

Defining the confines of a settlement

The District Council has identified Built-Up Area Boundaries (BUABs) for selective settlements in successive Development Plans over the past twenty years. To provide the basis for doing this on a consistent basis, a set of guidelines was provided in the District Local Plan Review adopted in July 2006 (see Annexe 3 below).

The BUABs for Stratford-upon-Avon and the eight Main Rural Centres have been carried forward into the Core Strategy using the same guidelines, and updated to reflect recent commitments and allocations. The revised versions are shown on the Policies Map that has been published to reflect the provisions of the Core Strategy.

It is intended that BUABs will also be defined for each of the Local Service Villages. This will be done either through the Site Allocations Plan which the District Council is preparing or in a specific Neighbourhood Plan. The Site Allocations Plan will also consider any further amendments to the BUAB for Stratford-upon-Avon and the MRCs, as appropriate.

It is acknowledged that Annexe 3 in the District Local Plan Review no longer has any formal status because the Plan as a whole was replaced by the Core Strategy when it was adopted on 11 July 2016. However, for those settlements without a current BUAB, the District Council believes these guidelines remain appropriate until such time that revised/new BUABs have been identified. On that basis, it will continue to use them to assess whether a site lies within the confines of a Local Service Village when a development proposal is being considered.

Note: Neighbourhood Plan Steering Groups are advised to use these guidelines when defining BUABs in their plans.

Annexe 3 - Guidelines for defining Built-Up Area Boundaries

Built-Up Area Boundaries have been defined for Stratford-upon-Avon and the eight Main Rural Centres identified in Policy STR.1. Much of the boundary line between a settlement and the open countryside is clear-cut. However, subjective judgements have been necessary in respect of some areas of land on the periphery of settlements. It is important to achieve a high degree of consistency, whilst accepting that in some cases a particular local interpretation was justified. As a guideline, the land uses mentioned below, where they are located on the periphery of a settlement, were treated in the following manner:

1. Included within the confines of a settlement:
 - churchyards;
 - community buildings and their immediate curtilage (ie. playing fields are excluded);
 - areas of residential curtilage unless these areas are clearly paddocks more appropriately defined as 'non-urban'.
2. Excluded from the confines of a settlement when on the edge of the built-up area:
 - playing fields, including public, private and school playing fields;
 - modern agricultural buildings;
 - miscellaneous uses which may be located on the fringe of a settlement, eg. sewage treatment plants, electricity sub-stations, railway land, etc;
 - allotments.