

Settlement Policy Boundary Review:

Interim Methodology Paper

For the East Hampshire District Local Plan Regulation
18 consultation



December 2018

Settlement Policy Boundary Review: Interim Methodology Paper (2018)

1. Introduction

- 1.1 East Hampshire's current settlement policy boundaries were established during the production of the East Hampshire District Local Plan: Second Review (2006). Although a Strategic Allocation at Whitehill & Bordon was defined as part of the East Hampshire District Local Plan: Joint Core Strategy (JCS) in 2014, no amendments were made to settlement boundaries. However, there were some amendments made to settlement boundaries following the adoption of the East Hampshire District Local Plan: Housing and Employment Allocations (Site Allocations Plan) in 2016. Despite these minor changes, a full boundary review is required.
- 1.2 The role of the Settlement Policy Boundary (SPB) is to define the built limits of a settlement and differentiate between what is the built form of a settlement where the principle of development is usually acceptable and the countryside where development is strictly controlled. This differential is essential in the application of the Joint Core Strategy (JCS) spatial strategy and particularly Policy CP19: Development in the Countryside, as well as any similar emerging policies produced as part of the new Local Plan. The settlement boundaries define what is considered countryside and therefore define where countryside policies would apply.
- 1.3 Settlement boundaries guide development to sustainable locations demarking a concentration of existing residential and employment premises and services and facilities. In addition, they provide clarity and certainty for developers and the general public by highlighting the areas which will be more acceptable than others for additional built development.
- 1.4 It must be noted that the settlement boundary is a planning designation only and has no other administrative relevance. Settlement boundaries do not necessarily reflect land ownership boundaries, parish boundaries or the exact curtilages of dwellings.
- 1.5 Whilst it is considered that the principle of built development within the settlement boundary is usually acceptable, this does not automatically grant planning permission to such a proposal or mean the Local Planning Authority (LPA) will grant planning permission. All proposals, whether within, adjacent or outside of the settlement boundary must conform to relevant policies in the current Local Plan (2011-2028), particularly the Joint Core Strategy, Site Allocations Plan, the Local Plan: Second Review, as well as 'Made' Neighbourhood Plans. The new Local Plan (2017-2036) will replace these Plans and will also allocate housing to meet the Objectively Assessed Housing Needs (OAHN) of the district (outside of the South Downs National Park (SDNP)), as well as other associated uses, such as employment and retail provision.
- 1.6 In regard to the current Local Plan (2011-2028), the OAHN of the District has been met through existing commitments, the Strategic Allocation at Whitehill & Bordon (identified in the JCS), and the housing allocations established in the Site Allocations Plan. However, the new Local Plan (2017-2036) will establish new housing targets over a different plan period.

What are the main aims of reviewing settlement policy boundaries?

- 1.7 The boundary review allows the release of smaller development sites, in conjunction with further allocations, providing a degree of flexibility within the housing land supply. However, the main aims for reviewing settlement boundaries in East Hampshire are:
- To ensure that settlement boundaries are logical and easy to identify on the ground; and
 - To identify what parts of the settlement should and should not be included within a settlement boundary.
- 1.8 Any changes that occur to settlement boundaries because of the settlement boundary review will be formalised through a statutory process involving public consultation and then examination by an independent inspector before being adopted by the Local Planning Authority in the emerging new Local Plan (2017-2036).
- 1.9 This paper provides the background and justification for the review of the settlement boundaries through the emerging Local Plan. It includes a list of matters that have been considered when determining if and how an existing settlement boundary should be changed. It also includes maps and tables for East Hampshire District (outside the SDNP), illustrating the proposed changes and explaining the reasons for them. Settlement boundaries within the National Park have been considered separately by the South Downs National Park Authority (SDNPA) as part of their emerging Local Plan (currently at Examination).

Where are the settlement policy boundaries in East Hampshire?

- 1.10 The following towns and villages in East Hampshire (outside the SDNP) currently have settlement policy boundaries (JCS CP2 – Spatial Strategy):

Settlement	Position in Hierarchy
Alton	Level 1 - Market Town
Whitehill & Bordon	Level 1 - Town (regeneration area)
Horndean, Liphook	Level 2 - Large Local Service Centre
Clanfield, Four Marks/South Medstead, Grayshott, Rowlands Castle	Level 3 - Small Local Service Centre
Arford, Beech, Bentley, Bentley Station, Bentworth, Bramshott, Catherington, Griggs Green, Headley, Headley Down, Holt Pound, Holybourne, Kingsley, Lindford, Lovedean, Medstead, Passfield Common, Ropley, Ropley Dean, Upper Froyle	Level 4 - Other Settlements with a settlement policy boundary

- 1.11 As part of the emerging new Local Plan evidence base work, a new settlement hierarchy has been proposed based on more up-to-date data. In addition to the settlements identified above, it is now proposed that 'Lower Froyle' will also have a settlement policy boundary.

What is the purpose of settlement policy boundaries?

- 1.12 In planning terms, settlement boundaries are shown on a map and are a policy tool used to indicate where particular policies in the Local Plan (or Neighbourhood Plans), that permit development within settlements or restrict development outside settlements, apply. As such, they help to prevent unplanned expansion.
- 1.13 A settlement boundary can serve several purposes. These include:
- Creating an edge to existing development thereby encouraging consolidation.
 - Helping to separate varying clusters of built form and/or settlements and therefore retain their individual identities.
 - Defining the logical boundary between areas with different features and purposes, e.g. between areas with environmental or landscape designations and those suitable for development.
- 1.14 There are several advantages of settlement boundaries:
- Ensure development is directed to more sustainable locations, both in terms of accessibility to and support of existing services and transport, and in terms of landscape.
 - Protect the countryside from encroachment of land uses more characteristic of built up areas, conserve and enhance cultural heritage and natural beauty.
 - Provide an easy to understand tool that gives certainty for landowners, developers and community over where development is likely to be acceptable and where it is not.
 - Direct development to specific parts of the district and this can help increase the viability of local services, as well as encourage new ones to establish.
 - Ensure a plan-led and more controlled approach to future development, providing a firm basis for protecting the countryside from unnecessary encroachment.
 - Allow a presumption in favour of sustainable development of sites that are too small to be identified as formal allocations in a local plan.
 - It is often easier to obtain planning permission for domestic outbuildings within a settlement boundary than outside, where they are more strictly controlled.
 - Provide a guide for appropriate locations for rural exception sites to provide affordable housing for local needs (in locations outside of but adjoining or nearby to settlement policy boundaries)
- 1.15 Disadvantages of settlement boundaries:
- By restricting development, settlement boundaries artificially increase land values within the settlement compared with land outside, as the likelihood of successfully gaining planning permission differs.
 - Artificially increase land values on land adjoining the settlement boundary due to future 'hope value', with landowners seeking the possibility of the boundary being realigned at some point in the future to accommodate future growth of the settlement. This can mean fewer rural exception sites (affordable housing sites) coming forward, as the landowner may wish to take a longer-term view.
 - The general presumption that development within settlement boundaries is acceptable can result in pressure for the development of unsuitable land. This can

result in pressure for the development of valued open spaces within settlement boundaries but where development may not be appropriate. Although, this can be overcome through ensuring that any open space valued by the community is protected through formal designation in a local plan.

- The use of settlement boundaries can lead to the perception that they result in denser development in already well-developed settlements e.g. within the gardens of houses. This can result in a perceived detrimental effect to the character of the settlement.
- One consequence of not having a settlement boundary in a rural village is that new housing would be restricted to rural exception sites. This would be undesirable for villages that would like to see more housing for sale on the open market
- Settlement boundaries can be crude and inflexible. For small rural communities with a character of dispersed development, it can be difficult to draw a logical boundary around the village

Why does East Hampshire need to review settlement boundaries?

- 1.16 As with any many planning policies, the preparation of a new Local Plan offers the opportunity for review and updates. Settlement boundaries have not been fully reviewed since the adoption of the Local Plan: Second Review in 2006, except for amendments in 2016, as part of the Site Allocations Plan incorporating site allocations for housing and employment purposes. Since 2006, development has taken place outside of the settlement policy boundary and features on the ground may have also changed over time. This has been due to a variety of reasons, such as permitted development, meeting housing needs, or losing appeals.
- 1.17 Reviewing settlement policy boundaries provides an up-to-date policy in a National Planning Policy Framework (NPPF) compliant Development Plan Document, and thus lessons analysis of the policy in terms of whether it is considered up to date at appeals and allows the determining authority to give greater weight to the policy. As such, adopting a new settlement policy boundary will help to protect countryside land outside of the settlement policy boundary area (although this is very much combined with the importance of ensuring a five-year supply of deliverable housing land).
- 1.18 As part of the current Local Plan (2011-2028) boundaries did not need to be reviewed in East Hampshire to release land for further housing development. The Inspector (2016) into the Site Allocation Plan stated that *“it is not necessary to make further allocations to meet the JCS requirements and any anomalies in the settlement boundary, if they exist, can be considered as part of the work leading to the forthcoming production of the Council’s development management DPD”* (Para. 76).
- 1.19 The Inspector (2016) concluded that additional allocations were not needed to be made in the interests of flexibility as there was enough confidence that the identified sites will deliver homes in accordance with the JCS (Para. 42).
- 1.20 East Hampshire are now working on the production of a new Local Plan, which will have new housing need targets and will be required to allocate additional sites to meet these needs as well as other associated uses for the plan period 2017 to 2036.
- 1.21 Considering the above, East Hampshire as the Local Planning Authority, needs to review its settlement policy boundaries to account for development that has taken place outside of

settlements since 2006 and give a true reflection of what areas of land should be included within East Hampshire's (outside the SDNP) settlements. It also needs to acknowledge any allocations that are proposed in the emerging Local Plan.

Who can review settlement boundaries?

- 1.22 This background paper provides the criteria for assessing where the settlement boundary should lie. The criteria will be used by LPA officers when they undertake individual settlement assessments. The LPA advises that if any town or parish councils wish to produce a Neighbourhood Plan and utilise the assessment criteria for reviewing settlement boundaries to contact the Council for advice on undertaking such assessments.

Structure of document

- 1.23 The methodology set out in this document will be used to identify settlement policy boundaries for all the towns and villages (outside the SDNP) identified in the settlement hierarchy within Policy CP2 of the JCS; and any equivalent policy within the emerging Local Plan Review. The associated appendices list all the proposed changes to settlement policy boundaries along with a justified reason for the change and associated maps.
- 1.24 Unlike the Local Plan: Second Review, this methodology does not determine whether a settlement will have a boundary. This has been done by the settlement hierarchy evidence base work, which has determined that 'Lower Froyle' should also have a settlement policy boundary. This methodology applies to the detailed decisions regarding where that settlement boundary is drawn.

2. Background

National Planning Policy Context

- 2.1 National policy remains largely silent on any specific requirement for settlement boundaries. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) do identify the need for certain specific policy boundaries, with town centres for retail-planning purposes and Green Belt being the main areas that feature. However, there is no set guidance within the NPPF or PPG on how to review settlement policy boundaries.
- 2.2 The NPPF does provide guidance around the approach to development within rural areas. The NPPF states that *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning Policies should identify opportunities for villages to grow and thrive, especially where this will support local services.* (Para. 78)
- 2.3 It therefore falls to local planning authorities (LPAs) to consider what is appropriate in terms of development within various settlements and the resultant need for specific boundaries around settlements.

East Hampshire Context

- 2.4 The East Hampshire District Local Plan is currently comprised of a suite of development plan documents, which set an overall strategy for new development in the district and provide policies which are taken into account when determining planning applications.
- 2.5 The Local Plan: Joint Core Strategy was adopted in May 2014, followed by the Local Plan: Housing and Employment Allocations in April 2016. Following positive referendum results, East Hampshire District Council has made Neighbourhood Plans for Alton, Bentley, Four Marks and Medstead part of the Development Plan at a Council meeting in May 2016. A number of saved policies in the Local Plan: Second Review, which was adopted in 2006 also form part of the Development Plan for East Hampshire.
- 2.6 The new Local Plan (2017-2036) is emerging and will replace the remaining saved policies within the Local Plan: Second Review (2006), the JCS and Site Allocations Plan. Although some changes have been made to settlement policy boundaries through the Site Allocation Plan; it is the new Local Plan that will include a full comprehensive review. The timescales for preparation of the new Local Plan are set out in the Local Development Scheme (LDS, 2018), with adoption anticipated in 2020.

Local Plan: Joint Core Strategy

- 2.7 The Joint Core Strategy (JCS) is the long term strategic plan for development within East Hampshire District (until it is replaced by the new Local Plan (2017-2036)), and includes a spatial vision, objectives and the key policies needed to achieve sustainable development in

East Hampshire to 2028. It identifies the amount of development, broad locations for change, growth and protection, including a strategic allocation site at Whitehill & Bordon.

- 2.8 The Spatial Strategy is fundamental to the successful delivery of that vision. Policy CP2: Spatial Strategy identifies the settlement hierarchy that applies across the District. The supporting text to the policy identifies five separate levels with the first four levels of settlements having SPBs. Level 5 are settlements deemed rural villages which are considered as being in the countryside with limited access to facilities and workplaces and new development limited to that which is appropriate to rural areas (Policy CP6). The settlement hierarchy built on the work conducted for the Local Plan: Second Review and a detailed background document assessed which settlements were the most sustainable and could therefore potentially support additional growth.
- 2.9 Regarding SPBs, Policy CP2 goes further to acknowledge new development will make the best use of previously developed land and buildings within existing built-up areas. Policy CP10 also endorses that housing should be accommodated through development and redevelopment opportunities within existing settlement boundaries in the first instance.
- 2.10 Development will not normally be permitted outside of settlement boundaries, with Policy CP19 operating a policy of general restraint to protect the countryside for its own sake. The only development in the Countryside will be that with a genuine and proven need for countryside location, such as farming, forestry, or other rural enterprises (see Policy CP6).
- 2.11 Although the JCS designated a strategic allocation at Whitehill & Bordon, no changes were made to SPBs.

Local Plan: Housing and Employment Allocations (Site Allocations Plan)

- 2.12 The Site Allocations Plan primary purpose was to identify specific sites to meet the individual housing and employment targets set out in policies CP3 and CP10 of the JCS; and set out guidance for the development of these sites. This plan will also be replaced by the new Local Plan (2017-2036).
- 2.13 These specific site allocations meet the residual requirements for the district relating to Objectively Assessed Housing Need (OAHN), along with additional flexibility for the period 2011 to 2028. For each site there is a policy setting out the criteria that subsequent planning applications will need to address. The boundaries of the allocated sites, which are greenfield sites beyond existing SPBs, were integrated into a revised SPB when the plan was adopted and shown on a supporting Policies Map. It must be noted that the housing allocations for Alton formed part of the Alton Neighbourhood Plan and no SPB revisions were made. However, employment allocations in Alton were part of the Site Allocations Plan and boundaries amended accordingly.
- 2.14 As part of the Site Allocations Plan, SPB changes were also made to include the Reserve Allocations that formed part of the Local Plan: Second Review. All but one of these allocations now has extant planning permission:
- Land west of Church Centre, Silent Garden – Liphook
 - Lowsley Farm – Liphook
 - Land at Green Lane – Clanfield
 - Redhill Road, Oakland House – Rowlands Castle

- North of Brislands Lane – Four Marks
 - Havant Road – Horndean
 - North of James Copse Road – Horndean (no planning permission)
- 2.15 It was also considered appropriate to make changes to the SPB at this time to include Keydell Nurseries in Horndean. This brownfield site was released for housing development by the Council in 2009. The changes also appear logical due to the existing permanent nature of the SPB relating to the existing built form to the east, the A3 to the west, the reserve allocation to the north and allocation to the south (the latter two allocations already requiring boundary amendments). A small amendment was also made in Four Marks where planning permission had been granted and related to allocations.

Neighbourhood Plans

- 2.16 Any reviews to SPBs must also have regard to any 'made' or emerging Neighbourhood Plans. Three neighbourhood plans have been made part of the East Hampshire District Development Plan. They are:
- Alton
 - Bentley, and
 - Medstead and Four Marks
- 2.17 Alton Neighbourhood Plan allocated sites for housing but did not explicitly adjust the SPBs. It also did not conduct a comprehensive boundary review of the settlement in its entirety.
- 2.18 Four Marks and Medstead Neighbourhood Plan did not allocate housing sites but did conduct a partial boundary review and adjusted some SPBs, taking into account the majority of allocations made in the Site Allocations Plan. However, the site allocation at 'Land rear of Junipers' was left out of the SPB conflicting with the Site Allocations Plan, but it was agreed in text in the Neighbourhood Plan that if the site came forward and developed that it would be recognised as being within the SPB. The large application allowed at appeal for 75 dwellings at 20-38 Lymington Bottom Road was not included in the SPB in the Site Allocations Plan and the Neighbourhood Plan because of the quantum of development already permitted within the settlement. However, it was acknowledged that should the permission be implemented that in the future the SPB would need to be drawn to include the site. It unclear what methodology and principles were used for the partial revisions made to the SPB as part of the Neighbourhood Plan.
- 2.19 The Bentley Neighbourhood Plan also did not include any allocations, but it also did not conduct an SPB review and no changes were made.
- 2.20 Future neighbourhood plans could potentially conduct a full boundary review. Therefore, it is essential that discussions take place with the relevant neighbourhood plan groups to align the emerging methodology used for reviewing settlement policy boundaries.
- 2.21 Emerging neighbourhood plans can incorporate a SPB review, however, the emerging new Local Plan will assess the relevant boundaries in line with this methodology. If neighbourhood plans are prepared in the future and include site allocations for housing and/or employment and/or alterations to the settlement policy boundaries, these

neighbourhood plans could potentially supersede the new Local Plan for their respective designated areas.

Local Plan: Second Review

- 2.22 The Local Plan: Second Review was adopted in 2006. Although a number of policies have been superseded by the JCS; saved policies will remain extant until the adoption of the new Local Plan (2017-2036). The actual settlement boundaries established in the Second Review have not changed (with the exceptions discussed in relation to the JCS and the Site Allocations Plan).
- 2.23 The Second Review Plan established which settlements were the most sustainable and increased the number of settlements (including the SDNP) with an SPB drawn around them from 14 to 49, thereby offering further scope for development on previously developed land. Once these settlements were established, boundaries were drawn within the district, following an established criterion. The Local Planning Authority will use the settlement boundaries established within this Plan as the starting point for conducting the full review.

3. Methodology

- 3.1 The concept of settlement boundaries is to draw a policy line which separates built-up areas (within which development is, in principle, acceptable), from the countryside (within which, with limited exceptions, development is not acceptable). The review will initially be based on the settlement boundaries that have previously been drawn following the criteria used during the Local Plan: Second Review (2006).
- 3.2 There is a presumption in favour of development if land is within a settlement boundary and therefore land should only be included within the boundary if that is where development is considered acceptable in principle, subject to compliance with other policies. There is a judgement to be made as to whether other development or areas adjacent to but outside the current settlement policy area relates more to the built environment than to the surrounding countryside.
- 3.3 It is recommended that the review for settlement boundaries in East Hampshire (outside the SDNP) should follow a three-stage process:

A) Desktop review

- 3.4 Using the original 2006 SPBs as a base, a desktop study of the mapped area should be undertaken to collect data on current land and built form, land-use, landscape character, woodland cover, field pattern and settlement pattern using GIS and aerial photographs. This insight will allow the landscape to be more easily surveyed in the field and gain a clearer understanding of the potential settlement boundary. Information from the monitoring of planning applications, allocations, permissions, Inspectors decisions and developments will help inform the draft revised boundaries in line with the principles established below.

B) Site Visits

- 3.5 Even with reasonably up to date aerial photos and street view technology, there are dangers of attempting a review solely as a desktop exercise. Site visits are important as they help with the consideration of the form and character of the settlement.
- 3.6 Fieldwork will need to be undertaken to collect visual data relating to land and built form, land-use, vegetation, field boundaries and more perceptual aspects like scale, enclosure and visual unity. A decision can then be made on whether the boundary is urban or rural in form, has a degree of permanence, as well as understanding the condition of landscape features and elements that detract from the overall character of that area.
- 3.7 The information derived from stages A) and B) can then be collated to identify a new settlement boundary or amendments to the existing boundary in draft form for each settlement. A written record should be produced for the proposed settlement boundary and changes made to maps where necessary. The transition between types of openness such as moving from garden to countryside may be hard to define; however, the processes identified within the principles set out below should help in judging the point where the characteristics of one are more dominant than another. The maps and written analysis, supported by photographs if necessary, will provide the evidence for the recommendations made.

C) Consultation

- 3.8 There have already been a number of informal consultations conducted in relation to reviewing SPBs. Since the adoption of the Local Plan: Second Review there have been requests made on an ad-hoc basis from a variety of stakeholders to make amendments to settlement boundaries. There was also an early six-week consultation on a development management and other allocations plan conducted from 4th April 2016 to 16th May 2016, which invited stakeholders to submit any changes that were considered appropriate to the District's SPBs. No further work will continue on this plan as East Hampshire District Council are now conducting a new Local Plan to look at the plan period 2017 to 2036. However, all previous responses collated have been stored by the Council in both electronic and paper format and will continue to be assessed with greater scrutiny as part of the desktop review.
- 3.9 The draft methodology was presented to the Development Policy and Affordable Housing Panel (DPAHP) in the form of a Report. This Report was made public and provided the opportunity for individuals and interested parties to feedback upon. Following advice and feedback from these initial consultations, a draft set of precise settlement boundaries have been made. These proposed amendments are contained in Appendix A and will form part of the formal Regulation 18 Draft new Local Plan consultation document.

Principles for the review

- 3.10 Where the Spatial Strategy (JCS Policy CP2) identifies a settlement as being suitable for a settlement policy boundary then the main built up area of the settlement should be included in the boundary. Settlements will be amended or added depending on the outcome of further evidence base work relating to the settlement hierarchy as part of the new Local Plan. This paper establishes a set of principles that will be used when conducting the desktop review and includes site visits to examine and refine settlement boundaries to ensure each boundary has been examined in a consistent, fair and repeatable manner.
- 3.11 This methodology provides guidance and transparency to developers and the public on how the local planning authority has approached the settlement boundary revision. In addition, it establishes a baseline methodology upon which future revisions of settlement boundaries can be undertaken, i.e. through subsequent Local Plans, Development Plan Documents and Neighbourhood Plans.
- 3.12 The boundary review has been established upon some central principles which guide the decision-making process, and which should be applied consistently across East Hampshire (outside of the SDNP).

Principle 1

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

- 3.13 Settlement Policy Boundaries should be logical and easily identifiable, normally following property boundaries. The more the boundary feature is prone to swift change over time (i.e. *dynamic*), the less useful it will be as a permanent settlement boundary. Therefore, manmade boundaries made from durable materials are more likely to remain unchanged (i.e. more *static*) and are consequently more robust. For example, the inside line of an adopted road is likely to act as a more permanent feature than a hedgerow in a domestic garden. However, whilst a more permanent boundary is preferable to a less permanent one, this must be balanced against the relationship with the urban area.

* Where settlement boundaries run along roads, tracks or public rights of way, they have been drawn along the edge closest to the settlement. *

Principle 2

Settlement boundaries will include:

- a) Existing commitments i.e. unimplemented planning permissions and implemented permissions.**
- b) The curtilages of buildings which are contained, closely relate to the character of the built form, have enclosing features, and are separated from the open countryside.**
- c) Planned allocations**
 - i) New development allocations proposed in the JCS, Site Allocations Plan or any 'made' Neighbourhood Plans (unless proposed for removal in emerging Neighbourhood Plans or any reviews to East Hampshire's District Local Plan)**
 - ii) Baseline and Reserve housing allocations identified in the Local Plan: Second Review**
 - iii) Future allocations within emerging Neighbourhood Plans or any reviews to East Hampshire's District Local Plan**
- d) Small scale development opportunities which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing urban area, taking account of any environmental development constraints.**
- e) Other sites that are surrounded by existing development that are physically, functionally and visually related to the existing urban area, taking account of any environmental development constraints.**

Principle 3

Settlement boundaries will exclude:

- a) Open spaces, sports and recreational facilities which stand on the edge of the built form of settlements (existing or proposed).**
- b) Isolated development which is physically or visually detached from the settlement.**

- c) Sections of large curtilages of buildings (including gardens) which relate more to the character of the countryside than the built form. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages.
- d) Agricultural farmsteads which stand on the edge of the built form of settlements
- e) Affordable housing sites permitted on exception sites, including those exceptions sites that may be allocated in the emerging new Local Plan.
- f) Important gaps e.g. where a settlement is fragmented, the open gaps between developed areas should be retained.
- g) Camping and caravanning sites (including Gypsy, Travellers and Travelling Showpeople pitches) except where in year-round permanent residential use and related to existing built form.
- h) Agriculture, forestry, nurseries, garden centres, equestrian development, minerals extraction, landfill, water features, and public utilities on the edge of a settlement (sewage treatment plants, substations, etc.).

Principle 4

Settlement boundaries do not need to be continuous.

- 3.14 It may be appropriate given the nature and form of a settlement to define two or more separate elements. These detached areas of a settlement may have boundaries drawn around them, where they:
- Have a density of 30 dwellings per hectare or more (after deduction of any long narrow rear gardens). Clusters of low density villa style housing or of detached houses with sizeable side or front gardens will not be given settlement boundaries
 - Comprise a continuous block of curtilages, of buildings which are in close proximity to one another, without large residential plots, landscaping or other open space breaking up the area (though they may be separated by roads)
 - Include at least twenty dwellings, and
 - Are situated within 200m of the main part of the settlement, are visually related to the main part of the settlement and do not have any identity as a separate settlement or hamlet.
- 3.15 Where boundaries are drawn around detached parts of settlements, this will not have any implications for land lying outside the boundary between the main part of the settlement and the detached part.

Anomalies

- 3.16 There will be occasions where, for example, a development that has not required planning permission has led to a domestic extension extending beyond the existing boundary and, consequently, the boundary now passes through a house. There may also be cases where mistakes were made when the original settlement boundary was established or where the

explanation for their exclusion or inclusion within the settlement boundary is unclear when the situation is examined on the ground. These cases clearly need to be rectified. A decision in such cases can only be made following an assessment on a case by case basis. The decision to include or exclude must be clearly noted and justified in the assessment for that specific settlement.

- 3.17 Any new boundaries proposed cannot be designated within the South Downs National Park (SDNP) as it is a separate local planning authority. Therefore, where curtilages cross both boundaries, the SPB will be drawn to align with the boundary of the SDNP.

Appendix A

Review of settlement boundaries

The next section of this paper sets out the review of the settlement boundaries on a settlement by settlement basis. For each settlement there is a table which provides detail on how and why recommendations relating to the boundaries were made. These tables are accompanied by a map for each settlement showing the existing boundary which is annotated to show where changes are proposed. The tables follow the order of the proposed settlement hierarchy.

** It should be noted that all maps relate to the settlement policy boundaries specific to that settlement. Any proposed SPB amendments for adjacent settlements will be on the associated maps specific to that settlement **

Alton					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Gilbert White Way	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
2	Land rear of 18-20 Gilbert White Way	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping
3	Open space at Northanger Close	1, 3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space and redraw on opposite side of the road	Aerial, Mapping, Site Visit
4	Open space at Wentworth Gardens	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit

5	Land adjacent to 43 Netherfield Close	2b, 3a	Areas of open space on edge of settlement should be excluded from the settlement boundary and the boundary currently cuts through garden of 43 Netherfield Close. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw the boundary to exclude area of open space and include garden of 43 Netherfield Close	Aerial, Mapping, Site Visit
6	Open space rear of 43 Netherfield Close	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
7	Gardens rear of 5-53 Greenfields Avenue	1, 2b	Boundary cuts through gardens of properties along Greenfields Avenue. The curtilages of the properties are closely related to the character of the built form and has enclosing features.	Redraw the boundary to include gardens along defined features.	Aerial, Mapping
8	Car park rear of Weybourne House	1, 2b	The carpark relates to the character of the built form.	Redraw boundary around the hardstanding carpark.	Aerial, Mapping, Site Visit.
9	Gardens rear of 33-59 Lenten Street	1, 2b	Boundary cuts through gardens of properties along Lenten Street. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature, where this has not been possible boundary drawn to align with smaller adjacent curtilages.	Aerial, Mapping
10	Land at Will Hall Farm	1, 2a, 3a	Planning permission (55222) granted for 180 dwellings.	Redraw boundary to include planning permission and exclude proposed open space.	Aerial, Mapping, Site Visit, Application info (55222)
11	Will Hall Farm	1, 2a, 2b	Properties at Will Hall Farm are physically and visually attached to the existing urban area.	Redraw boundary to include properties at Will Hall Farm along defined features.	Aerial, Mapping, Site Visits
12	Land at Brick Kiln Land and	2c	Land allocated in the Draft Local Plan for between 171 and 255 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan

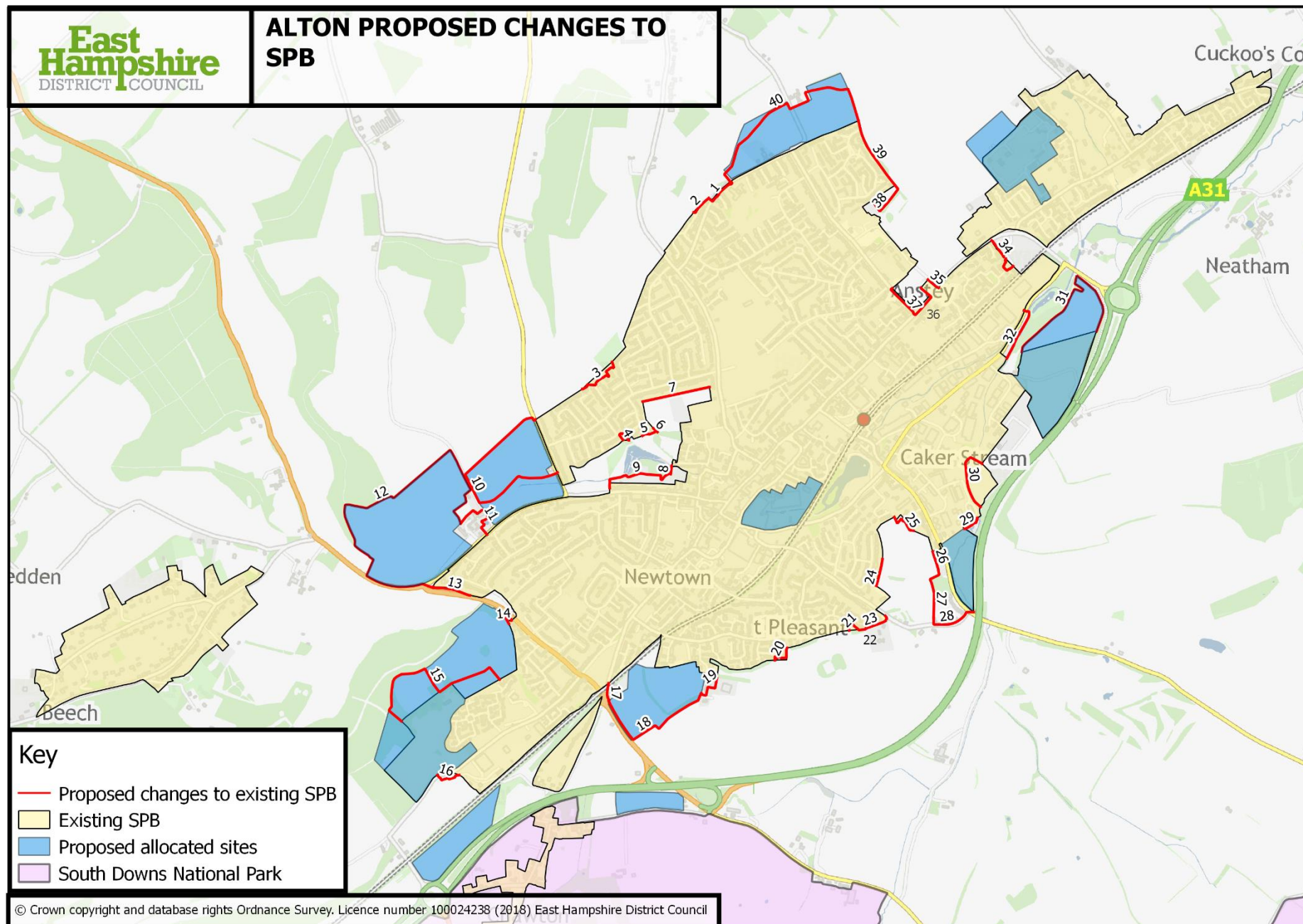
	Basingstoke Road				
13	Gardens rear of 102- 109 Whitedown Lane	1, 2b	Boundary cuts through gardens of properties along Whitedown Lane. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
14	Garden of 51 A339 (Whitedown Lane)	1, 2b	Boundary cuts through garden of 51 Whitedown Lane. The curtilage of the property is closely related to the character of the built form and have enclosing features.	Redraw boundary to include garden along defined features.	Aerial, Mapping, Site Visit
15	Land at Lord Mayor Treloar	1, 2a, 3a	Planning permission granted for 280 dwellings.	Redraw boundary to include planning permission and exclude proposed open space.	Aerial, Mapping, Site Visit, Planning App (30021)
16	Car Park at Chawton Park Road and Will Hall Close	1, 2b	The carpark relates to the character of the built form.	Redraw boundary around the hardstanding carpark.	Aerial, Mapping, Site Visit.
17	21 Butts Road	2e	Land is completely surrounded by existing development that is physically, functionally and visually related to the existing urban area	Redraw the boundary to include the area of land.	Aerial, Mapping, Site Visit
18	Land east of Selborne Road	2a	Planning permission (30021) granted for 249 dwellings	Redraw boundary to include planning permission.	Aerial, Mapping, Site Visit, Application info (30021)
19	Borovere Business Park	1, 2b	Borovere Business Park and the adjacent property closely relate to the character of the built form.	Redraw boundary to include employment site at Borovere Business Park and adjacent property 63 Borovere Lane.	Aerial, Mapping, Site Visit
20	Open Space at Cowdray Park	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
21	Open Space at Salisbury Close	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit

22	Gardens rear of 101-105 Salisbury Close	2b	Boundary cuts through gardens of properties 101-105 Salisbury Close. The curtilage of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
23	60 Windmill Hill	2b	Boundary cuts through garden of 60 Windmill Hill. The curtilage of the property is closely related to the character of the built form and have enclosing features.	Redraw boundary to include garden along defined feature.	Aerial, Mapping
24	Gardens rear of 24- 34 Curtis Road	2b	Boundary cuts through gardens of properties 24-34 Curtis Road. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
25	Gardens rear of Wilsom Road	2b	Boundary cuts through gardens of properties on Wilsom Road. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
26	60 Wilsom Road	1, 2b	Property is physically and visually attached to the existing urban area.	Redraw boundary to include 60 Wilsom Road along defined features.	Aerial, Mapping, Site Visits
27	Land at Wilsom Road	2c	Land allocated in Alton Neighbourhood Plan for about 25 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Alton Neighbourhood Plan
28	Land on corner of Windmill Hill and Wilsom Road	1, 2b	Properties are physically and visually attached to the existing urban area.	Redraw boundary to include properties along Wilsom Road and Windmill Hill along defined features.	Aerial, Mapping, Site Visits
29	Land rear of Riverside Industrial Estate	1, 2b	Boundary currently cuts through buildings at Riverside Industrial Estate. The curtilages of the buildings are closely related to the character of the built form and have enclosing features.	Redraw boundary to include built form.	Aerial, Mapping, Site Visits

30	Land south of Waterbrook Road	3h	The land is used for landfill purposes on the edge of the settlement and should be excluded.	Redraw boundary to exclude land used for landfill purposes.	Aerial, Mapping, Application info (51471/001)
31	Land at Lynch Hill, Waterbrook Road	2c	Land allocated in the Draft Local Plan for employment use.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan
32	Mill Lane car parking	1, 2b	The carpark relates to the character of the built form.	Redraw boundary around the hardstanding carpark.	Aerial, Mapping, Site Visit.
33	Open Space on Garstons Way	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit.
34	Gardens rear of 10-14 Grange Gardens	1, 2b	Boundary cuts through gardens of properties 10-14 Grange Gardens. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit.
35	Road adjacent to 82 Anstey Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit.
36	Land adjacent to Anstey Park House	1, 2b	Boundary cuts through gardens of Anstey Park House. The curtilage of the property is closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit.
37	Anstey Road and Anstey Lane	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit.
38	Land adjacent to Convent	2c	Land allocated in Alton Neighbourhood Plan for about 18 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Alton Neighbourhood Plan
39	Land rear of Manor Road	1, 2b	Boundary cuts through gardens of properties along Manor Road. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping

40	Land at Cadnams Farm	2a, 3a	Planning permission (55428) granted for 275 dwellings.	Redraw boundary to include planning permission and exclude proposed open space.	Aerial, Mapping, Site Visit, Application info (55428)
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ALTON PROPOSED CHANGES TO SPB

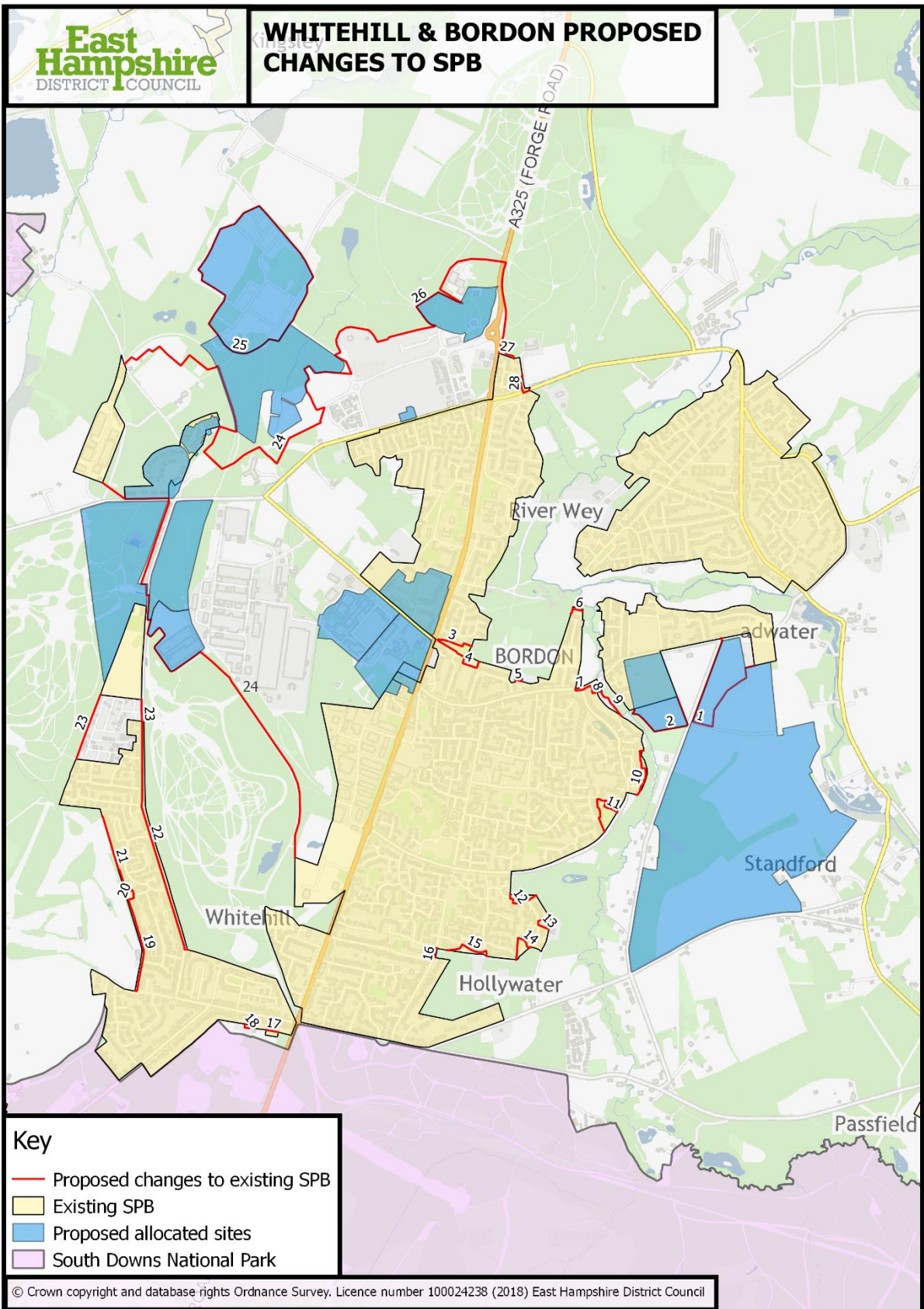


Whitehill & Bordon					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Land off Hollywater and Whitehill Road & Hollywater School	1, 2a, 2b, 2c	Land allocated in the Draft Local Plan for between 100 and 360 dwellings. Boundary runs through school and relates to the character of the built form.	Redraw boundary to include allocated site and school.	Aerial, Mapping, Site Visit, Draft Local Plan
2	Mill Chase Academy	2c	Land allocated in the Draft Local Plan for approximately 150 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan
3	Open Space rear of Maple Leaf Drive	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
4	Land rear of Savile Crescent	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
5	Land at Savile Crescent	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
6	Gardens rear (north) of Branson Road	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
7	Mill Chase Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
8	Pumping station, Mill Chase Road	3h	Public utilities on the edge of a settlement should be excluded.	Redraw boundary to exclude the pumping station.	Aerial, Mapping, Site Visit
9	Gardens rear of Hollybrook Park	1, 2b	Boundary cuts through the gardens of properties on Hollybrook Park. The curtilages of the properties are closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping

10	Land rear of Marsh Close and Waterman Close	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
11	Open Space to the west of Conde Way	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
12	Area of open space at Grafton Close and Monument Chase	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
13	Open Space at Monument Chase (east)	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space and redraw on opposite side of the road	Aerial, Mapping, Site Visit
14	Open Space at Monument Chase (south)	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
15	Alpine Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
16	Forest Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
17	Gardens rear of Snaefell, Midgard and The Pines	1, 3c	The curtilages of the property relate more to the character of the countryside than built form and therefore the boundary should follow neighbouring properties.	Redraw boundary to exclude gardens to align with smaller adjacent curtilages.	Aerial, Mapping
18	Garden of The Meadows	1, 2b	Boundary cuts through the garden of The Meadows.	Redraw boundary to include garden to align with adjacent curtilages.	Aerial, Mapping
19	Golf Lane	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit

20	Open Space at Fernlea	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
21	Track to the north of Golf Lane	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
22	Hogmoor Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
23	Redhouse Mobile Home Park	3g	The settlement boundary should exclude camping and caravan sites except where in year-round permanent residential use. The Park Homes site is in year-round residential use and relates to existing built form.	Redraw the boundary to include the Redhouse Mobile Home Park.	Aerial, Mapping, Site Visit, Park Home Website
24	Whitehill & Bordon Strategic Development Area	2a, 2c, 3a	The area forms part of the Whitehill & Bordon Strategic Allocation as identified in the JCS. Planning permission (various) granted for 2,725 dwellings. Land continued to be allocated in the Draft Local Plan for approximately 1,284 additional dwellings and employment uses.	Redraw boundary to include allocated site and exclude proposed open space (SANG).	Aerial, Mapping, Draft Local Plan
25	BOSC Village	2c	Land allocated in the Draft Local Plan for approximately 338 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan
26	Enterprise Zone	2c	Land allocated in the Draft Local Plan for employment uses.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan
27	Gardens rear of 50-60 Royal Drive	1, 2b	Boundary cuts through the gardens of 50-60 Royal Drive. The curtilages of the properties are closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping

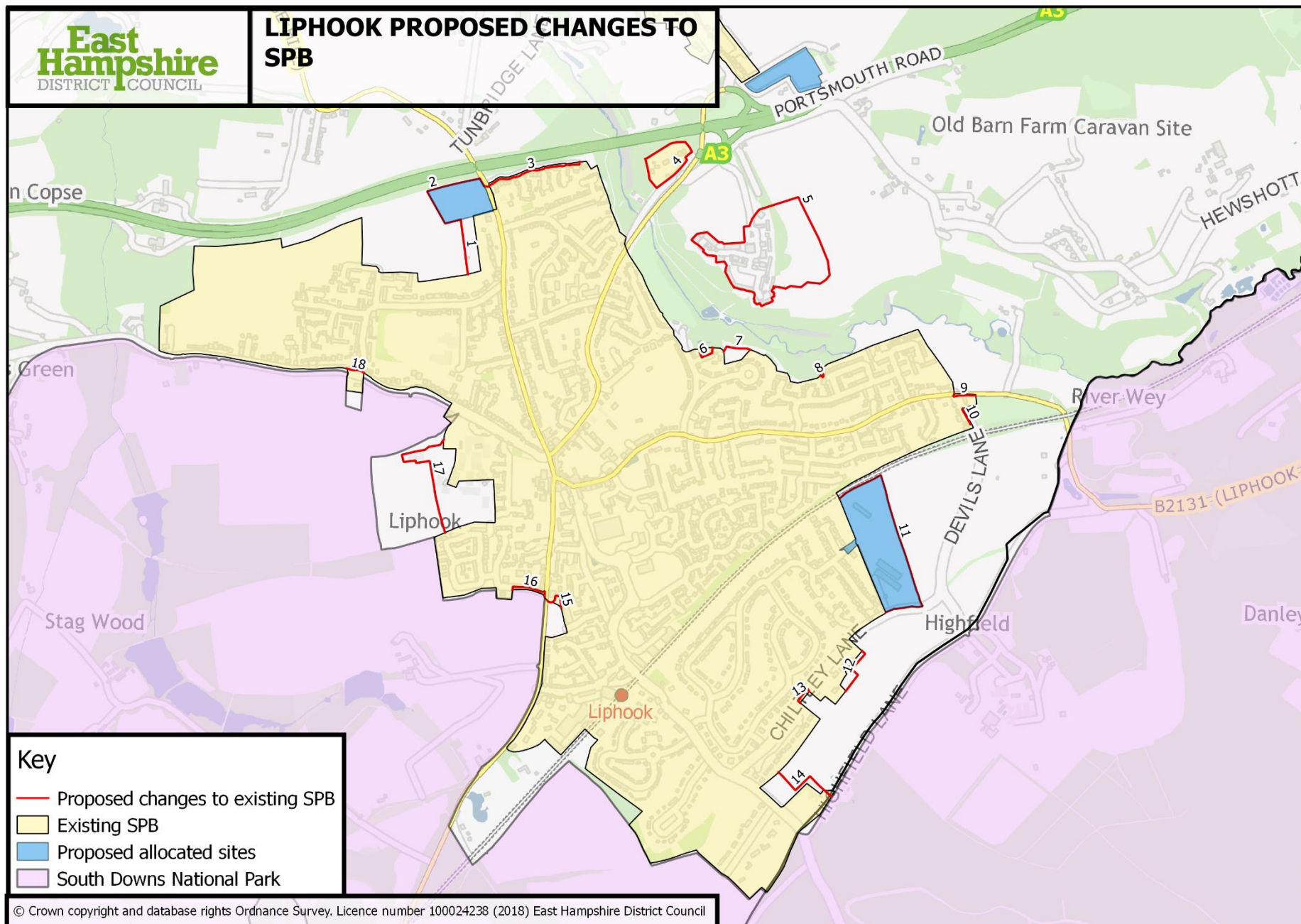
28	Royal Drive	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
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Liphook					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Gardens rear of 85-99 Headley Road	1, 2b	Boundary cuts through the gardens of properties 85-99 Headley Road. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
2	Land west of Headley Road	2c	Land allocated in the Draft Local Plan for between 36 and 40 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan
3	Hunters Chase (road)	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
4	77-87 London Road, Liphook	3b, 4	Properties appear to be physically and visually detached from the remainder of the settlement. Does not meet the criteria established within Principle 4.	Remove the boundary from detached portion of the settlement which is too small to meet the criteria for inclusion in a boundary.	Aerial, Mapping, Site Visit
5	King Georges Drive	1, 2a, 2c	The western section of the site formed part of the Local Plan: Second Review reserve housing allocation. The eastern section of the site has been granted planning permission (via appeal) for 40 dwellings and a care home.	Redraw boundary to include reserve housing allocation and subsequent planning permissions.	Aerial, Mapping, Site Visit, Application info (23650)
6	Open space at Calvecroft	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping
7	Gardens rear of 64-76 Malthouse Meadows	1, 2b	Boundary cuts through the gardens of properties 64-76 Malthouse Meadows. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
8	Open space adjacent to 26 Locke Road	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit

9	Haslemere Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
10	Devils Lane	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
11	Land at Chiltley Farm	2c	Land allocated in the Draft Local Plan for approximately 100 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan
12	Gardens rear of properties 46-52 Chiltley Lane	1, 2b	Boundary cuts through the gardens of properties 46-52 Chiltley Lane. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
13	Chiltley Lane	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
14	Churchers College Junior School	1, 2a, 2b	Boundary runs through school which has had an extension (29238). Building relates to the character of the built form.	Redraw boundary around the school and hardstanding car park.	Aerial, Mapping, Site Visit, Application info (29238/019)
15	Land rear of Ashfield House	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
16	The Firs	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
17	Bohunt School	1, 2a, 2b	Boundary runs through school which has had an extension (21026). Buildings and artificial playing pitches relate to the character of the built form.	Redraw boundary around the school and artificial playing pitches.	Aerial, Mapping, Application info (21026)
18	71 Longmoor Road	1, 3b, 4	Property appears to be physically and visually detached from the remainder of the settlement.	Redraw the boundary to exclude 71 Longmoor Road and draw boundary on opposite side of Longmoor Road.	Aerial, Mapping, Site Visit

LIPHOOK PROPOSED CHANGES TO SPB



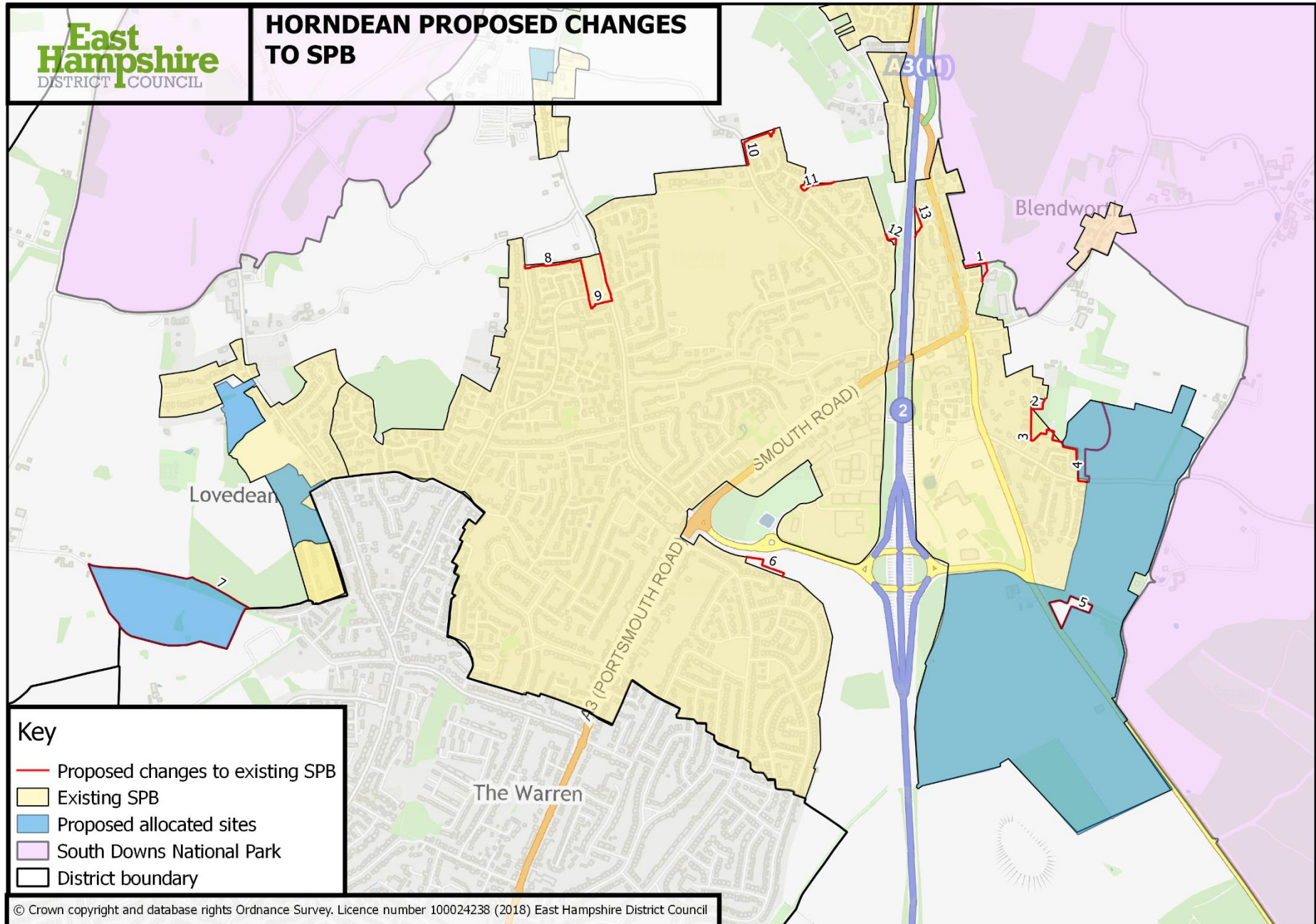
Key

- Proposed changes to existing SPB
- Existing SPB
- Proposed allocated sites
- South Downs National Park

Horndean					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	5-10 and 17 Malthouse Way	1, 2b	Boundary cuts through some properties of Malthouse Way. The properties and their curtilage are closely related to the built form and has enclosing features.	Redraw boundary to include properties and curtilage along defined feature.	Aerial, Mapping, Site Visit
2	Yew Tree Cottage, Church Path	1, 2b	Boundary does not include Yew Tree Cottage. The property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include Yew Tree Cottage along defined feature.	Aerial, Mapping, Site Visit
3	Blendworth Lodge and Church Path	1, 3c	Boundary cuts through gardens of Blendworth Lodge. The curtilage of the property is closely related to the character of the countryside. Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary to include Blendworth Lodge and exclude Church Path.	Aerial, Mapping, Site Visit
4	Cricket pitch at Land East of Horndean	3a	Areas of open space on the edge of the built form should be excluded from the settlement.	Redraw boundary to exclude open space on the edge of the settlement	Aerial, Mapping, Site Visit, Application info (55562/001)
5	Land east of Horndean Gas Distribution Station	1, 2b, 2d	The gas distribution station is physically, functionally and visually related to the existing urban area (following allocation). The site also represents a small-scale development opportunity which would provide infill and rounding off opportunities.	Redraw the boundary to include the area of land.	Aerial, Mapping, Housing and Employment Site Allocations, Application info (55562/001)
6	Gardens rear of 1-8 Linden Way	1, 2b	Boundary cuts through gardens of 1-8 Linden Way. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
7	Land north of Woodcroft Farm	2c	Land allocated in the Draft Local Plan for between 170 and 180 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan

8	Land rear of Avocet Way	3a	Areas of open space on the edge of the built form should be excluded from the settlement.	Redraw boundary to exclude open space on the edge of the settlement	Aerial, Mapping, Site Visit
9	Catherington Lane Open Space	3a	Areas of open space on the edge of the built form should be excluded from the settlement.	Redraw boundary to exclude open space on the edge of the settlement	Aerial, Mapping, Site Visit
10	The Grange and Five Heads Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw boundary along opposite side of the road.	Aerial, Mapping, Site Visit
11	Chalk Hill Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw boundary along opposite side of the road.	Aerial, Mapping, Site Visit
12	6b & 6c Tarbery Crescent	2b	Boundary cuts through gardens of 6b & 6c Tarbery Crescent. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
13	Land at The Yews	3a	Areas of open space on the edge of the built form should be excluded from the settlement.	Redraw boundary to exclude open space on the edge of the settlement	Aerial, Mapping, Site Visit

HORNDEN PROPOSED CHANGES TO SPB



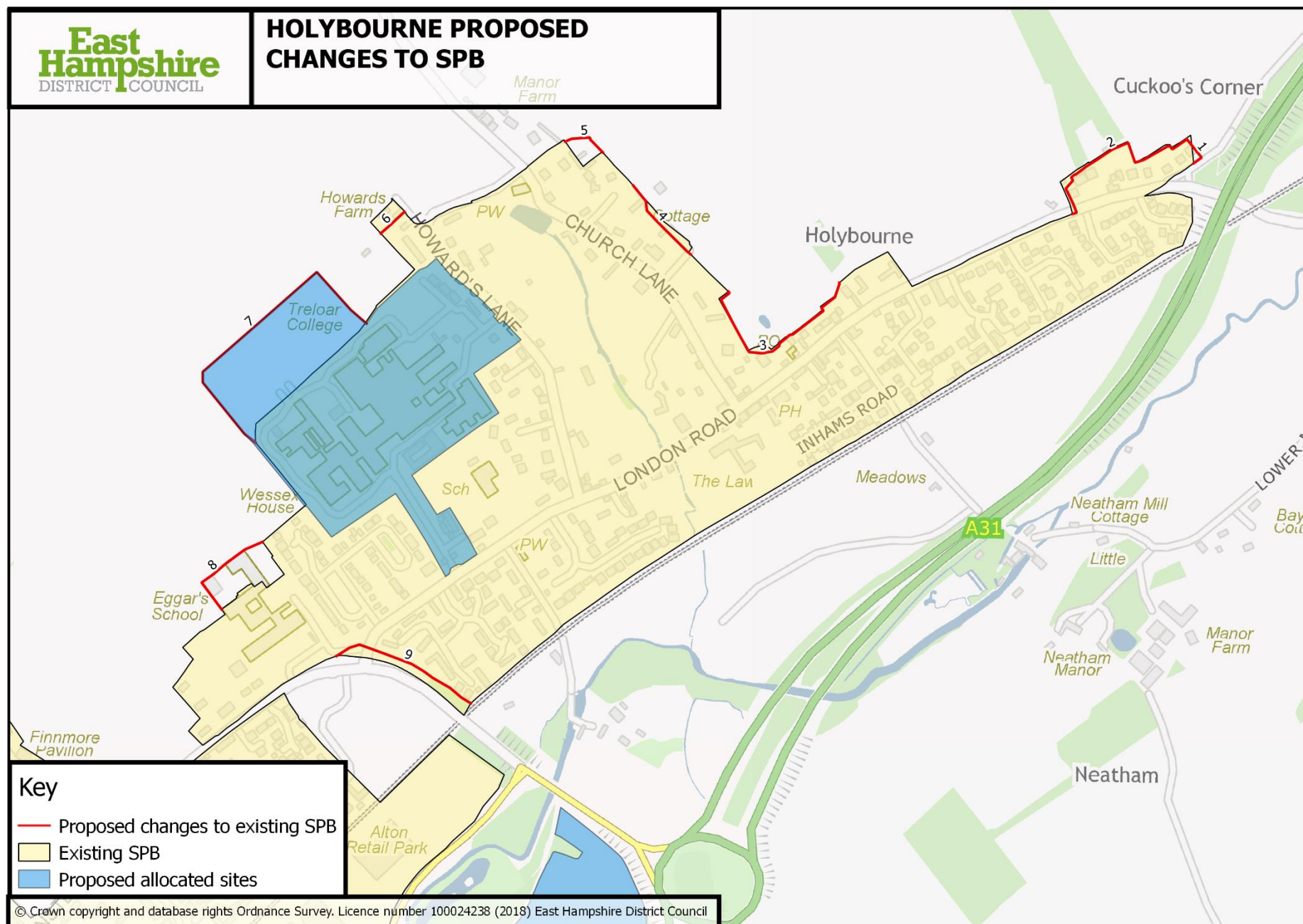
Key

- Proposed changes to existing SPB
- Existing SPB
- Proposed allocated sites
- South Downs National Park
- District boundary

Holybourne					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Bonhams Lodge, 228 London Road, Holybourne	1, 2b, 3c	Boundary cuts through property at 228 London Road, Holybourne. The property is closely related to the character of the built form, although the gardens closely relate to the countryside.	Redraw boundary to include entire dwelling and exclude gardens.	Aerial, Mapping, Site Visit
2	Land rear of 192-228 London Road, Holybourne	1, 2b	Boundary cuts through gardens of some properties along London Road, Holybourne. The curtilage of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit
3	Land rear of 122-146 London Road, Holybourne	1, 2b, 3c	Boundary cuts through gardens of some properties along Church Lane and London Road, Holybourne. The curtilage of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature, where this has not been possible boundary drawn to align with smaller adjacent curtilages.	Aerial, Mapping, Site Visit
4	Track to north of Holybourne House, Church Lane	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
5	Land at 59 Church Lane	1, 2b	Boundary cuts through garden of 59 Church Lane. The curtilage of the property is closely related to the character of the built form and have enclosing features.	Redraw boundary to include dwelling and curtilage	Aerial, Mapping, Site Visit, Application
6	Land at Howards Farm, Howards Lane	3h	Equestrian development should be excluded, and boundary extends beyond the curtilage of Howards Farm.	Redraw boundary to exclude the equestrian uses to the north of Howards Farm.	Aerial, Mapping, Site Visit

7	Land at Treloar College	2c	Land allocated in the Draft Local Plan for further expansion at Treloar College.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan
8	Sports Hall rear of Eggar's School	1, 2a, 2b	Boundary runs through school which has had a new refectory (21280/011). Building relates to the character of the built form.	Redraw boundary to include new building at rear of Eggars School	Aerial, Mapping, Application info (21280)
9	Land on corner of London Road	3a	Areas of open space on the edge of the built form should be excluded from the settlement.	Redraw boundary to exclude open space on the edge of the settlement.	Aerial, Mapping, Site Visit.

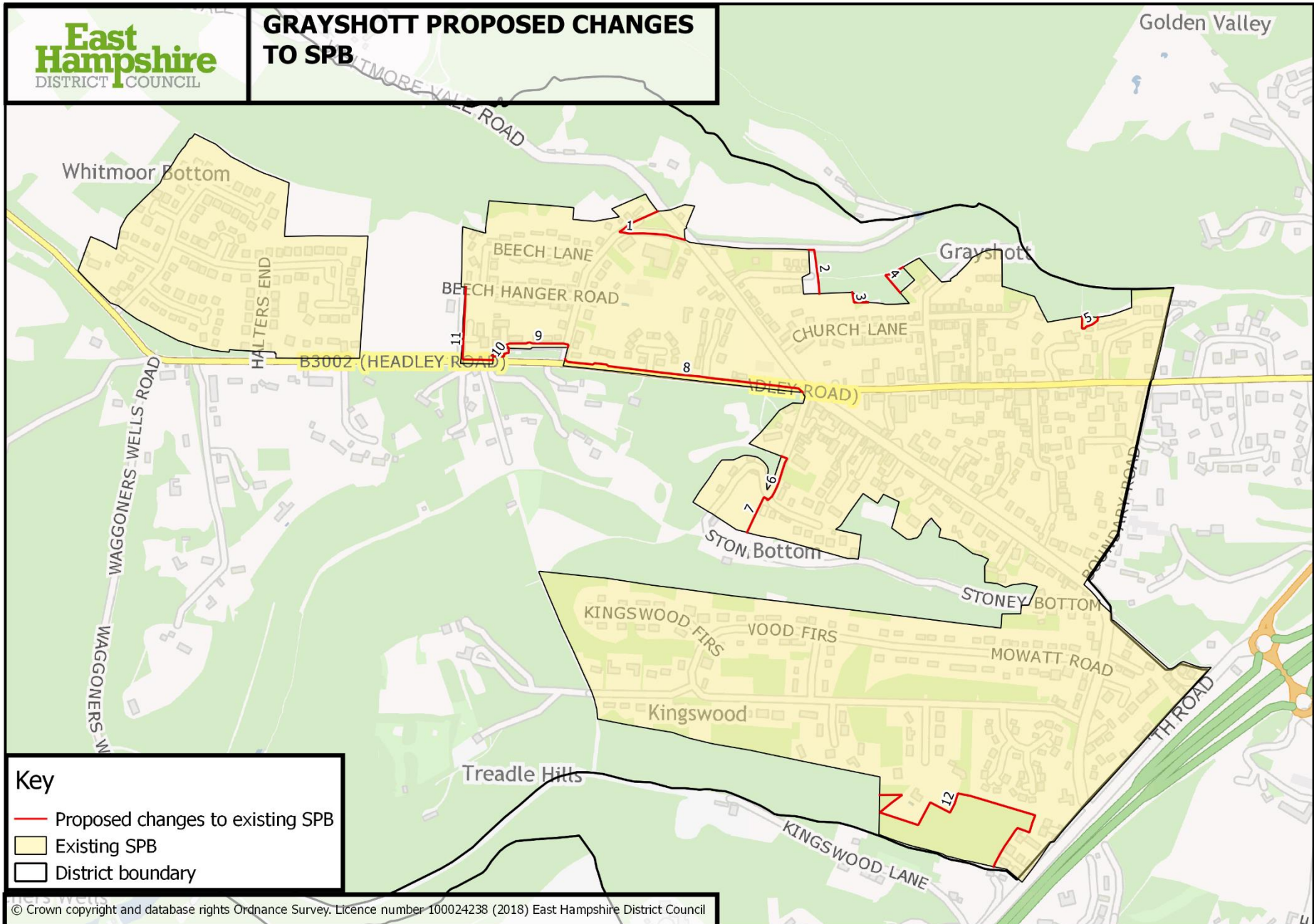
HOLYBOURNE PROPOSED CHANGES TO SPB



Grayshott					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Yew Tree Cottage, Whitmore Vale Road and School Road	1, 3b	Property appears to be physically and visually detached from the remainder of the settlement. Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary to exclude Yew Tree Cottage and draw boundary on opposite side of School Road.	Aerial, Mapping, Site Visit
2	Lanes End House and Merryhills	2b	Boundary cuts through gardens of Lanes End House and Merryhills. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit
3	Land rear of Pinewoods	3a	Boundary cuts through garden of Pinewoods. The curtilage of the property relates more to the character of the countryside than built form and therefore the boundary should be defined around the built form.	Redraw the boundary to exclude wooded area of garden to align with neighbouring properties.	Aerial, Mapping
4	Garden of Woodcock Cottage	2b	Boundary cuts through garden of Woodcock Cottage. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
5	Land at Hurstmere Close	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
6	Hill Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
7	Land adjacent to High Mead	1, 3b, 3c	Properties appears to be physically and visually detached from the remainder of the settlement. A large proportion of the land is used for allotments and areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude properties on Stoney Bottom and area of open space.	Aerial, Mapping, Site Visit
8	Headley Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit

9	Beech Hanger End	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
10	1-10 Beech Hanger End	1, 2b	Boundary cuts through 1-10 Beech Hanger End. The building forms part of the built form and should be included within the settlement.	Redraw boundary to include built form.	Aerial, Mapping, Site Visit
11	Beech Hanger Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
12	Land to south of Kingswood Firs and Tudor Close	3c	The curtilage of the properties to the south of Kingswood Firs and Tudor Close are closely related to the character of the countryside than built form and therefore the boundary should be defined around the built form, along defined features where possible.	Redraw boundary to exclude garden/wooded area that relates to the countryside along a defined feature.	Aerial, Mapping

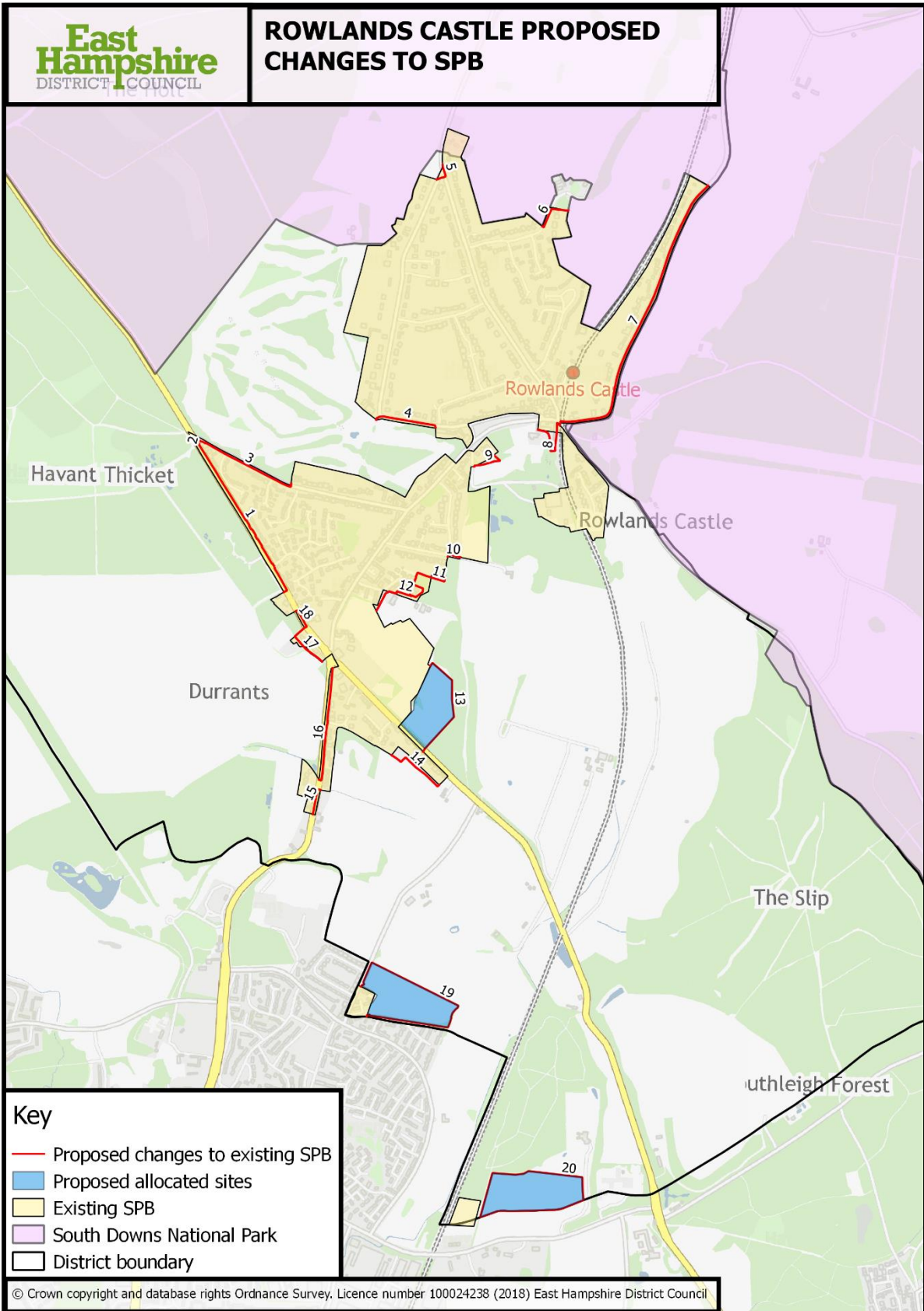
GRAYSHOTT PROPOSED CHANGES TO SPB



Rowlands Castle					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Manor Lodge Road (north)	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along opposite side of the road.	Aerial, Mapping, Site Visit
2	Corner of Manor Lodge Road and Castle Road	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along opposite side of the road.	Aerial, Mapping, Site Visit
3	Castle Road	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along opposite side of the road.	Aerial, Mapping, Site Visit
4	Links Road (south)	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along opposite side of the road.	Aerial, Mapping, Site Visit
5	Links Road (north)	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along opposite side of the road.	Aerial, Mapping, Site Visit
6	Wellsworth Lane	1, 3a	Where boundaries run along road they should be drawn along the edge closest to the settlement. Land to the north of 47 Wellsworth Lane is an area of open space on the edge of the built form which should be excluded from the settlement.	Redraw boundary along opposite side of the road and to exclude open space at the edge of settlement.	Aerial, Mapping, Site Visit.
7	Finchdean Road	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along opposite side of the road.	Aerial, Mapping, Site Visit.
8	Car Park to the south of 1-11 The Green	1, 2b	The carpark and out buildings relate to the character of the built form.	Redraw boundary around the hardstanding carpark and associated outbuildings.	Aerial, Mapping, Site Visit.
9	59 The Green	2b	Boundary cuts through garden. The curtilage of the property is closely related to the built form and has enclosing features.	Redraw boundary to include garden along defined feature.	Aerial, Mapping, Site Visit
10	The Drift	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along opposite side of the road.	Aerial, Mapping, Site Visit.

11	Gardens to the rear of 26-32 The Drift	1, 2b	Boundary cuts through gardens of the properties along Drift Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along a defined feature.	Aerial, Mapping
12	Land at Oaklands House, Redhill road	3a	The area to the east of the new development along Redhill Road are areas proposed for drainage and open space and therefore should be excluded from the settlement.	Redraw boundary to exclude open space on the edge of the settlement.	Aerial, Mapping, Application info (30016/014)
13	Land at Oaklands House, Redhill road (Additional)	2c	Land allocated in the Draft Local Plan for approximately 50 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan
14	Gardens to rear of 58-90 Whichers Gate Road	1, 2b	Boundary cuts through gardens of properties along Whichers Gate Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit
15	Durrants Road (south)	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along opposite side of the road.	Aerial, Mapping, Site Visit
16	Durrants Road (north)	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along opposite side of the road.	Aerial Mapping, Site Visit
17	Gardens to rear of Manor Lodge Road	1, 2b, 3c	Boundary cuts through gardens of properties along Manor Lodge Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features. The curtilages of the Former Rectory and Oakwood relate more to the character of the countryside.	Redraw boundary to include gardens along defined features and exclude gardens of The Former Rectory and Oakwood.	Aerial, Mapping, Site Visits
18	Manor Lodge Road (south)	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along opposite side of the road.	Aerial, Mapping, Site Visit

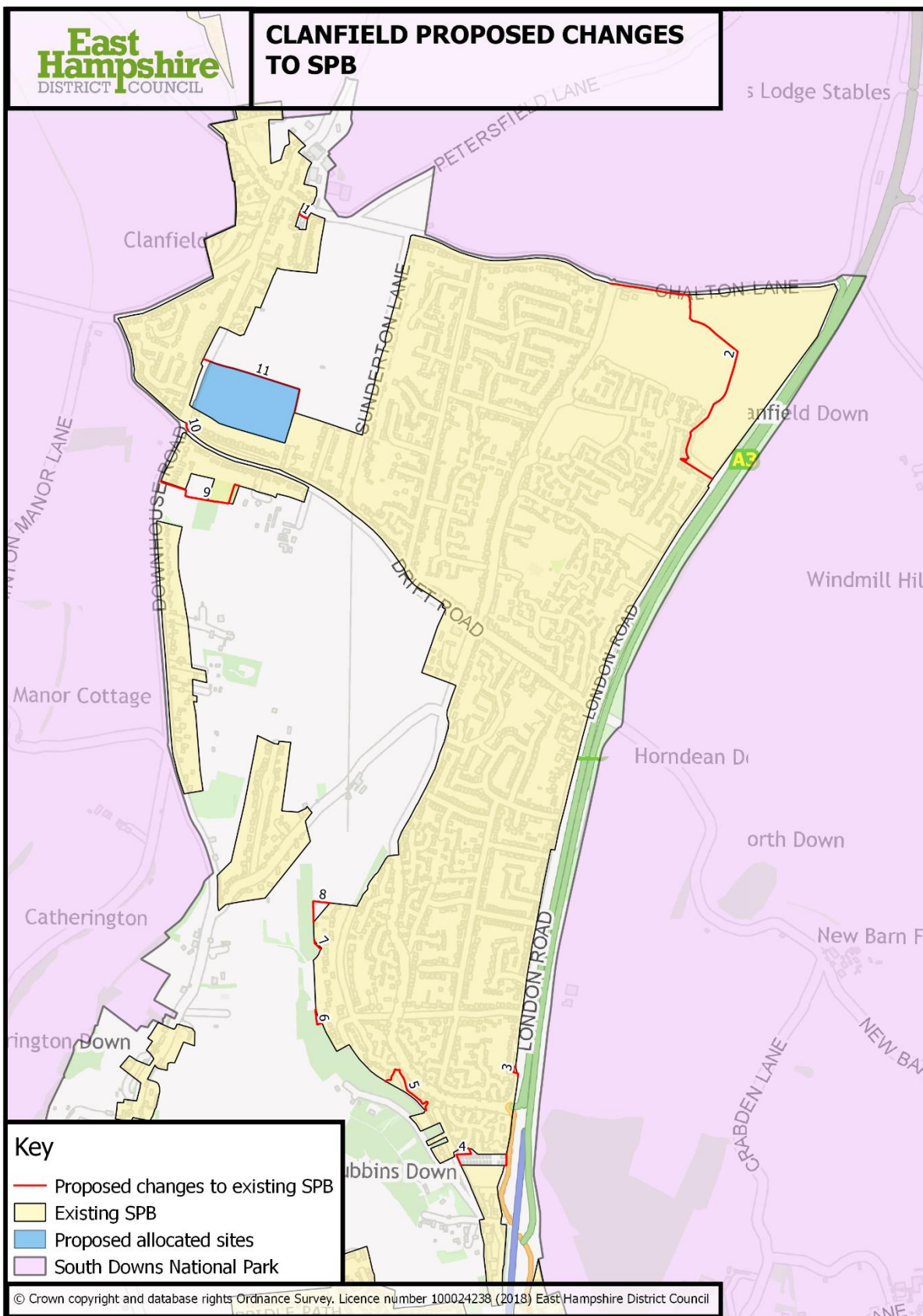
19	Land south of Little Leigh Farm	2c	Land allocated in the Draft Local Plan for between 100 and 115 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan
20	Land north of Bartons Road	2c	Land allocated in the Draft Local Plan for between 50 and 60 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan



Clanfield					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	22 Nickleby Road	2a, 2b	Historic development associated with numerous applications (24908) at Sunbury Cottage. Dwelling and its curtilage adjoins the existing settlement and is closely related to the built form and has enclosing features.	Redraw boundary to include dwelling and curtilage	Aerial, Mapping, Site Visit, Application Info (24908)
2	Land at Green Lane new development	3a	The area to the east of the new developments along Green Lane are areas proposed for open space and therefore should be excluded from the settlement.	Redraw boundary to exclude open space on the edge of the settlement	Aerial, Mapping, Application info (28463/002), Site Visit
3	London Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
4	Horndean Park Homes, 133 London Road	3g	The settlement boundary should exclude camping and caravan sites except where in year-round permanent residential use. The Park Homes site is in year-round residential use and relates to existing built form.	Redraw the boundary to include the Horndean Park Homes site.	Aerial, Mapping, Site Visit, Park Home Website
5	Mundays Row Open Space	1, 3a	This area forms part of Catherington Lith, which is designated open space. The settlement boundary should exclude areas of open space on the edge of the built form. Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary to exclude the area of open space at Mundays Row on the edge of the settlement and redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit.
6	7 Southdown Road	1, 2b	Boundary cuts through garden of 7 Southdown Road. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include garden along defined feature and to align with neighbouring properties to the north.	Aerial, Mapping

7	27 Southdown Road	1, 2b	Boundary cuts through garden of 27 Southdown Road. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include garden along defined feature.	Aerial, Mapping
8	Gardens to rear of 33-37 Southdown Road	1, 2b	Boundary cuts through gardens of some properties along Southdown Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature and to align with neighbouring properties to the south.	Aerial, Mapping
9	Gardens rear of Drift Road	1, 2b, 3a	Boundary cuts through gardens of some properties along Drift Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features. Should also reflect site layout of 22458/003 for 11 dwellings, which includes open space on the edge of the built form.	Redraw boundary to include gardens along defined feature and exclude area of open space.	Aerial, Mapping, Site Visit, Application info (22458/003)
10	111 South Lane	1, 2b	Boundary cuts through garden of 111 South Lane. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit.
11	Clanfield Country Farms, South Lane	2c	Land allocated in the Draft Local Plan for approximately 100 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan

CLANFIELD PROPOSED CHANGES TO SPB



Four Marks					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Garden of Lonely Place, The Shrave	1, 2b	Boundary cuts through garden of Lonely Place, The Shrave. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
2	Gardens rear of 2-9 Woodlark Place	1, 2b	Boundary cuts through gardens of 2-9 Woodlark Place. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
3	Gardens rear of 6-10 Oakhurst Drive	1, 2b	Boundary cuts through gardens of 6-10 Oakhurst Drive. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
4	Gardens rear of properties on A31 (Foxhill, Forest Way, Bramley House)	1, 2b	Boundary cuts through gardens of properties along the A31. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
5	The Shrave	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
6	Oak Lodge and Oak Park	2b	Oak Lodge and Oak Park are physically and visually attached to the existing urban area.	Redraw boundary to include properties along defined feature.	Aerial, Mapping, Site Visit
7	Gardens rear of properties on Telegraph Lane	1, 2b	Boundary currently cuts through gardens along Telegraph Lane in an ad-hoc manor. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages (52-58 Telegraph Lane).	Redraw boundary to include gardens along defined feature and to align with 52-58 Telegraph Lane.	Aerial, Mapping

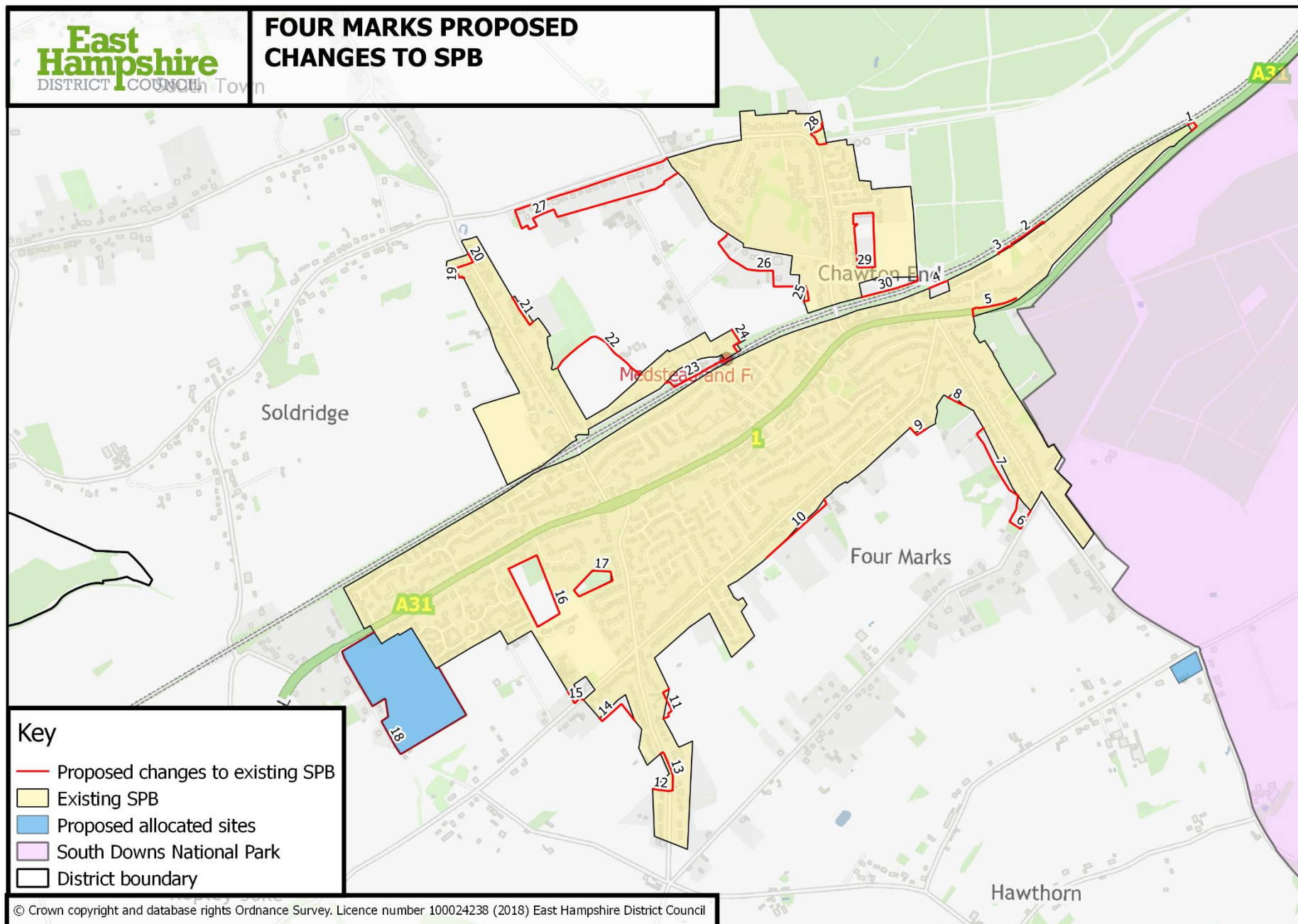
8	Gardens rear of 24-28 Telegraph Lane	1, 2b	Boundary cuts through gardens of 24-28 Telegraph Lane. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
9	Garden of 1 Wild Wood	1, 2a, 2b	Boundary cuts through garden of 1 Wild Wood. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit, Application info (51818/002)
10	Gardens rear of Blackberry Lane	3c	Boundary currently cuts through gardens along Blackberry Lane in an ad-hoc manner. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages (73-75 Blackberry Lane)	Redraw boundary to align with the curtilages of 73-75 Blackberry Lane.	Aerial, Mapping
11	Land to rear of Maytrees, Lymington Bottom Road	1, 2b	Boundary cuts through garden of 71 Lymington Bottom Road. The curtilages of the property are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
12	Land adjacent to 64 Lymington Bottom Road	3a	Area of open space on the edge of the built form should be excluded from the settlement.	Redraw boundary to exclude open space on the edge of settlement.	Aerial, Mapping, Site Visit
13	Lymington Bottom Road	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
14	Gardens rear of Lymington Bottom Road and Brislands Lane	1, 2b	Boundary cuts through gardens of properties along Lymington Bottom Road and Brislands Lane. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
15	Greenways, The Oaks, Green Trees, Wisteria, Brislands Lane	2b	Properties along Brislands Lane are physically and visually attached to the existing urban area.	Redraw boundary to include properties along defined feature.	Aerial, Mapping, Site Visit
16	Land to rear of 31 Winchester Road	1, 2d	The area of land represents a small-scale development opportunity which would provide infill and rounding off opportunities that are physically, functionally and	Redraw the boundary to include the area of land.	Aerial, Mapping, Site Visit,

			visually related to the existing urban area. The Inspectors Report (30800/10) accepted the site does not fulfil a countryside function.		Application info (30800/10)
17	Land south of 4 and 5 Gloucester Close	1, 2a	Application (50334/001) was permitted to designate the area of land as open space. The designated open space forms part of the settlement.	Redraw the boundary to include the area of land.	Aerial, Mapping, Site Visit, Application info (50334/001)
18	Land south of Winchester Road	2c	Land allocated in the Draft Local Plan for between 130 and 150 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan
19	Telephone Exchange, Lymington Bottom Road	3h	Public utilities on the edge of a settlement should be excluded.	Redraw boundary to exclude the telephone exchange.	Aerial, Mapping, Site Visit
20	Lymington Bottom Road	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
21	Gardens rear of 62-70 Lymington Bottom Road	3c	Boundary currently cuts through gardens along Lymington Bottom Road in an ad-hoc manner. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages (1 Kingsley Drive).	Redraw boundary to align with the curtilages of 1 Kingsley Drive.	Aerial, Mapping
22	Land east of 20-38 Lymington Bottom Road	2a	Planning permission granted for 75 dwellings (55197/001)	Redraw boundary to include planning permission.	Aerial, Mapping, Site Visit, Application Info (55197/001)
23	Land at Station Approach	1, 2b	The train station, associated buildings and their curtilages are closely related to the character of the built form and have enclosing features.	Redraw boundaries to include the train station, associated buildings and their curtilages.	Aerial, Mapping, Site Visit
24	Land rear of Stonebridge and Station House, Stoney Lane	3h	Equestrian development should be excluded and boundary extends beyond the curtilage of Station House.	Redraw boundary to exclude the equestrian uses to the east of Stonebridge, Stoney Lane and exclude the land	Aerial, Mapping, Application info (21149/008)

				beyond the curtilage of Station House.	
25	Land rear of Athelstan House and The Haven, Boyneswood Road	3h	Agricultural land should be excluded from the settlement.	Redraw boundary to exclude agricultural land and align with curtilage of Athelsten House.	Aerial, Mapping
26	Land at Boyneswood Lane	1, 2a, 2b, 3c	Properties along Boyneswood Lane are physically and visually attached to the existing urban area. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages (Merrydown & Penilee).	Redraw boundary to include properties on Boyneswood Lane along defined features, where this has not been possible boundary drawn to align with smaller adjacent curtilages.	Aerial, Mapping, Site Visit, Application info (25099/015)
27	Properties along Five Ash Road	1, 2b, 3c	Properties along Five Ash Road are physically and visually attached to the existing urban area. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages (Ryecroft and Wayside in the east/Rumah Kita and Kalka in the west).	Redraw boundary to include properties on Five Ash Road along defined features, where this has not been possible boundary drawn to align with smaller adjacent curtilages.	Aerial, Mapping, Site Visit
28	Open Space on corner of Boyneswood Road and Red Hill	3a	Area of open space on the edge of the built form should be excluded from the settlement.	Redraw boundary to exclude open space on the edge of settlement.	Aerial, Mapping, Site Visit
29	Land to rear of Boyneswood Road	1, 2b, 2d	The area of land represents a small-scale development opportunity which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing urban area. Boundary also cuts through gardens along Watercress Way and Friars Oak. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw the boundary to include the area of land.	Aerial, Mapping, Application info (25256/032)

30	Gardens of Woodview Place and Timbers	1, 2b	Boundary cuts through gardens of Woodview Place and Timbers. The curtilages of the properties are closely related to the character of the built form and have enclosing features. The area to the east of the properties represents a small-scale development opportunity which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing urban area.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
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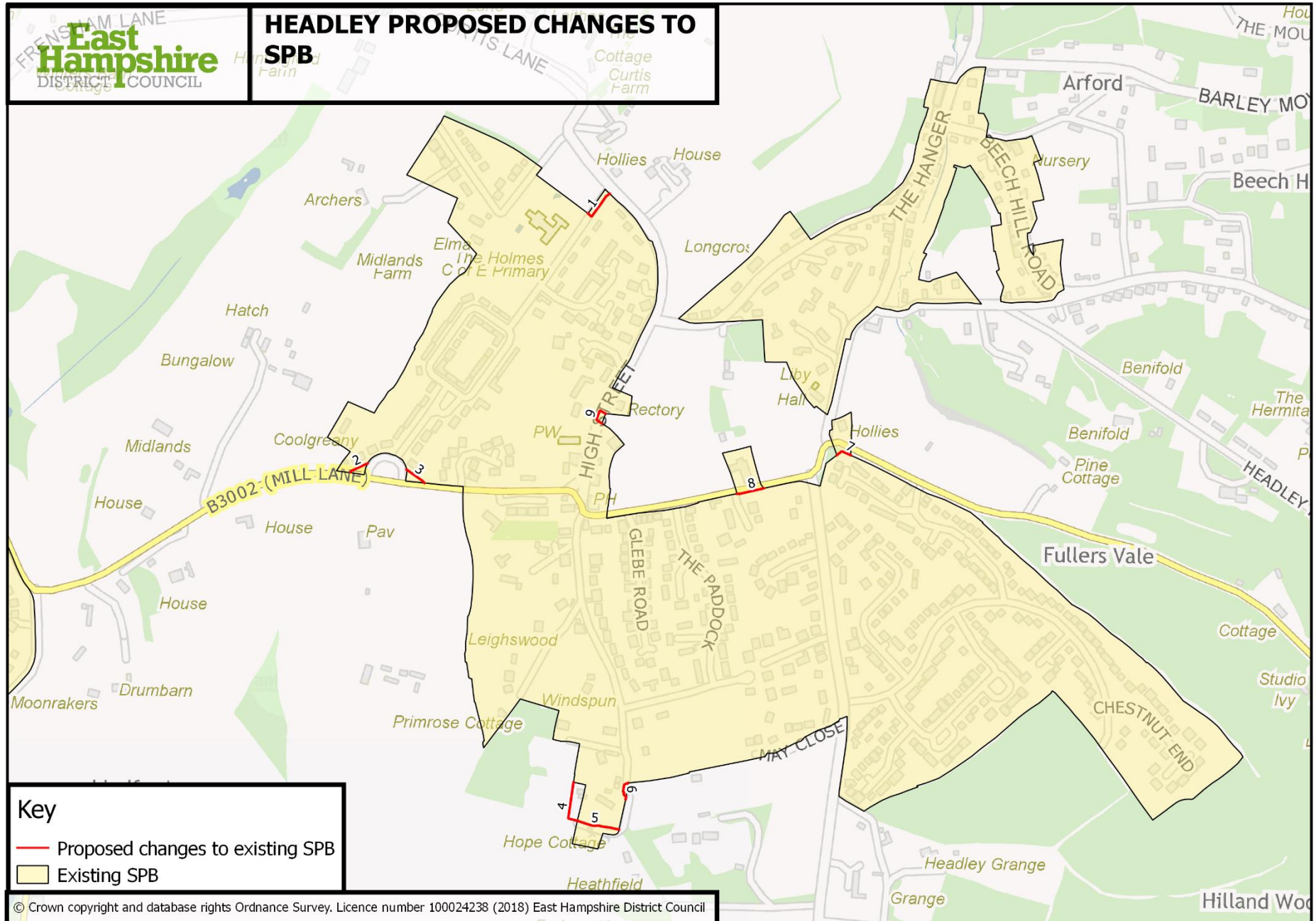
FOUR MARKS PROPOSED CHANGES TO SPB



Headley					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Openfields	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
2	Church Fields open space	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
3	Mill Lane open space	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
4	Lane End, Headley Fields	1, 3c	Boundary cuts through gardens of Lane End. The curtilages of the property relate more to the character of the countryside than built form and therefore the boundary should follow neighbouring properties.	Redraw boundary to include gardens along defined feature, where this has not been possible boundary drawn to align with smaller adjacent curtilages.	Aerial, Mapping
5	Hope Cottage, Headley Fields	3b	Hope Cottage is physically and visually detached from the remainder of the settlement.	Redraw the boundary to exclude Hope Cottage.	Aerial, Mapping, Site Visit
6	Headley Fields	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit

7	The Hollies	1, 3b	The Hollies is physically and visually detached from the remainder of the settlement.	Redraw the boundary to exclude the Hollies and draw on opposite side of the road.	Aerial, Mapping, Site Visit
8	Old School House	1, 3b	Old School House is physically and visually detached from the remainder of the settlement.	Redraw the boundary to exclude Old School House and draw on opposite side of the road.	Aerial, Mapping, Site Visit
9	High Street	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit

HEADLEY PROPOSED CHANGES TO SPB

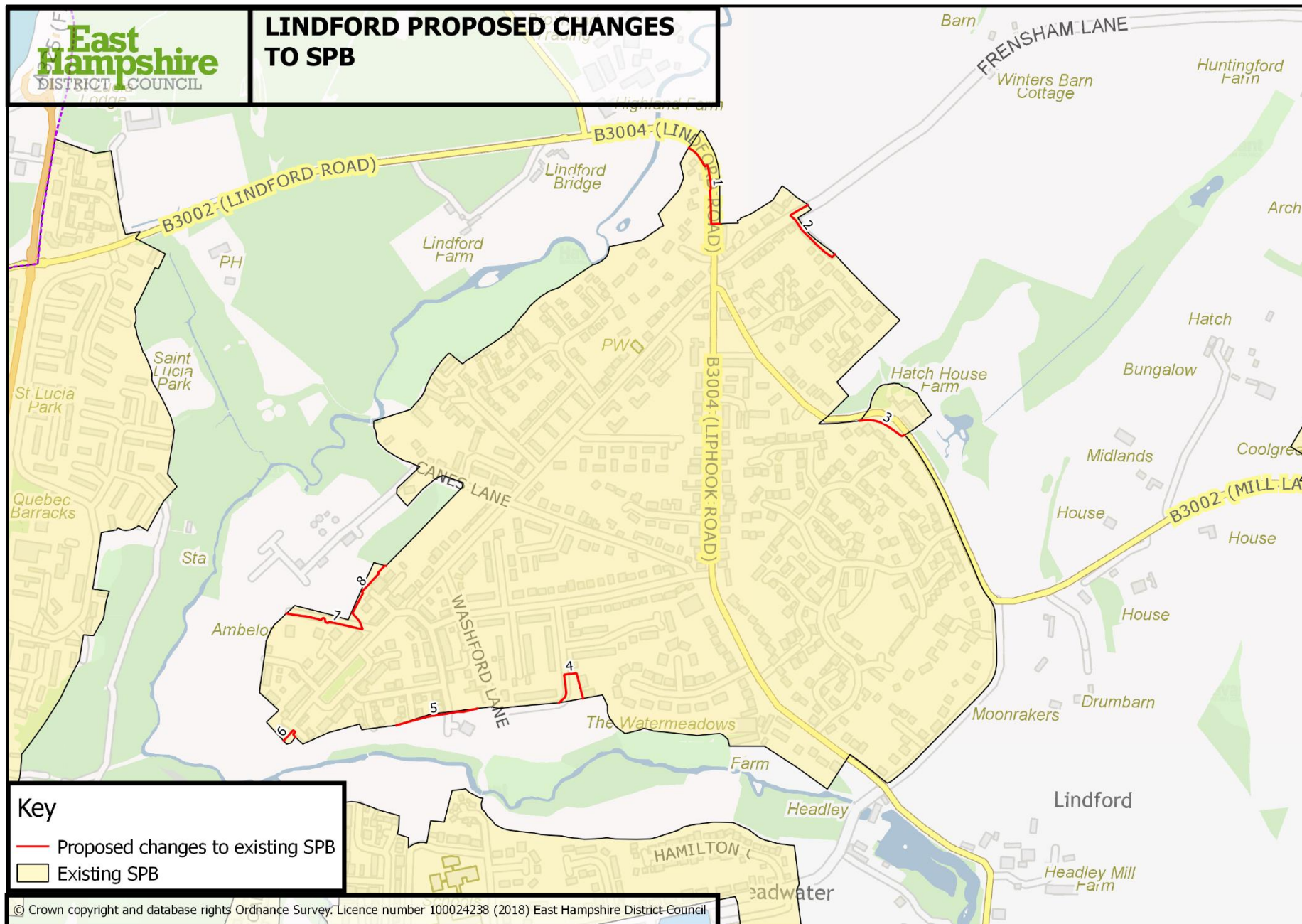


Lovedean					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	192 Lovedean Lane	1, 2b	Boundary cuts through garden of 192 Lovedean Lane. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit
2	Land at Lovedean Lane development	3a	The area to the west of the new development is proposed for open space and therefore should be excluded from the settlement.	Redraw boundary to exclude open space on the edge of the settlement	Aerial, Mapping, Application info (54596/001)
3	Land rear of 191-211 Lovedean Lane	2c	Land allocated in the Draft Local Plan for approximately 33 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan



Lindford					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Lindford Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
2	Frensham Lane and Forest Lane	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
3	Hatch House Farm, Headley Road	1, 3b	Hatch House Farm is physically and visually detached from the remainder of the settlement.	Redraw the boundary to exclude Hatch House Farm and draw on opposite side of the road.	Aerial, Mapping, Site Visit
4	Pear Tree Road open space	1, 3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space and draw boundary on the opposite side of the road.	Aerial, Mapping, Site Visit
5	Rowan Road and Sycamore Road	2b	Boundary cuts through the gardens of properties on Rowan Road and Sycamore Road. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit
6	Land opposite 203 Hawthorn Way	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
7	Lands End Lane	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
8	Land rear of Liphook Road	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit

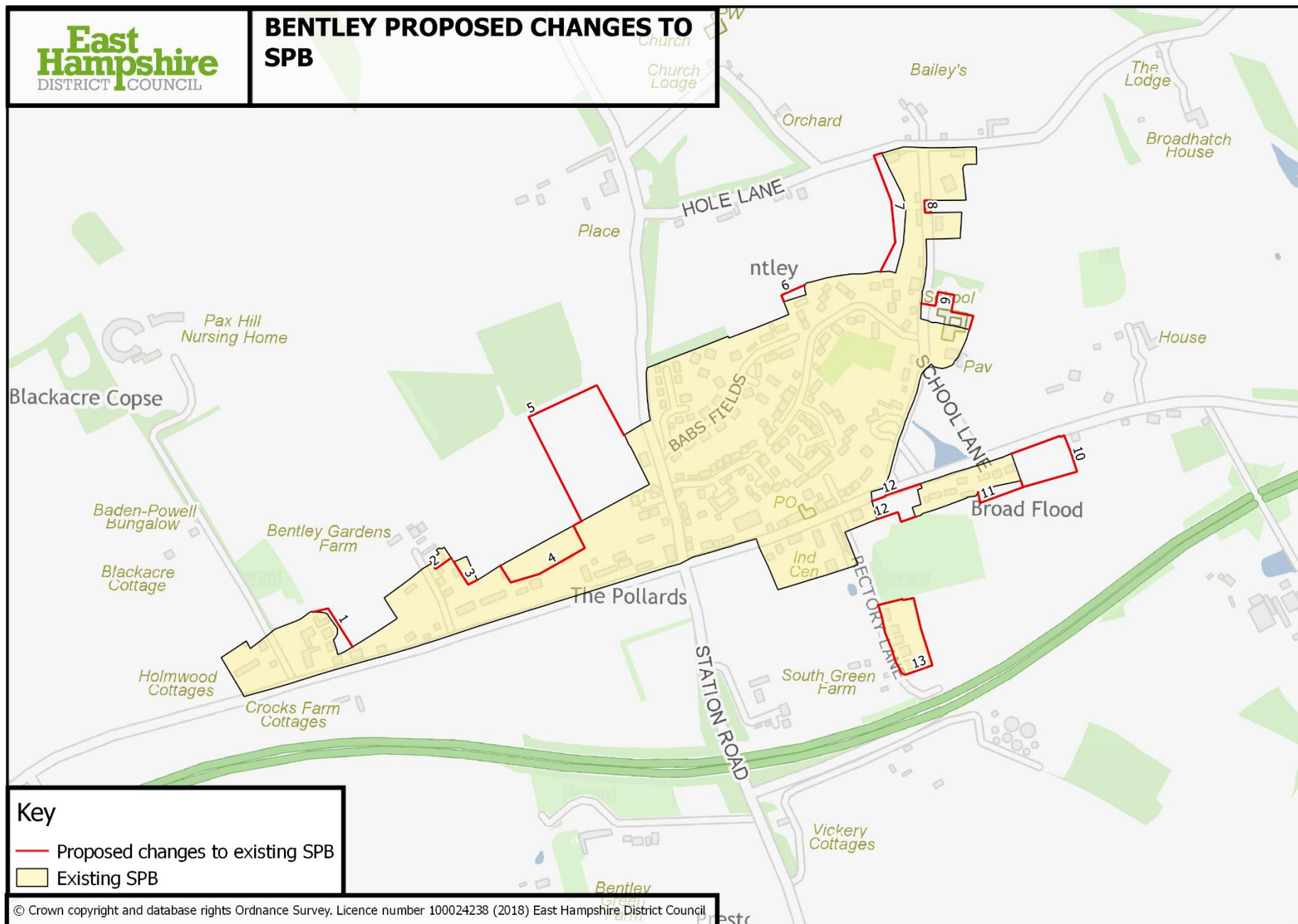
LINDFORD PROPOSED CHANGES TO SPB



Bentley					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Land to the east of Holmes Field Court	1, 2b	The eastern section of the gardens are currently excluded from the existing SPB. The curtilage of the properties are closely related to the character of the built form and have enclosing features. The current boundaries do not follow defined features. Also subject to approved applications for 6 dwellings and to change land to domestic gardens.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Application info (32005/001 & 32005/006), Site Visit
2	Land at Bentley Gardens Farm	3h	The building in this location forms part of Bentley Gardens Livery Yard, riding school and stables. It is both physically and visually detached from the settlement.	Redraw boundary to exclude farm building.	Aerial, Mapping, Site Visit
3	Land to the east of The Kilns, Main Road	3c	The large curtilage relates more to the character of the countryside than built form.	Redraw boundary to exclude curtilage, following existing boundaries.	Aerial, Mapping, Site Visit
4	Land to north of Ganwells, Main Road	3c	The large curtilage relates more to the character of the countryside than built form.	Redraw boundary to exclude curtilage, following existing boundaries.	Aerial, Mapping, Site Visit
5	Land to west of Hole Lane	2a	Planning permission granted for 37 dwellings (55417/001).	Redraw boundary to include planning permission.	Aerial, Mapping, Application info (55417/001), Site Visit
6	Garden to the rear of 28 Eggars Field	1, 2b	Boundary cuts through garden of 28 Eggars Field. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include garden along defined feature.	Aerial, Mapping
7	Gardens to the west of School Lane	1, 2b	Boundary cuts through gardens of the properties along School Lane. The curtilage of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping

8	School Lane	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
9	Bentley C of E Primary School, School Lane	1, 2a, 2b	Boundary runs through school which has had an extension (29275/005). Building relates to the character of the built form.	Redraw boundary around the school and hardstanding playground.	Aerial, Mapping, Application info (29275/006)
10	Land west of Bay Tree Cottage, Main Road	2a	Planning permission granted for 5 dwellings (55233).	Redraw boundary to include planning permission.	Aerial, Mapping, Application info (55233), Site Visit
11	Gardens to rear of The Haven, 1, 2 Barley Fields, Main Road	2b	Boundary cuts through gardens of the properties along Main Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit
12	Land at the Old Rectory, Main Road	2d	Site provides infill and rounding off of the settlement. Enclosed area is physically, functionally and visually related to the existing urban area.	Redraw boundary along defined features to link detached area of settlement.	Aerial, Mapping, Site Visit
13	Properties along Rectory Lane	3b, 4	Properties appear to be physically and visually detached from the remainder of the settlement. Does not meet the criteria established within Principle 4.	Remove the boundary from detached portion of the settlement which is too small to meet the criteria for inclusion in a boundary.	Aerial, Mapping, Site Visit

BENTLEY PROPOSED CHANGES TO SPB



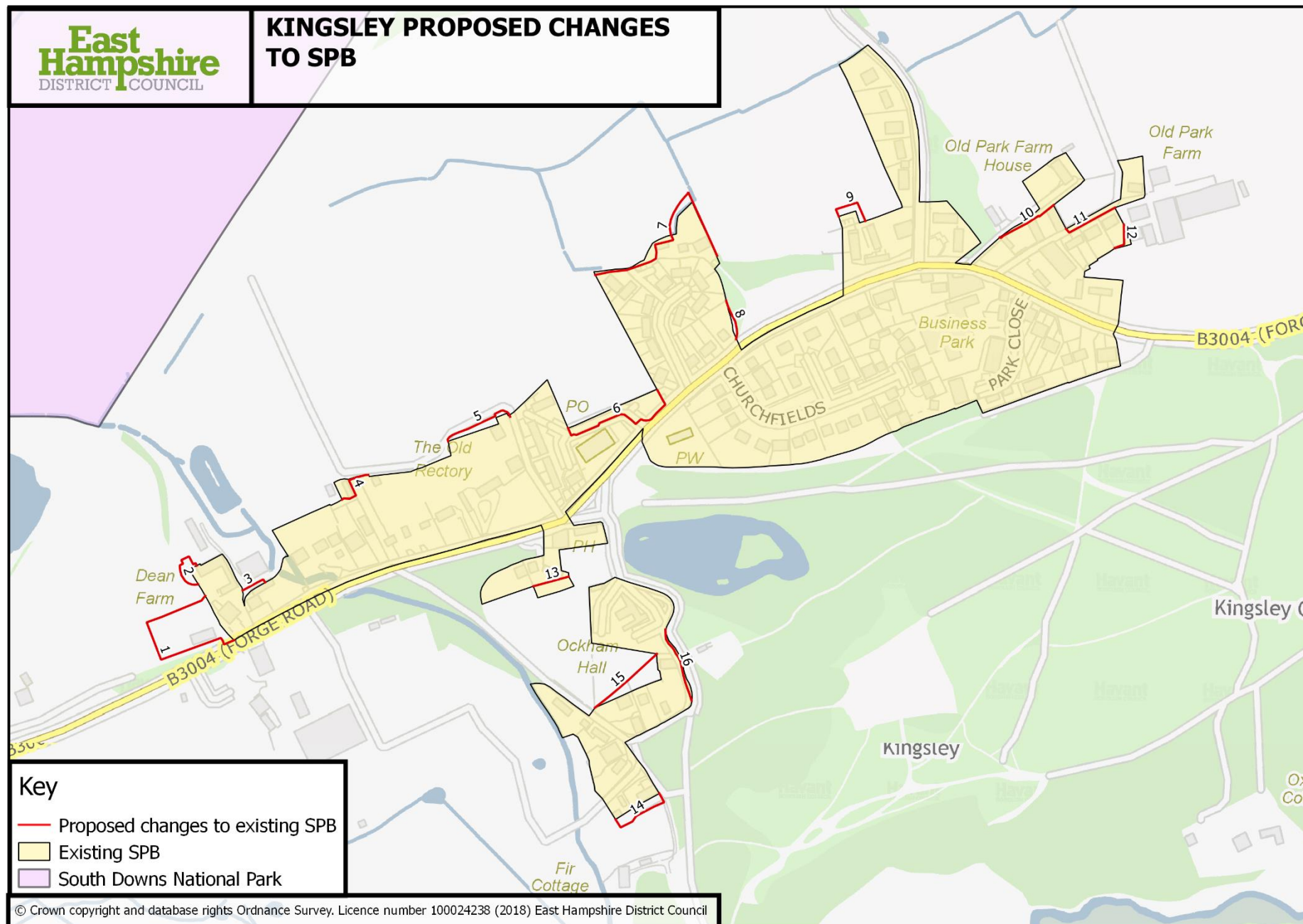
Key

- Proposed changes to existing SPB
- Existing SPB

Kingsley					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Land adjacent to Dean Farm Cottage	1, 2a	Land adjacent to Dean Farm Cottage is in employment use and is physically, functionally and visually related to the existing urban area.	Redraw boundary to include land adjacent to Dean Farm Cottage along a defined feature.	Aerial, Mapping, Site Visit
2	Land at Dean Farm Cottage	1, 2b	Boundary cuts through buildings of Dean Farm Cottage. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include buildings along built form.	Aerial, Mapping, Site Visit, planning app: 24117/020
3	Land at Dean Farm	1, 2b	Boundary cuts through buildings of Dean Farm. The buildings are closely related to the character of the built form.	Redraw boundary to include buildings along built form.	Aerial, Mapping, Site Visit
4	Land rear of Sandyfield Farm	3h	The building is in agricultural use. It is both physically and visually detached from the settlement.	Redraw boundary to exclude farm building.	Aerial, Mapping, Site Visit
5	Land rear of The Old Rectory	1, 2b	Boundary cuts through building at Haydens Yard. The buildings are closely related to the character of the built form.	Redraw boundary to include buildings along built form.	Aerial, Mapping, Site Visit
6	School Fields	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
7	Land rear of Woodfield and Spring Cottage	1, 2b	The boundary cuts through countryside and should follow the built form. Boundary cuts through garden of Spring Cottage. The curtilage of the property is closely related to the character of the built form and have enclosing features.	Redraw the boundary to exclude the countryside, include built form and include garden of Spring Cottage.	Aerial, Mapping
8	Land at the Old Police House	1, 2b	Boundary cuts through garden of the Old Police House. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit

9	Land at The Old Piggery	1, 2b	Boundary cuts through garden of the Old Piggery. The curtilage of the property is closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit
10	Old Park Farmhouse	3b	Old Park Farm House is physically and visually detached from the remainder of the settlement.	Redraw boundary to exclude Old Park Farm House.	Aerial, Mapping, Site Visit
11	Old Park Farm	1, 3b	Old Park Farm is physically and visually detached from the remainder of the settlement.	Redraw boundary to exclude Old Park Farm.	Aerial, Mapping, Site Visit
12	Garden rear of 3 Old Park Farm, Forge Road	1, 2b	Boundary includes farm land rear of property.	Redraw boundary to exclude farm land rear of 3 Old Park farm.	Aerial, Mapping
13	Land rear of Faldonside and Devonboro House	3c	Boundary cuts through gardens of Faldonside and Devonboro House. The curtilages of the properties relate more to the character of the countryside than built form and therefore the boundary should follow neighbouring properties.	Redraw the boundary to exclude gardens to align with neighbouring properties.	Aerial, Mapping
14	Land at Birch Cottage and Meadowgate Farm	1, 2b	Boundary cuts through gardens of Birch Cottage and Meadowgate Farm. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit, planning app: 30903/004
15	Land rear of Rose Folly, Hillside View and Prospect Cottage	2b	Boundary cuts through gardens of Rose Folly, Hillside View and Prospect Cottage. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit
16	Land at Rose Cottages	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit

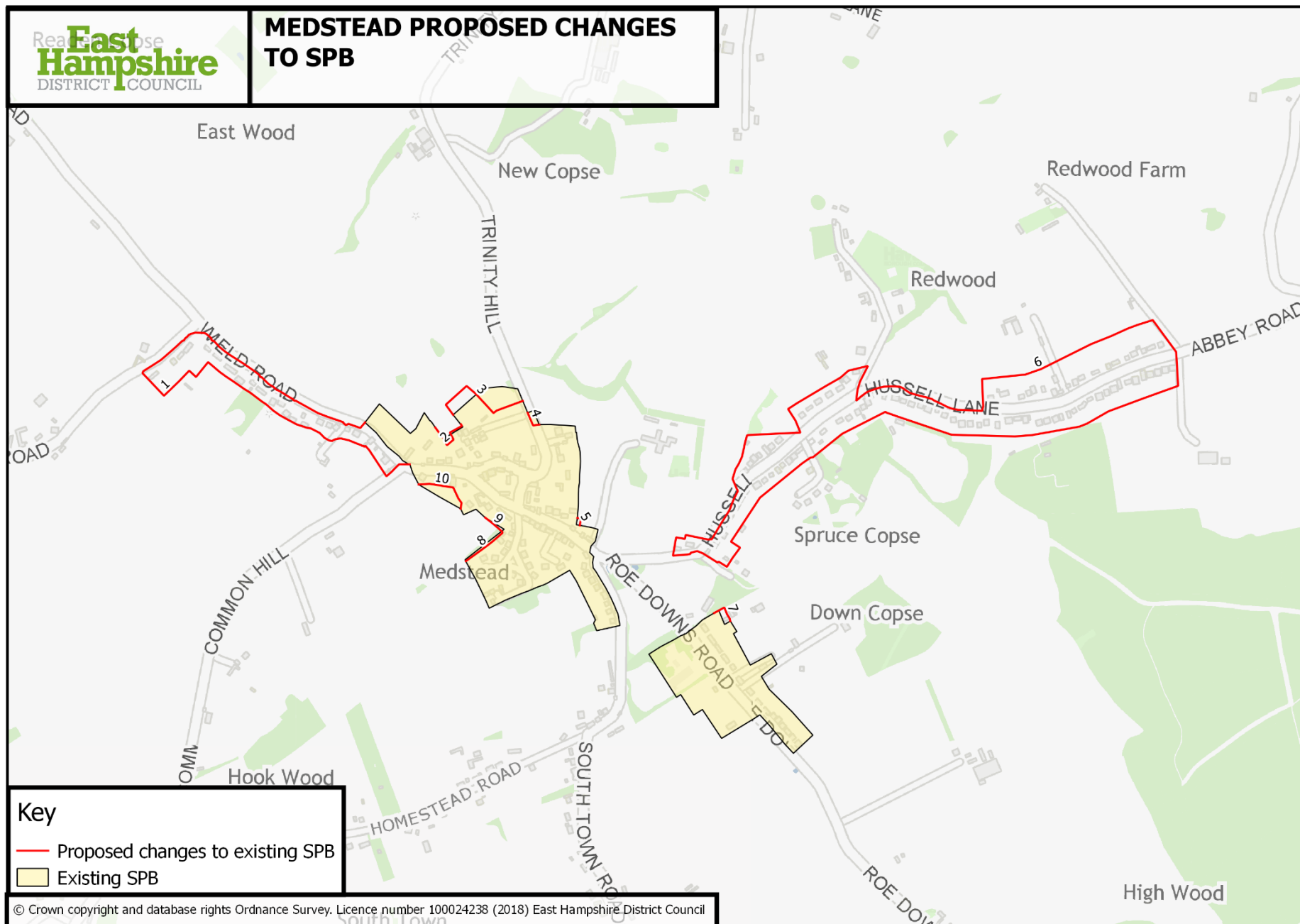
KINGSLEY PROPOSED CHANGES TO SPB



Medstead					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Properties along Wield Road	1, 2b, 3c	The properties along Wield Road are physically and visually attached to the existing urban area.	Redraw boundary to include properties on Wield Road along defined features.	Aerial, Mapping, Site Visit
2	Land adjacent to Cedar Heights, Trinity Hill	3h	Agricultural land should be excluded from the settlement.	Redraw boundary to exclude agricultural land and align with curtilage of Athelsten House.	Aerial, Mapping
3	Land at Cedar Stables	3a	The area to the north of the new development is proposed for open space and therefore should be excluded from the settlement.	Redraw boundary to exclude open space on the edge of the settlement	Aerial, Mapping, Application info (5010/004)
4	Trinity Hill	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
5	Garden rear of South Cott, High Street	1, 2b	Boundary cuts through garden of South Cott, High Street, Medstead. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
6	Properties along Hussell Lane	1, 2b, 3c, 4	Properties along Hussell Lane are situated within 200m of the main part of the settlement and does not have any identity as a separate settlement or hamlet. Where possible and to maintain continuity, exceptionally long gardens will follow the boundaries of adjacent properties with smaller curtilages. Settlement boundaries do not need to be continuous and this area meets the criterion of principle 4.	Redraw boundary to include properties on Hussell Lane along defined features, where this has not been possible boundary drawn to align with smaller adjacent curtilages.	Aerial, Mapping, Site Visit

7	Land rear of Stevenstone	1, 2b	Boundary cuts through garden of Stevenstone, Roe Downs Road. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Application info (30039/003)
8	Road/track adjacent to rear of Green Stile	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
9	Gardens rear of Larch Cottage and Little Gayverne	1, 2b	Boundary cuts through gardens of Larch Cottage and Little Gayverne. The curtilages of the properties are closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
10	Garden rear of Medstead House	3c	The large curtilage of Medstead House relates more to the character of the countryside than built form.	Redraw boundary to exclude curtilage which relate to the countryside.	Aerial, Mapping

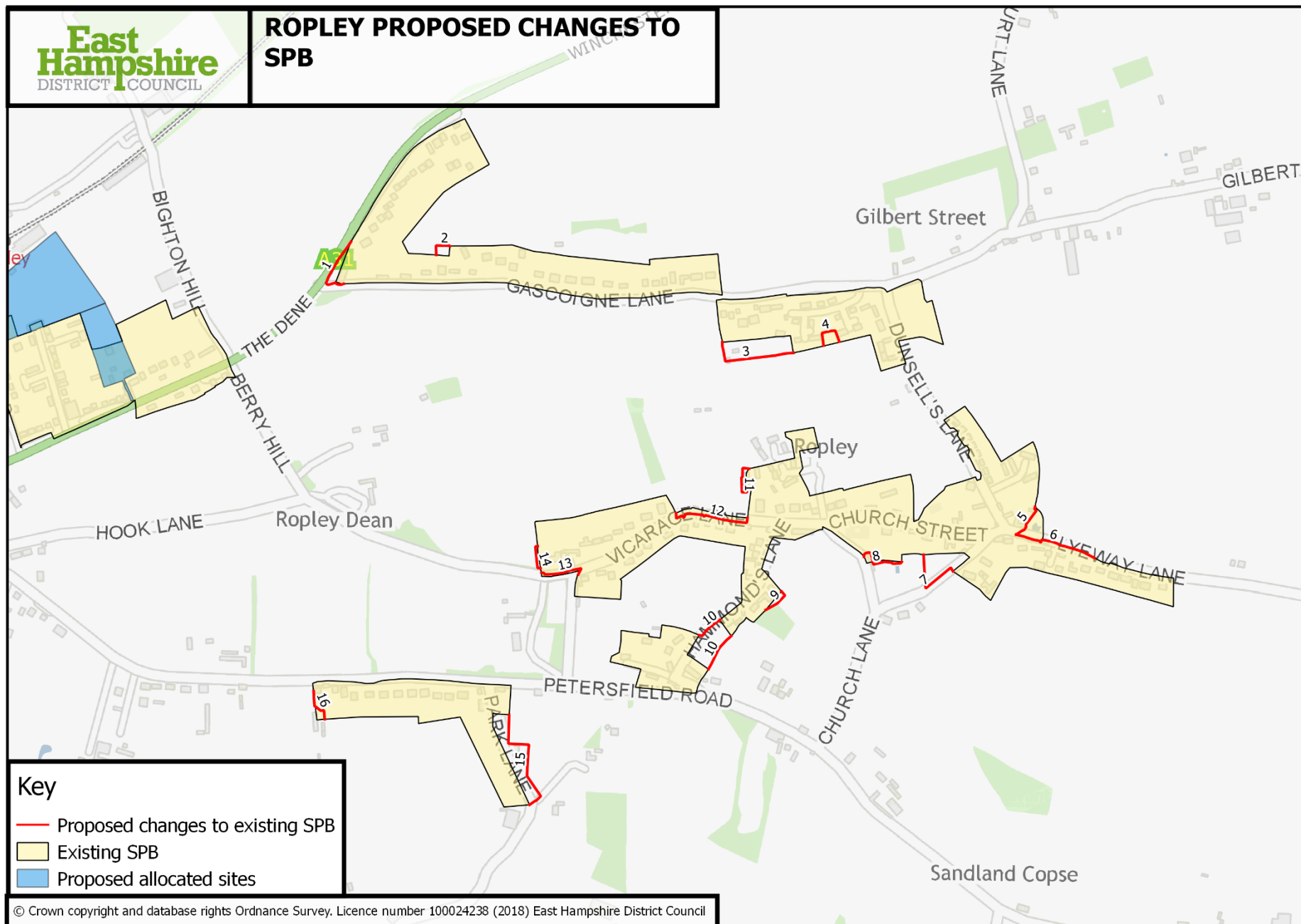
MEDSTEAD PROPOSED CHANGES TO SPB



Ropley					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Land at The Chequers Inn	1, 2b	Boundary cuts through land at The Chequers Inn. The curtilage of the property are closely related to the character of the built form and have enclosing features.	Redraw boundary to include curtilage along defined feature.	Aerial, Mapping, Site Visit
2	Land rear of Watercress Vale	2b	Boundary cuts through garden of Watercress Vale. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
3	Land rear of Gascoigne Lane	2b	Boundary cuts through gardens of properties along Gascoigne Lane. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
4	Open Space rear of Rowdell Cottages	3a	Open space on edge of settlement should be excluded	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
5	Pond at Sunnyside Cottages	3a	Open space on edge of settlement should be excluded	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
6	Lyeway Lane road	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
7	Garden of The Post House, Church Street	2b	Boundary cuts through garden of The Post House. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit

8	Land at the school, School Lane	1, 2b	Boundary runs through school grounds. The hardstanding areas relates to the character of the built form.	Redraw boundary around the hardstanding playground.	Aerial, Mapping
9	Land rear of Little Chester and Delfan, Hammonds Lane	2b	Boundary cuts through gardens of properties along Hammonds Lane. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
10	Garden of Winton Cottage	2b	Boundary cuts through garden of Winton Cottage. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit
11	Land at the Pavilion	2b	Boundary cuts through the Pavilion. The building is closely related to the built form and has enclosing features.	Redraw boundary to include the Pavilion.	Aerial, Mapping, Site Visit
12	Vicarage Lane road	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
13	Vicarage Lane road	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
14	Land at Monks Mead, Vicarage Lane	2b	Boundary cuts through garden of Monks Mead, Vicarage Lane. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit
15	Land at West View and Oak Leigh, Park Lane	2b	Properties along Park Lane closely relate to the character of the built form, have enclosing features and are separated from the open countryside.	Redraw boundary to include properties along Park Lane.	Aerial, Mapping, Site Visit
16	Land at May Cottage, Petersfield Road	3h	Boundary extends beyond the garden of May Cottage, Petersfield Road. This area of land is in equestrian use and relates to the countryside. It is both physically and visually detached from the settlement.	Redraw boundary to exclude equestrian use.	Aerial, Mapping, Site Visit

ROPLEY PROPOSED CHANGES TO SPB

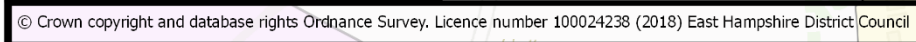


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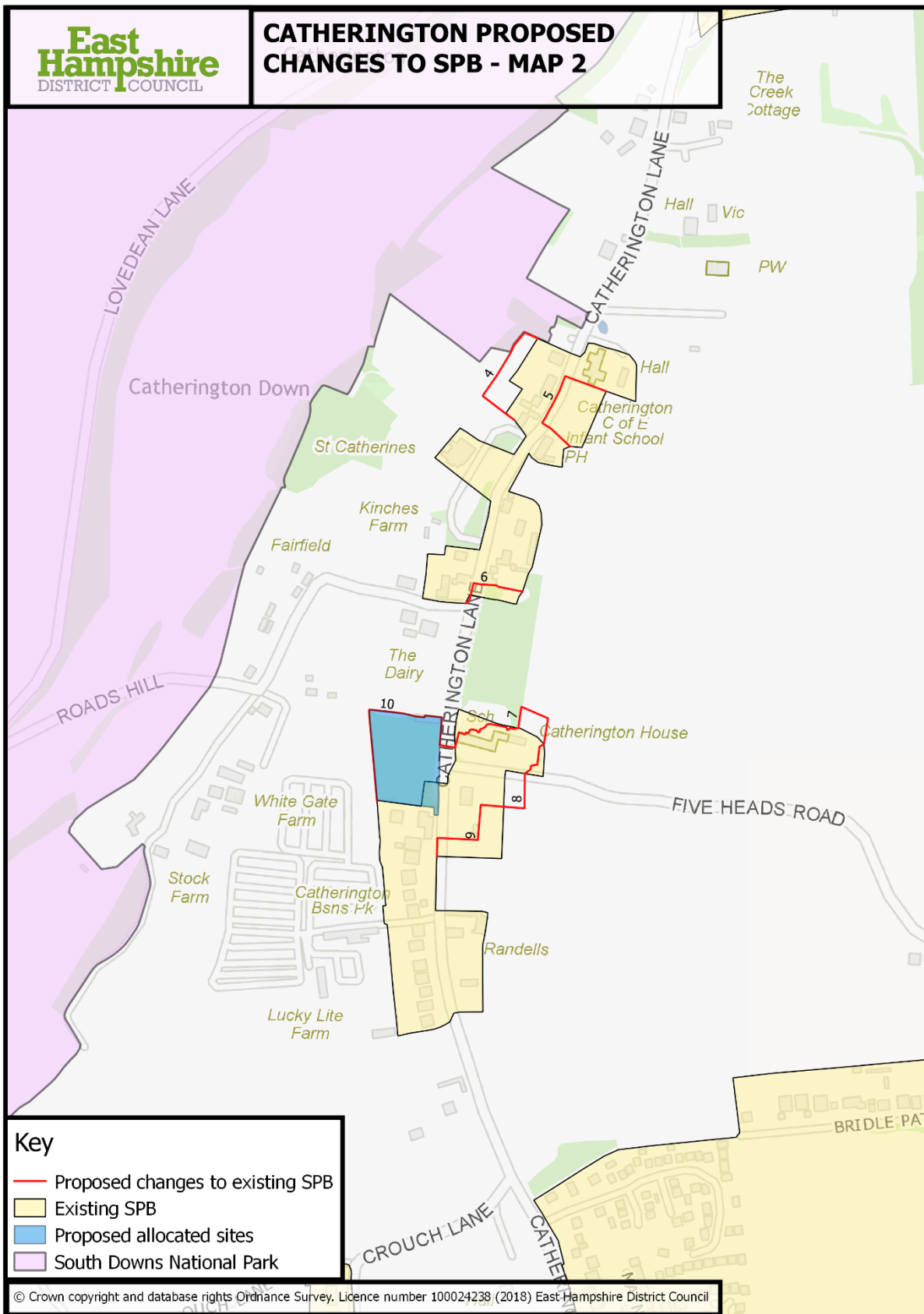
- Proposed changes to existing SPB
- Existing SPB
- Proposed allocated sites

Catherington					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Gardens rear of Downhouse Road	1, 2b	Boundary cuts through gardens of some properties along Downhouse Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
2	Gardens rear of Glamorgan Road	1, 2b	Boundary cuts through gardens of some properties along Glamorgan Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
3	120 White Dirt Lane	1, 2a	Historic development, applications and appeals associated with numerous applications (36384). Proposed buildings and its curtilage adjoins the existing settlement and is closely related to the built form and has enclosing features.	Redraw boundary to include dwelling and curtilage	Aerial, Mapping, Site Visit, Application Info (36384), Inspector Reports
4	Garden rear of 301-315 Catherington Lane	1, 2b	The current boundary cuts through the gardens of some properties along Catherington Lane. The curtilage of the properties to the north are closely related to the character of the built form and have enclosing features. In relation to 301 Catherington Lane, the western half of the garden is tree covered, however, the eastern half is closely related to the built form and the tree line acts as an enclosed feature.	Redraw boundary to include gardens along defined feature and align 301 Catherington Lane with properties to the north.	Aerial, Mapping
5	Land at Farmers Inn	3a	Areas of open space on the edge of the built form should be excluded from the settlement.	Redraw boundary to exclude open space between Farmers Inn and Catherington Infant School	Aerial, Mapping, Site Visit
6	Land adjacent to 284 Catherington Lane	3a	Areas of open space on the edge of the built form should be excluded from the settlement.	Redraw boundary to exclude open space on the edge of the settlement	Aerial, Mapping

7	Kings Court School	2b, 3a	Boundary does not follow the curtilage of Kings Court School and cuts through open space that does not relate to the existing built form.	Redraw boundary tightly to edge of the built form and exclude open space on the edge of the settlement.	Aerial, Mapping
8	Land at 240 Catherington Lane	1, 2b	Boundary cuts through the garden of 240 Catherington Lane. The curtilage of the property are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
9	Land to south of 240 Catherington Lane	3a	Areas of open space on the edge of the built form should be excluded from the settlement.	Redraw boundary to exclude open space at the edge of settlement.	Aerial, Mapping, Site Visit.
10	Parsonage Farm, Catherington Lane	2c	Land allocated in the Draft Local Plan for approximately 5 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan



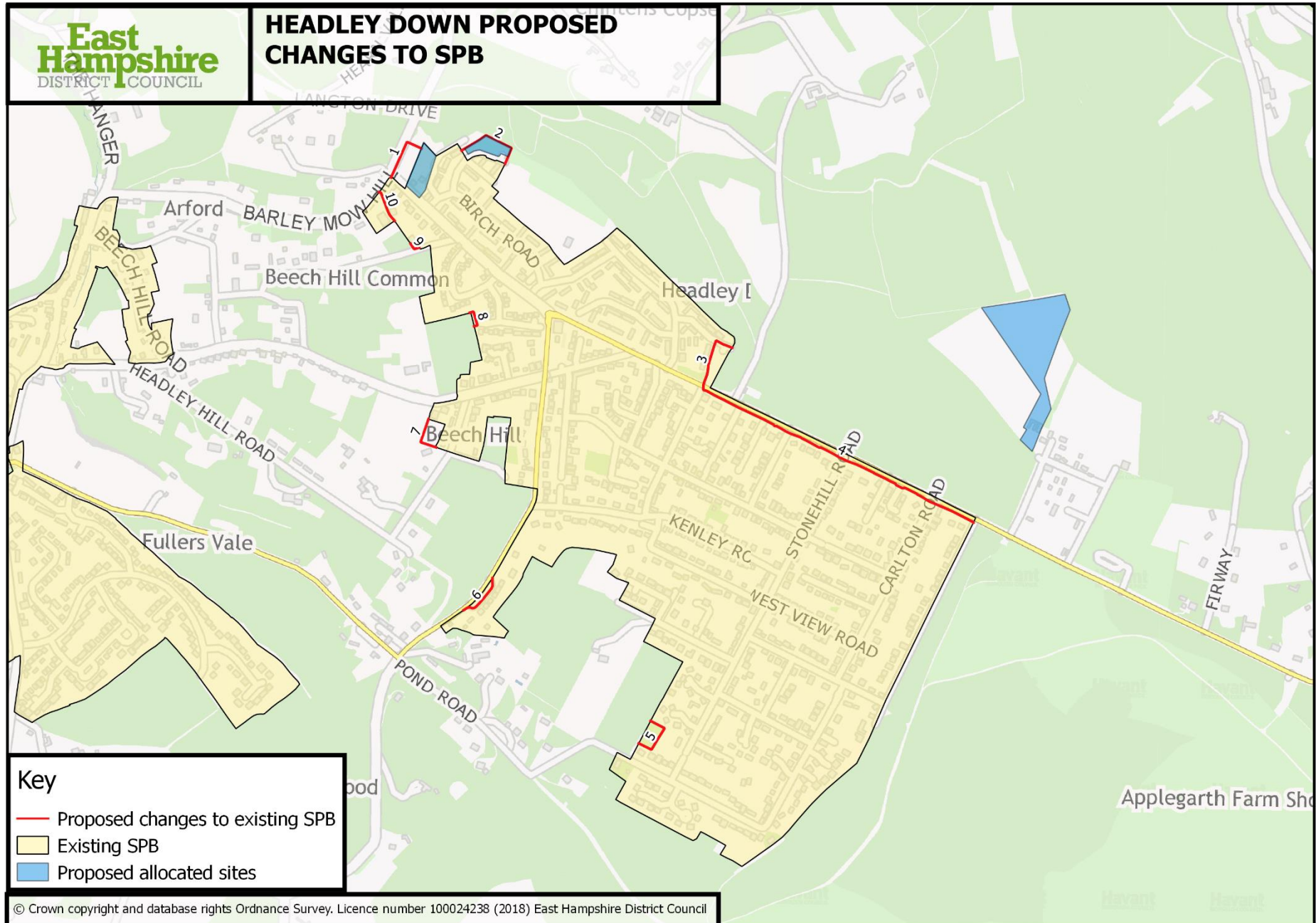
CATHERINGTON PROPOSED CHANGES TO SPB - MAP 2



Headley Down					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Land adjacent to The Nursery, Glayshers Hill	1, 2a, 2b	Property at The Bungalow is physically and visually attached to the existing urban area.	Redraw boundary to include The Bungalow along defined features.	Aerial, Mapping, Site Visit, Application info (20772/003)
2	Land adjacent to 25 Hillside Crescent	2c	Land allocated in the Draft Local Plan for approximately 9 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan
3	Open Space at Pine View	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
4	Grayshott Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
5	Open Space rear of Stonehill Road	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
6	Beech Hill Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
7	Gardens of High Trees House	1, 2b	Boundary cuts through the garden of High Trees House. The curtilages of the property is closely related to the character of the built form and have enclosing features.	Redraw boundary to include garden along defined feature.	Aerial, Mapping
8	Open Space at Windmill Drive	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit
9	Garden of House in the Wood	1, 2b	Boundary cuts through the garden of House in the Wood. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include garden along defined feature.	Aerial, Mapping

10	Telephone Exchange	3h	Public utilities on the edge of a settlement should be excluded.	Redraw boundary to exclude the telephone exchange.	Aerial, Mapping, Site Visit
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HEADLEY DOWN PROPOSED CHANGES TO SPB

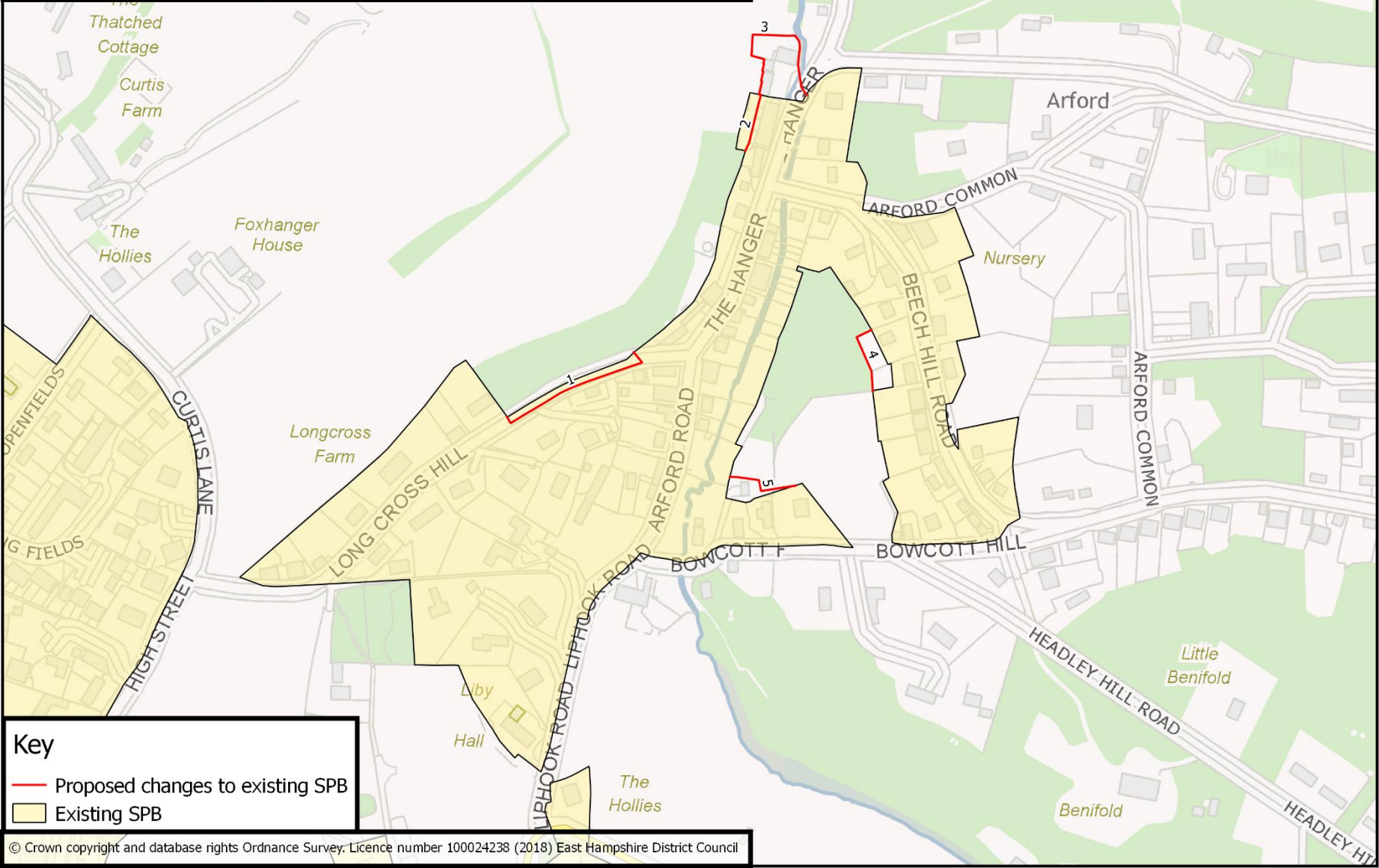


Key

- Proposed changes to existing SPB
- Existing SPB
- Proposed allocated sites

Arford					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Long Cross Hill	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
2	Land rear of 1-7 The Hanger	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping
3	Wheatsheaf Cottages, Barley Mow Hill	1, 2a, 2b	Wheatsheaf Cottages are physically and visually attached to the existing urban area.	Redraw boundary to include Wheatsheaf Cottages	Aerial, Mapping, Site Visit
4	Highview and Rosebank, Beech Hill Road	1, 2b	Boundary cuts through the gardens of Highview and Rosebank. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include garden along defined feature.	Aerial, Mapping
5	White Cottage, High Bank, Brook Lodge, Bow Cott Hill	1, 2a, 2b	White Cottage is physically and visually attached to the existing urban area. Boundary cuts through gardens of High Bank and Brook Lodge.	Redraw boundary to include White Cottage, and gardens rear of High Bank and Brook Lodge along a defined feature, where this is not possible it should align with the smallest curtilage.	Aerial, Mapping

ARFORD PROPOSED CHANGES TO SPB

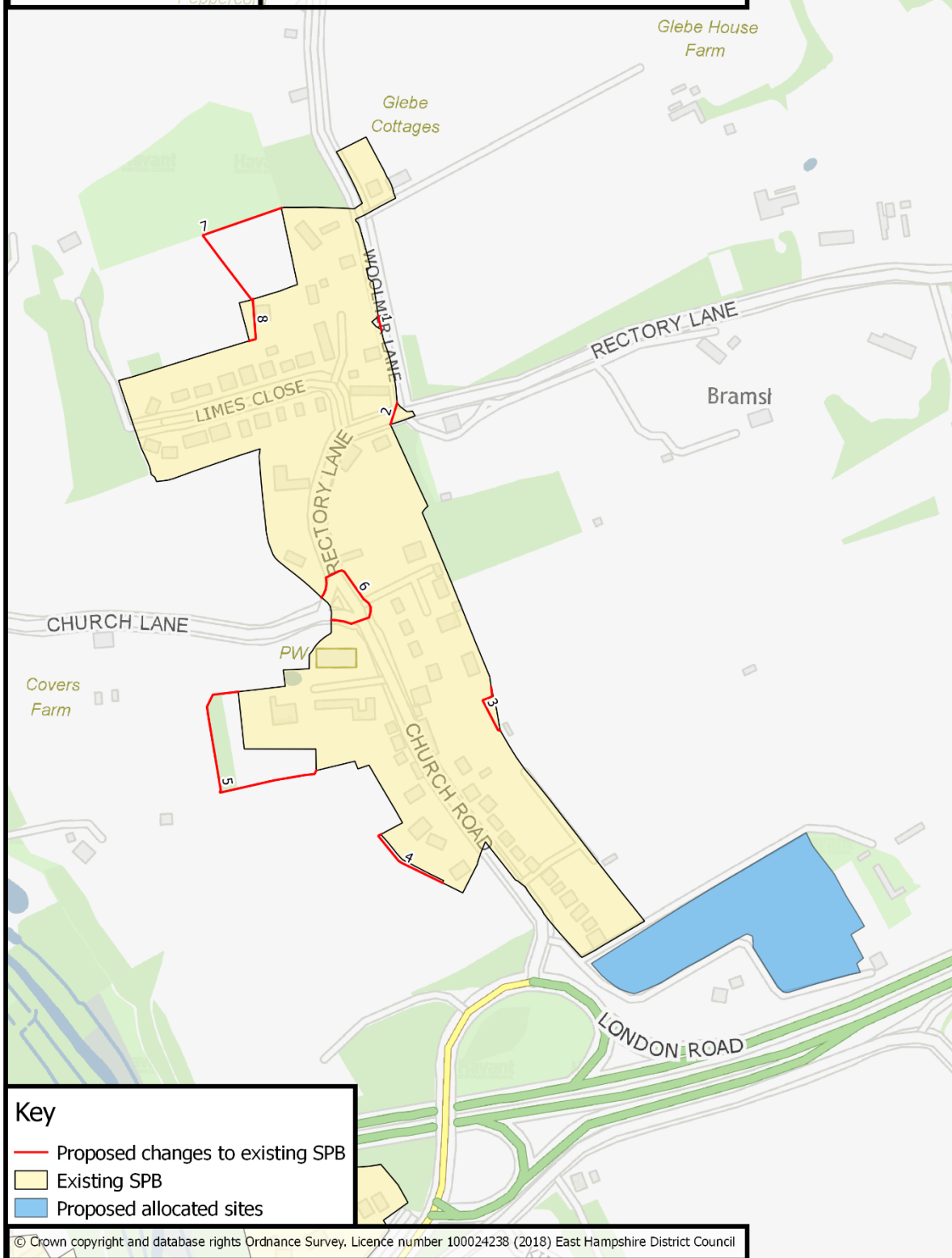


Key

- Proposed changes to existing SPB
- Existing SPB

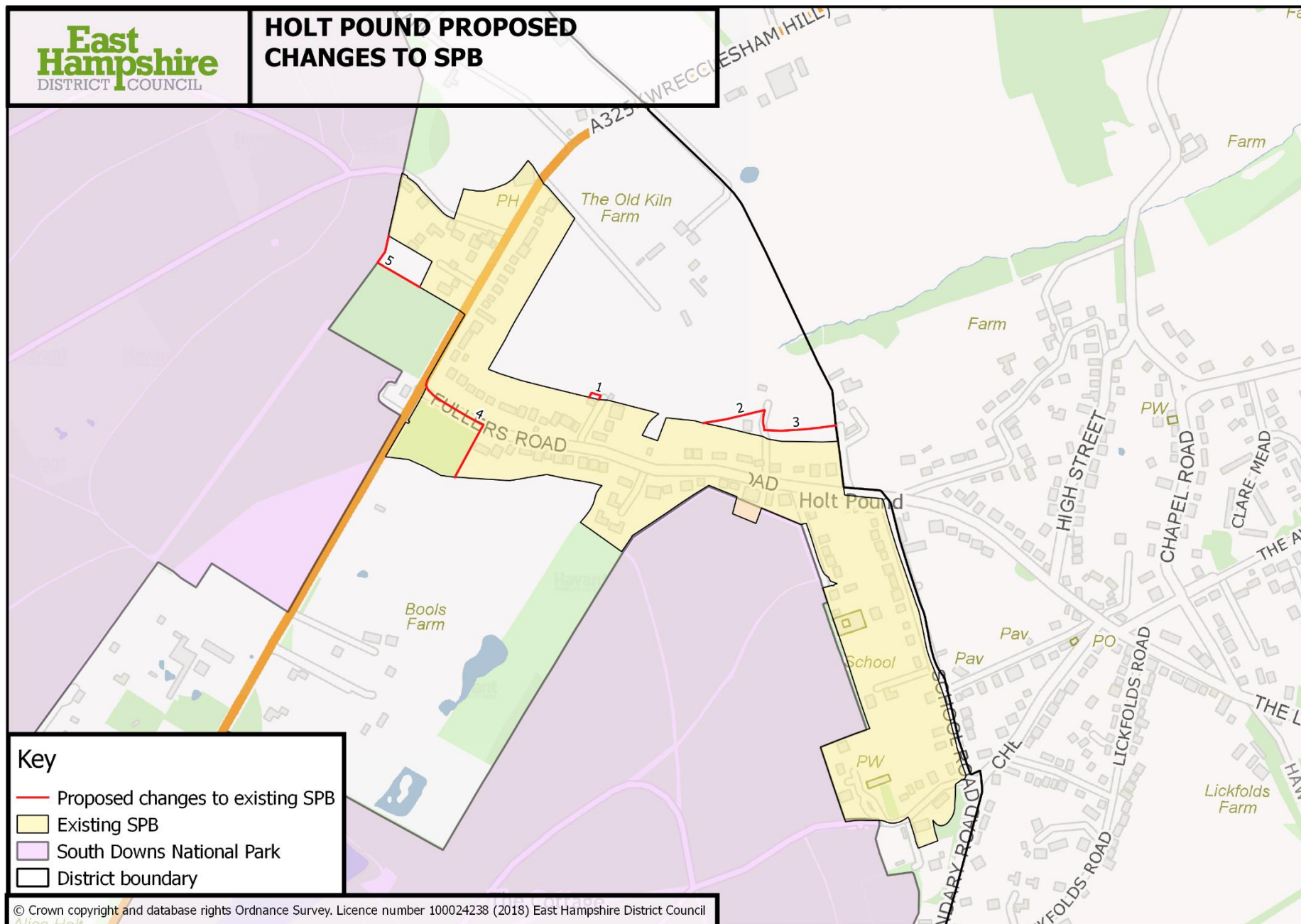
Bramshott					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Land at Wakehurst, Woolmer Lane/Limes Close	1, 2b	Boundary cuts through the garden of Wakehurst. The garden forms part of the curtilage, which is closely related to the character of the built form.	Redraw boundary to include garden along a defined feature.	Aerial, Mapping, Site Visit
2	Land at Rectory Lane	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
3	48 Church Road	3c	The garden of 48 Church Road relates more to the countryside and therefore the boundary should be defined to align with neighbouring properties.	Redraw boundary to exclude the garden and be closely defined along the rear of the property.	Aerial, Mapping,
4	Land rear of 43-45 Church Road	1, 2b	Boundary cuts through gardens of 43-45 Church Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along a defined feature.	Aerial, Mapping
5	Land at Bramshott Manor	1, 2b	Boundary cuts through garden of Bramshott Manor. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include garden along a defined feature.	Aerial, Mapping
6	Junction of Church Lane and Rectory Lane	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
7	Garden rear of The Oaks	1, 2b	Boundary cuts through the garden of Wakehurst. The garden forms part of the curtilage, which is closely related to the character of the built form and has enclosing features.	Redraw boundary to include garden along a defined feature.	Aerial, Mapping
8	Garden rear of Bell House	3c	Boundary cuts through garden of Bell House. The curtilage of the property relates more to the countryside and therefore the boundary should be defined around the built form.	Redraw boundary to exclude the garden and be closely defined along the rear of the property.	Aerial, Mapping

BRAMSHOTT PROPOSED CHANGES TO SPB



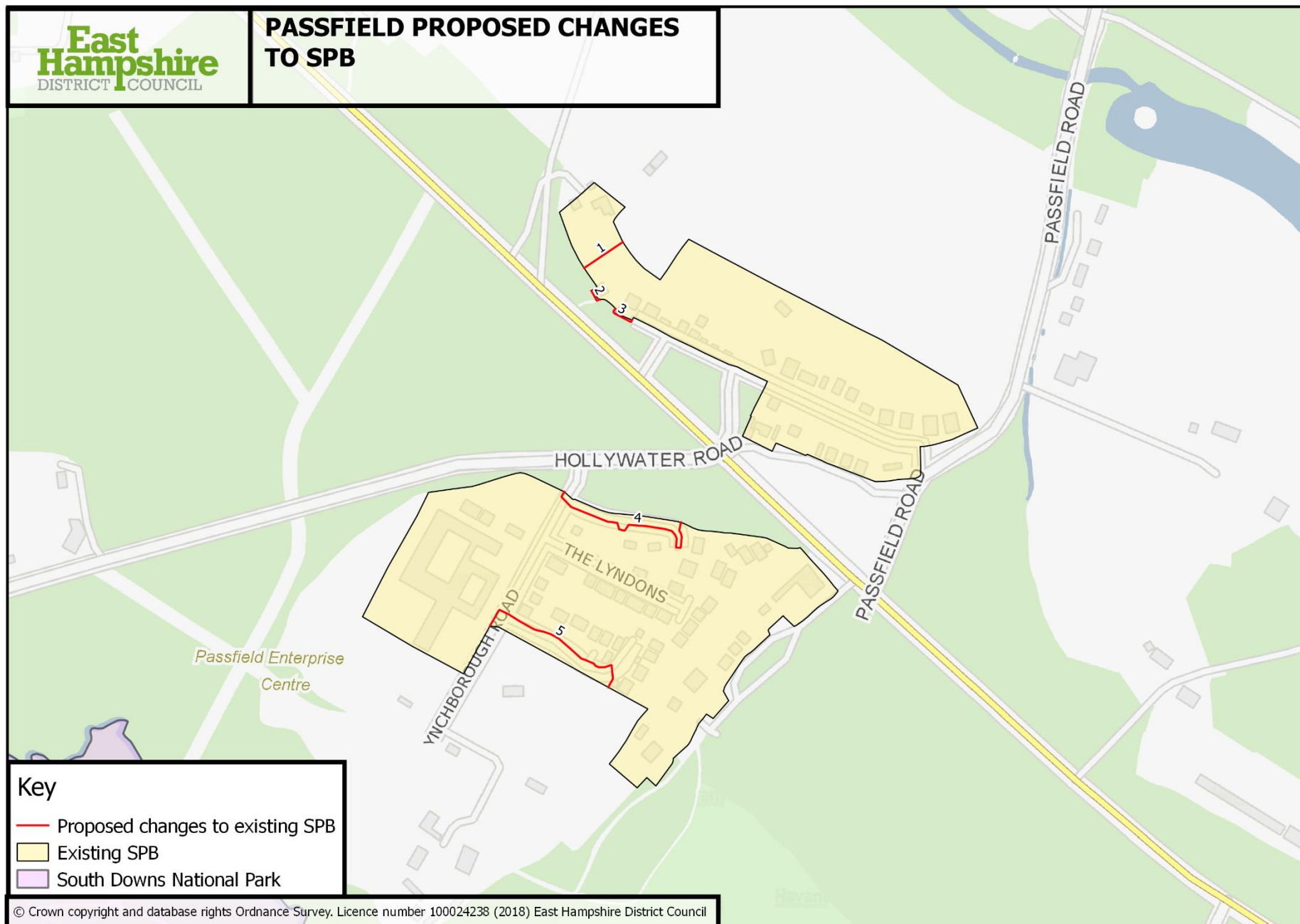
Holt Pound					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Land rear of The Mews	1, 2b	Boundary cuts through garden of The Mews. The curtilage of the property is closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit
2	Gardens rear of Pin Shan, Cambridge House and Petersfield	1, 2b	Boundary cuts through gardens of Pin Shan, Cambridge House and Petersfield. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature, where this has not been possible boundary drawn to align with smaller adjacent curtilages.	Aerial, Mapping, Site Visit
3	Gardens rear of Loxwood, Chanctonbury, Orchard Rise and Danford	1, 2b	Boundary cuts through gardens of Loxwood, Chanctonbury, Orchard Rise and Danford. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature, where this has not been possible boundary drawn to align with smaller adjacent curtilages.	Aerial, Mapping, Site Visit
4	Land at Linden, Fullers Road	2c	Land at Linden, Fullers Road is no longer proposed as an allocation in the Draft Local Plan.	Redraw boundary to exclude the previously allocated site.	Aerial, Mapping, Site Visit, Draft Local Plan
5	Gardens rear of Woodbury Down and Oakdene	1, 2b	Boundary cuts through gardens of Woodbury and Oakdene. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along the boundary of the South Downs National Park.	Aerial, Mapping

HOLT POUND PROPOSED CHANGES TO SPB



Passfield Common					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Milcott House	1, 3b	Milcott House is physically and visually detached from the remainder of the settlement.	Redraw the boundary to exclude Milcott House.	Aerial, Mapping, Site Visit
2	The Mill House	2b	Boundary cuts through the gardens of The Mill House. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include garden along defined feature.	Aerial, Mapping
3	Oakdene	2b	Boundary cuts through the garden of Oakdene. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include garden along defined feature.	Aerial, Mapping
4	Arundel Close	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
5	Eleanor Close	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit

**PASSFIELD PROPOSED CHANGES
TO SPB**



Ropley Dean					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Land at Five Acres, Aurea Norma and Woolheads Builders Yard	2c	Land allocated in the Draft Local Plan for between 55 and 76 dwellings.	Redraw boundary to include allocated site.	Aerial, Mapping, Draft Local Plan
2	4 The Dene (A31)	2b	Boundary cuts through garden of 4 The Dene. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit
3	Land rear of Swallows and Nightingales The Dene (A31)	2b	Boundary cuts through gardens of properties along The Dene. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping, Site Visit

ROPLEY DEAN PROPOSED CHANGES TO SPB

Dean
Farm

Station

Ropley

The
Meadows

STATION ROAD

BRIGHTON HILL

Dean
Cottage

A31

WINCHESTER ROAD

A31

THE DENE

Dean
House

BERRY HILL

Ropley
House

Ropley Dean

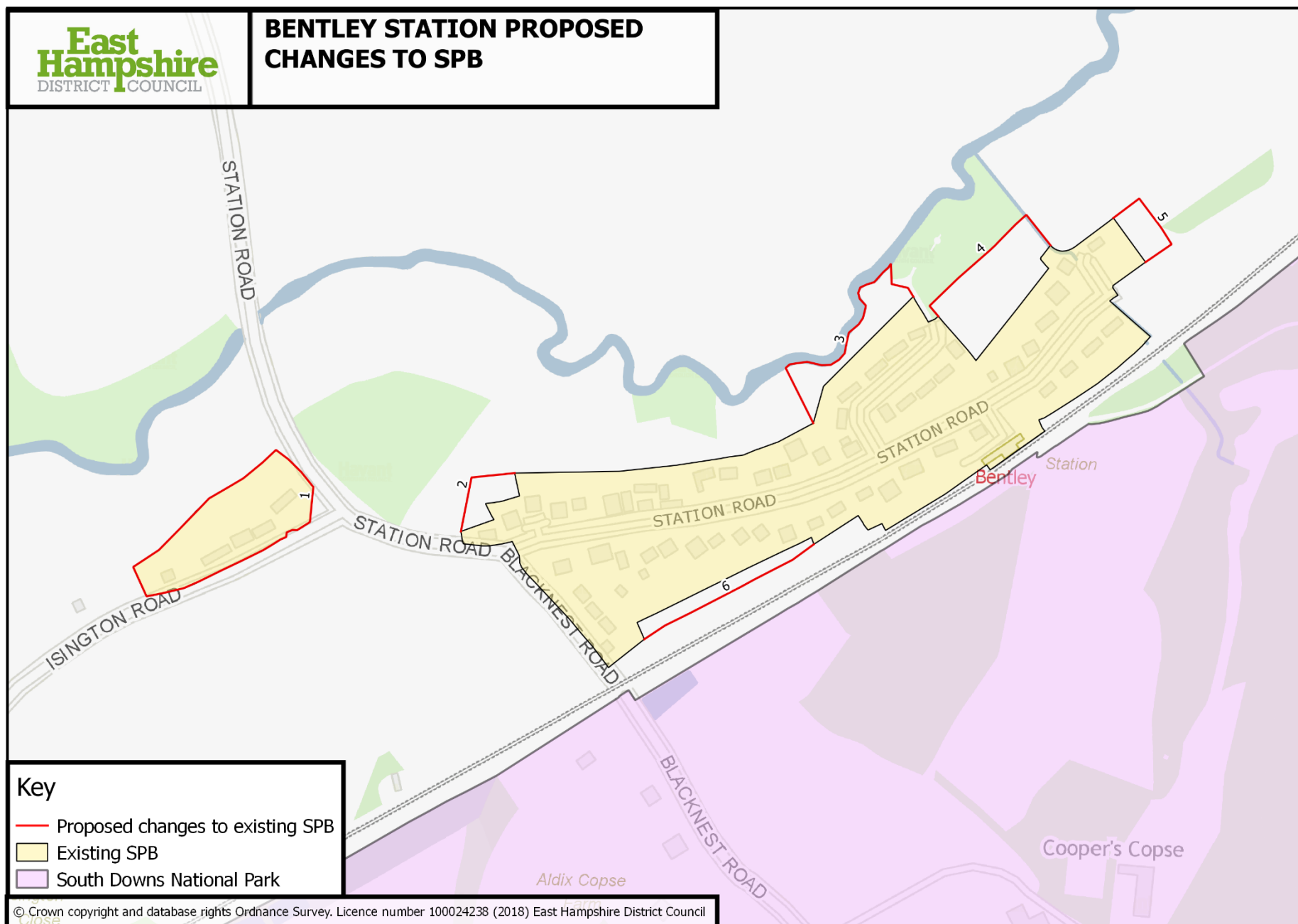
HOOK LANE

Key

- Proposed changes to existing SPB
- Existing SPB
- Proposed allocated sites
- District boundary

Bentley Station					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Properties along Isington Road	3b, 4	Properties appear to be physically and visually detached from the remainder of the settlement. Does not meet the criteria established within Principle 4.	Remove the boundary from detached portion of the settlement which is too small to meet the criteria for inclusion in a boundary.	Aerial, Mapping, Site Visit
2	Land at 1 Station Road and Westbury	3c	Boundary cuts through gardens of the properties along Station Road. The curtilage of the properties are closely related to the character of the countryside and should align with neighbouring properties with defined features.	Redraw boundary to align with Hungry House and Ann Arbor.	Aerial, Mapping, Site Visit
3	Gardens rear of 1-6 Wey Bank	1, 2b	Boundary cuts through gardens of the properties along Station Road. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
4	Gardens rear of Bentley House - Weymead	1, 2b	Boundary cuts through gardens of the properties along Station Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping
5	Land at Walnut Tree Cottage	1, 2b	Boundary cuts through garden of Walnut Tree cottage. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include garden along defined feature.	Aerial, Mapping, Site Visit
6	Gardens rear of Bridge End - Rookwood	1, 2b	Boundary cuts through gardens of the properties along Station Road. The curtilage of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens along defined feature.	Aerial, Mapping

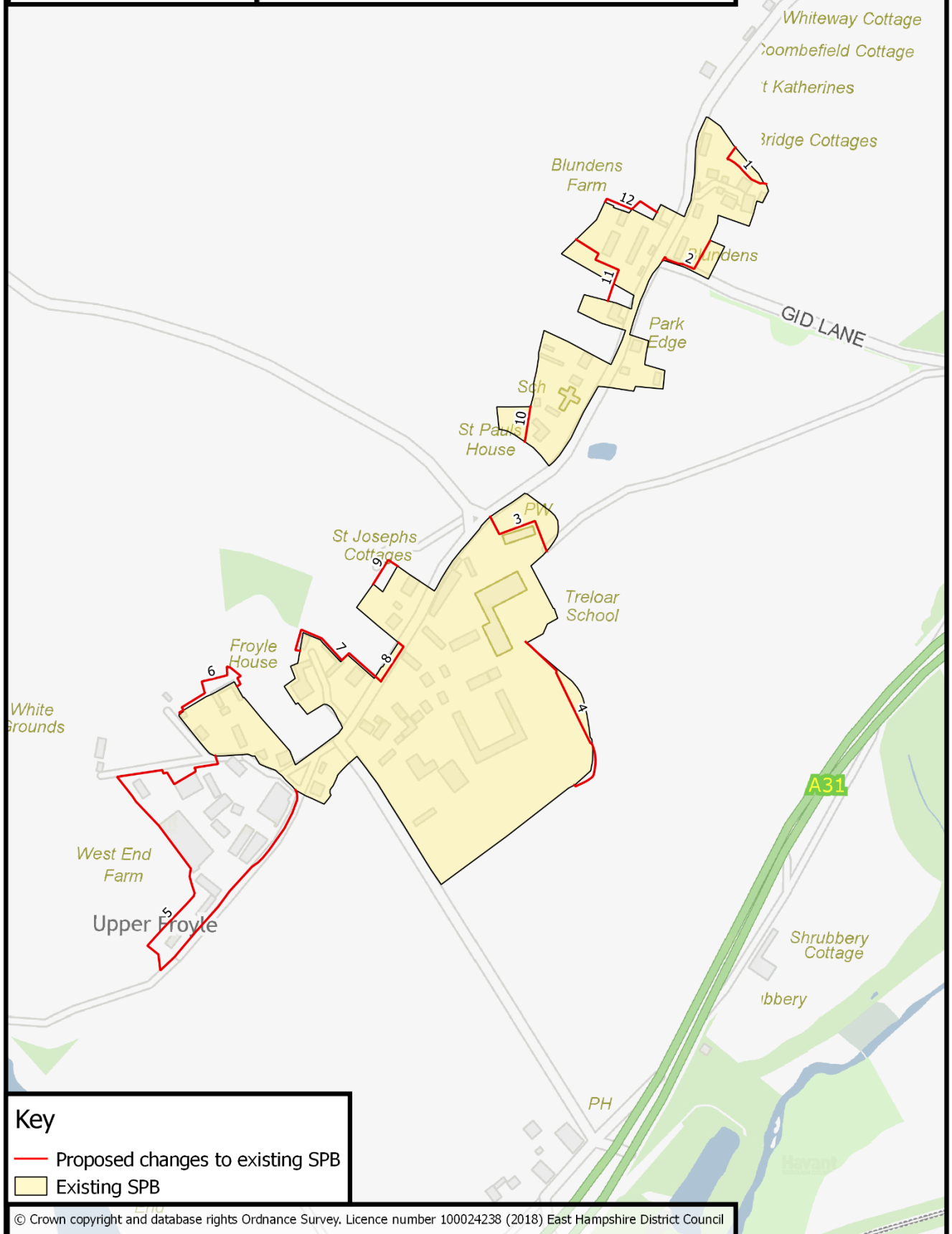
**BENTLEY STATION PROPOSED
CHANGES TO SPB**



Upper Froyle					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Land rear of Rye Bridge Cottages	3c	The large curtilage relates more to the character of the countryside than built form and therefore the boundary should be defined around the built form.	Redraw the boundary to exclude large curtilage and following adjacent properties to the south.	Aerial, Mapping
2	Land rear of Blundens House	3c	The large curtilage relates more to the character of the countryside than built form and the boundary should follow the adjacent gardens with defined features.	Redraw the boundary to exclude large curtilage and following adjacent properties to the north.	Aerial, Mapping, Site Visit
3	St Mary's Church	3a	The churchyard is considered open space and relates more to the open countryside.	Redraw boundary to exclude churchyard follow boundary of the built form (church).	Aerial, Mapping, Site Visit
4	Land east of new development at Froyle	3h	The land to the east does not form part of the new development and is in agricultural use.	Redraw boundary to exclude the land in agricultural use.	Aerial, Mapping, Site Visit, Application Info (20107)
5	West End Farm	1, 2a	West End Farm is in employment use and is physically, functionally and visually related to the existing urban area.	Redraw boundary to include West End Farm along a defined feature.	Aerial, Mapping, Site Visit, Application info (22111)
6	Land rear of The Barracks, Spollycombe Lane	2b	Boundary currently cuts through gardens of 1-4 The Barracks. The curtilage of the properties are closely related to the character of the built form and have enclosing features.	Redraw boundary to include gardens and built form along a defined feature.	Aerial, Mapping
7	Land adjacent to Old Court, Keepers Cottage and Colt House	2b	Boundary currently cuts through both Old Court, Keepers Cottage and Colt House. The properties and their curtilages are closely related to the character of the built form and have enclosing features.	Redraw boundary to include properties along a defined feature.	Aerial, Mapping

8	Ryebridge Lane	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
9	Land rear of Froyle Cottage and St Josephs	3c	The large curtilage relates more to the character of the countryside than built form and therefore the boundary should be defined around the built form.	Redraw the boundary to exclude large curtilage and follow along the built form.	Aerial, Mapping
10	Land rear of St Pauls House	3c	The large curtilage relates more to the character of the countryside than built form and therefore the boundary should be defined around the built form.	Redraw the boundary to exclude large curtilage and align with adjacent properties to the north.	Aerial, Mapping
11	Land at Manderley	2b, 3c	The boundary currently cuts through the garden of Manderley. The tennis court relates to the current built form, whereas land to the west relates more to the character of the countryside and therefore the boundary should be defined around the built form.	Redraw boundary to include tennis court and exclude large curtilage along defined feature.	Aerial, Mapping
12	Land at Misselbrook Farm	2b	Boundary currently cuts through Misslebrook Farm. The properties and their curtilages are closely related to the character of the built form and have enclosing features.	Redraw boundary to include properties along a defined feature.	Aerial, Mapping

UPPER FROYLE PROPOSED CHANGES TO SPB

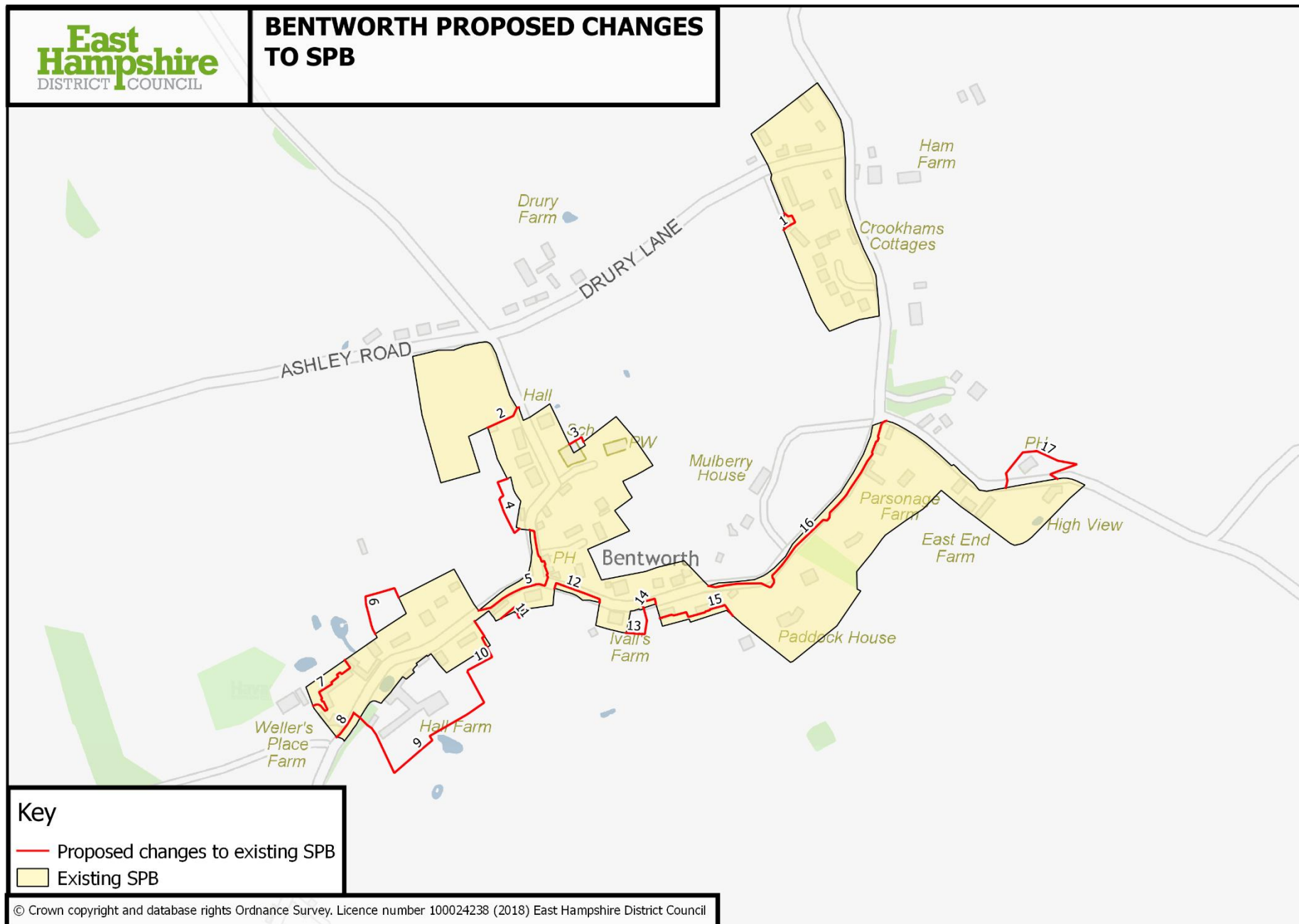


Bentworth					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Glebe Close	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary around the turning point of Glebe Close	Aerial, Mapping, Site Visit
2	Land at Church Street and Ashley Road	2c	Land at Church Street and Ashley Road is no longer proposed as an allocation in the Draft Local Plan.	Redraw boundary to exclude the previously allocated site.	Aerial, Mapping, Site Visit, Draft Local Plan
3	Bentworth School	1, 2a, 2b	Boundary runs through school which has had an extension (31048/008). Building relates to the character of the built form.	Redraw boundary around the school.	Aerial, Mapping, Application info (31048/008), Site Visit
4	Rear of St Marys House and Lindsay Cottage	1, 2b	Boundary cuts through gardens of St. Marys House and Lindsay Cottage. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include garden along defined feature.	Aerial, Mapping
5	Church Street Road	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
6	Gardens rear of Ivy Cottage and Wardies	1, 2b	Boundary cuts through gardens of Ivy Cottage and Wardies. The curtilages of the properties closely relate to the character of the built form and have enclosing features.	Redraw boundary to include garden along defined feature.	Aerial, Mapping
7	Land rear of Kings Barn	3c	Boundary cuts through gardens of Kings Barn. The curtilage of the property relates more to the countryside and therefore the boundary should be defined around the built form.	Redraw boundary to exclude the garden and be closely defined along the rear of the property.	Aerial, Mapping

8	Holt End Lane	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
9	Hall Farm, Hall Place and Coach House	1, 2b, 3c	The properties of Hall Farm, Hall Place and Coach House closely relate to the built form and should be included in the settlement. However, parts of the curtilage of Hall Place relates more to the countryside and therefore the boundary should align with neighbouring properties.	Redraw the boundary to include Hall Farm and Hall Place and exclude the garden of Hall Place and be closely defined along the rear of the property.	Aerial, Mapping, Site Visit
10	Gardens rear of Coberley and Farm Cottage, Holt End Lane	1, 2b	The current boundary cuts through the gardens of Coberley and Farm Cottage. The curtilages of the properties are closely related to the character of the built form and have enclosing features.	Redraw the boundary to include gardens of Coberley and Farm Cottage along a defined feature, where this has not been possible boundary drawn to align with smaller curtilages.	Aerial, Mapping
11	Village Street	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
12	Land adjacent to Ivall's House	1, 2b, 3c	Boundary cuts through garden of Ivall's Farm. The garage associated with the property is closely related to the character of the built form and has enclosing features. However, the gardens to the rear of the property relate more to the countryside than the built form.	Redraw boundary to include associated garage along defined feature excluding gardens to the rear.	Aerial, Mapping, Application info (34280/012)
13	Village Street	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
14	Land at Ival's Farm	1, 2b, 3c	Boundary cuts through garden of Ivall's Farm. The garage associated with the property is closely related to the character of the built form and has enclosing features. However, the gardens to the rear of the property relate more to the countryside than the built form.	Redraw boundary to include associated garage along defined feature excluding gardens to the rear.	Aerial, Mapping, Application info (36712/008)

15	Village Street	1	Where boundaries run along road they should be drawn along the edge closest to settlement.	Redraw the boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
16	Gardens rear of Russell House and Hill House	3c	The large curtilages of Russell House and Hill House relate more to the character of the countryside than built form and therefore the boundary should be defined around the built form.	Redraw boundary to exclude the garden and be closely defined along the rear of the property.	Aerial, Mapping

BENTWORTH PROPOSED CHANGES TO SPB



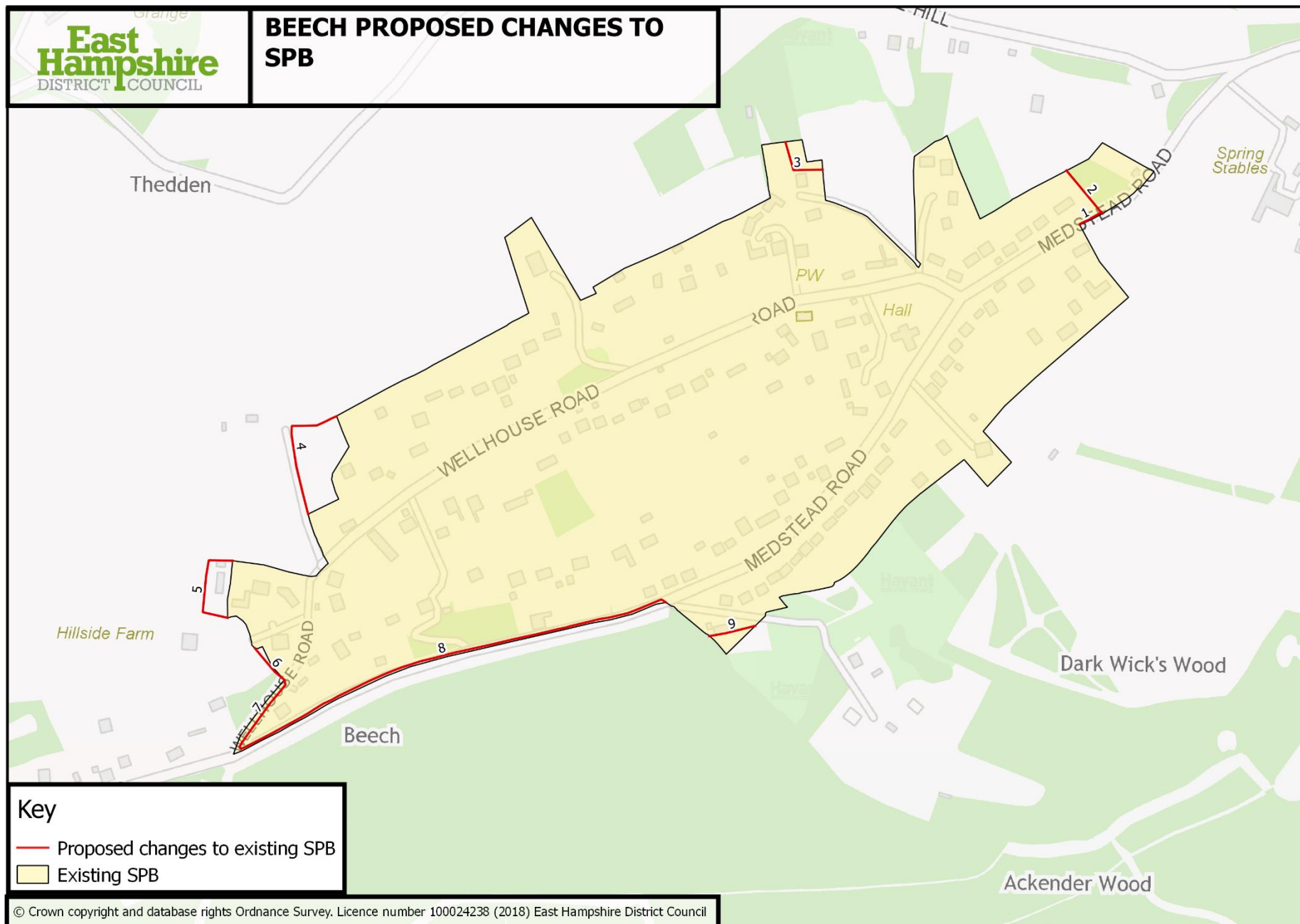
Key

- Proposed changes to existing SPB
- Existing SPB

Beech					
Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Medstead Road	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
2	Land adjacent to 24 Medstead Road	3b, 4	20 Medstead Road is physically and visually detached from the remainder of the settlement. A large proportion of the land is covered by an area Tree Preservation Order.	Redraw boundary to exclude 20 Medstead Road and woodland.	Aerial, Mapping, Site Visit
3	22 Wellhouse Road	3c	Boundary cuts through garden of 22 Wellhouse Road. The curtilage of the property is closely related to the character of the countryside than built form and therefore the boundary should be defined around the built form.	Redraw boundary to exclude garden that relates to the countryside.	Aerial, Mapping
4	70 Wellhouse Road	1, 2b	Boundary cuts through garden of 70 Wellhouse Road. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include garden along defined feature.	Aerial, Mapping
5	90 Wellhouse Road	1, 2a	New property on Wellhouse Road is physically and visually attached to the existing urban area.	Redraw boundary to include property along defined feature.	Aerial, Mapping, Site Visit
6	96 Wellhouse Road	1, 2b	Boundary cuts through garden of 96 Wellhouse Road. The curtilage of the property is closely related to the character of the built form and has enclosing features.	Redraw boundary to include garden along defined feature.	Aerial, Mapping, Site Visit
7	Corner of Medstead Road and Wellhouse Road	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along the opposite side of the road.	Aerial, Mapping, Site Visit
8	Medstead Road	1	Where boundaries run along road they should be drawn along the edge closest to the settlement.	Redraw boundary along the opposite side of the road.	Aerial, Mapping, Site Visit

9	95 Medstead Road	3c	Boundary cuts through garden of 95 Medstead Road. The land to the south relates more to the character of the countryside than built form and therefore the boundary should be defined around the built form.	Redraw the boundary to exclude land to the south.	Aerial, Mapping
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BEECH PROPOSED CHANGES TO SPB



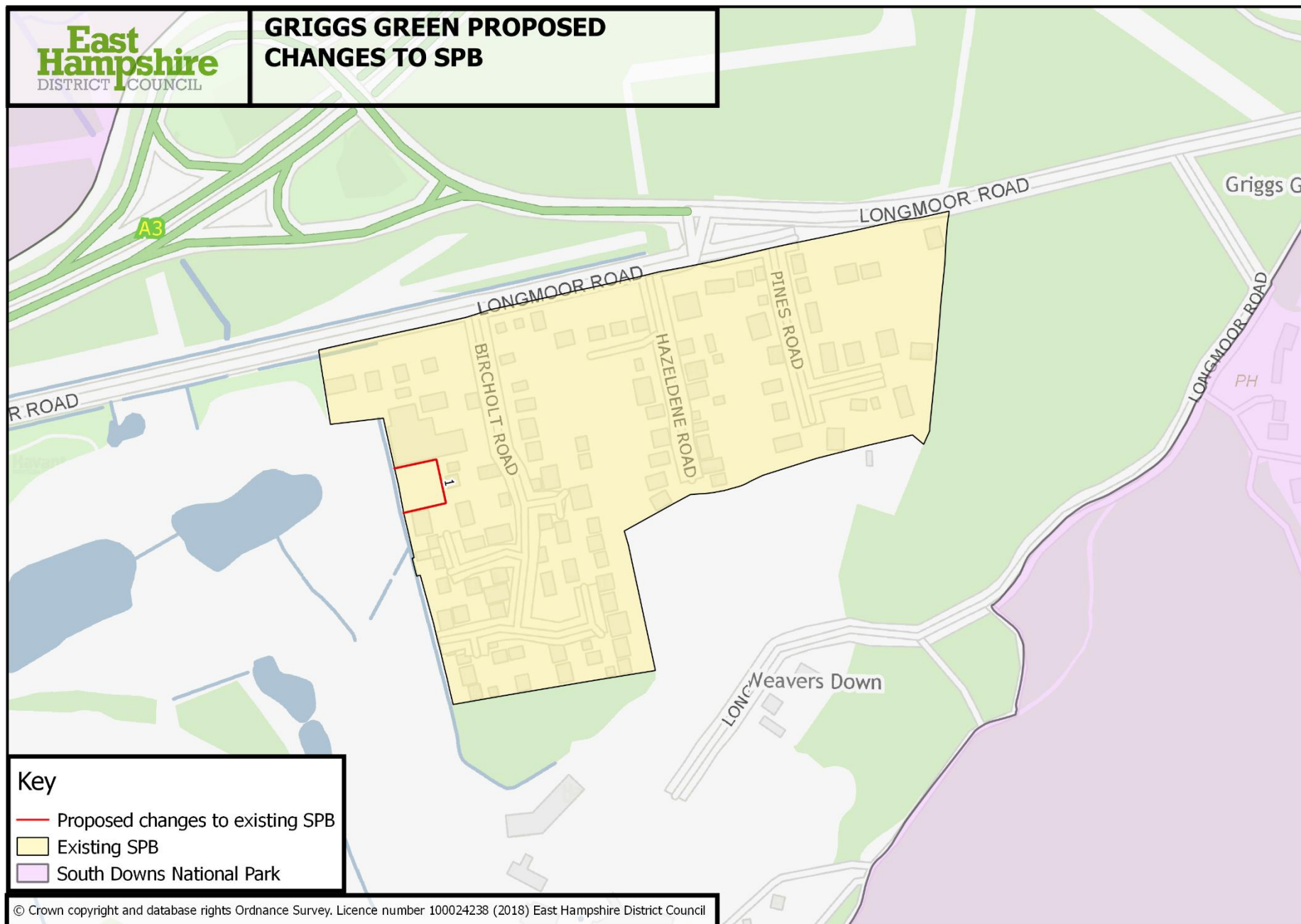
Key

- Proposed changes to existing SPB
- Existing SPB

Griggs Green

Map Ref	Location / Description	Criteria / Principle	Consideration / Recommendation	Action	Evidence
1	Longmoor Drive open space	3a	Areas of open space on edge of settlement should be excluded from the settlement boundary	Redraw the boundary to exclude area of open space	Aerial, Mapping, Site Visit

**GRIGGS GREEN PROPOSED
CHANGES TO SPB**



LOWER FROYLE PROPOSED SPB

