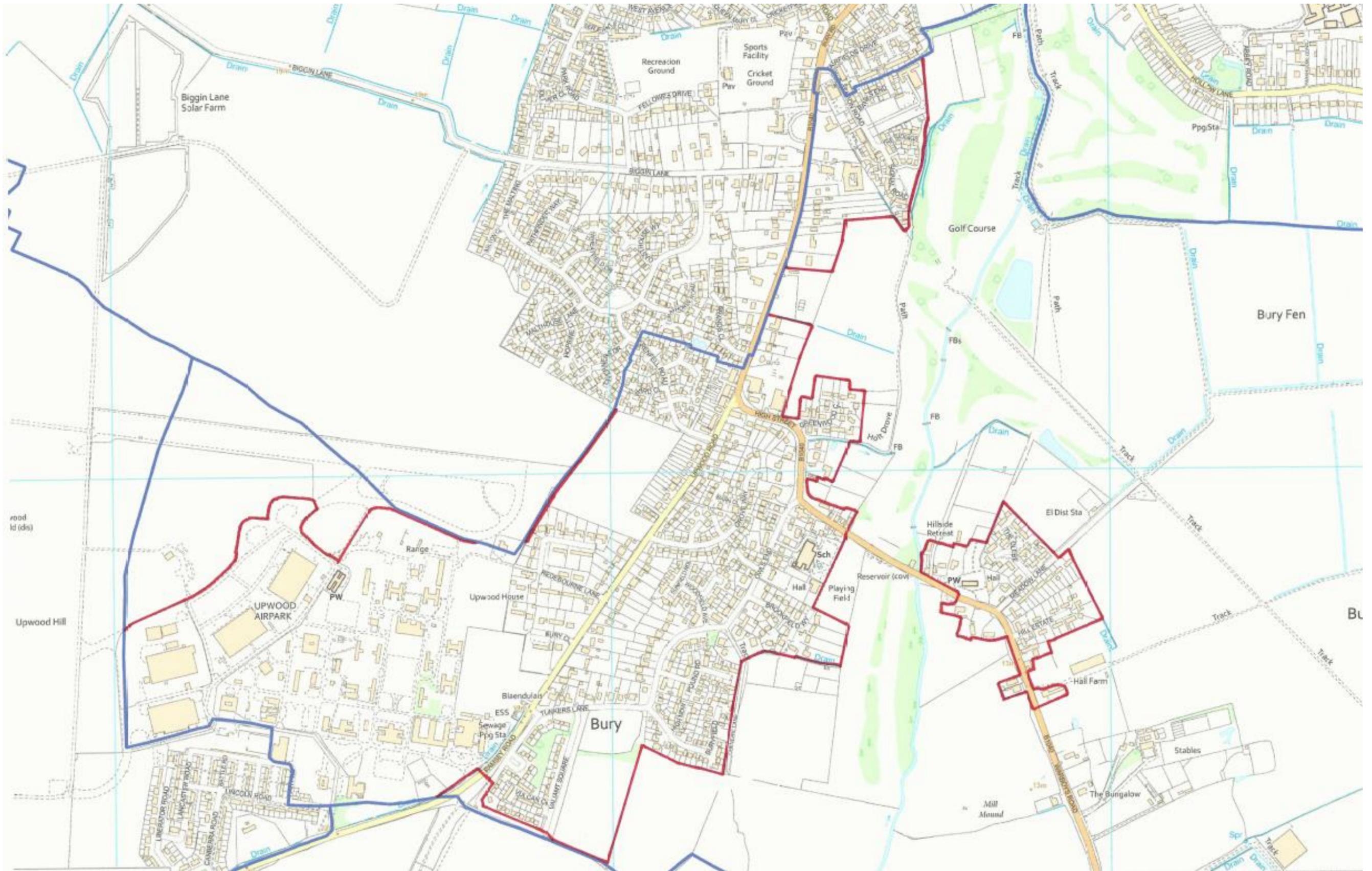
³ Wiltshire Housing Site Allocations Plan Pre-submission draft plan Topic Paper 1 Settlement Boundary Review Methodology <http://www.wiltshire.gov.uk/planningpolicydocument?directory=Wiltshire%20Housing%20Site%20Allocations%20DP/Pre-Submission%20Consultation%20July%202017&fileref=5>

The Proposed Neighbourhood Plan Settlement Boundary

20. The Neighbourhood Plan Settlement Boundary is set out on the Map 1 below. Note - The Settlement Boundary can only be shown within the area covered by the Bury Neighbourhood Plan. In the Upwood Airfield area the employment and housing allocations in the Huntingdonshire Local Plan to 2036 extends into the adjoining parish of Upwood to the west of the former hangars and south around the Lincoln Road area. The allocations also extend into the adjoining parish of Ramsey to the north at the Air Training Corps Building to the rear of Redebourne Lane. Consequently the settlement boundary cannot be a continuous boundary.

Bury Village Neighbourhood Plan Settlement Boundary Methodology

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Map 1 - Settlement Boundary © Crown Copyright OS Licence Number 0100055891

Settlement Boundary

Plan Area Boundary

Appendix 1 - The Neighbourhood Plan Settlement Boundary Criteria

21. The Neighbourhood Plan Settlement Boundary Criteria have been applied in the following manner:

Principles	Implementation
Boundary drawn tightly around built form, be easily identifiable and (normally) follow property boundaries and permanent features	Where practical the boundary will include the whole curtilage of a property in recognition of the combined status of properties and their curtilages as a single planning unit. Exceptions are set out below for determining the boundary around extensive properties on the edge of the built up area to reflect the difference in character between parts of the grounds closely related to the property, for instance containing features that have a more natural countryside character.
Follow defined physical features	Follows field boundaries; garden boundaries; road boundaries; and airfield tracks.
Need not be continuous; potentially two or more separate elements but excludes small outlying pockets of development that are clearly detached from the settlement	Applying this methodology, three built up areas have been identified and mapped within the Parish. These are main part of the existing village and Upwood Airfield; the old historic core of Bury east of the stream which is physically separated from the main part of the existing village; and the northern area around Old Station Road & Signal Road which is not physically connected to the main part of the existing village due to an existing gap.
Areas Included	Implementation
Areas allocated for residential, employment or mixed-use development in the Huntingdonshire Local Plan to 2036	<p>The Huntingdonshire Local Plan to 2036 includes two proposed allocations which have been included:</p> <p>RA 7 - East of Valiant Square (3.6 ha of land is allocated for residential development of approximately 90 homes; and</p> <p>RA 8 - Former RAF Upwood and Upwood Hill House (25ha of land at the former RAF Upwood and Upwood Hill House is allocated for development for a mix of uses to comprise: 2ha of employment land for business uses (class 'B1'); approximately 450 homes; community facilities appropriate to the scale of development)</p>
Built and commenced residential and community facilities development such as religious buildings schools and community	The majority of buildings within the settlement boundary fall within this category. It is included for the sake of completeness as

Bury Village Neighbourhood Plan - Settlement Boundary Methodology

<p>halls, that is physically related to the settlement</p>	<p>most attention is paid to determining where the edges of the built up area are. Applying this methodology, three built up areas have been identified and mapped within the Parish. These are main part of the existing village and Upwood Airfield; the old historic core of Bury east of the stream which is physically separated from the main part of the existing village; and the northern area around Old Station Road & Signal Road which is not physically connected to the main part of the existing village due to an existing gap.</p>
<p>Built and commenced employment development that is physically related to the settlement</p>	<p>Upwood Airpark is an existing employment area, under this criteria alone it would not have been included as it is not physically related to the settlement because of the vacant and derelict intervening former airfield buildings. However as it part of allocation RA 8 it has been included under that criteria.</p>
<p>Existing committed sites that benefit from planning permission</p>	<p>Parts of Upwood Airfield benefit from planning consents, however as they form part of allocation RA 8 they has been included under that criteria in any event.</p> <p>Land West of Garden Court and 1 to 16 Upwood Road has been resolved to grant planning permission under reference 18/01692/FUL in February 2019 for the erection of 92 Dwellings. This site has been taken as a commitment although a s106 Planning Obligation is still to be signed.</p>
<p>The curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement in terms of scale and location</p>	<p>Some large gardens exist, for example at the eastern end of Brookfield Way; and east of Upwood/Bury Road. However these gardens are closely related to the property both visually and functionally. Those east of Upwood/Bury Road are within the Conservation Area and as such offer limited capacity to extend the built form of the settlement due to the harm to the character and appearance of the Conservation Area that would arise from additional development or intensification.</p>
<p>Recreational or amenity space at the edge of a settlement that relates more closely to the built environment</p>	<p>Some greenfield uses such as recreational or amenity open space, churchyards, wide grass verges and allotments, can form an integral and valuable part of the built up area and its character. Typically where these have been included they have buildings on at least three sides and have a clear physical and visual relationship with the built up area rather than any adjoining countryside.</p>

Bury Village Neighbourhood Plan - Settlement Boundary Methodology

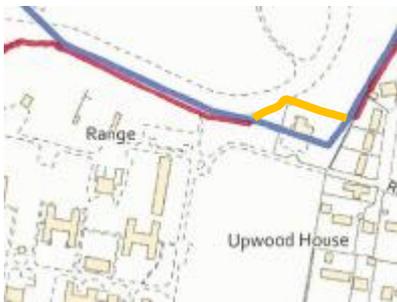
Areas Excluded	Implementation
Employment development, farm buildings and farmyards, at the edge of the village that is not physically well related to the settlement	Agricultural buildings tend to relate more to the surrounding countryside when still in use for agricultural purposes. However, if the building comprises a long standing traditionally built building and is well related in terms of scale and positioning to eligible properties with a defensible boundary it may be included as it is likely to be deemed suitable for reuse under permitted development rights. The large farm buildings at Hall Farm relate more to the surrounding countryside and have therefore been excluded from the settlement boundary.
Isolated development that is physically detached from the settlement (including farm buildings or agricultural buildings and renewable energy installations)	To avoid areas of intervening countryside being unnecessarily included within the built up area properties which are physically or visually detached should be excluded. Outlying properties south of Hall Farm on Warboys Road are disconnected to old core of Bury and the houses and buildings here have been treated as isolated and outside the built up area. Therefore they are excluded from the settlement boundary.
The extended curtilage of a property that relates more closely to the open countryside (e.g. a field or paddock) or has the capacity to substantially extend the built form of the settlement in terms of scale and location	Large curtilages with grounds stretching away from the rest of the built up area are excluded to prevent sub-division of the plot for new development and protect any vegetation which is likely to shield views into the plot from the public domain. Where practical the built up area boundary will be drawn along physical features such as hedges and fences which sub-divide elements of the grounds that relate closely to the buildings, for instance formal gardens, ancillary parking and hard tennis courts from those with a more natural, rural character. Some large gardens exist at the eastern end Greenwood Close. However these gardens are not closely related to the property in visual and functional terms. The gardens going towards Holt Drove are extensive and are in parts separated from the host dwelling by existing vegetation. If included they would have the capacity to substantially extend the built form of the settlement in a location where Greenwood Close already form a finger of development extending out into the countryside.
Important gaps	These spaces can provide a visual buffer between built development and the open countryside, softening the visual impact and linking the built up area with its rural context. Gaps between the three main parts of Bury Village have been excluded including Land to

Bury Village Neighbourhood Plan - Settlement Boundary Methodology

	the east of Bury Road between Low Bury & White Arches which is an important gap in the existing Local Plan and has been deemed as such in a planning appeal.
Recreational or amenity space at the edge of the settlement that relates more closely to the open countryside	Areas of open space, sports and recreational facilities, paddocks, allotments, caravan sites, churchyards and cemeteries provide a visual buffer between the built form and the open countryside, softening the visual impact and linking the built up area with its rural context. Such land is generally considered to primarily relate to the countryside where it is encompassed by built development on two sides or less. The playing field and BMX track east of the Village Hall has been excluded on this basis.
Camping and caravanning sites unless they have permanent year round residential occupancy	There are no such sites presently in Bury Village.
Proposed or built rural exception sites for affordable housing	These sites where allowed are intended to be allowed as 'exceptions', therefore they should remain excluded from settlement boundaries to reflect this status. There are no such sites presently in Bury Village.

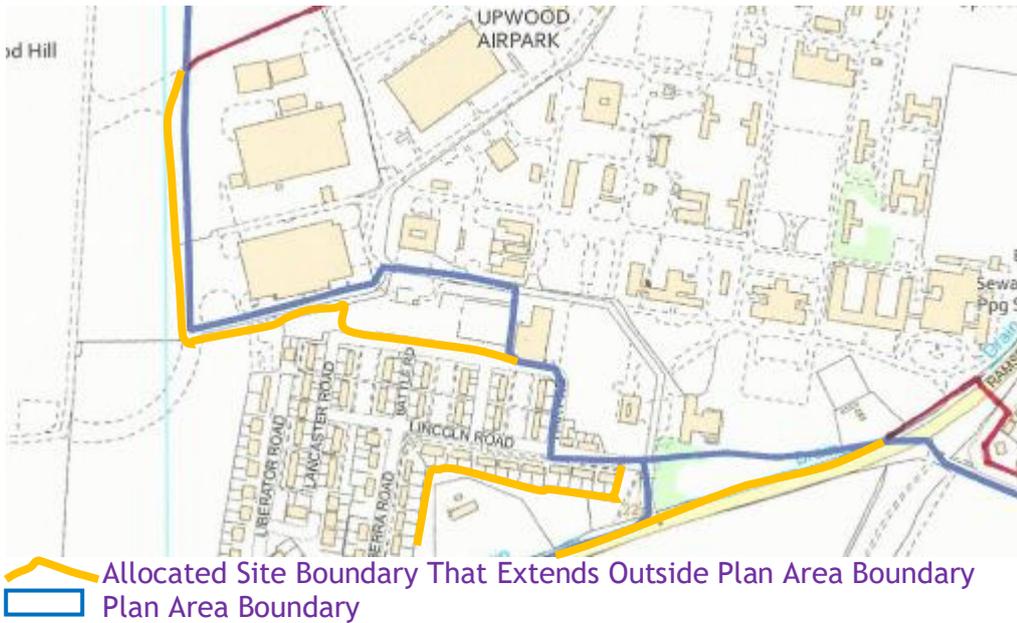
22. A particular issue facing the Bury Village Neighbourhood Plan is that the Settlement Boundary can only be shown within the area covered by the Bury Neighbourhood Plan. This has implications in two broad areas:

- In the Upwood Airfield area the employment and housing allocations in the emerging Huntingdonshire Local Plan to 2036 extends into the adjoining parish of Upwood to the west of the former hangars and south around the Lincoln Road area. The allocations also extend into the adjoining parish of Ramsey to the north at the Air Training Corps Building to the rear of Redebourne Lane.



 Allocated Site Boundary That Extends Outside Plan Area Boundary
 Plan Area Boundary

Bury Village Neighbourhood Plan - Settlement Boundary Methodology



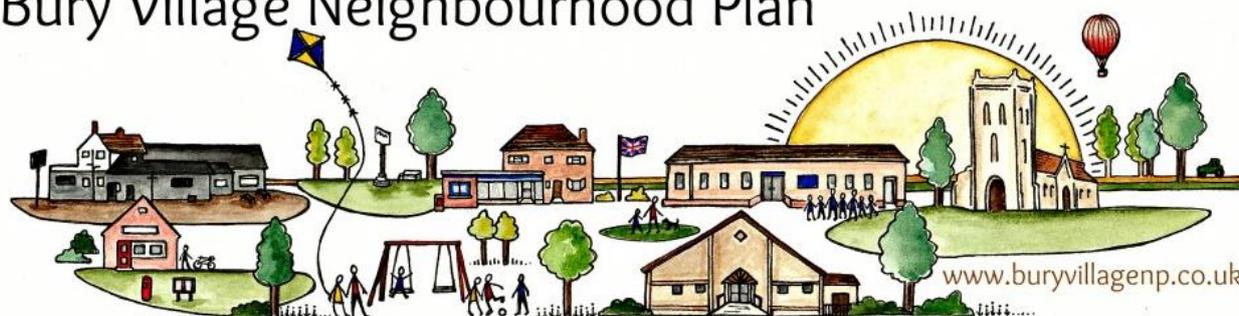
- The gap between the parts of Bury Village at land to the east of Bury Road between Low Bury & White Arches means that a continuous boundary is not possible as this would be drawn along the western side of Bury Road which is within the neighbouring parish of Ramsey.

Bury Village Neighbourhood Plan 2019-2036

Settlement Boundary Methodology June 2019

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

Bury Village Neighbourhood Plan



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