

Central Bedfordshire Council Local Plan (2015-2035)

Settlement Envelope Review
(January 2018)



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1) Introduction

1.1 What is the Settlement Envelope Review?

- 1.1.1 The Settlement Envelope Review is a technical document that has been produced to support Central Bedfordshire Council's Local Plan 2015-2035.
- 1.1.2 Settlement Envelopes are delineated boundaries that provide a distinction between the built settlement and the open countryside. This allows for the clear, unambiguous and consistent application of policies with regard to the management of development. The use of settlement envelopes further encourages the efficient use of land within our towns and villages, which can include the re-use of previously developed land.
- 1.1.3 As part of the Local Plan, it is important to update the existing settlement envelopes to ensure that current uses on the ground are being reflected. This will include reviewing any recent changes or additions to the settlement that currently lie outside the settlement envelope. The previous Settlement Envelope Review was undertaken for the Core Strategy in 2007 and it is therefore recognised that a number of changes will need to be made from the previous review.
- 1.1.4 Settlement envelopes do not reflect the administrative boundaries of towns or parishes nor do they define the extent of any town or village community. Thus, settlement envelopes only incorporate the continuous form of the settlement and may in some cases, exclude dwellings and structure that are detached from the main settlement pattern.

1.2 Green Belt and Settlement Envelopes

- 1.2.1 This Settlement Envelope Review focuses predominantly on the northern part of Central Bedfordshire. The southern portion of Central Bedfordshire is nationally designated as Green Belt and many settlements in the south of the authority are washed over by this Green Belt designation. Some are classified as being inset settlements, This means that whilst the settlement may be surrounded by land designated as Green Belt, development within the urban extent of the settlement is not.
- 1.2.2 This Settlement Envelope Review does not include settlements that are inset or washed over by the Greenbelt. For the settlements that are inset from the Green Belt, there is no need for a Settlement Envelope because the extent of the Green Belt will define the settlement's boundary. Settlement Envelopes are not appropriate for the settlements that are washed over by Green Belt because development

management's decisions will be guided by strict national Green Belt legislation in these areas. There are however, some settlements in the Green Belt which have been included within this Settlement Envelope Review, for example where the Green Belt designation does not surround the entire settlement, such as with Ampthill.

2) Settlement Hierarchy

2.1 What is the Settlement Hierarchy?

2.1.1 This Settlement Envelope Review will incorporate the results of the Settlement Hierarchy Study. The purpose of the Settlement Hierarchy Study is to identify those settlements which are the most sustainable. For each settlement an assessment on sustainability was undertaken. This takes into account the services and facilities included within the settlement, such as schools, shops and public transport links. By taking account of the results of the Settlement Hierarchy Study, settlement envelopes can be drawn around those settlements which are considered sustainable.

2.1.2 The Settlement Hierarchy classifies all towns and villages into four categories based on the results of its assessment:

- Major Service Centres
- Minor Service Centres
- Large Villages
- Small Villages

2.2 Development Management

2.2.1 The Settlement Hierarchy is designed to provide a framework to consider new development within settlements through the Development Management process. The Settlement Hierarchy also sets the context for decisions on individual planning applications as set out in Policy SP7: Development within Settlement Envelopes within the Local Plan. Application of this policy requires each settlement that has been classified as a 'Small Village', 'Large Village', 'Minor Service Centre' or a 'Major Service Centre' to have a Settlement Envelope.

2.2.2 A settlement that is classified as being smaller in size than a 'Small Village' has not been categorised and is therefore considered to be part of the countryside and will not be required to have a settlement envelope.

3) Existing Settlement Envelopes

3.1 Settlement Hierarchy Results

3.1.1 In light of the results of the Settlement Hierarchy Study, it is possible that some settlements listed in Table 1 fail to score significantly high enough in terms of their sustainability credentials and therefore are considered to be part of the countryside. In these instances, the Settlement Envelope will be removed. Alternatively, the Settlement Hierarchy could introduce the need for new envelopes to be required for settlements that did not have one prior to the study.

3.1.2 If a settlement is considered to be within the open countryside, it signifies that any built development associated with the settlement does not introduce a significant enough transition between the countryside and the built, urban form. Resulting in existing development within a settlement being an integral part of the countryside's character.

3.2 Location of Existing Settlement Envelopes

3.2.1 Table 1. Location of Existing Settlement Envelopes

Existing Settlement Envelopes				
Amphill	Cranfield	Ickwell	Northill	Southill
Arlesey	Dunton	Langford	Old Warden	Stotfold
Biggleswade	Everton	Lidlington	Potton	Sutton
Blunham	Fairfield	Lower Stondon	Pulloxhill	Tempsford
Brogborough	Flitton	Marston Moretaine	Salford	Upper Caldecote
Broom	Greenfield	Maulden	Sandy	Upper Gravenhurst
Campton	Haynes	Meppershall	Shefford	Upper Shelton
Clifton	Henlow	Millbrook	Shillington	Wardhedges
Clophill	Houghton Conquest	Moggerhanger	Silsoe	Wrestlingworth

4) Methodology

4.1 Settlement Related Uses

4.1.1 The Settlement Envelope Review provides an opportunity to address any changes within a settlement that have occurred since they were last reviewed in 2007 for the Core Strategy and Development Management Policies Development Plan. This Review takes into account all settlement related uses such as :

- Residential developments
- Retail
- Public open space such as recreation grounds and play areas
- Schools
- Leisure centres
- GP surgeries and health centres
- Public halls
- Libraries
- Places of worship
- Cemeteries
- Employment areas
- Transport interchanges
- Developments that are under construction

4.1.2 Settlement envelopes should include these settlement related uses if they form the main part of the town or village. The settlement envelope will need to be drawn tightly around them to accurately reflect the separation between a built structure or residential use and the countryside. Buildings or facilities that are located on the edge of the settlement and have a clear separation from the continuous built form will not be included within the settlement envelope. There may be exceptions where there is a cluster of buildings related to the main settlement and an additional separate envelope may be necessary.

4.2 Edge of Settlement Sites

4.2.1 The majority of sites that have been assessed within this review can be classified as being situated on the edge of the relevant settlement envelope. If sites are located on the edge of a settlement envelope then these sites have undergone assessments to ascertain the current

status of their land use and whether the current use is related to the adjacent settlement.

4.3 Agriculture and Large Gardens

- 4.3.1 Buildings and land used for agricultural purposes or for the keeping of horses are not included unless they are within the built up area of the settlement. In order to avoid the misuse of the purpose of settlement envelopes, large extensions of residential gardens which protrude into the countryside will not be included within the settlement envelope.

4.4 Settlement Envelope Criteria

- 4.4.1 Table 2 below indicates the criterion that was used to assess each site included within this review. Some criteria may potentially contradict other criteria and it may be necessary for a site to warrant a combination of factors before it can be included within the settlement envelope. Therefore sites are assessed on a site by site basis using this criterion.

4.4.2 Table 2. Criteria for Assessing New Additions to Settlement Envelopes

Criteria	Inclusion with the Settlement Envelope	Exclusion from the Settlement Envelope
Permanent Structures	✓	
Temporary Structures		✓
Follows the existing line of the settlement	✓	
Detached from settlement by non-settlement related uses		✓
Land characterised as the open countryside		✓
Residential development of similar density and character to existing development	✓	
Residential accommodation with temporary permission		✓
Large expanses of land associated with dwellings		✓
Agricultural and paddock land/glasshouses whether redundant or in use		✓
Detached from the settlement by physical features e.g. rivers, railway lines or strategic roads		✓
Residential curtilages	✓	
Land with planning consent for residential development or community facilities	✓	

4.5 Technical Site Assessments

- 4.5.1 As part of the 2014 Call for Sites process that Central Bedfordshire Council undertook there were a number of submissions by land owners, developers or residents requesting alterations to particular settlement envelopes to incorporate new areas of land. These submissions have been considered as part of the Settlement Envelope Review.
- 4.5.2 Any sites from within the Call for Sites process that will be allocated as part of the Local Plan will not be included within this Review. This is to ensure the integrity and consistency of the methodology adopted in the Settlement Envelope Review. On the other hand, if a site from the Call for Sites process is granted planning permission prior to the adoption of the Local Plan then the site may be included within the respective settlement envelope depending on whether development has commenced on site.

4.6 Planning Applications

- 4.6.1 It is the purpose of the Review to update settlement envelopes to include recent planning permissions. As the review of planning applications by the council is ongoing and decisions on planning applications are continuously made, for the purpose of this Review, a cut-off date was identified. Where permissions that commence development before November 2017, these will be included within this review. It was decided that the cut-off date would be prior to the consultation for Regulation 19 and this would allow time for any changes. Developments that commence after this date will be included within the settlement envelope on a site by site basis as a result of CBC's quarterly monitoring.
- 4.6.2 All planning applications that have been decided, granted permission and are either built-out or commencing development is included within the Settlement Envelope Review. Any planning applications that are undecided or have not commenced development at the time of the cut-off date are excluded from this Review.

4.7 Local Plan Process

- 4.7.1 As part of the Regulation 18 Consultation, some developers, landowners, agents or Parish Councils may have submitted further sites for inclusion within the Settlement Envelope Review. As part of the review, any sites that have been submitted during the Regulation 18 Consultation will be noted and assessed.
- 4.7.2 Alongside other technical documents and the Local Plan document, the Settlement Envelope Review will be published and consulted on as part of the Pre-submission stage of the Local Plan process. All

comments received during the Pre-submission consultation stage of the Local Plan will be reviewed and any necessary minor amendments will be made. Following this all Local Plan documents, will be submitted as part of the wider Local Plan to the Planning Inspectorate in March 2018.

5) Results

5.1 Site Selection

- 5.1.1 The sites that are included within the Settlement Envelope Review are a mixture of previous submissions that were part of the Call for Sites process in 2014, or the results of desktop studies highlighting areas that needed to be included within the corresponding settlement envelope.
- 5.1.2 Each site has been allocated an I.D, which comprises the first three or four letters of the respective parish and a number which is dependant on how many sites are in the parish. For example, LAN01 is site number one of five in the settlement of Langford.

5.2 Excluded Sites

- 5.2.1 Some of the sites that are included within this Settlement Envelope Review may have the term 'Excluded' at the end of their assessment. This has only been done for those sites that were submitted as part of the previous Call for Sites process as these landowners will want to know the outcome of their submission. Some of these sites, when assessed against the criteria for what should be included within a settlement envelope, will have failed this assessment and therefore cannot be included within the respective settlement envelope.

5.3 Assessment Format

- 5.3.1 Due to the number of sites included within this Settlement Envelope Review, sites have been separated into which settlements they are in reference to. Each appendix will have a map showing all the sites associated with that settlement. Each site will then have a map that shows its location and a description of the land uses and reasoning for the site's inclusion or exclusion.
- 5.3.2 Included within this Settlement Envelope Review are a number of appendices, one for each settlement that was assessed.

5.4 Removed and Unassessed Settlement Envelopes

- 5.4.1 There may be some settlements that are not included within the appendices. This is because there were either no submissions from the 2014 Call for Sites, no submissions from the Regulation 18 Consultation or no recent developments within the settlement that would warrant a change to the settlement envelope. These include:

Unassessed Settlement Envelopes		
Arleseey	Broom	Fairfield
Haynes	Henlow	Salford
Sandy	Southill	Stotfold
Tempsford Church End	Upper Gravenhurst	Upper Shelton

5.4.2 The settlement hierarchy has identified certain settlements that were previously considered to be 'small villages' but as a result of further study, they are now considered to be part of the countryside and their settlement envelope will be removed.

5.4.3 The following settlements will have their envelope removed as they are now considered to be part of the countryside and smaller than a 'small village' which is the lowest classification in the Settlement Hierarchy:

- Tempsford Station Road

6) Appendices

6.1 Appendices Layout

- 6.1.1 The appendices are separated by parish and will include a map of all sites within each respective parish and the assessment outcome of all sites included.
- 6.1.2 The sites within each appendix will be represented by a colour; Green indicates sites that will be included within the settlement envelope and Red, which highlights those sites that will not be included within the settlement envelope.