



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

# South Derbyshire Settlement Boundary Topic Paper



**June 2016**

South Derbyshire Changing for the better

THIS PAGE IS INTENTIONALLY BLANK

## Contents Page

Introduction	1
Where are the existing settlement boundaries in South Derbyshire?	1
What are the advantages and disadvantages of settlement boundaries?	1
Another Option	2
South Derbyshire District Councils use of settlement boundaries and reviewing settlement boundaries	3
What are the aims of the settlement boundary review?	3
Methodology for drawing and updating settlement boundaries	3-5
Methodology	5
Review of settlement boundaries	5-158
Aston on Trent	6-10
Barrow Upon Trent	11-13
Burnaston	14-17
Cauldwell	18-20
Church Broughton	21-23
Coton in the Elms	24-26
Coton Park	27-29
Egginton	30-33
Etwall	34-36
Findern	37-40
Hartshorne	41-45
Hatton	46-48
Hilton	49-52
Kings Newton	53-56
Lees	57-60
Linton	61-64
Long Lane	65-66
Lullington	67-68
Melbourne	69-73

Milton	74-77
Netherseal	78-80
Newton Solney	81-83
Overseal	84-87
Repton	88-91
Rosliston	92-95
Scropton	96-98
Shardlow	99-104
Smisby	105-107
Stanton By Bridge	108-111
Sutton on the Hill	112-114
Swarkestone	115-117
Swadlincote	118-128
Ticknall	129-132
Walton on Trent	133-136
Weston on Trent	137-140
Willington	141-144

#### Establishing settlement boundaries

Ambaston	145-147
Elvaston	148-150
Castle Gresley	151-155
Thulston	156-158

## **1 Introduction**

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

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

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

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

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

---

<sup>1</sup> Including Woodville

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

Advantages of settlement boundaries:

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

Disadvantages of settlement boundaries

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

### **4 Another option**

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

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

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

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

Settlement boundaries will be established for the following settlements, which do not have a defined settlement boundary within the adopted 1998 Local Plan:

- Ambaston
- Elvaston
- Thulston
- Castle Gresley (*The settlement is included within Swadlincote Urban Area within the 1998 Local Plan*)

For settlements without a defined settlement boundary, Local Plan Policies will be used to determine whether a proposed development is acceptable.

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

The aims are:

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

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

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

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

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

### **Principle 1:**

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

## **Principle 2:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

## **8 Methodology**

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

## **9 Review of settlement boundaries**

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

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

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

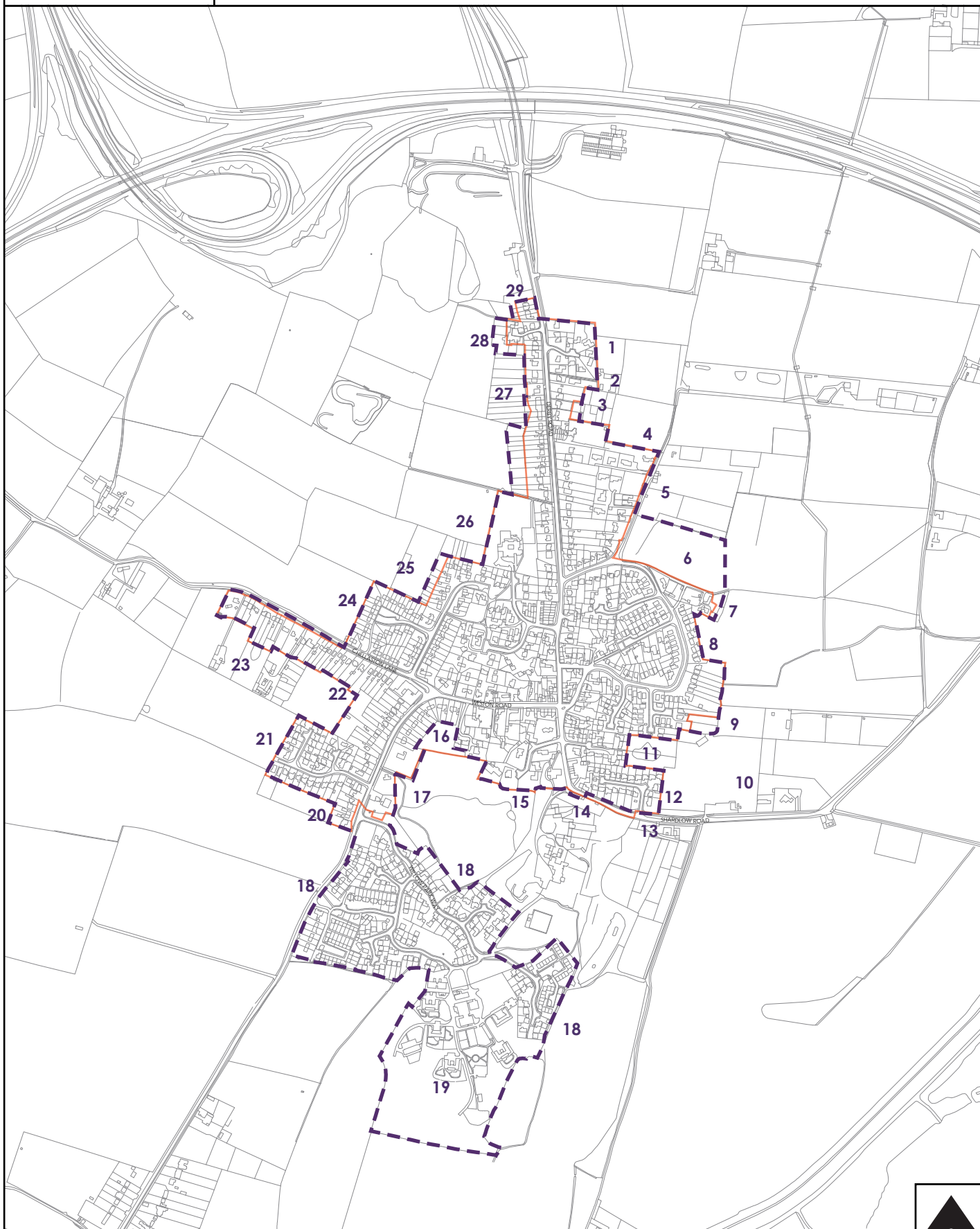
		settlement.	
11	Park View	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
12	Shirley Park	Realignment of boundary to more accurately reflect the extent of the residential curtilages.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

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

		large proportion of the gardens, which relate more to the open countryside than the settlement.	
28	Hillcrest	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
29	135-141 Derby Road	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c



## Aston on Trent Village Settlement Boundary



© Crown copyright. All rights reserved. 100019461 2014.

Scale: 1:10000 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary

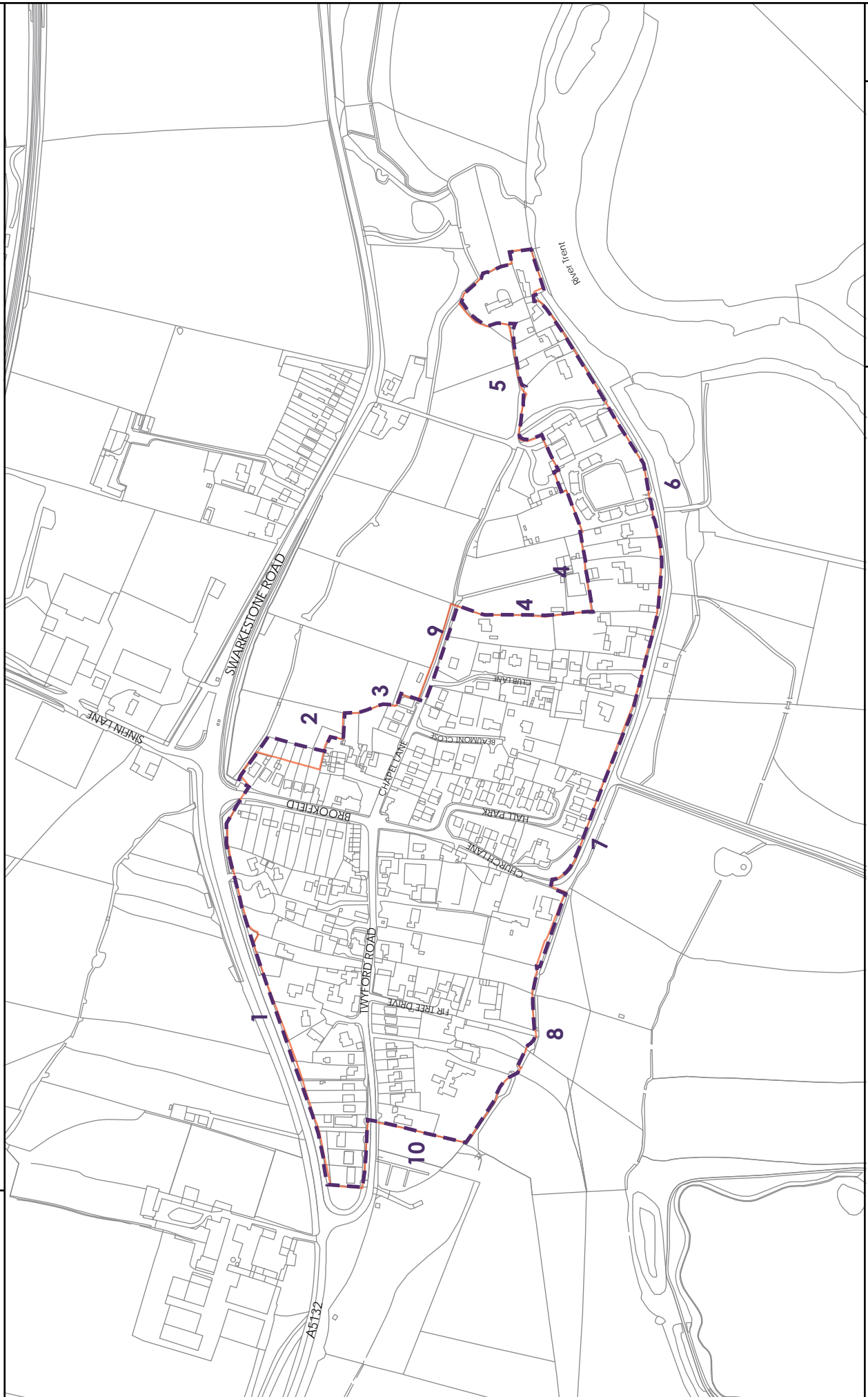
Barrow upon Trent			
Reference	Description of Location	Recommendation	Criteria
1	68-54, 36a, 34 Tywford Road, Wanbut Close, Fernello Close & 21 Brookfield	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built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

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





## Barrow on Trent Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary

© Crown copyright. All rights reserved.  
100019461 2014.

Scale: 1:5000 at A4



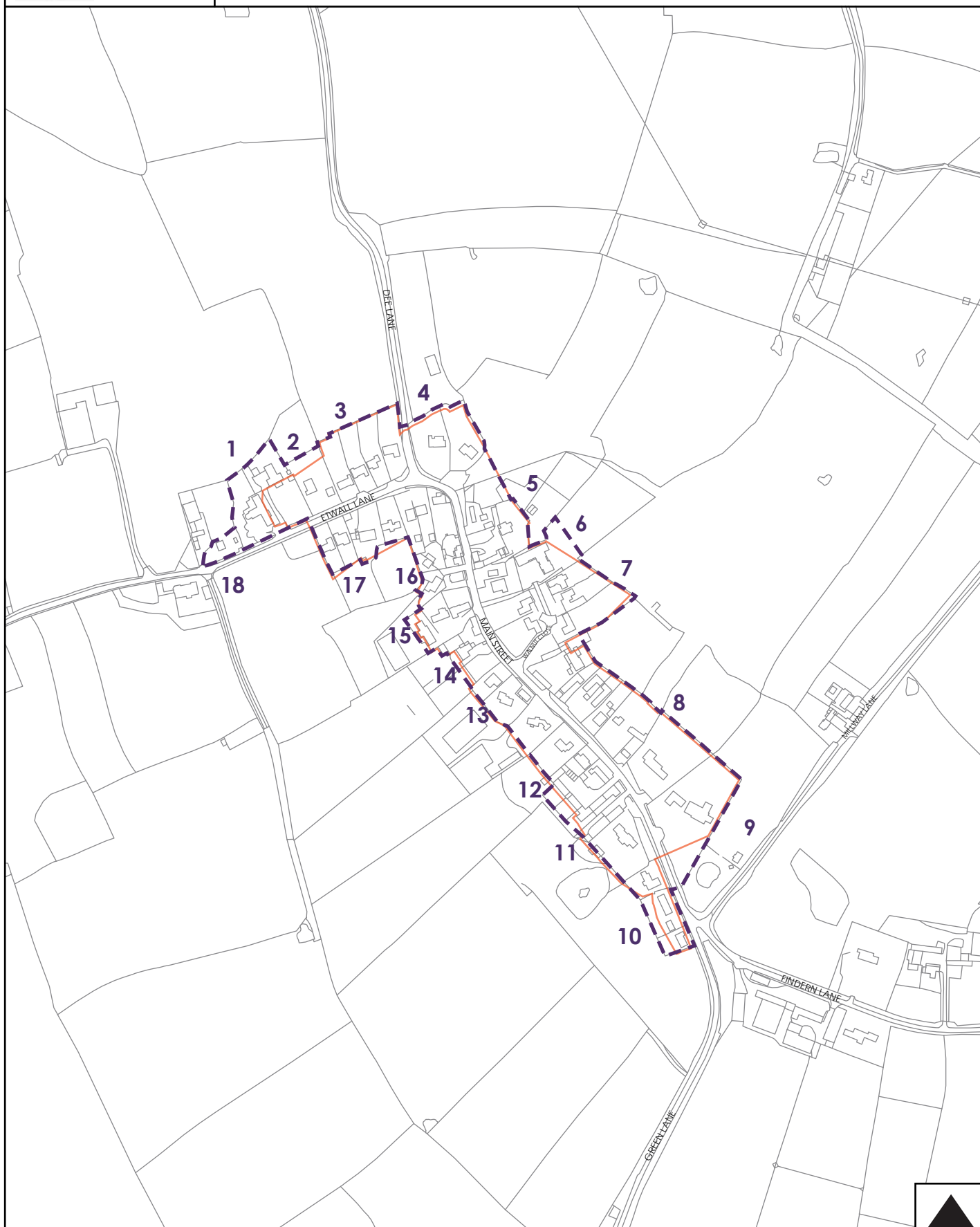
Burnaston			
Reference	Description of Location	Recommendation	Criteria
1	Teagairs, Broad Acres, Etwall Lane	Realignment of the boundary to include the constructed dwelling and the extent of its curtilage. The land relates closely to the character of the built form.	Principle 3c
2	The Lawns, Etwall Lane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

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

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



## Burnaston Village Settlement Boundary



© Crown copyright. All rights reserved. 100019461 2014.

Scale: 1:5000 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



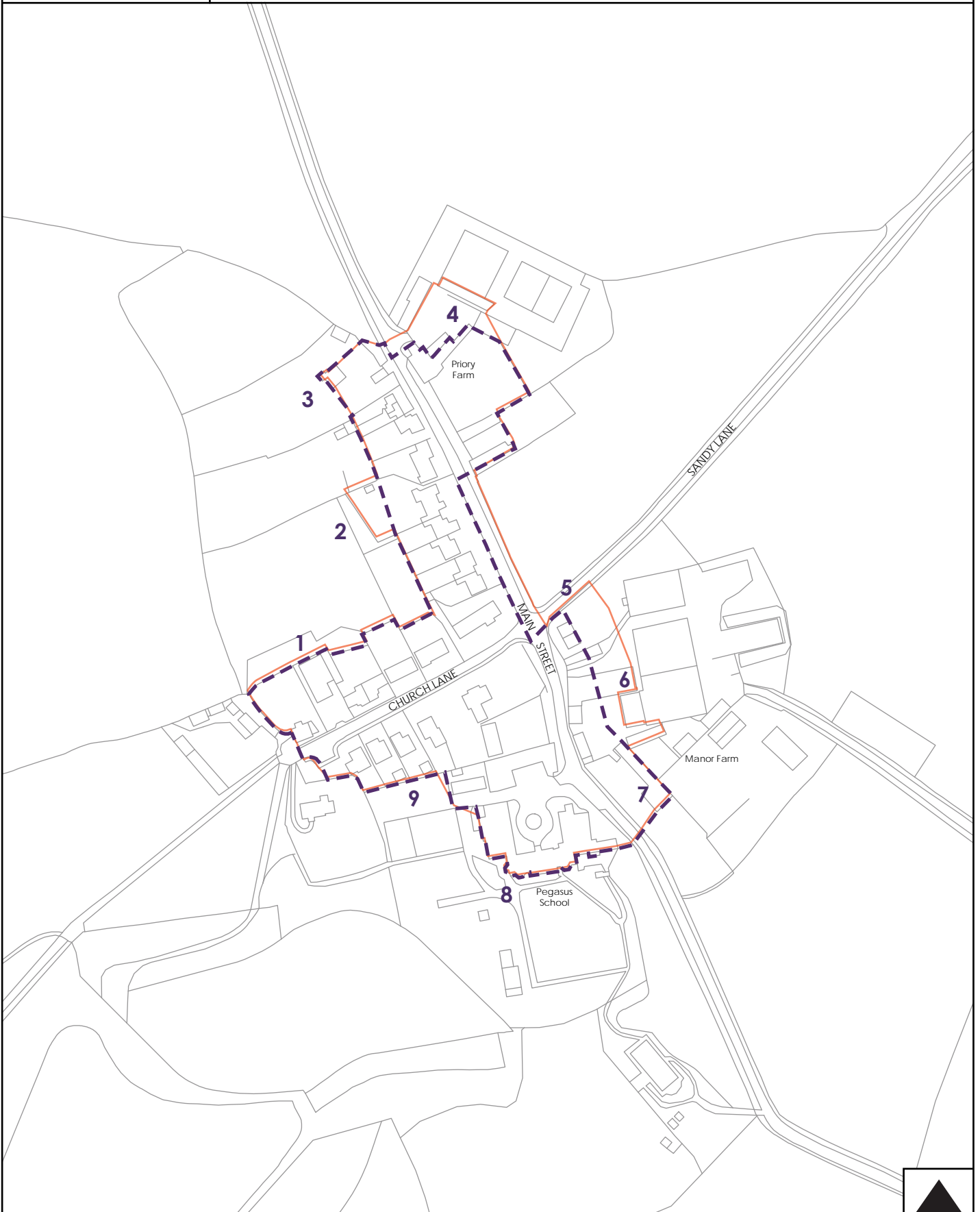
Proposed Settlement boundary

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

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



## Cauldwell Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary

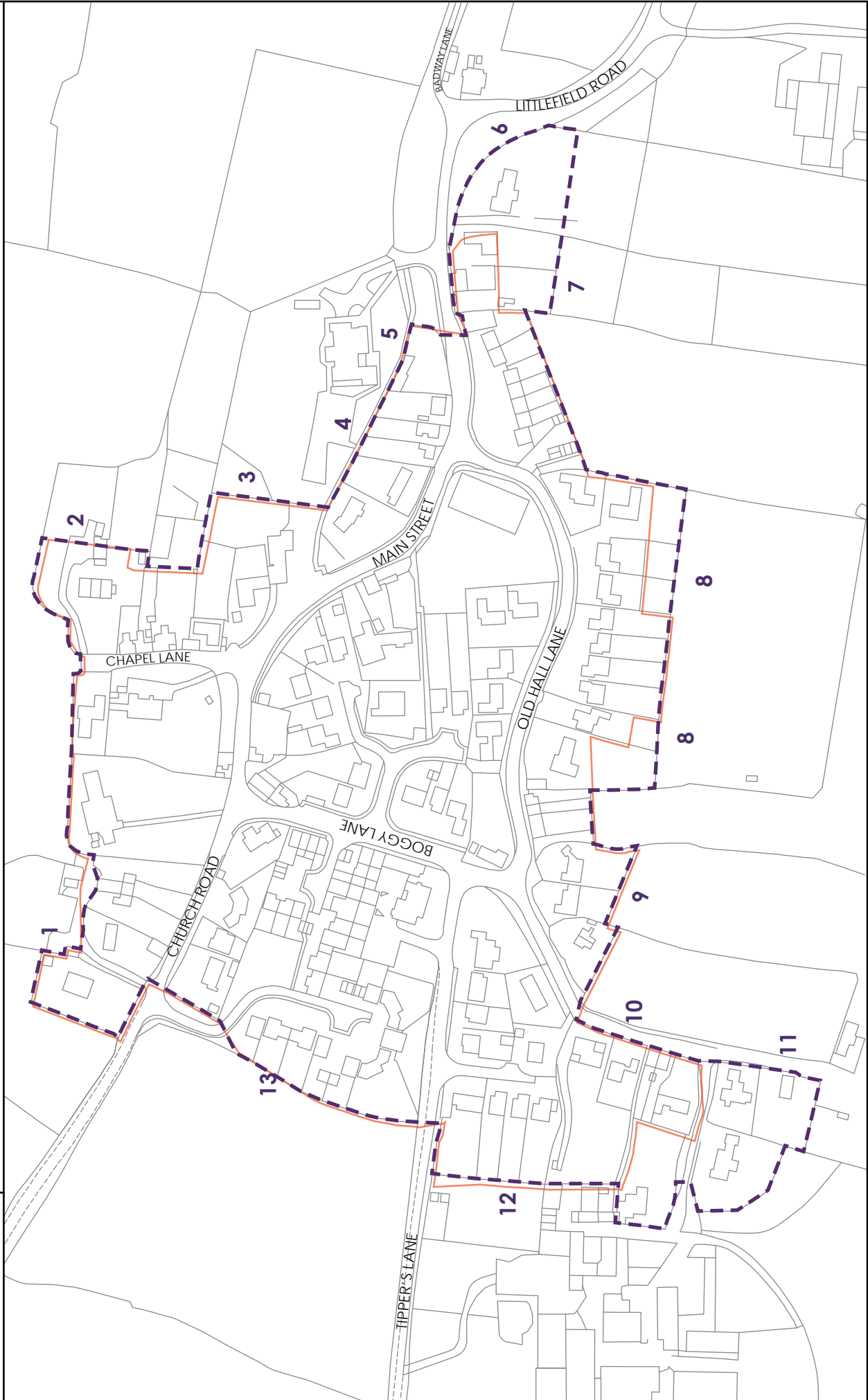


Church Broughton			
Reference	Description of Location	Recommendation	Criteria
1	Peal House, Church Road to the Vicarage, The Chapel Lane.	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle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

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



# Church Broughton Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary



© Crown copyright. All rights reserved.  
100019461 2014.

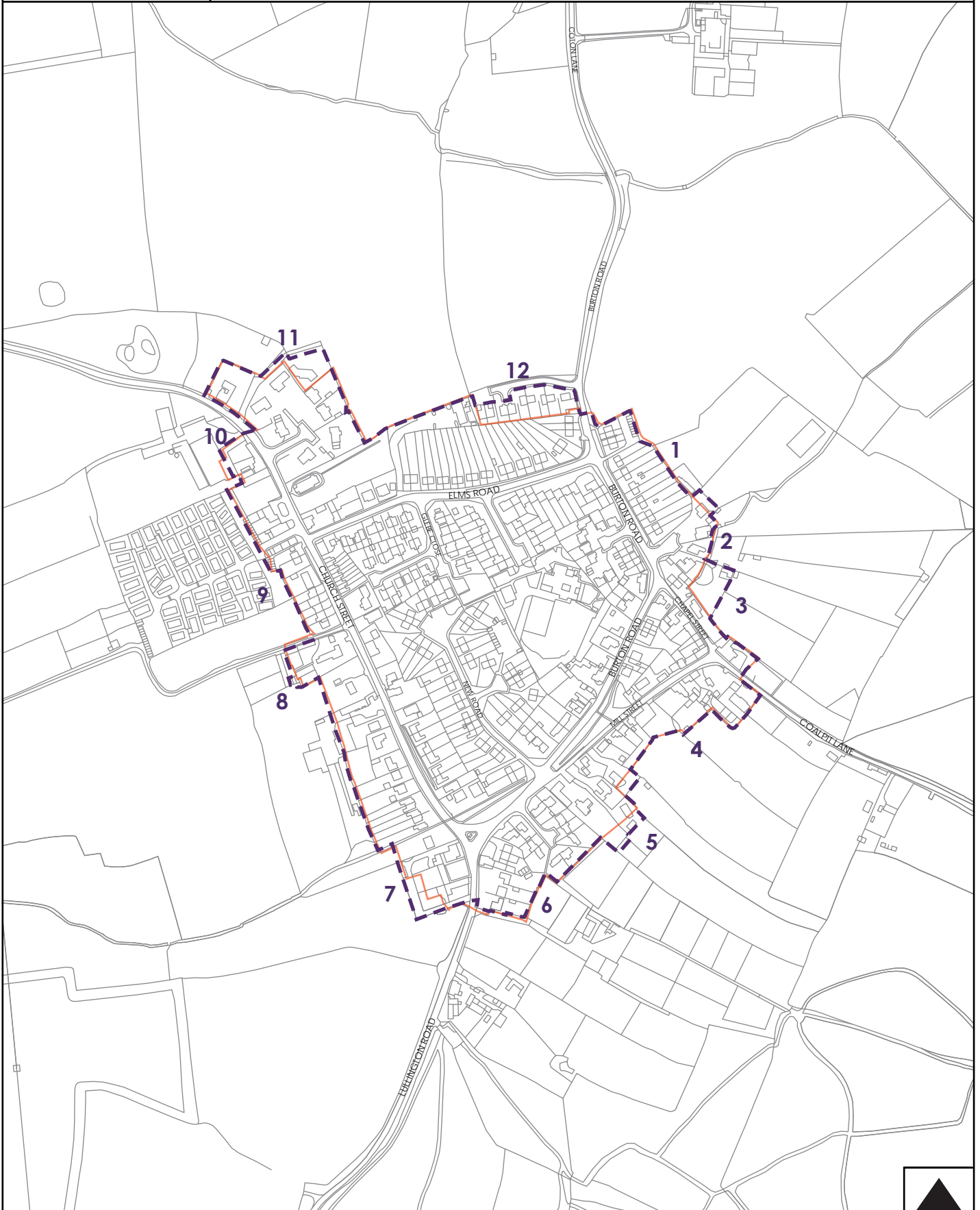
Scale: 1:2500 at A4

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

	Farm, 1a Brookwood and 1-29 Church Street	accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	
8	Barns Court	<p>Realignment of the boundary around the buildings at Barns Court. The buildings relate closely to the character of the built form.</p> <p>In addition realignment of the boundary to be drawn tightly up to the road.</p>	<p>Principle 3c</p> <p>Principle 1</p>
9	<p>41-63 Church Street</p> <p>Greenacre Park</p>	<p>Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.</p> <p>Continue to exclude the existing caravan park at the edge of the settlement, which is peripheral to the main built up area.</p> <p>Continue to exclude the playing field to the south east of Church Street</p>	<p>Principle 3c</p> <p>Principle 4e</p> <p>Principle 4f</p>
10	Church Farm	Realignment of the boundary to exclude the agricultural buildings which relate more to the open countryside	Principle 4g
11	Properties at Church Croft	<p>Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.</p> <p>Realignment of the boundary to include a constructed dwelling at Church Croft, which is physically related to the settlement.</p>	<p>Principle 3c</p> <p>Principle 3c</p>
12	Oak Tree Close	<p>Realignment of the boundary to include the constructed residential development at Oak Tree Close. The dwellings and curtilages relate closely to the character of the built form.</p> <p>Realignment of the boundary to be drawn tightly up to the road.</p>	<p>Principle 3c</p> <p>Principle 1</p>



## Coton in the Elms Village Settlement Boundary



© Crown copyright. All rights reserved. 100019461 2014.

Scale: 1:5000 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary

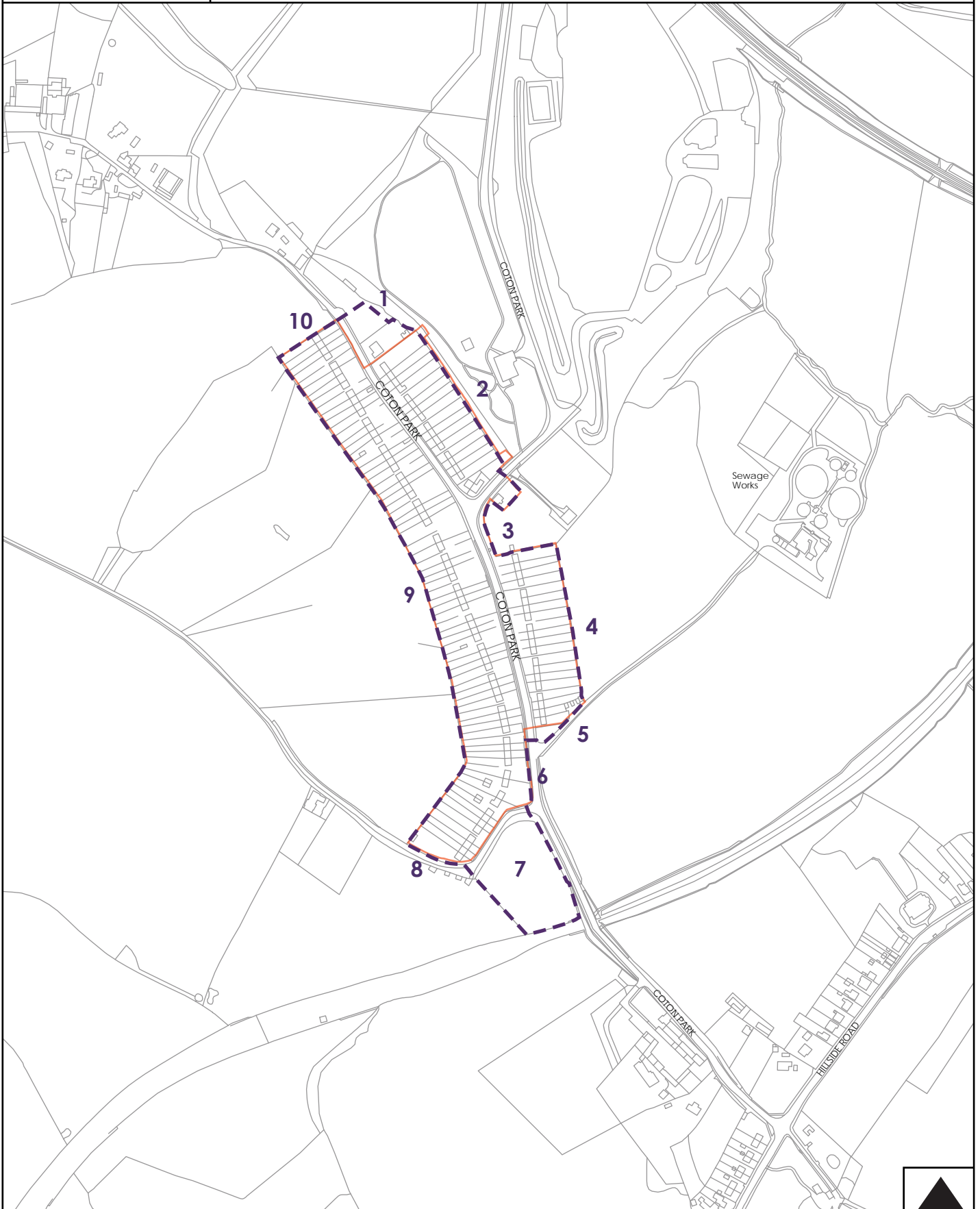
Coton Park			
Reference	Description of Location	Recommendation	Criteria
1	Field House and land to the north east of Field House	<p>Realignment of the boundary to include the residential curtilage of Field House, which is adjacent to settlement and relates closely to the character of the built form.</p>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

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





## Coton Park Village Settlement Boundary



© Crown copyright. All rights reserved. 100019461 2014.

Scale: 1: 5000 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary

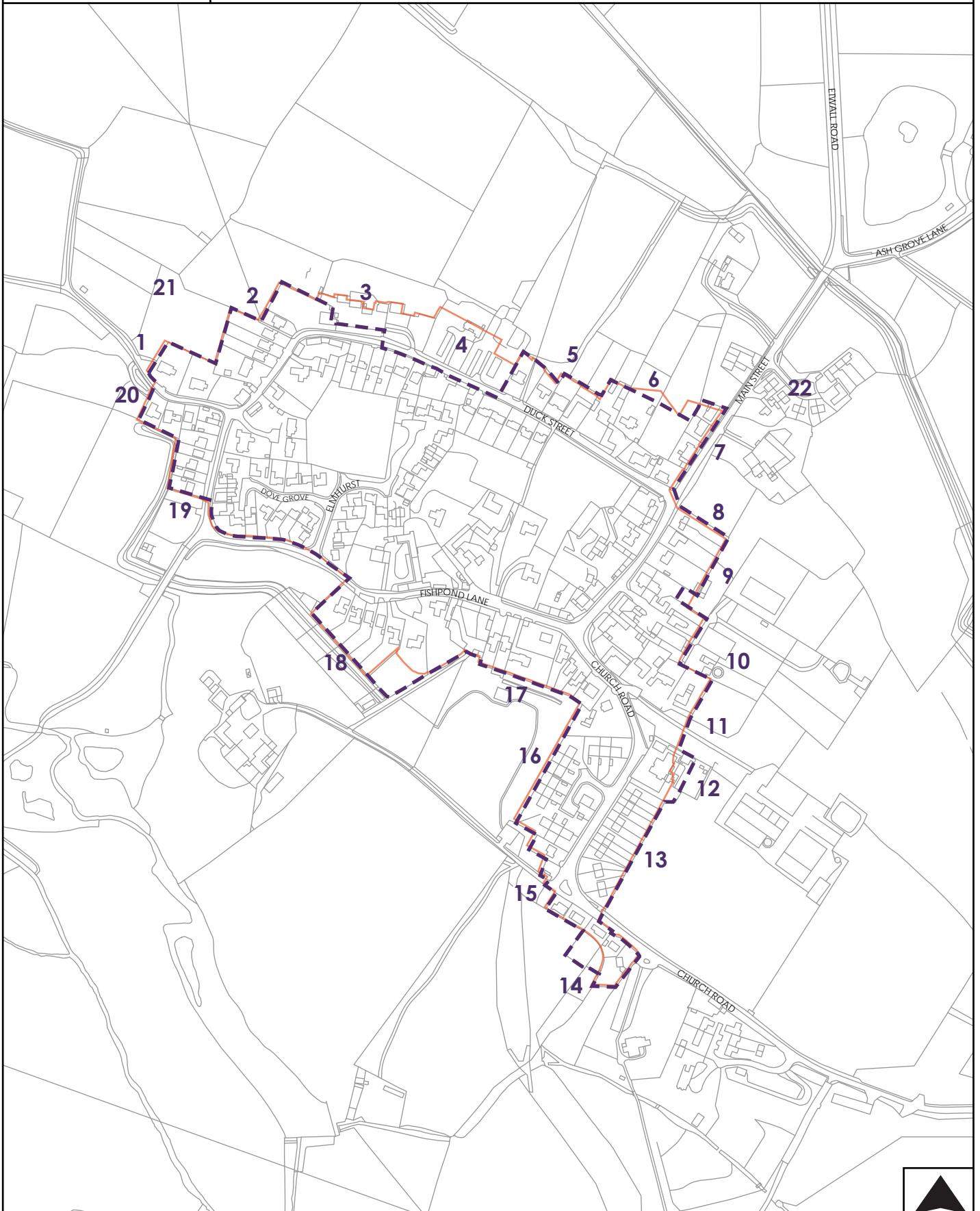
Egginton			
Reference	Description of Location	Recommendation	Criteria
1	4-2 Blacksmiths Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	82- 68 Duck Street	Realignment of the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

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

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



## Egginton Village Settlement Boundary



© Crown copyright. All rights reserved. 100019461 2014.

Scale: 1:5000 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary

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

		1998 Local Plan. The dwellings and curtilage relates closely to the character of the built form	
10	Hilton Road & Main Street	Realignment of the boundary, to be drawn tightly up to the roadside.	Principle 1
11	Church	Realignment of the boundary to more accurately reflect the extent of the church curtilage. The land relates closely to the character of the built form.	Principle 3c
12	Ashwood & Almshouses, Church Hill,	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. In addition exclude the land which relates more to the open countryside than the residential curtilage.	Principle 3c Principle 4b
13	Netherash, Sutton Lane & 18-20 Church Hill	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c





The map displays the Broomfield area, divided into 13 numbered zones. The zones are outlined in orange and purple. The map includes major roads such as Bulverston Road, Broomfield Road, and Broomfield Road. A north arrow is located in the bottom right corner.

Scale: 1:10000 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)





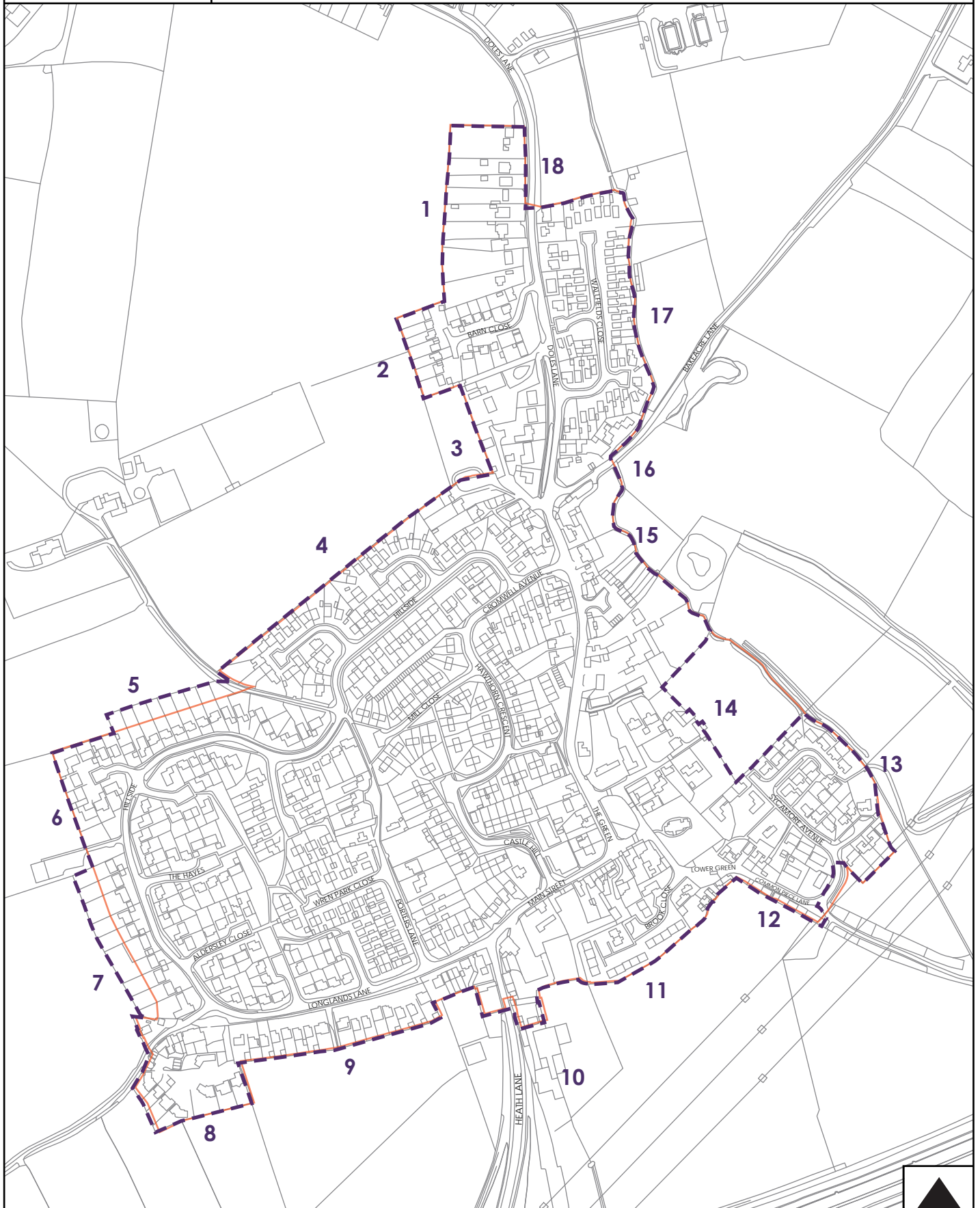
Findern			
Reference	Description of Location	Recommendation	Criteria
1	103-119 Doles Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	Barn Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
3	59-65,79 & 87 Doles Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
4	East Lawn and West Lawn	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
5	54-72 Hillside	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
6	Thrushton Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
7	74-92 Hillside & Longlands Cottage, Longlands Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
8	55-67 Longlands Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
9	3-45 Longlands Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the	Principle 3c

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

		character of the built form.	
18	Doles Lane	Realignment of the boundary to be drawn tightly up to the road.	Principle 1



## Findern Village Settlement Boundary



© Crown copyright. All rights reserved. 100019461 2014.

Scale: 1:5000 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary

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

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

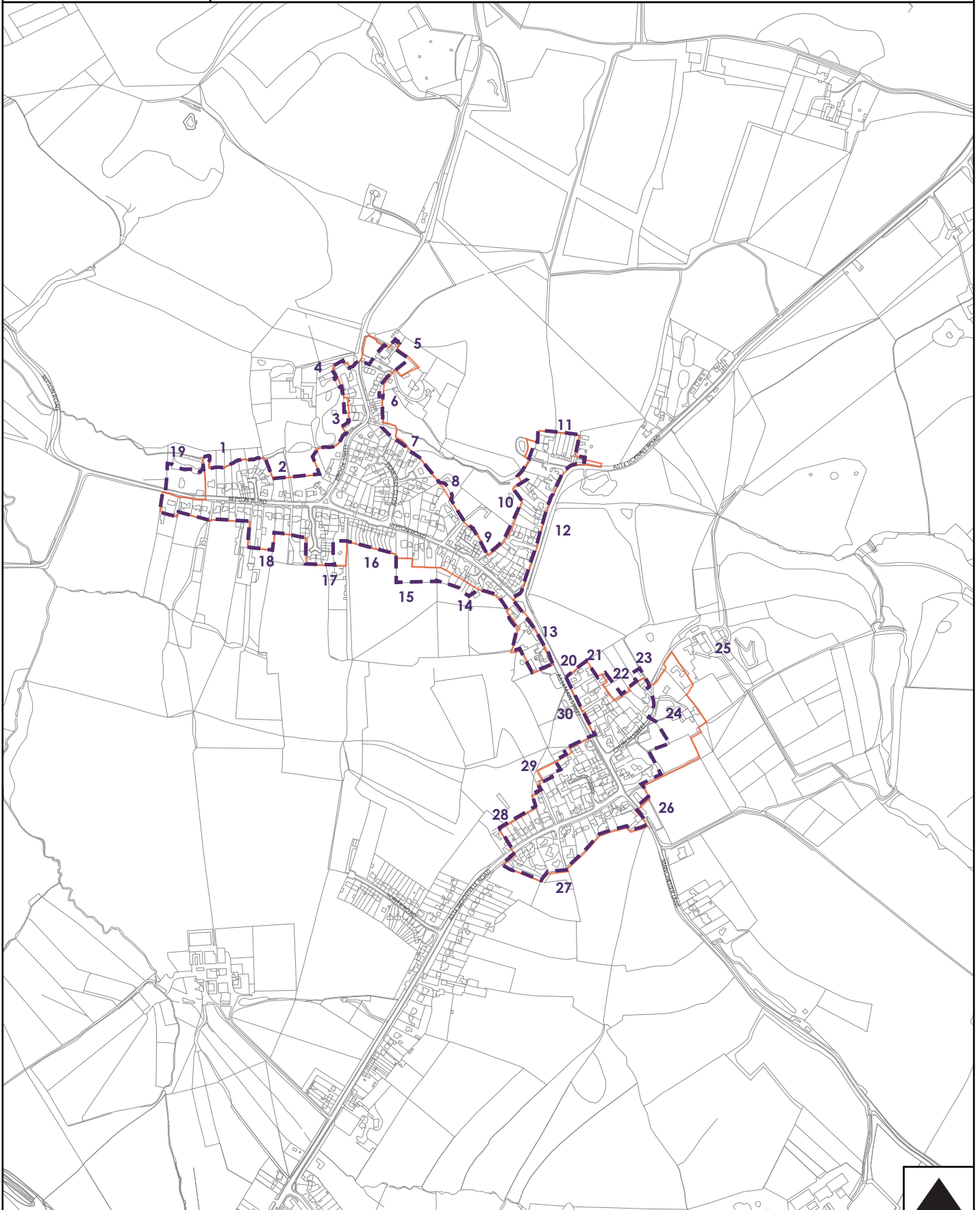
		curtilages. The land relates closely to the character of the built form.	
17	Adams Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
18	75-113 Repton Road	Realignment of the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

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





## Hartshorne Village Settlement Boundary



© Crown copyright. All rights reserved. 100019461 2014.

Scale: 1:10000 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



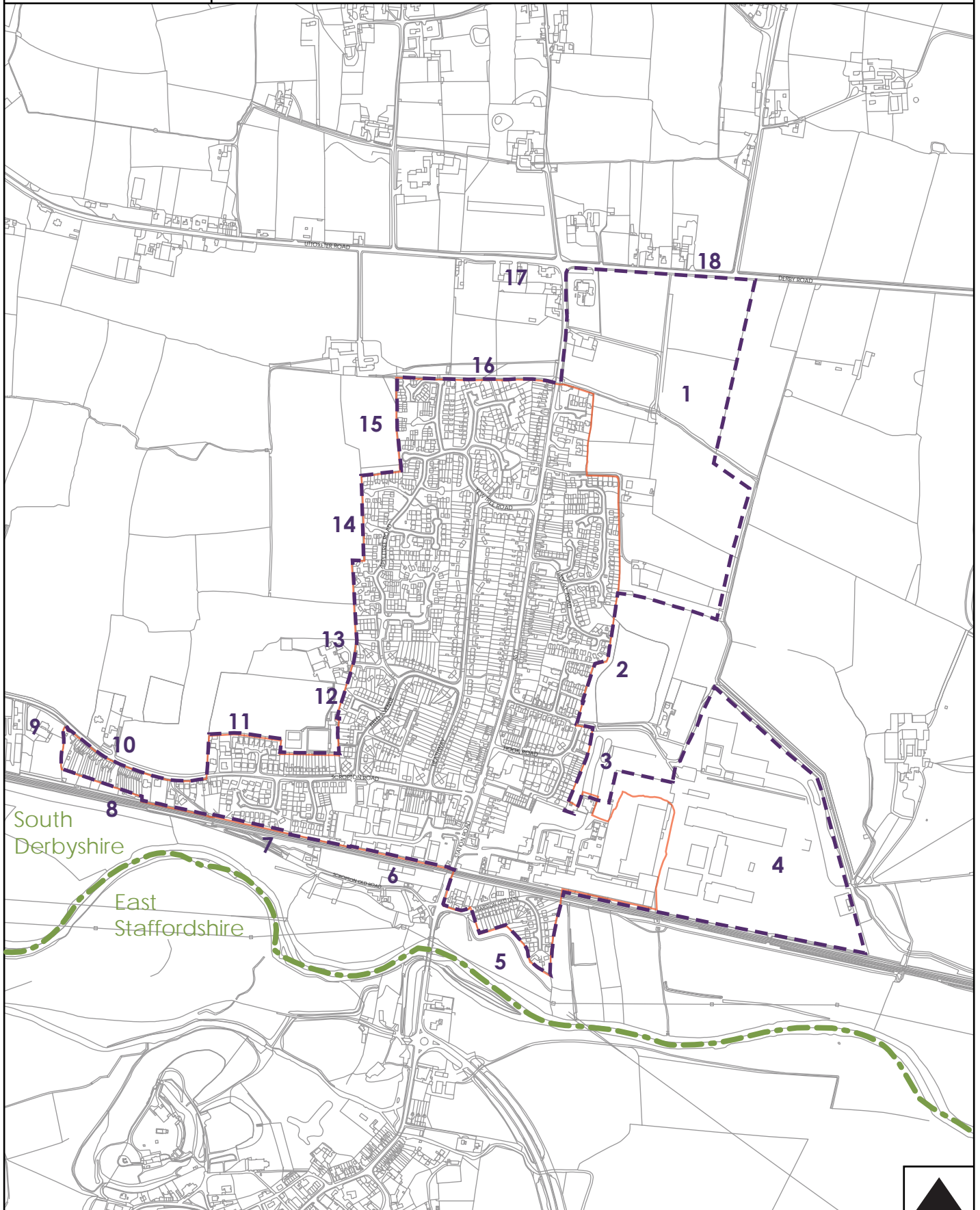
Proposed Settlement boundary

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

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



## Hatton Village Settlement Boundary



© Crown copyright. All rights reserved. 100019461 2014.

Scale: 1:10000 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary

Hilton			
Reference	Description of Location	Recommendation	Criteria
1	Willowbrook Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	70-76 Main Street & 1-2 Dale End Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
3	West Avenue	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
4	Grange Cottage and 80 Dale End Road & Shady Grove	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
5	37, 52 Sutton Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
6	Land to the north of Derby Road.	Realignment of the boundary to include the proposed part 2 housing allocation	Principle 3a
7	Derby Road	Realignment of the boundary to be drawn tightly up to Derby Road	Principle 1
8	Land to the north of New Road	Realignment of the boundary to include land which has been granted outline planning permission for 9 dwellings. The land is physically related to the settlement.	Principle 3c
9	Land to the west of Pegasus Road	Realignment of the boundary to include undeveloped land included within the 1998 Local Plan. The land relates closely to the character of the built form of the settlement. In addition include land which relates closely to the character of the built form.	Principle 3d Principle 3c

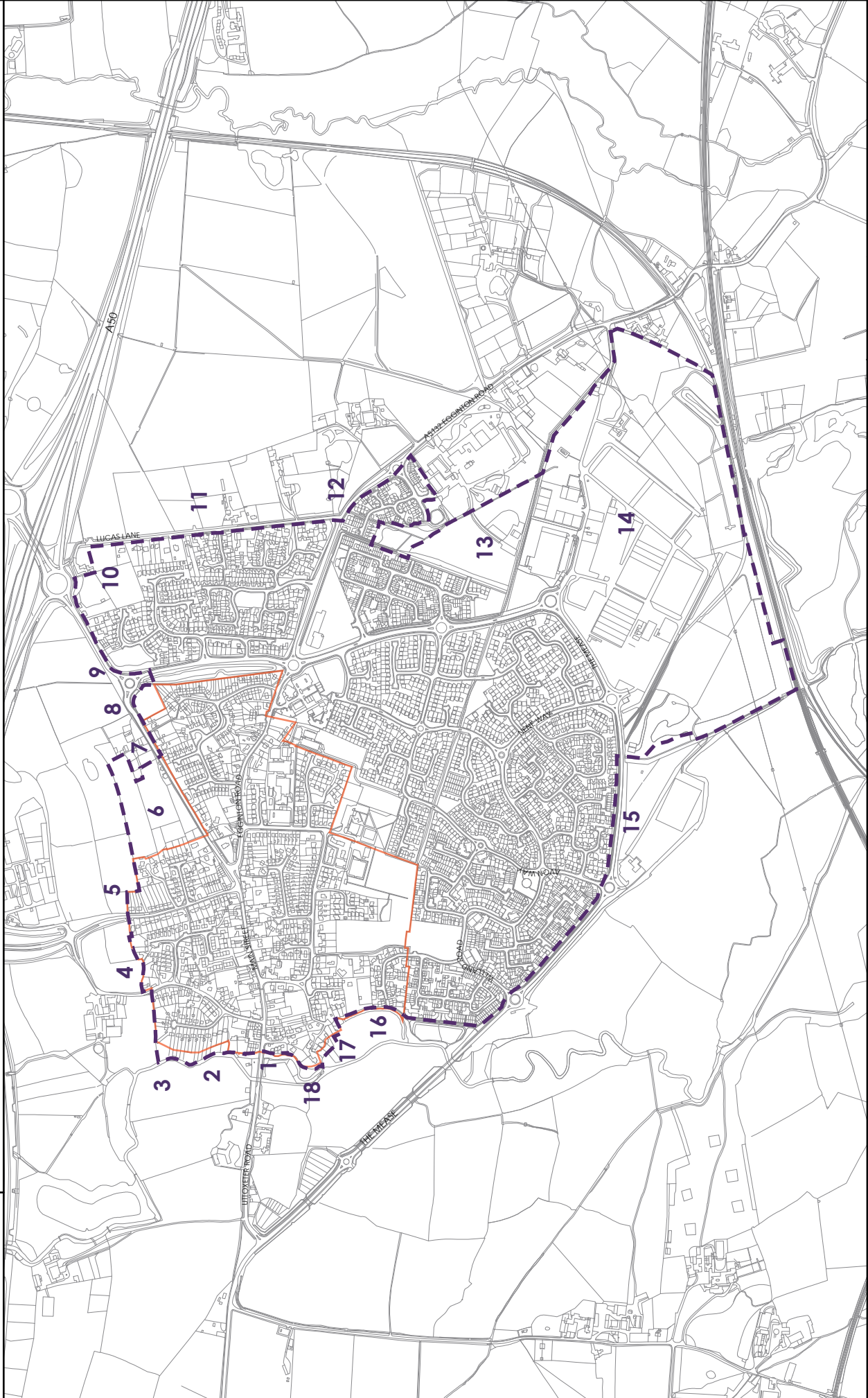
10	Land and development to the east and south of the existing settlement boundary	<p>Realignment of the boundary to include the development to the east and south of the existing settlement, which has been constructed since the adoption of the 1998 settlement boundary. The development relates closely to the character of the built form.</p> <p>In addition realignment of the boundary to include undeveloped land included within the 1998 Local Plan. The land relates closely to the character of the built form of the settlement.</p>	<p>Principle 3c</p> <p>Principle 3d</p>
11	Lucas Lane	Realignment of the boundary to be drawn tightly up to Lucas Lane.	Principle 1
12	Development to the south and south west of Lucas Lane	Realignment of the boundary to include the development to the south of Lucas Lane, which has been constructed since the adoption of the 1998 settlement boundary. The development relates closely to the character of the built form.	Principle 3c
13	Employment allocations	Realignment of the boundary to include land included for employment within the Local Plan Part 1.	Principle 3e
14	Land at Hilton Depot	Realignment of the boundary to include the housing allocation at land at Hilton.	Principle 3a
15	Development to the north of the Mease	Realignment of the boundary to include the development to the north of The Mease. The development has been constructed since the adoption of the 1998 settlement boundary. The development relates closely to the character of the built form. In addition the boundary should be drawn tightly up to the road.	<p>Principle 3c</p> <p>Principle 1</p>
16	Humber Street & Farm Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
17	The Old Mill, Mill Lane	Realignment of the boundary to include a site granted planning permission for residential development. The land is physically related to the settlement.	Principle 3b

18	Mill Pond Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
----	-----------------	---	--------------





# Hilton Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary



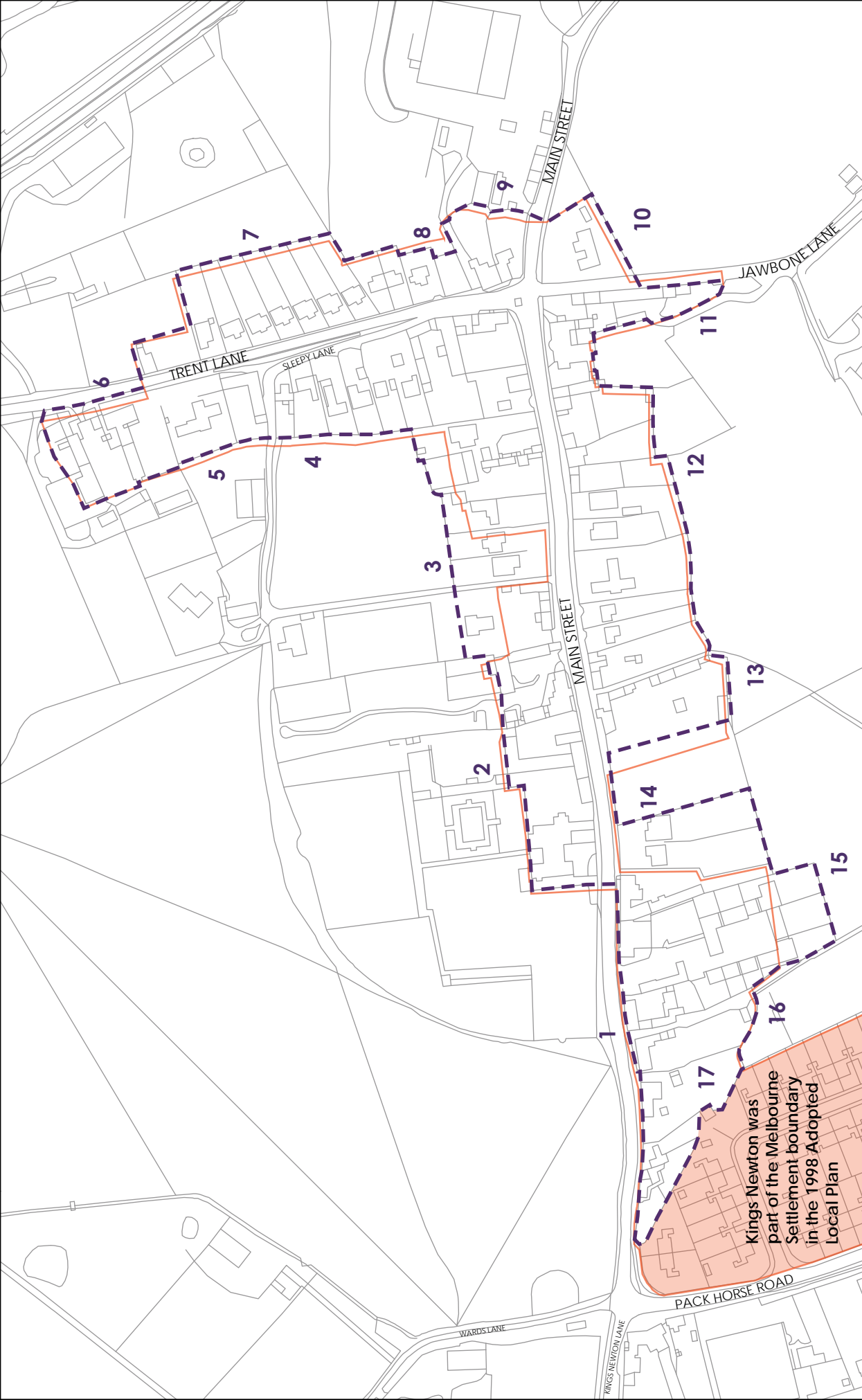


Kings Newton			
Reference	Description of Location	Recommendation	Criteria
1	Main Street	Realignment of the boundary to be drawn tightly up to Main Street.	Principle 1
2	Kings Newton Hall, The Coach House & 59 Main Street	Realignment of the boundary to include the curtilage of the buildings which closely relate to the character of the built form. In addition continue to exclude the curtilages of the properties, which if included within the boundary and developed could have the capacity to detrimentally impact upon the form and character of the settlement.	Principle 3c Principle 4a
3	Chantry Barn & 63a-77 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude the residential curtilages which could have the capacity to detrimentally impact upon the character and form of the settlement.	Principle 3c Principle 4a
4	15-25 Trent Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.  Exclude the land which relates more to the open countryside than the settlement.	Principle 3c
5	The Maltings Trent Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude the land which relates more to the open countryside than the settlement.	Principle 3c Principle 4b
6	35-39 Trent Lane	Realignment of the boundary to be drawn tightly up to Trent Lane.	Principle 1
7	32-14 Trent Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c

8	12a-10 Trent Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude the land which relates more to the open countryside than the settlement.	Principle 3c Principle 4b
9	2-4 Trent Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
10	Fairfied Lodge, Jawbone Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
11	The Barns, Jawbone Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. In addition realignment of the boundary to be drawn tightly up to Jawbone Lane.	Principle 3c Principle 1
12	Kings Newton House & 82a-58 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
13	54 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude the land which relates more to the open countryside than the settlement.	Principle 3c Principle 4b
14	Land next to 46 and 54 Main Street  46 & 44 Main Street	Continue to exclude the gap between the settlements which provides important views through the site. It is necessary to protect the gap from development to protect the settlement character.  Realignment of the boundary to include the two dwelling and their curtilages. The land relates closely to the character of the built form.	Principle 4d  Principle 3c
15	Newton Wonder	Realignment of the boundary to more accurately reflect the extent of the residential	Principle 3c

	Court	curtilages. The land relates closely to the character of the built form.	
16	18-20 Main street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
17	8-12 Main Street	Realignment of the boundary to include the curtilages of the dwellings which relate closely to the character of the built form of Kings Newton. Exclude 2-4 Main Street from the settlement boundary of Kings Newton. The housing development relates more to the character of the built form of Melbourne than Kings Newton.	Principle 3c

# Kings Newton Village Settlement Boundary



© Crown copyright. All rights reserved.  
100019461 2014.

Scale: 1: 2500 at A4



Proposed Settlement boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)

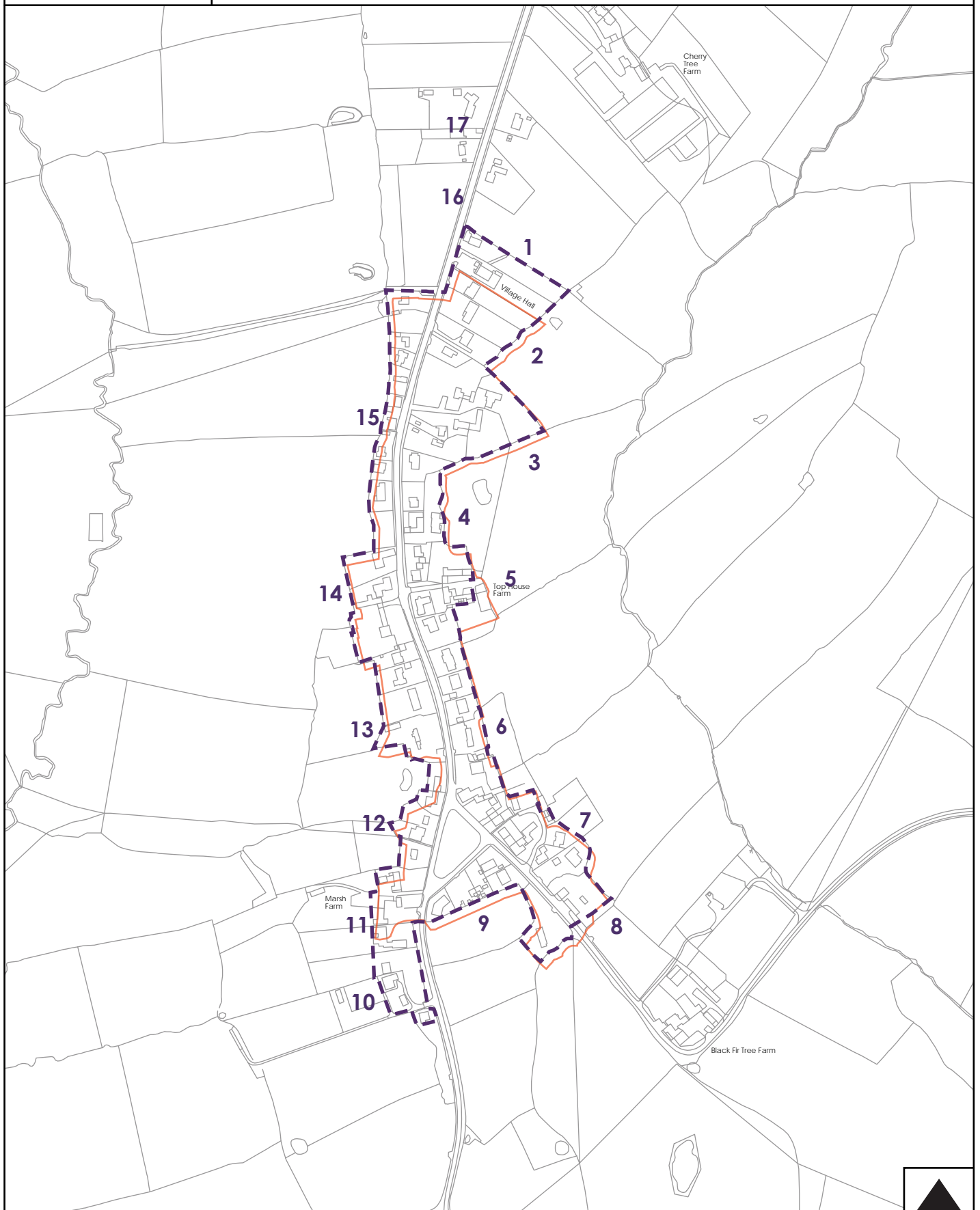
Lees			
Reference	Description of Location	Recommendation	Criteria
1	The School House and Hall	<p>Realignment of the boundary to include School House and Hall. The Hall has been constructed since the adoption of 1998 Local Plan and is adjacent to the settlement. As a consequence of the construction of the Hall, The School House is now related to the settlement. The boundary should be redrawn to include the buildings and their curtilages. They closely relate to the character of the built form.</p> <p>In addition the boundary should be drawn up to the road.</p>	<p>Principle 1</p> <p>Principle 3c</p>
2	Summerfields to Somerton	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude the land which relates more to the open countryside than the settlement.	<p>Principle 3c</p> <p>Principle 4b</p>
3	Maple Croft to Holmwood	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude the land which relates more to the open countryside than the settlement.	<p>Principle 3c</p> <p>Principle 4b</p>
4	Elm Tree Cottage to Old Stables	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude the land which relates more to the open countryside than the settlement.	<p>Principle 3c</p> <p>Principle 4b</p>
5	Top House Farm, The Orchards	Realignment of the boundary to exclude the agricultural buildings to the rear of top house farm which relate more to the open countryside than the settlement. Redraw the boundary around the residential curtilage of Top House Farm and The Orchards.	<p>Principle 4g</p> <p>Principle 3c</p>
6	Havencroft to Cedar	Realignment of the boundary to more accurately reflect the extent of the residential	Principle 3c

	Barns	curtilages. The land relates closely to the character of the built form.	
7	Ash Tree House. The Laurels	<p>Realignment of the boundary to more accurately reflect the extent of the curtilages which relates to the character of the settlement.</p> <p>Continue to exclude part of the Ash Tree House curtilage which if included within the boundary and developed could detrimentally impact upon the form/character of the settlement.</p>	<p>Principle 3c</p> <p>Principle 4a</p>
8	Sunningdale	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
9	Solway to The Bungalow	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude the land which relates more to the open countryside than the settlement.	<p>Principle 3c</p> <p>Principle 4b</p>
10	Four Wings, Monston & Pennine Springs	Realignment of the boundary to include the dwellings which relate closely to the character of the build form. The boundary will exclude part of the dwellings residential curtilages which if included within the settlement could detrimentally impact upon the form/character of the settlement.	<p>Principle 3c</p> <p>Principle 4b</p>
11	Ivy House, The Weavers, Marsh Farm	Realignment of the boundary to include the extent of the dwellings. The dwellings relate closely to the character of the built form	Principle 3c
12	Marsh Farm to Inglewood	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
13	Fold Farm to Old Barn Cottage	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
14	The Hollie and	Realignment of the boundary to more accurately reflect the extent of the residential	Principle 3c

	Lamorna	curtilages. The land relates closely to the character of the built form	
15	Land next to Lamorna to White House	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
16	Allotments	Continue to exclude the allotments at the edge of the settlement (to the north of the White House)	Principle 4f
17	Talland, Hillsway, Lees Bank. Grange View	Continue to exclude these dwellings and their curtilages from the settlement boundary as they are physically detached from the settlement.	Principle 4c



## Lees Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary



Linton			
Reference	Description of Location	Recommendation	Criteria
1	Land to the north east High Street	Realignment of the boundary to include a site granted planning permission for residential development. The land is physically related to the settlement.	Principle 3b
2	53 Cauldwell Road	Realignment of the boundary to include the dwelling and its curtilage. The land relates closely to the character of the built form.	Principle 3c
3	Cauldwell Road & Hillside Road	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
4	66, 81- 97 Hillside Road, Manor Farm	Continue to exclude the dwellings to the north of the adopted 1998 settlement boundary. 66 Hillside Road is visually detached from the settlements and properties north of the dwelling and physically detached from Linton.	Principle 4c
5	Park Close, 33-65 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
6	Linton Primary School	Realignment of the boundary to include the school building, which closely relates the character of the built form. Exclude the playing fields at the edge of the settlement.	Principle 3c Principle 4f
7	115-123 High Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. In addition exclude the land which relates more to the open countryside than the settlement.	Principle 3c Principle 4b
8	209 Linton Heath	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
9	Land adjacent to 209 Linton Heath	Realignment of the boundary to include land granted planning permission for residential development. The land is physically related to the settlement	Principle 3b

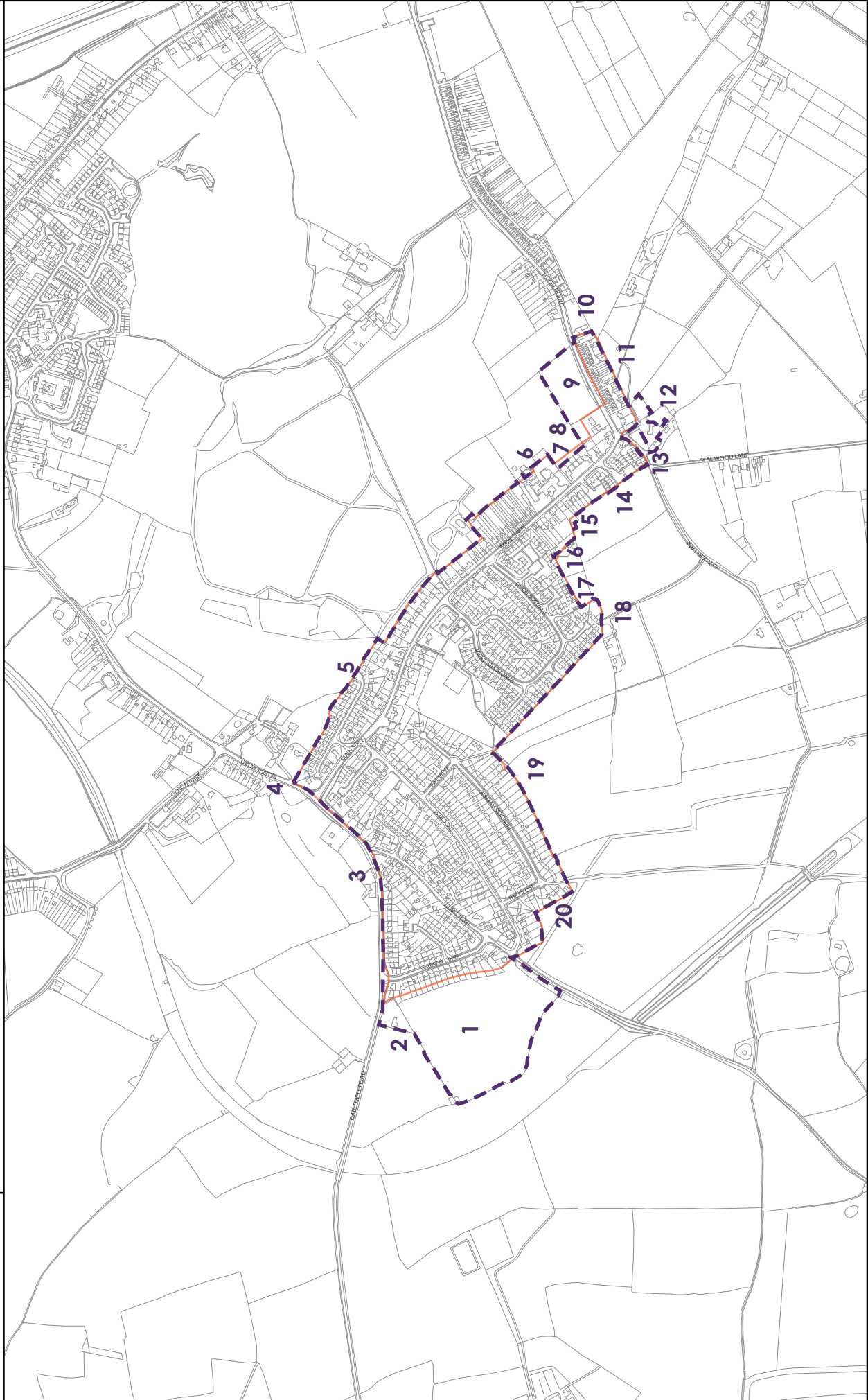
10	Agricultural buildings to the east of 30a Linton Heath and dwellings to the east of 30a	Continue to exclude the agricultural buildings at the edge of the settlement, which relate more to the open countryside.  In addition continue to exclude the dwellings to the east of 30a Linton Heath, which are physically detached from the settlement.	Principle 4g  Principle 4c
11	7-30a Linton Heath	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
12	The bungalow, Robinsons House and land to the east of Robinson House, Colliery Lane	Realignment of the boundary to include to include land to the east of Robinson House which was granted planning permission for residential development. The land is physically related to the settlement. Consequently include the dwellings Robinson House and The Bungalow which are physically related to the settlement.	Principle 3b  Principle 3c
13	2-12 Colliery Lane & 120 Main Street	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
14	Weathern Field & 114-94 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
15	92 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
16	76 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.  In addition continue to exclude the agricultural buildings at the edge of the built settlement which relate more to the open countryside.	Principle 3c  Principle 4g
17	5-10 Emery Close & 12-18 Patrick Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c

18	Helstone Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
19	8-12 Dutchess Close & 17-51 Princess Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
20	2-18 The Close & 71-79 The Crest	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c



South  
Derbyshire  
District Council

## Linton Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary



© Crown copyright. All rights reserved.  
100019461 2014.

Scale: 1:10000 at A4

Long Lane			
Reference	Description of Location	Recommendation	Criteria
1	Lilac Cottage & The Old Forge	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	Public House	Realignment of the boundary to include the curtilage of the Pubic House. The land relates closely to the character of the built form.	Principle 3c
3	3 & The Shippon Glebe Farm, The Paddock & Glebe Farm	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
4	Glebe Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
5	Sundowns, Peartree Cottage, The Vicarage, Church Cottage & Green banks.	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
6	Agricultural buildings to the rear of Peartree Cottage	Continue to exclude the buildings to the rear of the dwellings, which are at the edge of the built form and relate more to the open countryside.	Principle 4g
7	Foggy Piece, Lantana, The White Cottage	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
8	Buildings to the rear of Foggy Piece & Lantana	Continue to exclude the buildings to the rear of the dwellings, which are at the edge of the built form and relate more to the open countryside.	Principle 4g
9	Long Lane Street	Realignment of the boundary to be drawn tightly up to the road.	Principle 1



South  
Derbyshire  
District Council

## Long Lane Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary

© Crown copyright. All rights reserved.  
100019461 2014.

Scale: 1: 2500 at A4

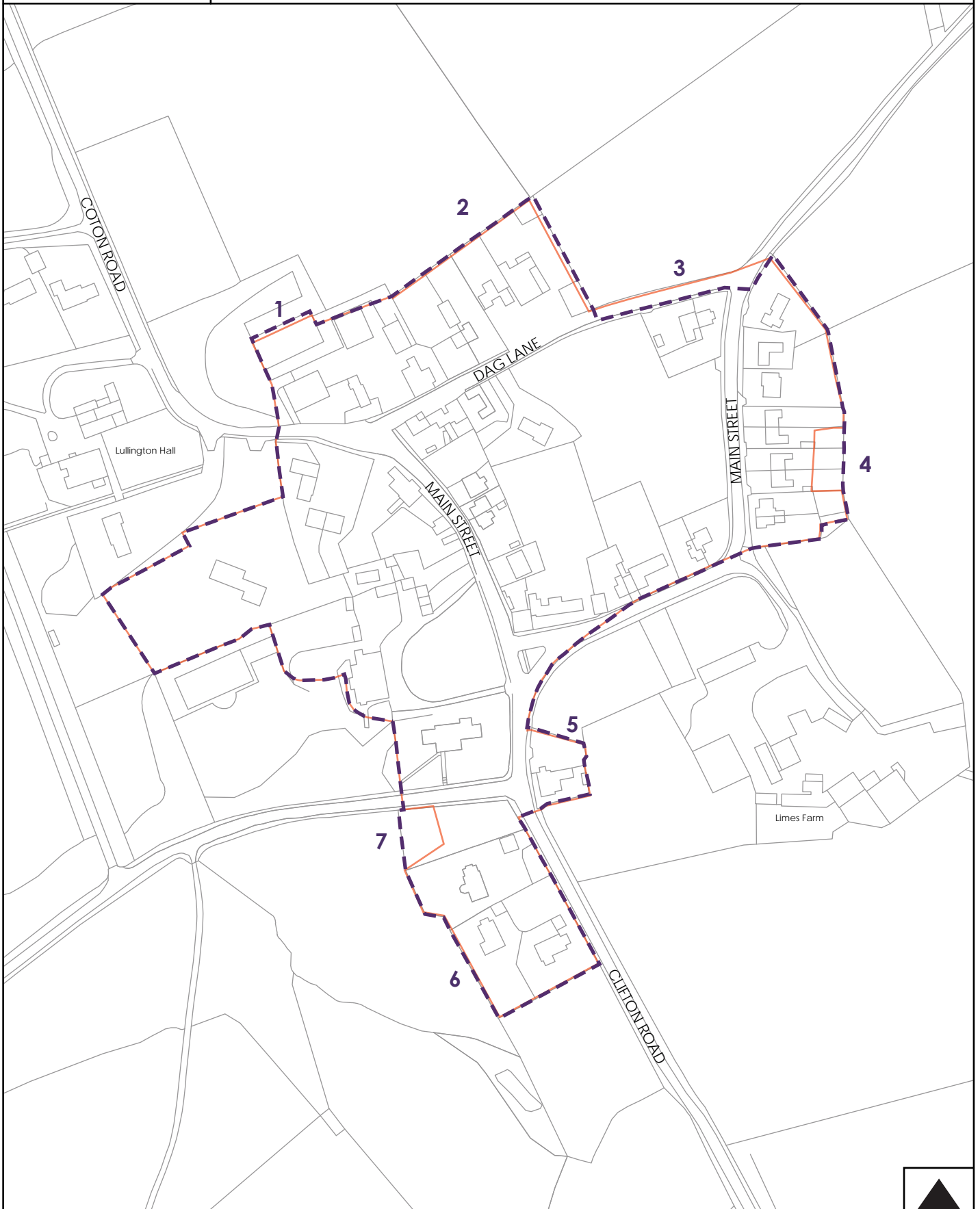


NORTH

Lullington			
Reference	Description of Location	Recommendation	Criteria
1	Creamery Farm	Realignment of the boundary to reflect the extent of the buildings. The land relates closely to the character of the built form.	Principle 3c
2	South View, Creamery Cottage, Forge House, Garage, Dag Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
3	Dag Lane	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
4	Woodcote to The Hollies, Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
5	Hall	Realignment of the boundary to more accurately reflect the extent of the Halls curtilages. The land relates closely to the character of the built form.	Principle 3c
6	Mapies & 1& 2 The Walled Garden, Clifton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
7	All Saints Church	Realignment of the boundary to include the extent of the Graveyard. The land relates closely to the character of the built form.	Principle 3c



## Lullington Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary



<b>Melbourne</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	Land to the west of Pack Horse Road  Kingsley, Kings Newton Lane	Realignment of the boundary to include the buildings to the west of Pack Horse Road, which relate closely to the character of the built form. In addition include the land to the west of Pack Horse Road which has been granted planning permission for dwellings. The land is physically related to the settlement. Furthermore include the property and its curtilage (Kingley) which due to the planning permission to the west of Pack Horse Lane, now relates closely to the character of the built form.	Principle 3c  Principle 3b
2	3-35 Melton Avenue & 144 Derby Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
3	2 Quaker Close	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
4	91-77 Spinney Hill, 1 & 4 Loake Court & 86 Commerce Street	Realignment of the boundary to be drawn tightly up to the roadside.	Principle 1
5	43-39, West View & 34 Hope Street & 1- 3 Bourne Court	Realignment of the boundary to be drawn tightly up to the roadside.	Principle 1
6	43, 33, 29 & 25 Hope Street & Hatton Court	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
7	17 Union Street, 37-1 Commerce Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
8	Orchard Close & Selina Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c

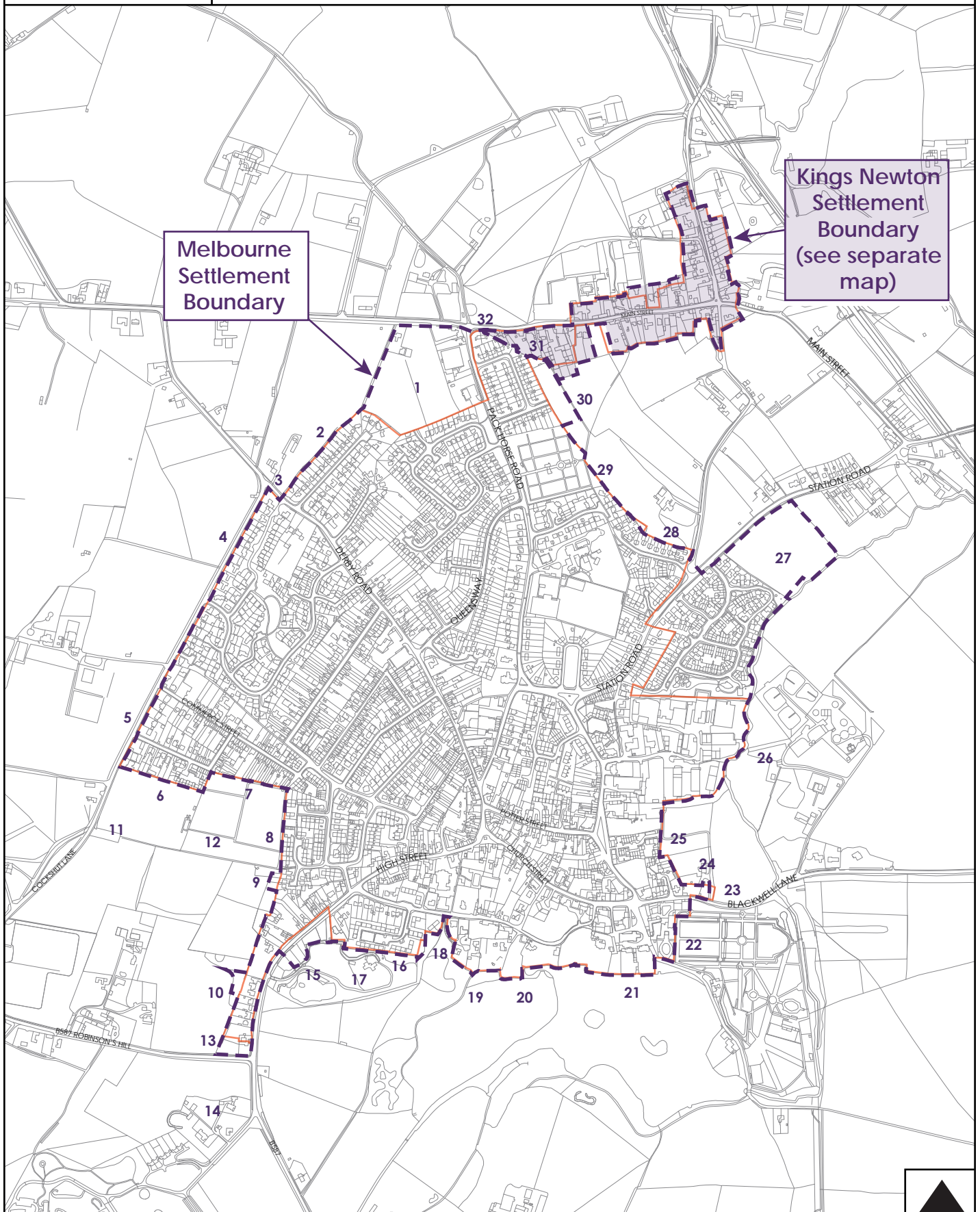
9	2-9 Washington Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
10	Land to the rear of 70 Ashby Road	Realignment of the boundary to include land which has planning permission for residential development. The land is physically related to the settlement	Principle 3b
11	Recreation Ground at Cockshut Lane	Continue to exclude the recreation ground at the edge of the village	Principle 4f
12	Allotment Gardens	Continue to exclude the allotment gardens at the edge of the village.	Principle 4f
13	60-86 & Melbourne Arms Ashby Road	<p>Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.</p> <p>In addition realignment of the boundary at the Melbourne Arms, to reflect the housing permission granted at the site.</p> <p>Furthermore redrawn the boundary tightly up to Ashby Road.</p>	<p>Principle 3c</p> <p>Principle 3b</p> <p>Principle 1</p>
14	Dwellings off Calke Road	Continue to exclude the dwellings off Calke Road from the settlement boundary. The dwellings are physically detached from the settlement.	Principle 4c
15	Land the west of Quarry Edge, Ashby Road	Realignment of the boundary to include land which has planning permission for residential development. The land is physically related to the settlement.	Principle 3b
16	Penistone Rise	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
17	Lambert House, Ashby Road	Continue to exclude Lambert House from the settlement boundary. The dwelling is physically and visually detached from the settlement.	Principle 4c
18	28-32 Penn Lane	Realignment of the boundary to more accurately reflect the extent of the residential	Principle 3c

		curtilages. The land relates closely to the character of the built form.	
19	40-42 & The Hollow, Penn Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
20	72-74 & Pennside, Penn Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
21	Dower House, Tithe Barn, Stone House & The Vicarage, Church Square	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
22	Melbourne Hall	Realignment of the boundary to more accurately reflect the curtilage of the dwellings, which relate the character of the built form. Continue to exclude a substantial amount of the curtilage of Melbourne Hall. If included within the boundary and developed, the development could detrimentally impact upon the form and character of the settlement.	Principle 3c Principle 4a
23	1-2 Blackwell Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude the land which relates more to the countryside than the settlement.  In addition redrawn the boundary tightly up to Blackwell Lane.	Principle 3c Principle 4b Principle 1
24	Blackwell Barn, Blackwell Lane	Continue to exclude the building and its curtilage from the settlement boundary. The development is physically and visually detached from the settlement.	Principle 4c
25	Castle Mews, Castle Mills & Castle Farm	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c

26	Castle Lane	Realignment of the boundary to more accurately reflect the buildings curtilages. The land relates closely to the built form.	Principle 3c
27	Housing development off Station Road	<p>Realignment of the boundary to include the residential development off Station Road which has been constructed since the adoption of the 1998 Local Plan.</p> <p>In addition Realignment of the boundary to include land proposed for allocation within the Local Plan Part 2. The land has been granted for housing development. The land is physically related to the settlement.</p>	<p>Principle 3b</p> <p>Principle 3a</p>
28	Huntington Court & Oaklands Way	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude the land which relates more to the countryside than the settlement.	<p>Principle 3c</p> <p>Principle 4b</p>
29	Cemetery	Realignment of the boundary to more accurately reflect the extent of the cemetery curtilage. The land relates closely to the built form.	Principle 3c
30	Land to the east of Smith Avenue & Nettlefold Crescent	Include land which has planning permission for residential development. The land is physically related to the settlement	Principle 3b
31	11-19 Nettlefield Crescent and 1-2 Main Street, Kings Newton	Realignment of the boundary of Melbourne around the residential curtilages of 11-19 Nettlefold Crescent, Melbourne and 1-2 Main Street, Kings Newton. The land relates closely to the character of the built form of Melbourne. Exclude the residential development to the east of the proposed boundary. The dwellings relate more to the character of the built form of Kings Newton than Melbourne.	Principle 3c
32	Kings Newton Lane	Realignment of the boundary to be drawn tightly up to the road.	Principle 1



## Melbourne Village Settlement Boundary



© Crown copyright. All rights reserved. 100019461 2014.

Scale: 1:10000 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary

<b>Milton</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	Bramcote Lodge, Main Street	Realignment of the boundary to include the extent of the dwelling and its incidental buildings. The buildings and land relate closely to the character of the built form.	Principle 3c
2	Harvest Barn, Main Street	Realignment of the boundary to include the dwelling and its curtilage which relates closely to the character of the built form. Exclude the curtilage of the dwelling, which if included and developed could detrimentally impact upon the character of the settlement.	Principle 3c Principle 4a
3	1 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
4	Old Post Office Farm	In addition redrawn the boundary tightly up to Main Street.	Principle 1
5	7-21 Main Street & Brookhouse & The Dove Cote Main House	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
6	The Parlour, Brook Farm, Main Street	Continue to exclude the dwelling and its residential curtilage from the settlement boundary. The dwelling is visually detached from the settlement.	Principle 4c
7	The Threshing Barn, Main Street	Realignment of the boundary around the extent of the residential building. The building relates closely to the character of the built form.	Principle 3c
8	29,31, Woodleigh, 37, 45, The Old Forge, 47 & Holly Cottage Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
9	Holly Cottage	Realignment of the boundary to include the residential curtilage which relates closely to the character of the built form.	Principle 3c

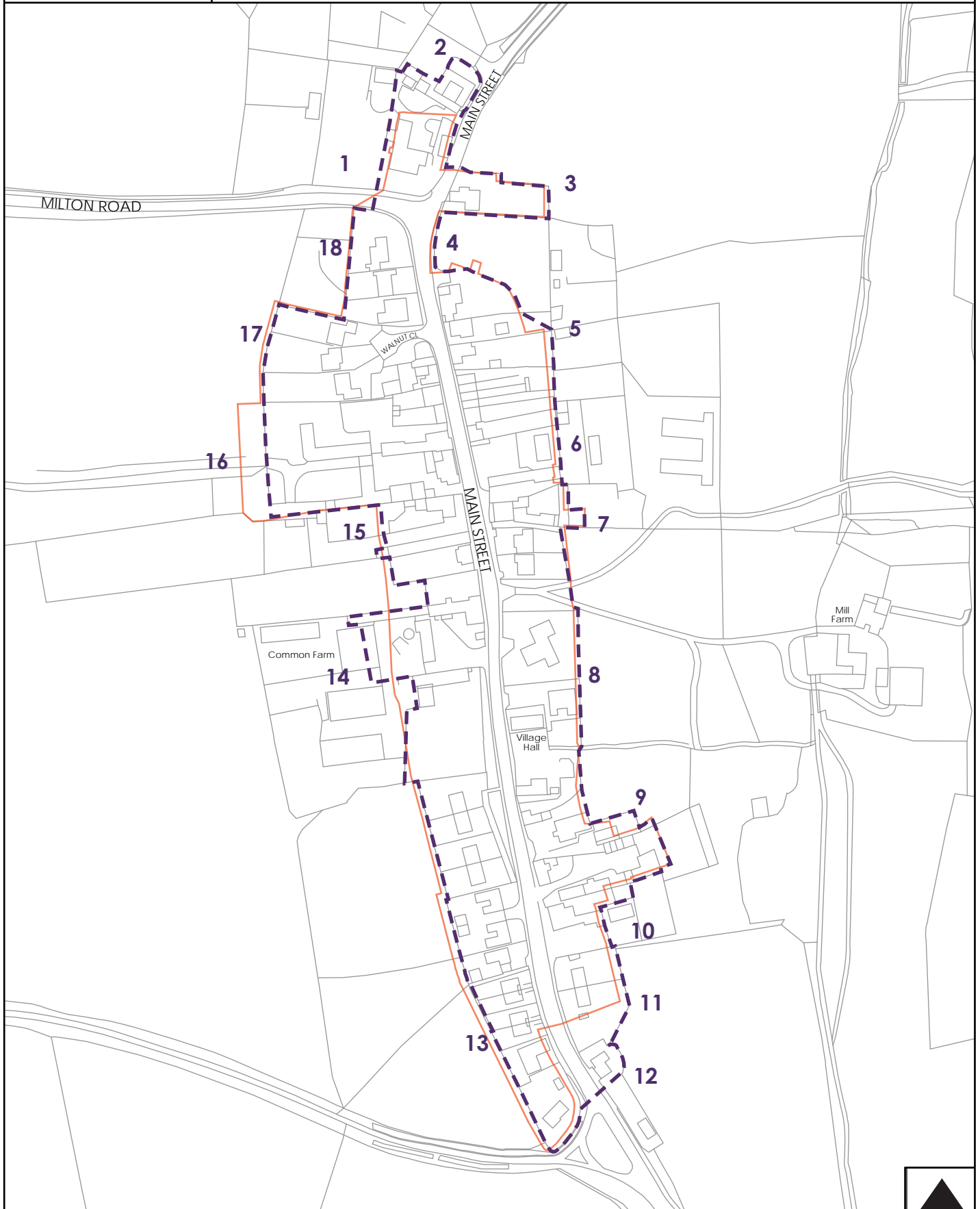
10	Swan Inn, Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
11	51-53 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
12	59 Main Street	Realignment of the boundary to include the dwelling and its curtilage. The land relates closely to the character of the built form.	Principle 3c
13	Hunters Gate, Mealo House, 50-28 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude the land which relates more to the open countryside than the settlement.	Principle 3c Principle 4b
14	Common Farm, Main Street	Continue to include land which has planning permission for residential development. The land is physically related to the settlement  Continue to exclude agricultural buildings and land at the edge of the built form which relates more to the open countryside.	Principle 3b Principle 4g
15	22-24 Main Street	Realignment of the boundary to more accurately reflect the residential curtilage. The land relates closely to the character of the built form. Exclude the land to the west of the proposed boundary, which relates more to the open countryside than the settlement.	Principle 3c Principle 4b
16	Milton Grange	Realignment of the boundary to more accurately reflect the extent of the residential curtilage. The land relates closely to the character of the built form. In addition exclude the land which relates more to the open countryside than the settlement.	Principle 3c Principle 4b
17	Walnut Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilage. The land relates closely to the character of the built form. In addition exclude the land which relates more to the open	Principle 4b Principle 3c

		countryside than the settlement.	
18	8-4 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages which relates closely to the character of the built form. And realignment of the boundary up to Milton Road.	Principle 3c Principle 1





## Milton Village Settlement Boundary



© Crown copyright. All rights reserved. 100019461 2014.

Scale: 1:2500 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



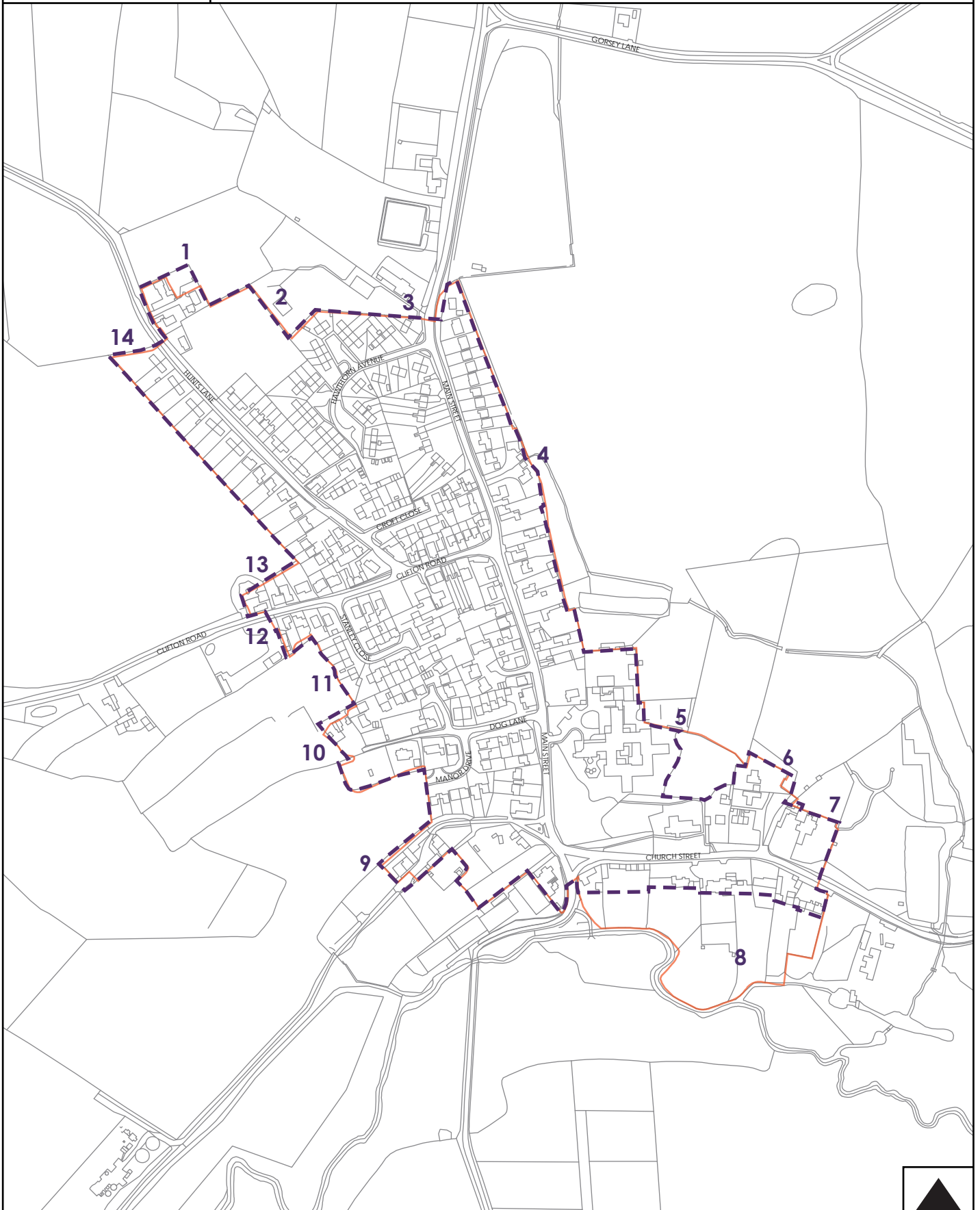
Proposed Settlement boundary

Netherseal			
Reference	Description of Location	Recommendation	Criteria
1	Old Orchard House, Plumtree Cottage, Hunts Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilage. The land relates closely to the character of the built form.	Principle 3c
2	Land to the east of Cherry Blossom, Cottage, Hunts Lane	Realignment of the boundary to more accurately reflect the extent of the field boundary. The land relates closely to the character of the built form.	Principle 3c
3	2-26 Hawthorne Avenue	Realignment of the boundary to more accurately reflect the extent of the residential curtilage. The land relates closely to the character of the built form.	Principle 3c
4	48-98 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilage. The land relates closely to the character of the built form.	Principle 3c
5	Newlands House, Main Street & St Peters Church, Church Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilage. The land relates closely to the character of the built form. In addition exclude the woodland area, which relates more to the open countryside than the settlement.	Principle 3c Principle 4b
6	21 & 32 Church Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilage. The land relates closely to the character of the built form.	Principle 3c
7	Netherseal Old Hall	Realignment of the boundary to more accurately reflect the extent of the residential curtilage. The land relates closely to the character of the built form.	Principle 3c
8	2-42 Church Street	Realignment of the boundary to exclude curtilage of dwellings, which if included and developed could detrimentally impact upon the form and character of the settlement. The land relates more to the open countryside.	Principle 4a Principle 4b
9	Hall Farm	Realignment of the boundary to more	Principle 3c

		accurately reflect the extent of the residential curtilage which relates closely to the character of the built form. Continue to exclude the land/curtilage to the south west of the proposed boundary which relates more to the open countryside than the settlement.	Principle 4b
10	11, 32, 34 Dog Lane & 16, 18 Blacksmiths Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
11	2-12 Stanley Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
12	37-41 & The Smallholding, Clifton Road	<p>Realignment of the boundary to more accurately reflect residential curtilages at 37-41 Clifton Road. The land relates closely to the character of the built form.</p> <p>In addition realignment of the boundary at the Smallholdings to include the curtilage of the dwelling which closely relates to the character of the built form.</p>	Principle 3c
13	40, Highfields, The Old Sweet Shop, Clifton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
14	43 Hunts Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilage. The land relates closely to the character of the built form.	Principle 3c



## Netherseal Village Settlement Boundary



© Crown copyright. All rights reserved. 100019461 2014.

Scale: 1:5000 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



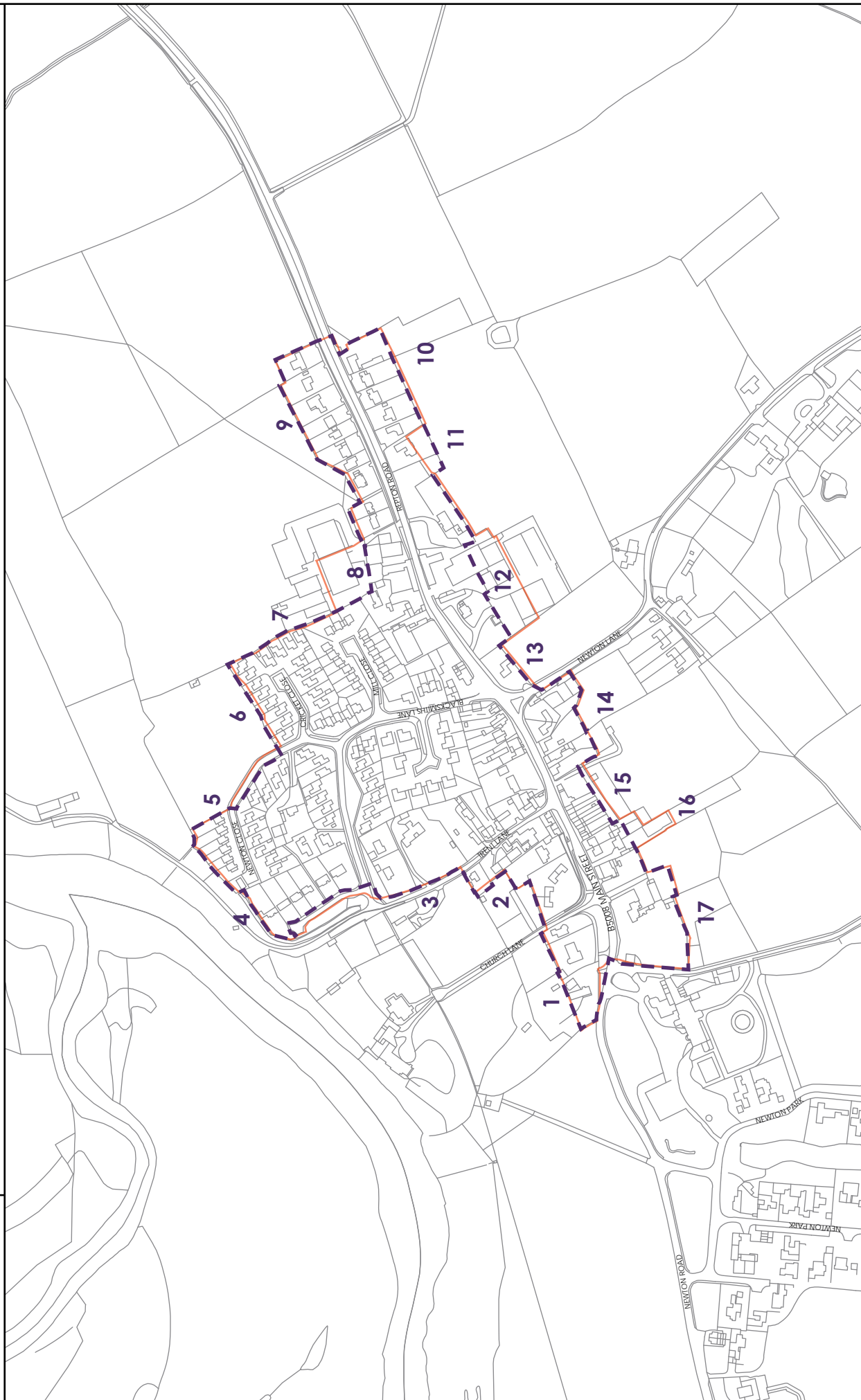
Proposed Settlement boundary

Newton Solney			
Reference	Description of Location	Recommendation	Criteria
1	The Cottage & The Hawthorns, Main Street & Beehive Cottage, Church Lane	<p>Realignment of the boundary to include the curtilage of the dwelling, which relates closely to the character of the built form.</p> <p>Continue to exclude the residential garden at The cottage which relates more to the open countryside than the settlement.</p>	<p>Principle 3c</p> <p>Principle 4b</p>
2	36, 40-42 Main Street & Trent Cottage, Trent Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
3	High Bank, Trent Lane	Realignment of the boundary to be drawn tightly up to Trent Lane.	Principle 1
4	Saint Marys Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. In addition realignment of the boundary, to be drawn tightly around the road.	<p>Principle 3c</p> <p>Principle 1</p>
5	Newton Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. In addition realignment of the boundary, to be drawn tightly around the road.	<p>Principle 3c</p> <p>Principle 1</p>
6	Cricket Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
7	Mill Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
8	Trent Farm, Repton Road	Realignment of the boundary to exclude the agricultural buildings and land at the edge of the built form which relates more to the open	Principle 4g

		countryside.	
9	Blairgarth to Homelands, Repton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
10	The Grange to The Poplars, Repton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
11	Land to the west of Courtlands House	Realignment of the boundary to include land which has been granted for housing development. The land is physically related to the settlement.	Principle 3b
12	Grange Farm, Repton Road	Realignment of the boundary to exclude the agricultural buildings and land at the edge of the built form which relate more to the open countryside.	Principle 4g
13	Peel Cottage, Newton Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
14	1-7 & The Green Main Street & 1,2 & Hill Bank, Newton Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
15	11-31 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
16	1-4 The Square	Realignment of the boundary to exclude land from the settlement boundary which relates more to the open countryside than the settlement.	Principle 3b
17	37, 41 & Park Lodge Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c



## Newton Solney Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary



© Crown copyright. All rights reserved.  
100019461 2014.

Scale: 1:5000 at A4



Overseal			
Reference	Description of Location	Recommendation	Criteria
1	110-70 Burton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. In addition realignment of the boundary to be drawn tightly up to Burton Road.	Principle 3c Principle 1
2	Allotment Gardens	Realignment of the boundary to exclude the allotment gardens.	Principle 4f
3	Edward Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
4	Alexandra Road & Alexandra Court	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
5	Forest View	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
6	Stanleigh Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
7	93-155 Woodville Road	Realignment of the boundary to more accurately reflect the extent of the curtilages and land boundaries. The land relates closely to the character of the built form. Exclude the land which relates more to the open countryside than the settlement.	Principle 3c Principle 4b
8	Rosedene View	Realignment of the boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form. Exclude the land which relates more to the open countryside than the settlement.	Principle 3c Principle 4b

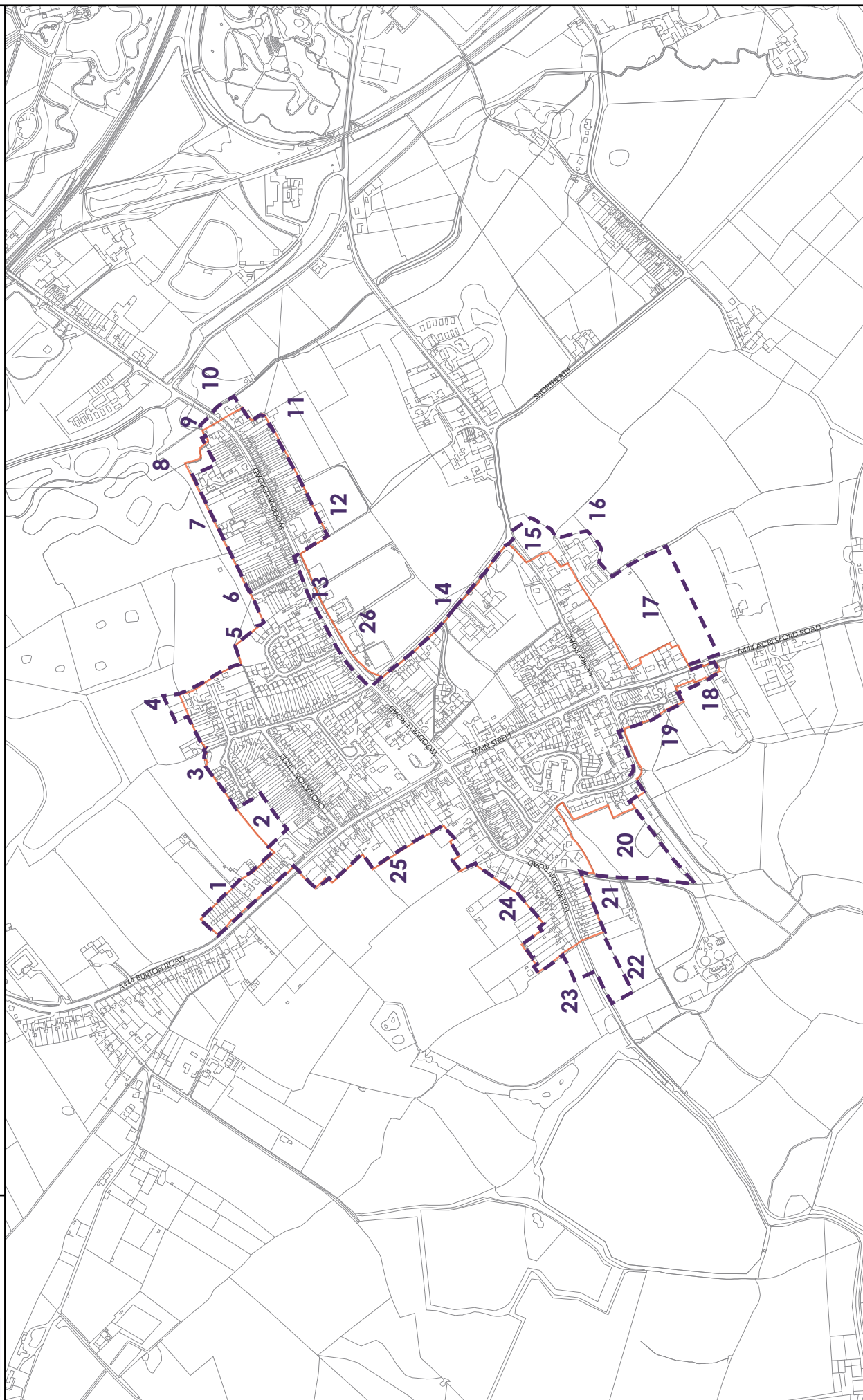


9	Land to the west of 183 Woodville Road and 110 Woodville Road	Realignment of the boundary to include to include land which relates closely the character of the built form.	Principle 3c
10	110 Woodville Road	Realignment of the boundary to include land relates closely to the character of the built form.	Principle 3c
11	40 to 106 Woodville Road & Harley Court	Realignment of the boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form.	Principle 3c
12	Overseal Primary School	Realignment of the boundary to more accurately reflect the extent of the buildings curtilage. The land relates closely to the character of the built form. Continue to exclude the playing field at the edge of the settlement	Principle 3c Principle 4f
13	Woodville Road	Realignment of the boundary, to be drawn tightly up to the road.	Principle 1
14	Hallcroft Avenue	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
15	Poplars Farm	Realignment of the boundary to include land which has been granted for housing development. The land is physically related to the settlement.  Realignment of the boundary to more accurately reflect the Farms curtilage which relates to the character of the built form. In addition continue to exclude those agricultural buildings which relate more to the open countryside.	Principle 3b Principle 3c principle 4g
16	Poplars Farm	Realignment of the boundary to include the buildings and land which relate closely to the character of the built form.	Principle 3c
17	Land at Acresford Road	Realignment of the boundary to include land proposed for allocation within the Local Plan Part 2. The land has been granted for housing development. The land is physically related to the settlement.	Principle 3b Principle 3a

18	10-18 Acresford Road	Realignment of the boundary to include the residential curtilage which relates closely to the character of the built form. Continue to exclude land to the west of the proposed boundary which relates more to the open countryside than the settlement.	Principle 3c Principle 4a
19	Squirrel Walk  Valley Road	Realignment of the boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form.  Realignment of the boundary to be drawn tightly up to the road.	Principle 3c  Principle 1
20	Valley Road	Realignment of the boundary to include land proposed for allocation within the Local Plan Part 2. The land has been granted for housing development. The land is physically related to the settlement.	Principle 3b Principle 3a
21	77- 105 Lullington Road	Realignment of the boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form.	Principle 3c
22	Land to the west of 105 Lullington Road	Realignment of the boundary to include land which has been granted for housing development and is currently undergoing construction. The land is physically related to the settlement.	Principle 3b
23	Land to the west of 70 Lullington Road	Realignment of the boundary to include the existing housing commitment which is physically related to the settlement.	Principle 3b
24	14-70 Lullington Road	Realignment of the boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form.	Principle 3c
25	9-73 Burton Road	Realignment of the boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form.	Principle 3c
26	Land south of Woodville Road.	Continue to exclude the playing fields at the edge of the settlement	Principle 4f



## Overseal Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary



© Crown copyright. All rights reserved.  
100019461 2014.

Scale: 1:10000 at A4



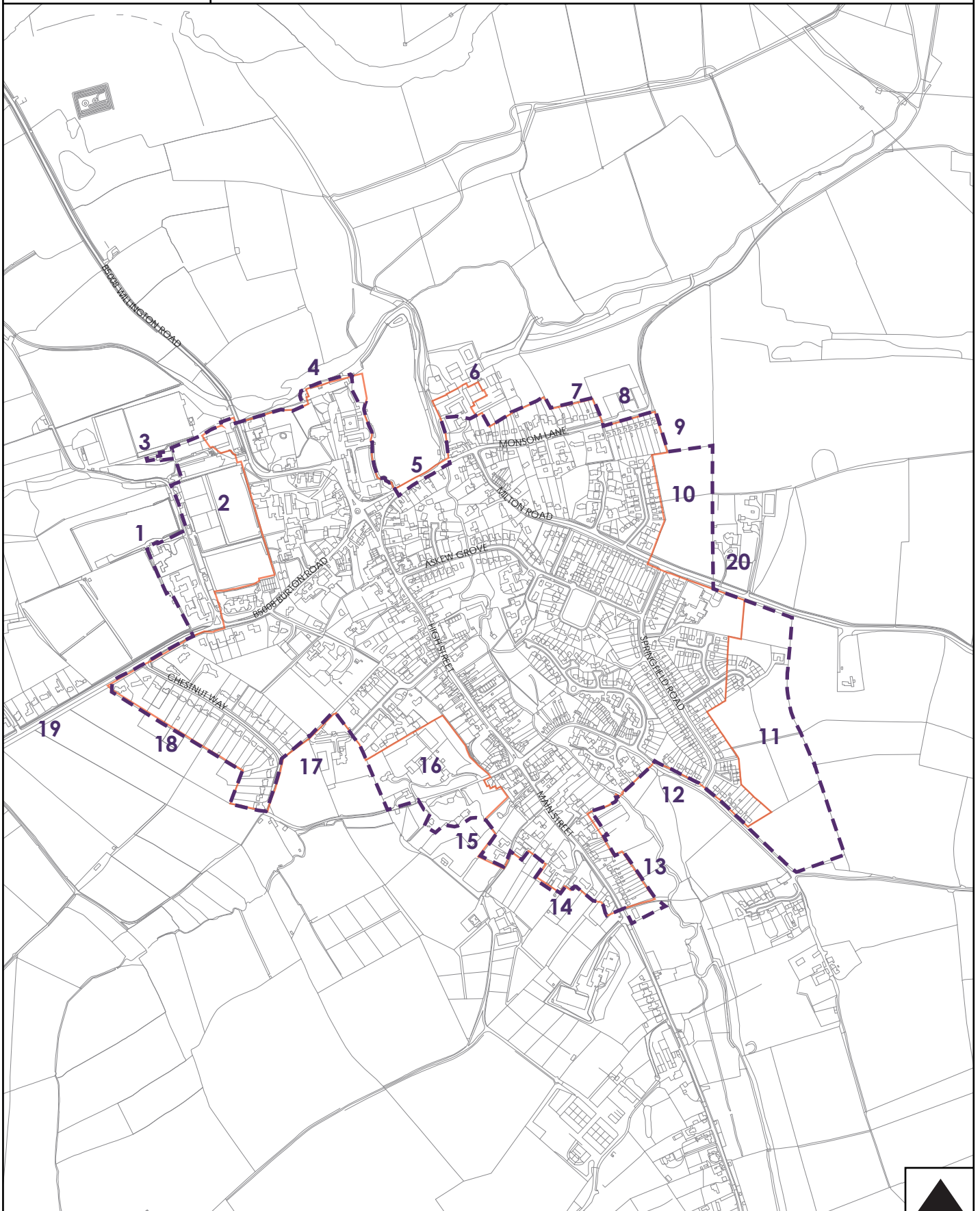
Repton			
Reference	Description of Location	Recommendation	Criteria
1	Latham House, The Garden, Field House, Taners Lane	Realignment of the boundary to include the buildings and their curtilages, which relates closely to the character of the built form.	Principle 3c
2	Tanners Lane and Sports Pitches	Realignment of the boundary to include the dwellings and the sports pitches which relate closely the character of the built form.	Principle 3c
3	Repton School, Willington Road	Realignment of the boundary to include the school buildings which relate closely to the character of the built form.	Principle 3c
4	St Wystans Church and Repton School, Willington Road	Realignment of the boundary to more accurately reflect the buildings curtilages. The land relates closely to the character of the built form. Exclude land previously included within the boundary which relates more to the playing field at the edge of the village than the settlement itself.	Principle 3c Principle 4f
5	Sports Ground Brook End	Continue to exclude the sports ground which is located at the edge of the settlement.  Realignment of the boundary to be drawn tightly up to the road.	Principle 4f Principle 1
6	Brook Farm, Brook End & 3-17 Monsom Lane	Realignment of the boundary to more accurately reflect the buildings curtilages, which relate to the character of the built form. In addition exclude the agricultural buildings which relate more to the open countryside than the settlement.	Principle 3c Principle 4g
7	Monsom Farm & 29 – 45 Monsom Lane	Realignment of the boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form.	Principle 3c
8	Cemetery and Allotment Gardens, Monsom Lane	Continue to exclude the allotment gardens from the settlement boundary, which are located at the edge of the settlement.	Principle 4f

		In addition continue to exclude the cemetery which relate more to the open countryside than the settlement.	
9	42-58 Monsom Lane	Realignment of the boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form. In addition realignment of the boundary to be drawn tightly up to the road.	Principle 3c Principle 1
10	Land to the north of Milton Road	Realignment of the boundary to include the proposed Part 2 housing allocation.	Principle 3a
11	Land at Longlands	Realignment of the boundary to include the housing allocation at land at Longlands.  Realignment of the boundary to include the proposed Part 2 allocation.	Principle 3a  Principle 3a
12	Wystan Court	Realignment of the boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form.	Principle 3c
13	Shakespeare Meadows & 27-81 Main Street	Realignment of the boundary at Shakespeare Meadows to include curtilages which relate closely to the character of the built form. And exclude part of the curtilages which relate more to the open countryside than the settlement.  Realignment of the boundary at 27-81 Main Street to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form.	Principle 3c Principle 4b
14	34-36 Main Street	Realignment of the boundary to more accurately reflect the residential curtilages which relates to the character of the built form.	Principle 3c
15	8-10 Broomhills Lane	Realignment of the boundary to more accurately reflect the residential curtilages which relates to the character of the built form.	Principle 3c
16	Field Gate, Bowerhill Coattge Danesgate, The Coach House, The Walled Garden,	Realignment of the boundary to include to the dwellings and the curtilages which relate closely to the character of the built form.	Principle 3c

17	The Pastures	Realignment of the boundary to more accurately reflect the residential curtilages which relates to the character of the built form. In addition continue to exclude 44 The Pastures from the boundary as the dwelling is physically and visually detached from the village.	Principle 3c Principle 4c
18	Chestnut Way	Realignment of the boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form. In addition redraw the boundary tightly up to Burton Road.	Principle 3c Principle 1
19	Burton Road	Continue to exclude the ribbon development along Burton Road from the settlement boundary. The development is physically detached from the settlement.	Principle 4c
20	Askew Lodge, Skew House, High Meadows	Continue to exclude the dwellings which relate more to the open countryside than the settlement.	Principle 4b



## Repton Village Settlement Boundary



© Crown copyright. All rights reserved. 100019461 2014.

Scale: 1:10000 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary



Rosliston			
Reference	Description of Location	Recommendation	Criteria
1	Holden Croft & The Chase	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	Land to the north of The Chase	Realignment of the boundary to include the existing housing commitment which is physically related to the settlement.	Principle 3b
3	Burton Road	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
4	24 Burton Road to St Marys Church	Realignment of the boundary to more accurately reflect the extent of the curtilages. The land relates closely to the character of the built form.	Principle 3c
5	15 to 41 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
6	43 to 57 Main Street	Realignment of the boundary, to more accurately reflect the extent of the residential curtilages. The land relates closely to the built form of the settlement.	Principle 3c
7	67 Main Street	Realignment of the boundary, to more accurately reflect the extent of the residential curtilage. The land relates closely to the built form of the settlement.	Principle 3c
8	71-81 Main Street, Beighton Bungalow, New Street	Realignment of the boundary, to more accurately reflect the extent of the residential curtilage. The land relates closely to the built form of the settlement.	Principle 3c
9	New Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the built form of the settlement.	Principle 3c
10	Field next the west of	Realignment of the boundary to more accurately reflect the extent of the residential	Principle 3c



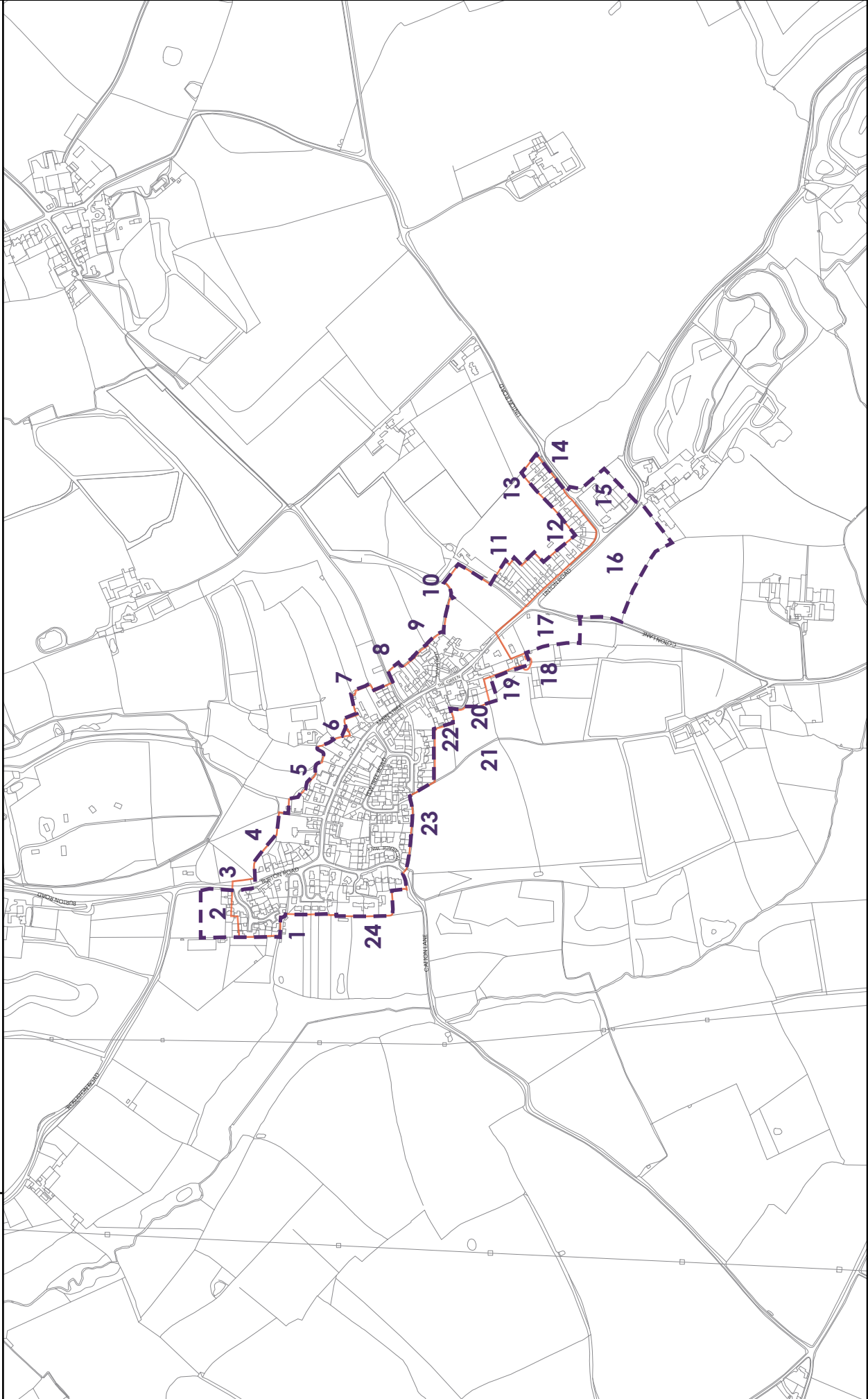
	Strawberry Lane	curtilages. The land relates closely to the built form of the settlement.	
11	8 Strawberry Lane & 9-19 Linton Road	Realignment of the boundary to more accurately reflect the extent of the field boundary. The land relates closely to the built form of the settlement.	Principle 3c
12	21-31 Linton Road	Realignment of the boundary to more accurately reflect the extent of the field boundary. The land relates closely to the built form of the settlement.	Principle 3c
13	33-63 Linton Road	Realignment of the boundary to more accurately reflect the extent of the field boundary. The land relates closely to the built form of the settlement.	Principle 3c
14	Linton Road	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
15	Land at Linton Road	Realignment of the boundary to include the proposed Part 2 allocation	Principle 3a
16	Land at Linton Road	Realignment of the boundary to include the proposed Part 2 allocation	Principle 3a
17	Land off Coton Lane and Main Street	Realignment of the boundary to include the existing housing commitment which is physically related to the settlement.	Principle 3b
18	Willow Farm	Realignment of the boundary to include the residential curtilage of the property which relates closely to the character of the built form	Principle 3c
19	80-90 Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
20	1-3 Chapel Croft	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
21	Paying Field	Continue to exclude the playing field which is located at the edge of the settlement.	Principle 4f

22	11-29 Yew Tree Gardens	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
23	46-42 Yew Tree Road & 8-2 Vicarage Walk	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
24	16,18 Catton Lane & The Glebe	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c



South  
Derbyshire  
District Council

## Rosliston Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary

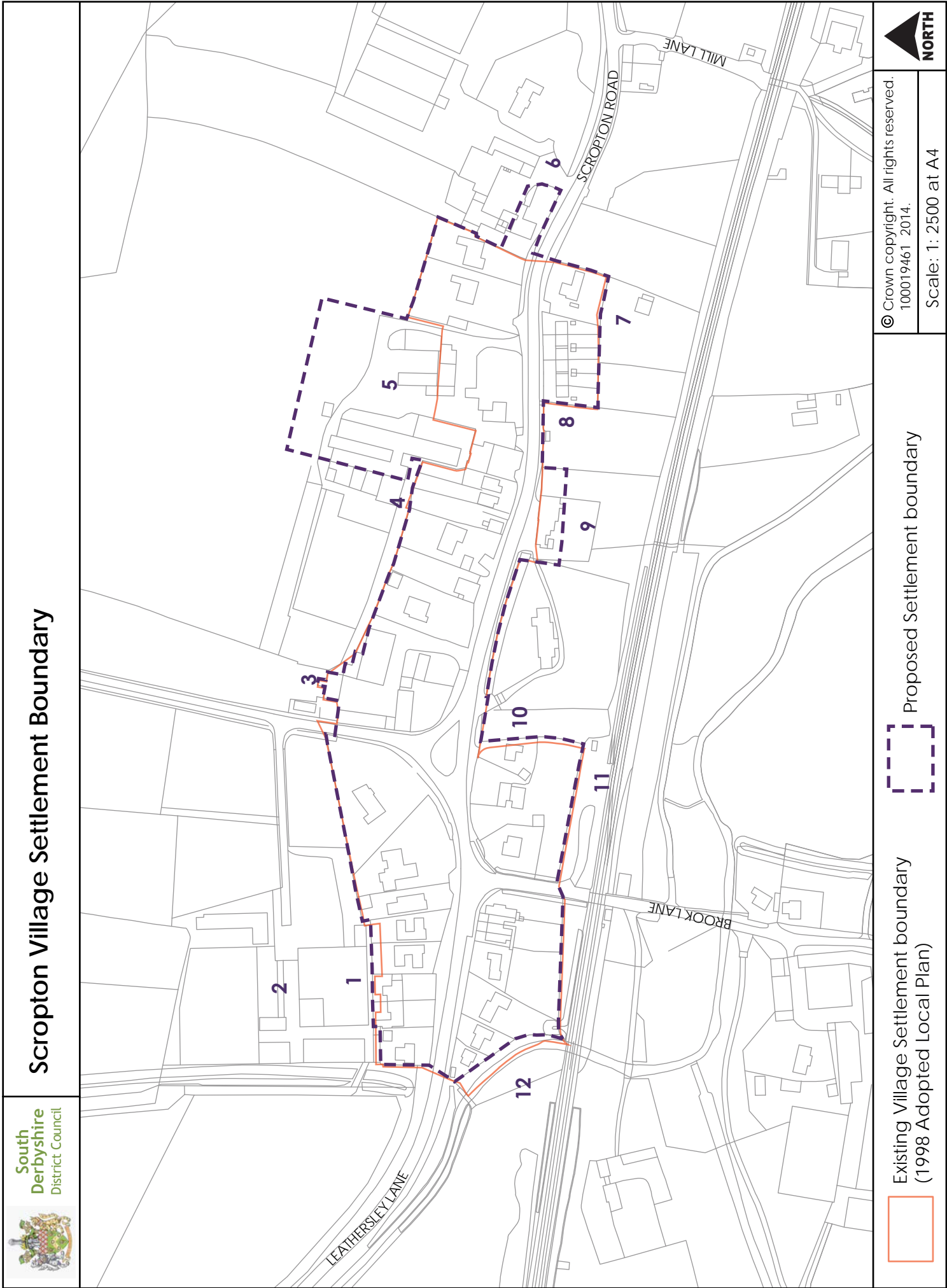


© Crown copyright. All rights reserved.  
100019461 2014.

Scale: 1:10000 at A4

Scropton			
Reference	Description of Location	Recommendation	Criteria
1	Barley Croft Cottage, Elwood P Dowd, The Firs, Amberley, Jacando, Halffield, Church View, Lathersley Lane & Chasey Croft, Watery Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	Scropton Equestrian Centre	Continue to exclude the buildings which are at the edge of the settlement and relate more to the open countryside than Scropton.	Principle 4g
3	Church Farm Cottage and Dove Court Bungalow, Watery Lane	Realignment of the boundary, to more accurately reflect the extent of the buildings, which relate closely to the built form of the settlement.	Principle 3c
4	The Old Hall, Westview Cottage, Main Street	Realignment of the boundary, to more accurately reflect the extent of the residential curtilages. The land relates closely to the built form of the settlement.	Principle 3c
5	Hawthorn Farm	Realignment of the boundary to include the proposed part 2 allocation.	Principle 3a
6	Ivy House Farm	Realignment of the boundary, to include Ivy House Farm. The dwelling is adjacent to the existing settlement boundary. The property and curtilage relate closely to the character of the built form.  Continue to exclude the agricultural buildings to the rear of the dwelling which relate more the open countryside than the settlement.	Principle 3c Principle 4g
7	The Old Post Office	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
8	1-6 Scropton Road	Realignment of the boundary to more accurately reflect the extent of the residential	Principle 3c

		curtilages. The land relates closely to the character of the built form.	
9	Foresters Arms	Realignment of the boundary to include Foresters Arms. The Public House is adjacent to the existing settlement boundary and relates closely to the character of the built form.	Principle 3c
10	Church Lea, Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
11	Church Lea, Regal House, School House, Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
12	Deo Gartias, Dovelea, Brook House, The Gbales, Newton Cottages & The Villa, Leathersley Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c



<b>Shardlow</b>			
<b>Reference</b>	<b>Description of Location</b>	<b>Recommendation</b>	<b>Criteria</b>
1	London Road	Realignment of the boundary to be drawn tightly up to London Road.	Principle 1
2	31-39 London Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
3	The Coppice	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
4	2-18 Ambaston Lane & 51-53 London Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
5	London Road	Realign the boundary to be drawn tightly up to London Road.	Principle 1
6	81 London Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
7	83 London Road & Wakelyn Close	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
8	120-126 London Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
9	London Road	Realign the boundary to be drawn tightly up to London Road.	Principle 1
10	110 London Road & Telephone Exchange	Realignment of the boundary, to more accurately reflect the extent of the buildings curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c

11	Cowlshaw Close	Realignment of the boundary, to more accurately reflect the extent of the buildings curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
12	Cowlshaw Close 9 1-27 Aston Lane	Realignment of the boundary, to more accurately reflect the extent of the buildings curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
13	West End Drive	Realignment of the boundary, to more accurately reflect the extent of the buildings curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
14	Alts Nook Way & Glenn Way	Realignment of the boundary, to more accurately reflect the extent of the buildings curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
15	Cheal Close	Realignment of the boundary, to more accurately reflect the extent of the buildings curtilages and the car park. The land relates closely to the character of the built form of the settlement.	Principle 3c
16	Play Area	Continue to exclude the play area from the settlement boundary, which is located at the edge of the settlement.	Principle 4f
17	Manor Farm House	Continue to exclude the buildings which are physically detached from the settlement.	Principle 4c
18	Moor Farm	Continue to exclude the buildings at Moor Farm. The agricultural buildings and land at the relate more to the open countryside than the settlement.	Principle 4f
19		The settlement boundary does not need to be continuous. Due to the settlement nature and form there are two elements to the settlement.	Principle 2
20	The Wharf	Realignment of the boundary, to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
21	Playing Field	Continue to exclude the playing field from the	Principle 4f



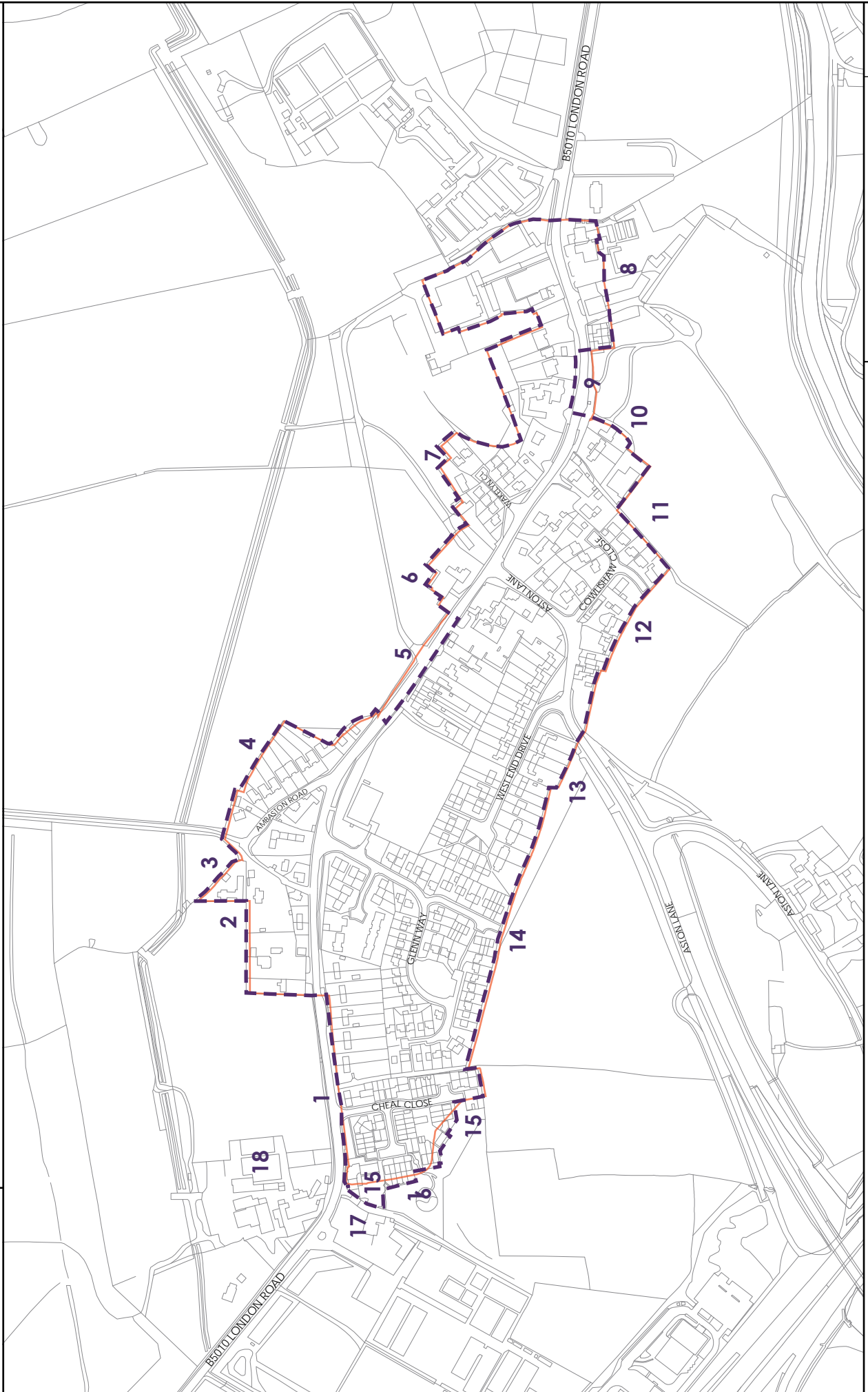
		settlement boundary, which is located at the edge of the settlement.	
22	33 & 37 The Wharf	Realignment of the boundary, to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
23	39-47A The Wharf	Realignment of the boundary, to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
24	Cavendish Close	Realignment of the boundary, to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
25	Long Row	Realignment of the boundary, to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
26	Allotment Gardens	Continue to exclude the allotment gardens at the edge of the settlement.	Principle 4f
27	53 Wilne Lane	Realignment of the boundary, to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
28	Millfield	Realignment of the boundary, to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
29	44-66 Wilne Lane	Realignment of the boundary to include the dwellings and their curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
30	Wilne Lane	Realign the boundary to be drawn tightly up to the road.	Principle 1
31	6-8 Wilne Lane & Willow Mews, London Road	Realignment of the boundary, to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c

32	Cavendish Court	<p>Realignment of the boundary, to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement.</p> <p>In addition realignment of the boundary to be drawn tightly up to London Road</p>	<p>Principle 3c</p> <p>Principle 1</p>
33	171 London Road	Continue to exclude 171 Shardlow Road from the settlement boundary; the dwelling is visually separate detached from the settlement.	Principle 4c
34	London Road	Realignment of the boundary to be drawn tightly up to London Road	Principle 1
35	Canal Bank	Continue to exclude the buildings along Canal Bank which are physically detached from the settlement.	Principle 4c
36	Caravan Park	Continue to exclude the existing caravan park at the edge of the settlement, which is periphery to the main built up area.	Principle 4e



South  
Derbyshire  
District Council

## Shardlow (West) Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary

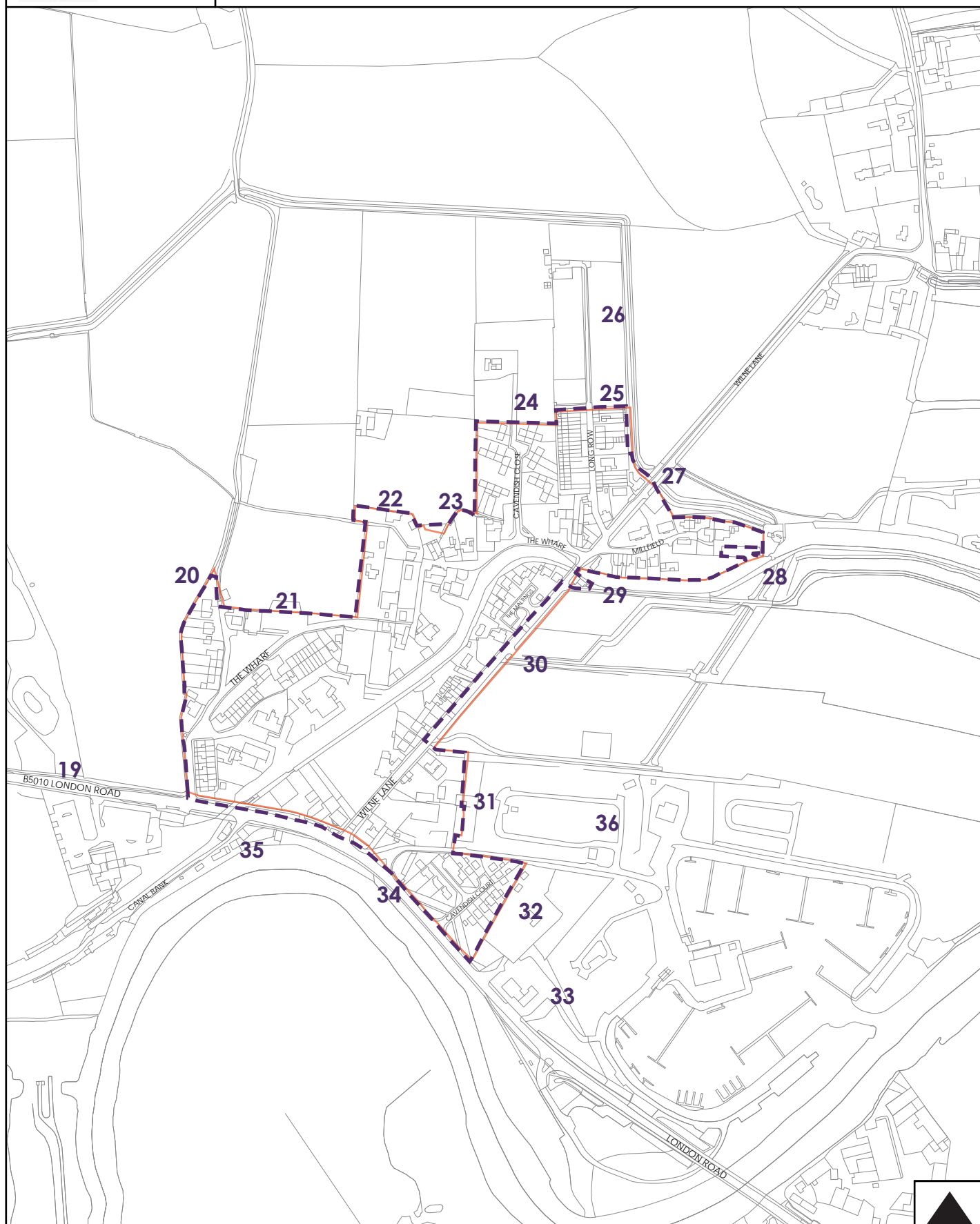


© Crown copyright. All rights reserved.  
100019461 2014.

Scale: 1:5000 at A4



## Shardlow (East) Village Settlement Boundary



© Crown copyright. All rights reserved. 100019461 2014.

Scale: 1:5000 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)

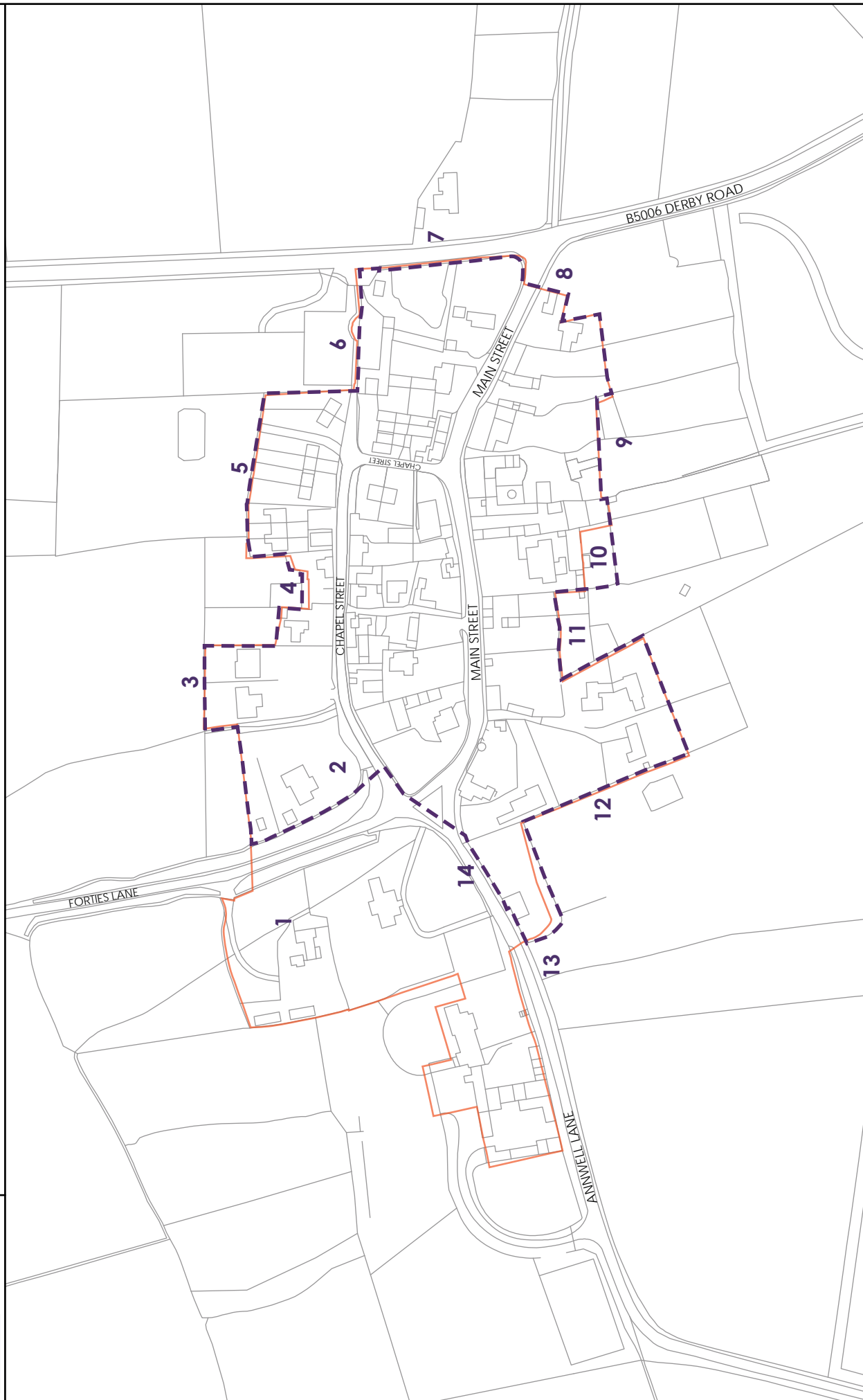


Proposed Settlement boundary

Smisby			
Reference	Description of Location	Recommendation	Criteria
1	Mount House Farm. St James's Church, Manor Farm, The Courtyard at Smisby Manor	Realignment of the dwelling to exclude the buildings and there curtilages from the settlement boundary. If the land was included and developed, it has capacity to detrimentally impact upon the form and character of the settlement.	Principle 4a
2	Chapel Street	Realignment of the boundary to be drawn tightly up to London Road	Principle 1
3	Mycliffe & Rondamy, Chapel Street	Realignment of the boundary, to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
4	The Gables & Rose Cottage, Chapel Street	Realignment of the boundary to include parts of the properties residential curtilage which relates closely to the character of the built form of the settlement.	Principle 3c
5	17-33 Chapel Street	Realignment of the boundary, to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form of the settlement.	Principle 3c
6	Long Acre Farm	Realignment of the boundary to be drawn tightly up the road.	Principle 1
7	Derby Road	Realignment of the boundary to be drawn tightly up to London Road	Principle 1
8	Walnut Cottage	Realignment of the boundary to ensure that the settlement boundary includes the whole dwelling. The building relates closely to the character of the built form of the settlement.	Principle 3c
9	Ivanhoe House, Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilage. The land relates closely to the character of the settlement.	Principle 3c
10	Childrens Nursery	Realignment of the boundary to more accurately reflect the extent of the residential curtilage which relates closely to the character	Principle 3c

		of the settlement.	
11	Pool Croft, The Beaches, Ivy House, Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages which relate closely to the character of the settlement.	Principle 3c
12	Myrtle Lodge Farm, Cherry Tree Croft, Main Street	Realignment of the boundary to more accurately reflect the extent of the residential curtilages which relate closely to the character of the settlement.	Principle 3c
13	The Poplars	Realignment of the boundary to more accurately reflect the extent of the residential curtilage. The land relates closely to the character of the built form of the settlement.	Principle 3c
14	Annwell Lane	Realignment of the boundary to be drawn tightly up to Annwell Lane.	Principle 1.

# Smisby Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary



© Crown copyright. All rights reserved.  
100019461 2014.

Scale: 1: 2500 at A4

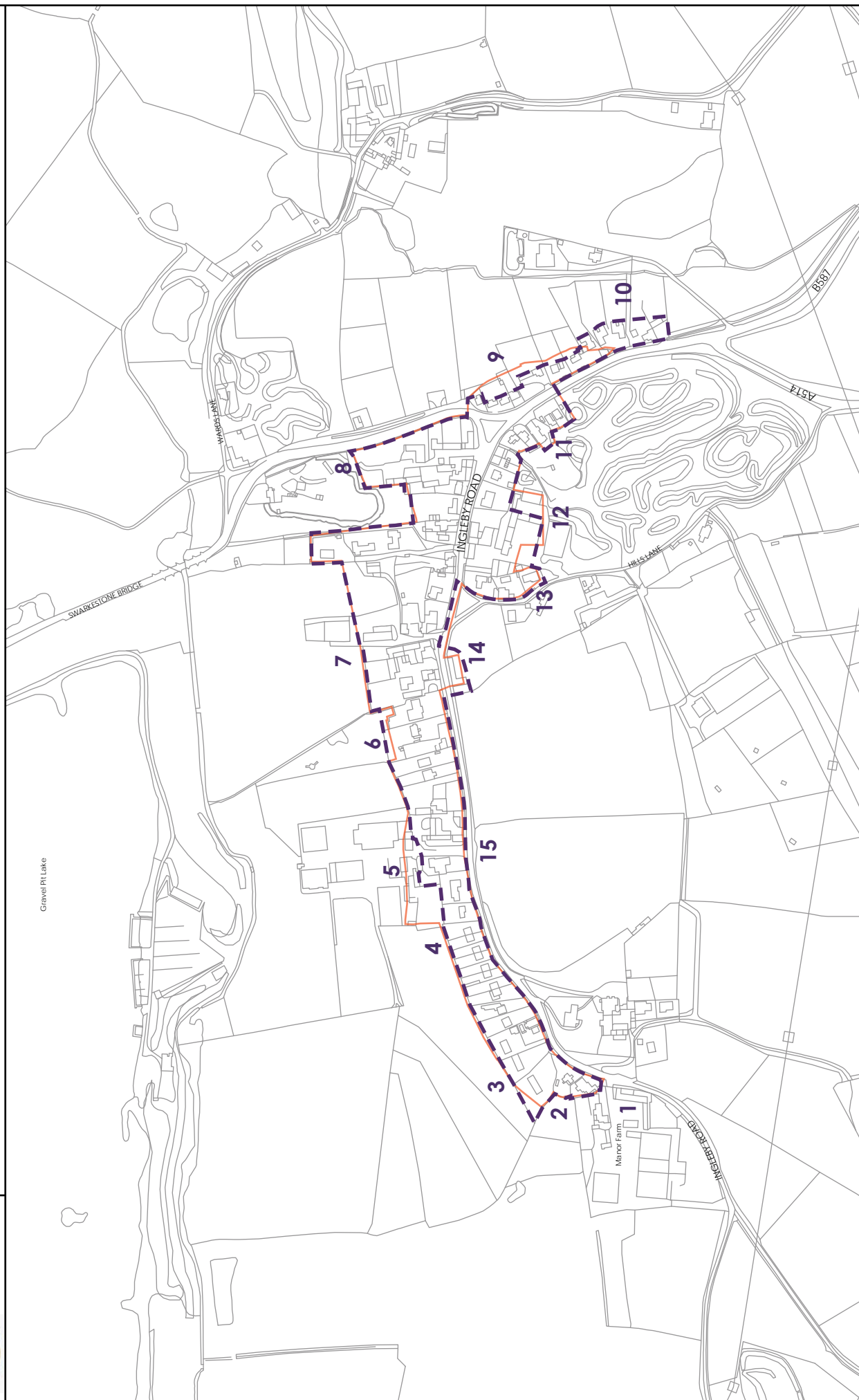
Stanton by Bridge			
Reference	Description of Location	Recommendation	Criteria
1	Manor Farm, Ingleby Road	Continue to exclude Manor Farm agricultural buildings from the settlement boundary. The buildings are at the edge of the built form and relate more to the open countryside.	Principle 4g
2	Delta & The Lindens, Ingleby Road	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
3	Half-Acre, 106 & 104 Ingleby Road	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
4	100-102 Ingleby Road & 98-84 Church Close	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
5	The Walnuts, Little Homestead, Farm View, Mill House, The Barn, Ingleby Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. In addition exclude the agricultural buildings and land at the edge of the built form, which relate more to the countryside.	Principle 3c Principle 4g
6	The Old Granary, Meadow Croft, Ain Garth, Glebe House & Brook House, Ingleby Road	Realignment of boundary to more accurately reflect the extent of the residential curtilages which relates closely to the character of the built form. In addition condition to exclude the residential curtilage to the rear of Glebe House and Brook House, which if included and developed could have the capacity to detrimentally impact upon the form and character of the settlement.	Principle 3c Principle 4a
7	Hollies Farm Close, Ingleby Road	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c



8	Yew Tree Cottage, Corinda Cottage, Sandstones, Quarry Hill Barn, Swallow Barn, Stanton Lodge, Ingleby Road	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.  In addition redraw the boundary tightly up to the road.	Principle 3c  Principle 1
9	Quarry Hill Cottage, High Standing, Hill Top Cottage, Sunny Hill, Hill View, Rose Cottage	Realignment of boundary up to dwellings, which relate closely to the character of the settlement. In addition exclude the rear residential curtilages of the dwelling, which if included and developed could have the capacity to detrimentally impact upon the form and character of the settlement	Principle 3c  Principle 4a
10	Magnolia House, Caherelly, Stoney Brook, Meadowside Barn	Realignment of the boundary to include the dwellings, which relate closely to the character of the built form. Exclude the rear residential curtilages from the settlement boundary, which if included and developed could have the capacity to detrimentally impact upon the form and character of the settlement.  In addition redraw the boundary tightly up to the road.	Principle 3c  Principle 4a   Principle 1
11	Greenwood, Hilcot, Stable Cottage, Woodlands, Ferndale	Realignment of the boundary to more accurately reflect the extent of the residential curtilage which relates closely to the character of the built form.	Principle 3c
12	Cherry Tree, The Retreat & Daisy Cottage, Hills Lane & Ivy House Farm & Stone Cottages ,Ingleby Road	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. In addition continue to exclude the agricultural buildings which relate more to the countryside than the settlement.	Principle 3c  Principle 4g
13	Aingarh Cottage & Hills Cottage, Hills Lane	Continue to exclude the dwellings from the settlement boundary. The dwellings are visually detached from the settlement.	Principle 4c
14	Old Barn House, Ingleby Road	Realignment of boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c

		In addition redraw the boundary tightly up to the road.	Principle 1
15	Ingleby Road	Redraw the boundary tightly up to the road.	Principle 1

# Stanton by Bridge Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary

© Crown copyright. All rights reserved.  
100019461 2014.

Scale: 1: 5000 at A4

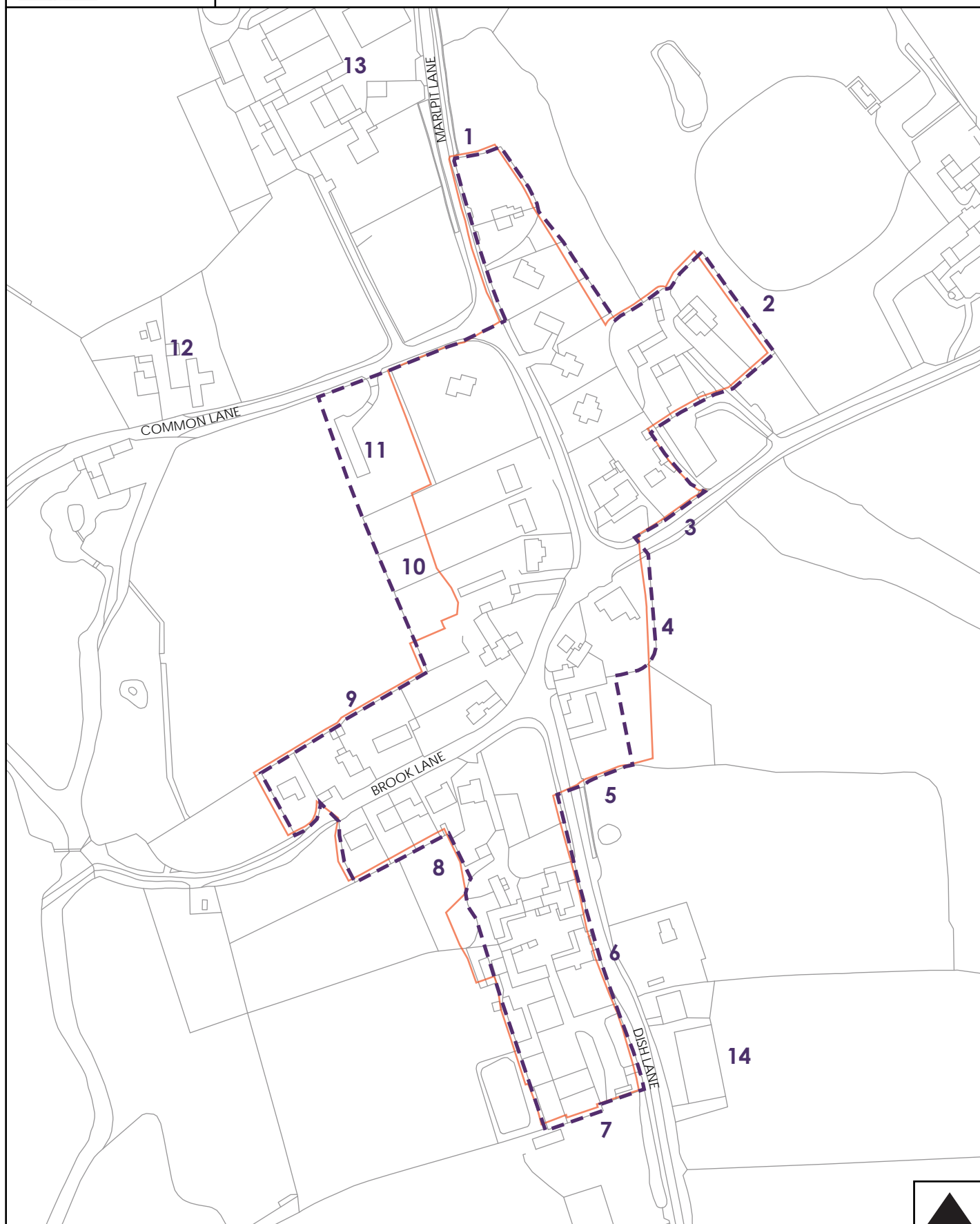


Sutton on the Hill			
Reference	Description of Location	Recommendation	Criteria
1	1-2 Marlpit Cottages, Nonesuch, Longdale House	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
2	Rectory Cottages, Rectory Farm,	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
3	Field View & Hall	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.  In addition redraw the boundary tightly up to the road	Principle 3c Principle 1
4	Cheetham Arms Farm	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
5	The Byre	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Exclude the land which relates more to the open countryside than the settlement.	Principle 3c Principle 4b
6	Dish Lane	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
7	Lower Fieldgate Farm	Realignment of the boundary to more accurately reflect the extent of the land which relates closely to the character of the built form.	Principle 3c
8	Bramley, Greystones, Peppledene, Orchard End	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c

9	The Croft, Meadow Side, Brook House, Brrok Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
10	Bnak House, The Birches, Fieldgate House	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3b
11	Land adjacent to Willow Tree Cottage	Realignment of the boundary to include land which has planning permission for 2 dwelling. The land is physically related to the settlement	Principle 3b
12	The Mill, Mill Farmhouse, Millers Farm, Common Farm	Continue to exclude the small group of dwellings from the settlement boundary, which are not physically attached to the Sutton on The Hill	Principle 4c
13	The Hall Farm and its agricultural buildings	Continue to exclude The Hall Farm and the agricultural buildings relating to the farm. The house is physically detached from the settlement and the agricultural buildings relate more to the open countryside than the settlement.	Principle 4c Principle 4g
14	Fieldgate Farm and its agricultural buildings	Continue to exclude Fieldgate Farm and the agricultural buildings relating to the farm. The house is physically detached from the settlement and the agricultural buildings relate more to the open countryside than the settlement.	Principle 4c Principle 4g



## Sutton on the Hill Village Settlement Boundary



© Crown copyright. All rights reserved. 100019461 2014.

Scale: 1: 2500 at A4



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



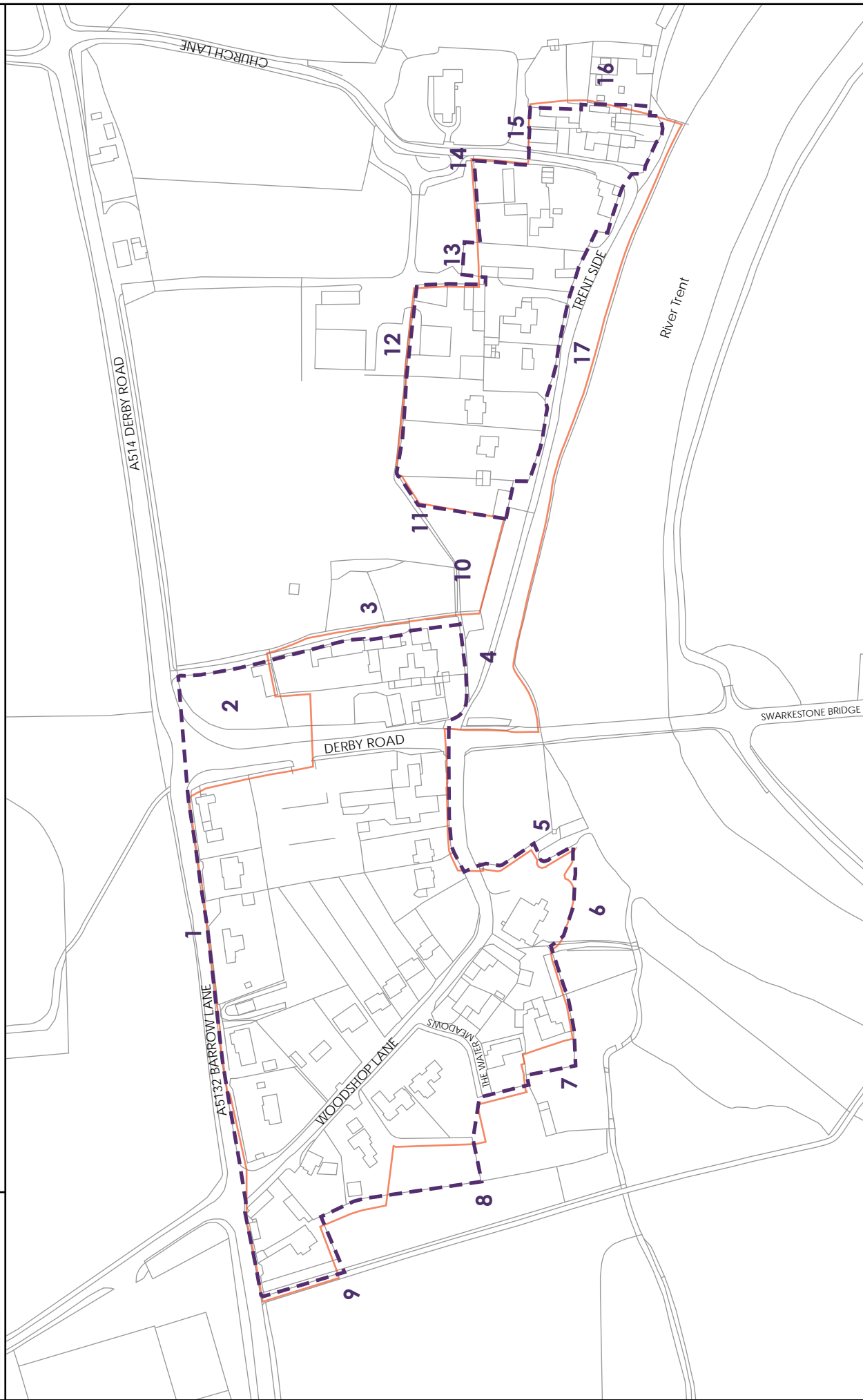
Proposed Settlement boundary

Swarkestone			
Reference	Description of Location	Recommendation	Criteria
1	Barrow Lane	Realignment of the boundary to be drawn tightly up to Barrow Lane.	Principle 1
2	Land adjacent to the Nook	Realignment of the boundary to include the land to the north of the Nook, which relates closely to the character of the built form.	Principle 3b
3	The Nook and Trent Side Cottages, Trent Side	Realignment of the boundary to up to road, to the east of the dwellings.	Principle 1
4	Bridge Farm Hotel	Realignment of the boundary to include the extent of the residential curtilage. The land relates closely to the character of the built form. Exclude land which relates more to the open countryside than the settlement.	Principle 3b Principle 4b
5	Bridge Farm, House, Old Beams, Crewe and Harpur Arm & The Crows Nest	Realignment of the boundary to be drawn tightly up to the road.  In addition realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 1
6	Trent View	Realignment of the boundary to include the extent of the dwelling. The dwelling relates closely to the character of the built form.	Principle 3c
7	Meadow Farm & 3 The Water Meadows	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
8	The Birches and Ingleby View, Woodshop Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
9	The Roaches, & Woodshop House Woodshop Lane and	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the	Principle 1 Principle 3c.

		<p>character of the built form.</p> <p>In addition realignment of the boundary tightly up to the track to the east of the Roaches.</p>	
10	Gaps between the two elements of the settlement.	Due to the settlements nature and form define the settlement into two elements.	Principle 2
11	Cobster Cottage	Realignment of the boundary to include the residential curtilage of the property which relates closely to the character of the built form.	Principle 3c
12	Holybish Cottage to land to the rear of Trent Cottage.	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. Continue to include land to the rear of Trent Cottage which was granted permission for a dwelling.	Principle 3c Principle 3b
13	Mullberry Barn, Trent Side	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
14	St James Court, Trent Side	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form	Principle 3c
15	The Reading Room & Church House, Church Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The lane relates closely to the character of the built form.	Principle 3c
16	Hall Farm Cottages	Realignment of the boundary to include the curtilages of Hall Farm Cottages, which relates to the character of the built form.	Principle 3c
17	Trent Side	Realignment of the boundary to be drawn tightly up to Trent Side. Exclude the land to the north of the proposed boundary which relates more to the open countryside than the settlement.	Principle 1 Principle 4b



# Swarkestone Village Settlement Boundary



Existing Village Settlement boundary  
(1998 Adopted Local Plan)



Proposed Settlement boundary



© Crown copyright. All rights reserved.  
100019461 2014.

Scale: 1: 2500 at A4

Swadlincote			
Reference	Description of Location	Recommendation	Criteria
1	Ashby Road East	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
2	Bretby Business Park	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
3	Bretby Hollow	Realignment of the boundary to include the constructed residential development off Willow Bretby Hollow. The dwellings and their curtilages relate closely to the character of the built form.	Principle 3c
4	39-41 Rose Tree Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
5	29-33 Rose Tree Lane	Realignment of the boundary to exclude the land which relates more to the open countryside than the settlement.	Principle 4b
6	71-119 Sunnyside	Realignment of the boundary to include the dwellings and their curtilages. The land relates closely to the character of the built form.  In addition realignment of the boundary to be drawn tightly up to the road.	Principle 3c  Principle 1
7	70 Sunnyside	Realignment of the boundary at 70 Sunnyside to more accurately reflect the extent of the curtilage which closely relates to the character of the built form. The realignment does not include a proportion of the garden, as which relates more to the open countryside than the settlement.	Principle 3c  Principle 4b
8	The William Allit School	Realignment of the boundary around the extent of the school buildings. The buildings relate closely to the character of the built form.  Exclude the playing field which is located at the edge of the settlement.	Principle 4f  Principle 3c

9	19 Chesterfield Avenue	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
10	Woodville Road	Realignment of the boundary to include the housing allocation at William Nadin Way.  In addition include the land, dwellings and their curtilages which as a result of the allocation, relate closely to the character of the built form.	Principle 3b  Principle 3C
11	Woodville Road	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
12	William Nadin Way	Realignment of the boundary to include land granted permission for 158 dwellings. In addition realignment of the boundary to include the housing allocation at William Nadin Way.	Principle 3b  Principle 3a
13	William Nadin Way	Realignment of the boundary to include the business units at Willima Nadin Way, Cadley Hill. The curtilage of the buildings relates closely to the character of the built form.	Principle 3c
14	Castle Gresley Settlement  Burton Road	Realignment of the boundary to exclude land to the west of Burton Road which relates more to Castle Gresley. This land will be incorporated into the Castle Gresley settlement boundary.  Realignment of the boundary to be drawn tightly up to the road.	  Principle 1
15	Castle Gresley settlement  Castle Road	Realignment of the boundary to exclude the settlement of Castle Gresley. A separate boundary is established for the settlement of Castle Gresley. Realign the boundary up to the edge of Castle Road.	Principle 1  Principle 3c
16	1-5 Castle Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
17	Land to the south of Station Street	Realignment of the boundary to include land which relates closely to the character of the built form.	Principle 3c

18	173, 190 Station Street & 2 Bank Street	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
19	Church Street	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
20	Land at Church Street	Realignment of the boundary to include the housing allocation at Church Street.	Principle 3a
21	Thorpe Downs Road & Deepdale Lane	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
22	Land at Bridge Street	Realignment of the boundary to include the land which relates closely to the character of the built form.	Principle 3c
23	Woodville Regeneration Area	Realignment of the boundary to include the Woodville Regeneration Area which is allocated within the Local Plan Part 1 for employment and housing. The land relates closely to the character of the built form.	Principle 3b, 3e
24	Moirs Road & Occupation Lane	Realignment of the boundary to include the residential development accessed off Moirs Road and Occupation Lane. The land relates closely to the character of the built form.  In addition include the land to the west of Arliston Drive which has been granted for (permission implemented) for employments, the land relates closely to the character of the built form.	Principle 3c, 3e
25	Excelsior Drive	Realignment of the boundary to be drawn tightly up to the road.	Principle 1
26	South Street	Realignment of the boundary to include the constructed housing development off South Street. The land relates closely to the character of the built form.	Principle 3c
27	Radleigh Grange	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form. In addition exclude the land which relates more to the open countryside than the built form.	Principle 4a Principle 3c

28	122-130 Hartshorne Road, The Cutting, Limestone Close, Bentley Dale, Vale Road	Realignment of the boundary to exclude the land which relates more to the open countryside than the settlement. Redrawn the boundary around the extent of the built form. The land relates closely to the character of the built form. In addition redraw the boundary to The Cutting and Vale Road.	Principle 4b Principle 3c Principle 1
29	59 Gosely Avenue, 1 Mount Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
30	Broomy Farm	Realignment of the boundary to include the allocation at Broomy Farm.	Principle 3a
31	10 The Sandlands	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
32	554-576a Burton Road	Realignment of the boundary to more accurately reflect the extent of the residential curtilages. The land relates closely to the character of the built form.	Principle 3c
33	Land adjacent to 567a Burton Road	Realignment of the boundary to include land which has planning permission for 2 dwellings. The land is physically related to the settlement.	Principle 3b