

SETTLEMENT BOUNDARIES

A majority of the Parish of Tibberton and Cherrington is open countryside, with only the former having a significant development of buildings. The Local Planning Authority specifically opposes any proposed development that would cause harm to the character of the villages or encroachment into the countryside. However, the confines of Tibberton and Cherrington are not formally defined, leading to differing interpretations of where the 'built-up' area ends and 'open countryside' begins. This conflict of opinion has been resolved by assigning a 'settlement boundary' to each village.

Settlement boundaries are a well utilised planning tool for guiding, controlling and identifying limits to development for an individual village. It consists of a line that is drawn on a plan around a village, which reflects its built form; this is also known historically as a 'village envelope'. The settlement boundary is used as a policy tool reflecting the area where a set of plan policies are to be applied but does not necessarily have to cover the full extent of the village nor be limited to its built form.

In general, there is a presumption in favour of development within the settlement boundary. Any land and buildings outside of the boundary line are usually considered to be open countryside where development would be regulated with stricter planning policies. However, it should be noted that any land which has been included within the boundary line does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to also, for example; the protection of the character of a settlement.

There are some advantages and potential disadvantages to defining a settlement boundary¹.

Advantages of Settlement Boundaries:

- Defining the boundary with a line plotted on a plan makes it easy to identify the 'settlement' from 'open countryside'.
- Settlement boundaries are an understood and accepted planning tool for guiding and controlling developments.
- Ensures a more plan-led and controlled approach to future housing growth by allowing development sites to be allocated within the villages.
- Protects the countryside from unnecessary development and prevents ribbon development.
- Co-ordinated and consistent approach providing a firm basis for refusing planning applications which are unacceptable in planning terms.
- Allows for more certainty to developers/land owners with sites/land within the boundary, as long as they adhere to all other plan policies.
- Allows the development of small sites which cannot be identified as allocations.

Disadvantages of Settlement Boundaries:

- Potentially increases land values within the settlement boundary.
- Increases hope values for land adjoining but outside the boundary.
- The use of settlement boundaries has led to criticism that they result in cramming within the village as every available area of land competes for development resulting in a potential reduction in the landscape quality and character of that village, unless other policies are in place.
- Settlement boundaries can be crude and inflexible.
- The character of properties and the village could be altered if development is allowed within the gardens of these houses within a settlement boundary.

¹ Herefordshire Council Neighbourhood Planning Guidance Note 20.

Defining a Settlement Boundary.

Some criteria used to define the Tibberton and Cherrington settlement boundaries are detailed below. These were used in addition to local circumstances and knowledge.

- Lines of communication - The boundaries trace the edge of the built up area, therefore exclude roads, paths and other lines of communications.
- Physical features - Wherever possible the boundaries follow physical features, such as: buildings, field boundaries or curtilages. However, in order to conserve the character and to limit expansion, the settlement boundaries exclude large gardens, orchards and other areas. This may mean that occasionally the boundaries do not relate fully to the physical features surrounding the village.
- Planning History - Planning permissions, recent refusals, planning appeal decisions and previous Local Plan inspector's comments concerning areas on the edge of the village have been used to help define the settlement boundaries.
- Village enhancements - Settlement boundaries include buildings and associated land that make up the village form. In some edges of village areas, boundaries may need to include small areas of land and/or buildings which offer the opportunity for improvements to the entrance of the village or ensure infrastructure improvements or a general enhancement to the village.
- Recent development - Where appropriate, the settlement boundaries include new developments which have occurred recently. They also include sites that have received planning permission within the settlement boundary.
- Important amenity areas - These form part of the character of the settlement and should be identified and protected by policy and included in the settlement boundary due to their contribution to built form.
- Land allocated for housing, employment or other uses will be included within the boundary.
- The settlement boundaries have been drawn to facilitate an appropriate level of proportional growth within the plan period. If land within the boundary is not formally allocated, there will be a requirement to demonstrate that there is enough available capacity within the boundary to enable development to take place.

Tibberton Settlement Boundary

The existing built form of Tibberton village is around the primary quadrangle of development, close to the primary school, church, public house, village shop and access to public transportation links². The settlement boundary follows this built form, which leaves some options for limited infill within the boundary.

The Parish population at the 2011 Census was 698, which was a 2% increase from 684 in 2001; however, this figure is forecast to rise to approximately 994 by 2021 due to recent housing developments, an increase of 42.4% since 2011. Similarly, the housing stock in Tibberton increased by less than 9% in the 10 years between 1999 and 2009 but the increase trebled to nearly 27% (256 to 325 houses) during the following 8 years to 2017. This rise in the development of new homes will accelerate by a further 19% during the next 4 years from 2017 to 2021 (325 to 387 houses) as a result of those houses that are currently in build or will definitely be built. This represents an increase of 116 houses (42.8%) in the 10 years from 2011 to 2021, which far exceeds the development envisaged in the Borough's Spatial Strategy policies SP1, 2 and 3 and which were summarised in Table 9 of the Local Plan. These policies envisaged a small amount of housing development (approximately 80 houses) to be directed towards the 5 named rural settlements³; however, Tibberton has delivered 145% of this requirement on its own.

² Planning Officer Statement in TWC/2019/0251.

³ Edgmond, Er call Magna, Lilleshall, Waters Upton and Tibberton & Cherrington.

Of the 20 sites in Tibberton identified in the Borough's Strategic Housing Land Availability Assessment (SHLAA)⁴, 9 are undeveloped sites which fall outside of the settlement boundary⁵; all of these were defined in the SHLAA as being 'outside of suitable settlement'. Of the remaining 11 sites a further 9 have been developed and are therefore contained within the boundary, whilst the remaining two⁶ also lie within the settlement boundary, with no known constraints, but have not been developed.

Additionally, a further 6 sites have outline planning permission and a planning application for the land south and west of Tibberton Motor Repairs⁷ for 21 houses has had reserve matters granted. All 7 sites are within the proposed settlement boundary for Tibberton.

Western Limit of Tibberton Settlement Boundary

The field to the west of No 45 Cherrington Road, 'Willowbank'⁸ has been defined by a Planning Officer as 'Not in the rural settlement and considered to be in open countryside.'⁹ This decision was supported in the delegated report for a previous planning application¹⁰ where the Inspector's decision letter and the delegated report for the appeal application both indicated that the site is located outside of the village. The Inspector's decision is particularly helpful on this point where in paragraph 18 of the report, he concluded that the site falls within open countryside. Therefore, No 45 Cherrington Road forms the western edge of the settlement boundary for the village of Tibberton.

Eastern Limit of Tibberton Settlement Boundary

The eastern edge of Tibberton is clearly defined by the current built form of the village.

Northern Limit of Tibberton Settlement Boundary

The River Meese and the built form of the north-eastern side of Tibberton form a distinct settlement boundary to the north of the village. A planning application has been submitted for the land south-west of Tibberton Motor Repairs Mill Lane⁷, with reserve matters granted, therefore this site has been included within the boundary.

Southern Limit of Tibberton Settlement Boundary

Although there is some housing to the south of Plantation Road, in refusing an application to develop 3 houses on the site of 62 Plantation Road, the Planning Officer noted that 'It is therefore reasonable to consider the site as 'locally important incidental open land' that contributes to the village's undeveloped character on this side of Plantation Road and its development would represent an encroachment into the open countryside on the southern edge of the village'¹¹. Hay Street marks the south-eastern boundary of Tibberton village, with a proposed development to the south east of Grangefield, to the east of Hay Street, considered to encroach unacceptably into the countryside¹². Therefore, the Tibberton settlement boundary has been drawn along the line of Plantation Road, but including existing housing and recent developments.

The Settlement Boundary for Tibberton is shown at Figure 1 on Page A-5 below.

⁴ See Annex C Pages C-10 to C-12.

⁵ SHLAA Sites 366, 515, 516, 574, 622, 699, 734, 749 and 770.

⁶ SHLAA Sites 33 and 509.

⁷ TWC/2019/0177 and TWC/2014/1080

⁸ Part of SHLAA Site 366 as shown in Figure 11 in Annex C Page C-10

⁹ TWC/2019/0251

¹⁰ TWC/2016/0891

¹¹ TWC/2016/0016

¹² TWC/2017/0606

Cherrington Settlement Boundary

Cherrington consists of 2 distinct but connected areas. The older settlement, sometimes known as Cherrington Green, consists of a very small collection of dwellings (16 in total, including Cherrington Grange) to the north of the village. The other area includes the houses along Manor View, from the B5062 to Cherrington Manor, together with the Manor House itself. These 2 components join together at the north-east corner of Cherrington Manor barns. There are also some farm buildings nearby, although Cherrington Farm lies predominantly in the neighbouring parish of Waters Upton. All these properties are situated within open countryside and no area of the hamlet can be considered to be 'built-up'. Any further development, including any development plan submitted as 'Infill', would be a direct encroachment into open countryside.

This position was reinforced by the Local Planning Authorities rejection of a proposal¹³ to build one house in Cherrington, south of the B5062 road because 'The proposal is located in the rural area where residential development will be strictly controlled in line with the overall strategy to limit development outside existing urban areas and identified villages, of which Cherrington is not one. The proposal is therefore contrary to Policy HO10 of the TWLP 2011-2031.'

The settlement boundary follows the outline plan of the properties and contains: Cherrington Green, including Cherrington Grange and associated barn conversions; Cherrington Manor, and associated barn conversions; the properties along Manor View; and the houses just south of the B5062. However, 2 large gardens¹⁴ have been excluded from the boundary in order to ensure the character of the village is conserved.

The Settlement Boundary for Cherrington is shown at Figure 2 on Page A-6 below.

¹³ TWC/2019/0833

¹⁴ Cruck Cottage and Yew Tree Cottage.

Figure 1: Tibberton Settlement Boundary

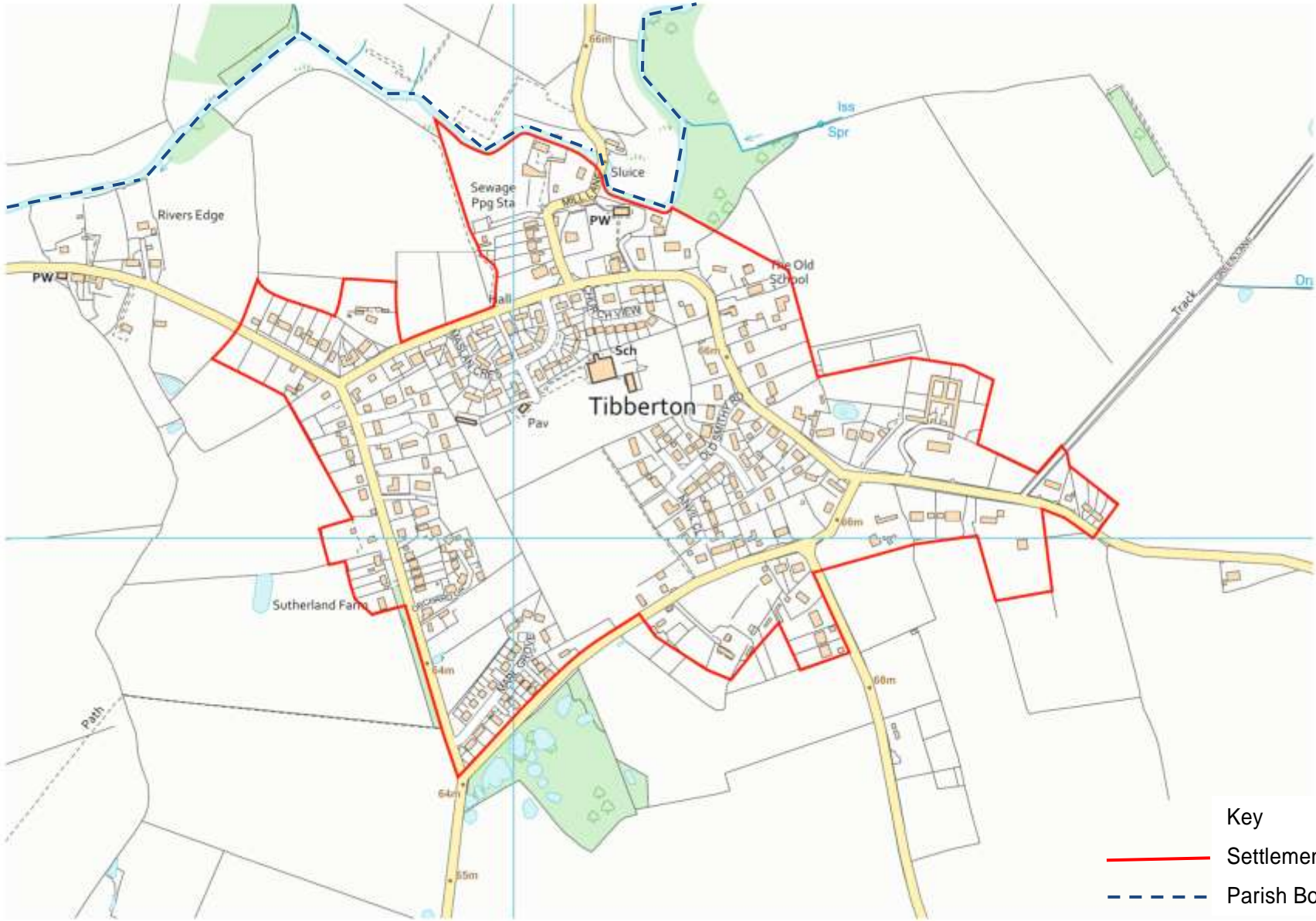


Figure 2: Cherrington Settlement Boundary

