

Settlement Boundaries

Topic Paper

(November 2020)



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1.0 Introduction

- 1.1 Settlement boundaries are currently identified in the Waverley Borough Local Plan 2002 with an associated Policy RD1.
- 1.2 Settlement boundaries were not reviewed as part of Local Plan Part 1. However, it stated that they would be reviewed as part of Local Plan Part 2 or in Neighbourhood Plans.
- 1.3 Therefore, as part of Local Plan Part 2 a review of the settlement boundaries in Waverley has been undertaken and linked to a new policy DM13.
- 1.4 This paper outlines the approach undertaken.

2.0 Background

- 2.1 Settlement boundaries in Waverley were first defined through the 2002 Local Plan. The boundaries were not intended to encompass every building that forms part of a village and were drawn tightly to encompass only the main built up area of the settlement. The settlement boundaries were defined taking account of the visual character of the settlement and the density and pattern of built development. Wherever possible the proposed boundaries follow physical features such as roads and hedge lines which are identifiable on the ground. In practice this often means the boundaries of curtilages.
- 2.2 Local Plan Part 1 largely retained the existing boundaries as defined in 2002. It stated that settlement boundaries will be reviewed as part of Local Plan Part 2 or in Neighbourhood Plans. Local Plan Part 1 also emphasised that through Local Plan Part 2, working with parish councils where appropriate, the Council will review settlement boundaries with the intention of resolving any anomalies, including reviewing Green Belt boundaries where necessary. The few changes that were made to settlement boundaries in Local Plan Part 1 were a result of Green Belt changes made by Local Plan Part 1 in Policy RE2. These were the removal of two sites on the edge of Godalming and one site on the edge of Milford from the Green Belt and incorporation of those sites into the settlement area for those settlements.
- 2.3 Local Plan Part 1 also inset the settlement areas of Chiddingfold, Elstead, Milford and Witley from the Green Belt (they were previously washed over by the Green Belt). In order to meet the Local Plan Part 1 housing allocation for the parishes of Chiddingfold, Elstead and Witley (which includes Milford), Local Plan Part 1 also identified some broad areas around these settlements with potential for removal from the Green Belt, with the intention that the detailed changes to the Green Belt boundary would be made in Local Plan Part 2. Since then the NPPF has been changed such that some Green Belt boundary changes can now be made in Neighbourhood Plans. As a result, the detailed Green Belt boundary changes to accommodate planned housing growth in Chiddingfold and Elstead will be made in the respective Neighbourhood Plans. The equivalent changes around Milford and Witley are being made in Local Plan Part 2. Details of the justification for the

proposed Green Belt boundary changes around Milford and Witley that are contained in Local Plan Part 2 are also set out in the accompanying Green Belt Topic Paper.

- 2.4 The 2014 Green Belt Review that informed Local Plan Part 1 also examined other villages in the Green Belt in Waverley, and suggested that Bramley, Womersley and Churt should remain washed over by the Green Belt, with some minor changes proposed to the rural settlement boundaries to allow for selected infill to take place. The Council accepted these recommendations, and these changes are considered in Local Plan Part 2.

3.0 Consultation

- 3.1 Between 12 June and 24 July 2017, the Council held a consultation on the Issues and Options for Local Plan Part 2. The consultation asked for opinions on the proposed criteria for reviewing settlement boundaries and if there were any additional criteria that the Council should consider. The consultation also asked for: views on the current settlement boundaries; if existing settlement boundaries should be altered; and whether more settlement boundaries were needed, and if so where and why.
- 3.2 In total, over 50 comments were received in related to settlement boundaries. The majority of respondents supported the suggested review criteria. In addition, a number of areas were suggested for inclusion within settlement boundaries.
- 3.3 The responses from the Issues and Options Consultation were taken into account when reviewing the settlement boundary for each area.
- 3.4 Responses to the Issues and Options consultation also confirmed that no further review was necessary for Farnham as its Neighbourhood Plan which designates a built up area boundary was 'made' on 28 July 2017. The Farnham Neighbourhood Plan has since been reviewed and designates a new built up area boundary. This was 'made' on 3 April 2020.
- 3.5 The Council engaged in meetings with town and parish council to informally discuss and consult on potential changes to settlement boundaries.
- 3.6 In March 2018, prior to the Preferred Options consultation, the Council emailed all the Town and Parish Council with settlements boundaries in their areas, informing them of the proposed changes to settlement boundaries and justifications for such alterations.
- 3.7 The Council then consulted on its Preferred Options for each settlement boundary between 25 May and 9 July 2018. As part of this consultation the proposed detailed boundary changes were presented.
- 3.8 A series of public consultation events were held during the Preferred Options Consultation and a Town and Parish Council Briefing took place.
- 3.9 The responses received in the Preferred Options consultation, regarding settlement boundaries and housing site allocations, have been taken into account when finalising the settlement boundaries detailed in the Pre-submission Local Plan Part 2.

4.0 Methodology

- 4.1 All of the settlement boundaries have been assessed against the criteria outlined below, apart from settlements within the parishes of Alfold, Bramley, Chiddingfold, Dunsfold, Elstead and Ewhurst where only a 'factual update' has been done. In addition, whilst reviewing the boundaries it was noticed that the boundaries were inaccurately digitised. Therefore all of the boundaries have minor changes as a result of corrections to the digitised layer.
- 4.2 Boundaries for three of the main settlements (Godalming, Cranleigh and Haslemere) will be established (Farnham was excluded as its reviewed Neighbourhood Plan with built up area boundary was 'made' on 3 April 2020).
- 4.3 For those boundaries that are also the Green Belt Boundary, any proposed changes would also result in changes to the Green Belt.
- 4.4 The settlement boundary should identify the area in which development is likely to be considered acceptable, this will reflect the extent of the main built up area, planning permissions and site allocations.
- 4.5 The following criteria have been used to update the settlement boundaries.

A settlement boundary should:	
1	Clearly follow defined physical features such as walls, fences, hedgerows, roads and streams where practical.
2	Include built and commenced development, following the adoption of Local Plan 2002, which physically relates to the settlement boundary.
3	Include planning permissions and site allocations which physically relate to the settlement boundary.
4	Take into account the visual character of the settlements, the density and pattern of built development.
5	Include the curtilage of a property that relates more closely to the built up area (e.g. a garden) and where inclusion or possible development would not harm the structure, form and character of the settlement.
6	Include small pieces of land, below the threshold for allocation, which directly relate to the built up area and would be rounding off the boundary.
A settlement boundary should exclude:	
7	Large gardens or other areas whose inclusion or possible development would harm the structure, form and character of the settlement. This includes extended curtilages of properties that relate more closely to the open countryside.
8	Isolated and sporadic development that is clearly detached from the main built up area.
9	Low density residential areas, including single properties, which may have wooded or uncultivated curtilages.

- 4.6 A 'factual update' only considers the following criteria:

- Correction of poorly digitised layers; and
- Addition of site allocations, planning permissions, and built/commenced development, since 2002, which physically relate to the settlement boundary.

5.0 Review

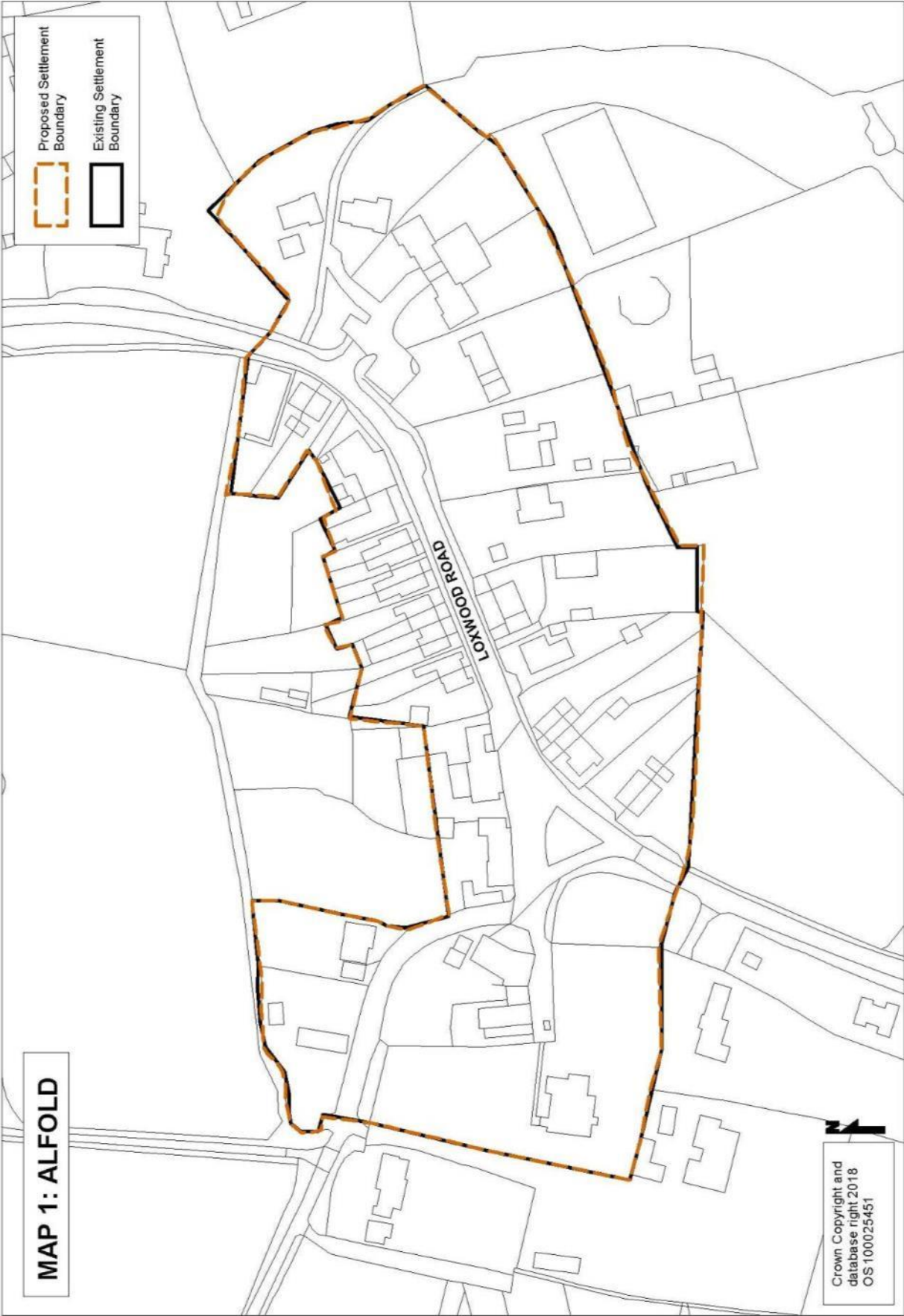
Alfold

Alfold Parish is a designated Neighbourhood Plan area, and housing sites are to be allocated through the Neighbourhood Plan, therefore only a 'factual update' of the existing settlement boundaries has been carried out as part of Local Plan Part 2. The Parish Council may wish to do a further review as part of its Neighbourhood Plan.

There are two settlement boundaries within the parish of Alfold; both of these are within the area defined as Countryside Beyond the Green Belt.

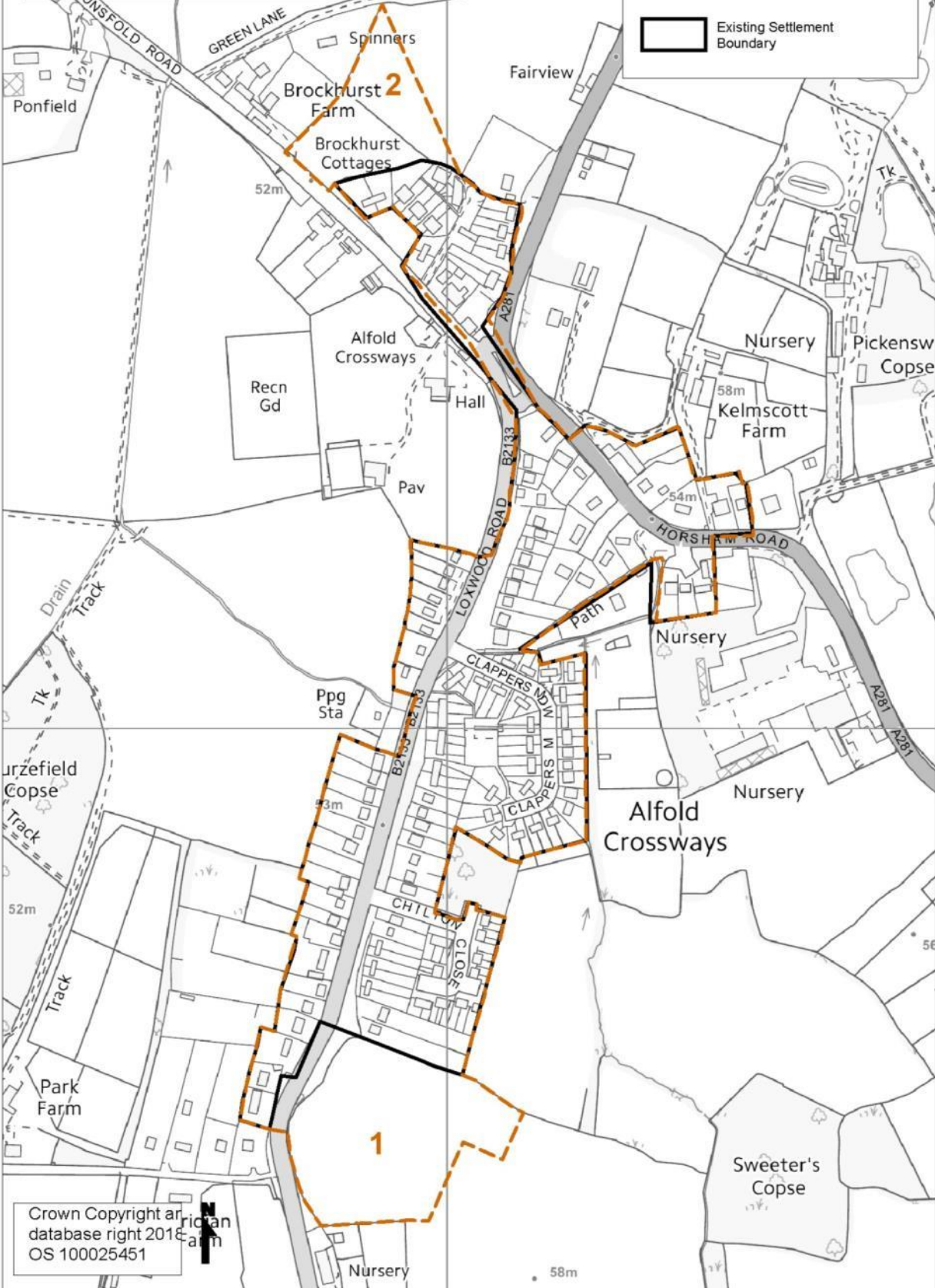
Map 1: Alfold – No anomalies identified, just improved digitization.

Map 2: Alfold Crossways			
Anomaly	Area affected	Amendment	Justification
1	Land to the west of Sweeters Copse	Extend to include site with planning permission.	Criterion 3: The site has planning permission for 55 dwellings; it physically relates to the settlement boundary and should therefore be included.
2	Land Adjacent to Brockhurst Farm	Extend to include site with planning permission.	Criterion 3: The site has outline planning permission for up to 23 dwellings; it physically relates to the settlement boundary and should therefore be included.



MAP 2: ALFOLD CROSSWAYS

Proposed Settlement Boundary
 Existing Settlement Boundary



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Bramley

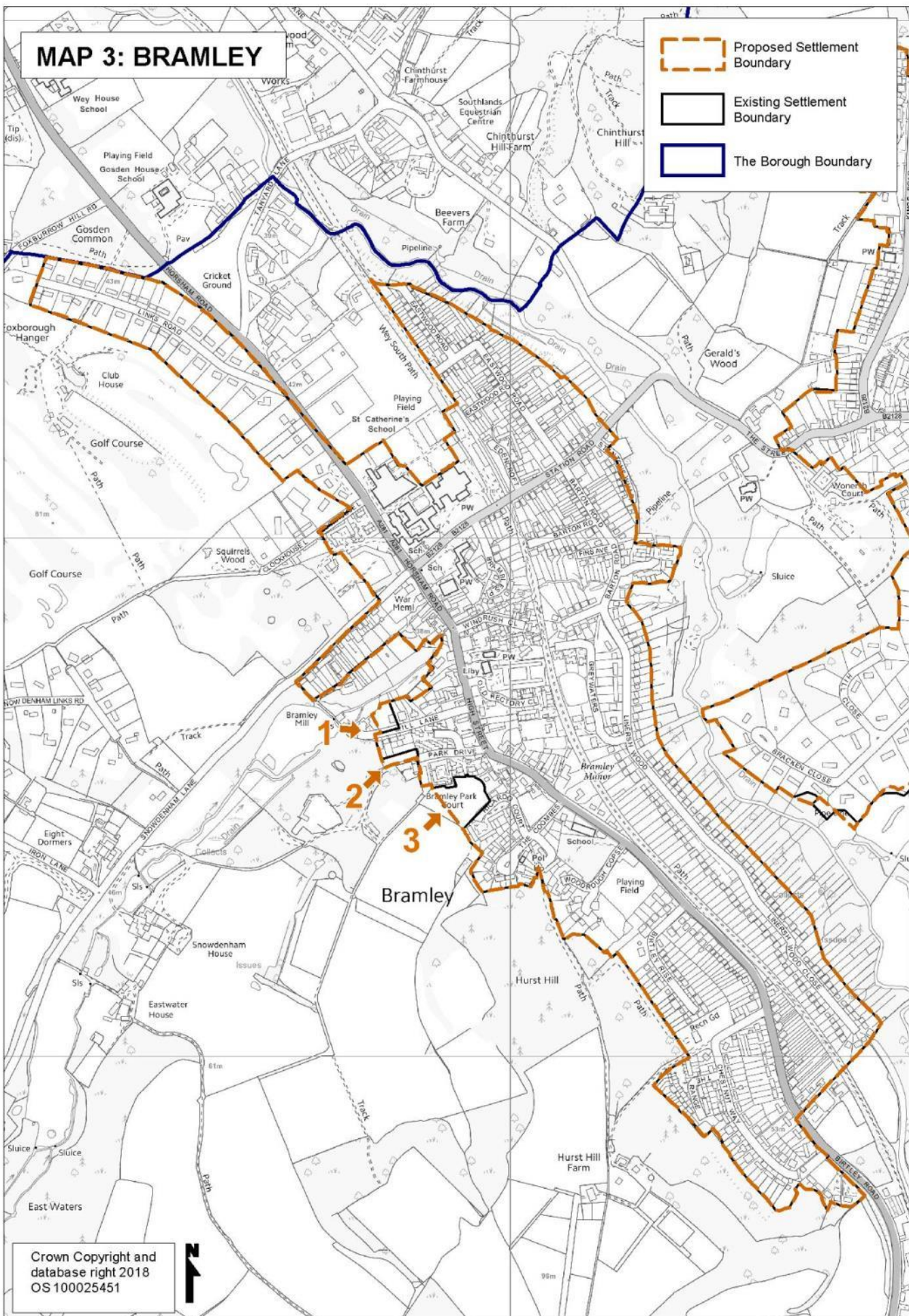
Bramley Parish is a designated Neighbourhood Plan area for which the Parish Council is allocating housing sites. Therefore only a 'factual update' of the existing settlement boundary has been carried out as part of Local Plan Part 2. The Parish Council may wish to do a further review as part of its Neighbourhood Plan.

There is one settlement boundary within the parish of Bramley, which is washed over by the Green Belt.

Map 3: Bramley			
Anomaly	Area affected	Amendment	Justification
1	Properties along the north of Mill Lane	Extend the boundary to include Mill Farm Cottage.	Criterion 3: This property has planning permission for 1 dwelling to the west of the existing dwelling. This would result in both the existing and proposed dwellings physically relating more to the settlement boundary. They should therefore be included within the boundary.
2	Land to the north of Park Drive	Extend to include the whole of the site with planning permission.	Criterion 3: The site has planning permission for 6 dwellings. It physically relates to the settlement boundary and should therefore be included.
3	Land adjacent to Ricardo Court	Extend to include site with planning permission.	Criterion 3: The site has planning permission for 24 dwellings. It physically relates to the settlement boundary and should therefore be included.

MAP 3: BRAMLEY

-  Proposed Settlement Boundary
-  Existing Settlement Boundary
-  The Borough Boundary



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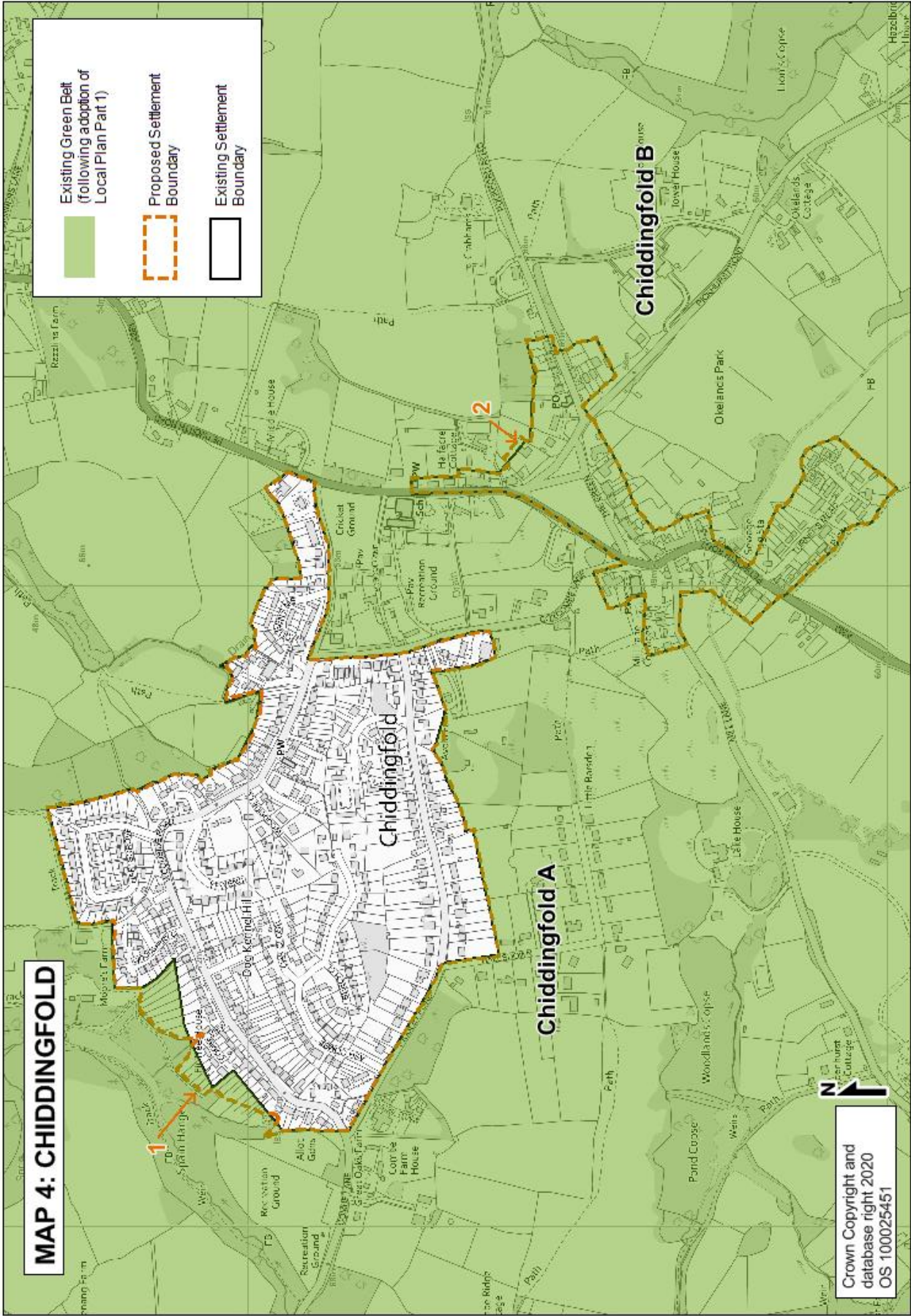


Chiddingfold

Through Local Plan Part 1 the larger segment of the Chiddingfold settlement boundary (shown on the map as Chiddingfold A) has become inset from the Green Belt. The smaller segment (shown on the map as Chiddingfold B) remains washed over by the Green Belt. Local Plan Part 1 also identifies additional broad potential areas for removal from the Green Belt in order to accommodate the level of housing growth planned for in Local Plan Part 1. However, Chiddingfold Parish is a designated Neighbourhood Plan for which the Parish Council is allocating housing sites alongside making any necessary to the Green Belt. Therefore, only a 'factual update' of the existing settlement boundary has been carried out as part of Local Plan Part 2. The Parish Council may wish to do a further review as part of its Neighbourhood Plan.

Map 4: Chiddingfold A			
Anomaly	Addresses affected	Amendment	Justification
1	Properties on the north west side of Woodside Road	Extend to include the whole of the gardens of these properties within the boundary.	Criterion 1: the boundary does not currently follow any defined physical features; it is considered that the trees at the end of the gardens form a strong physical boundary for the Settlement/Green Belt boundary.

Map 4: Chiddingfold B			
Anomaly	Area affected	Amendment	Justification
2	Garden of Hadmans, The Green.	Extend to include the whole of the extension to the dwelling.	Criterion 2: Since 2002, a two storey extension has been erected at the rear of the dwelling. As a result, the boundary now cuts through the extension. It is proposed to the move the boundary to include the whole of the extension.



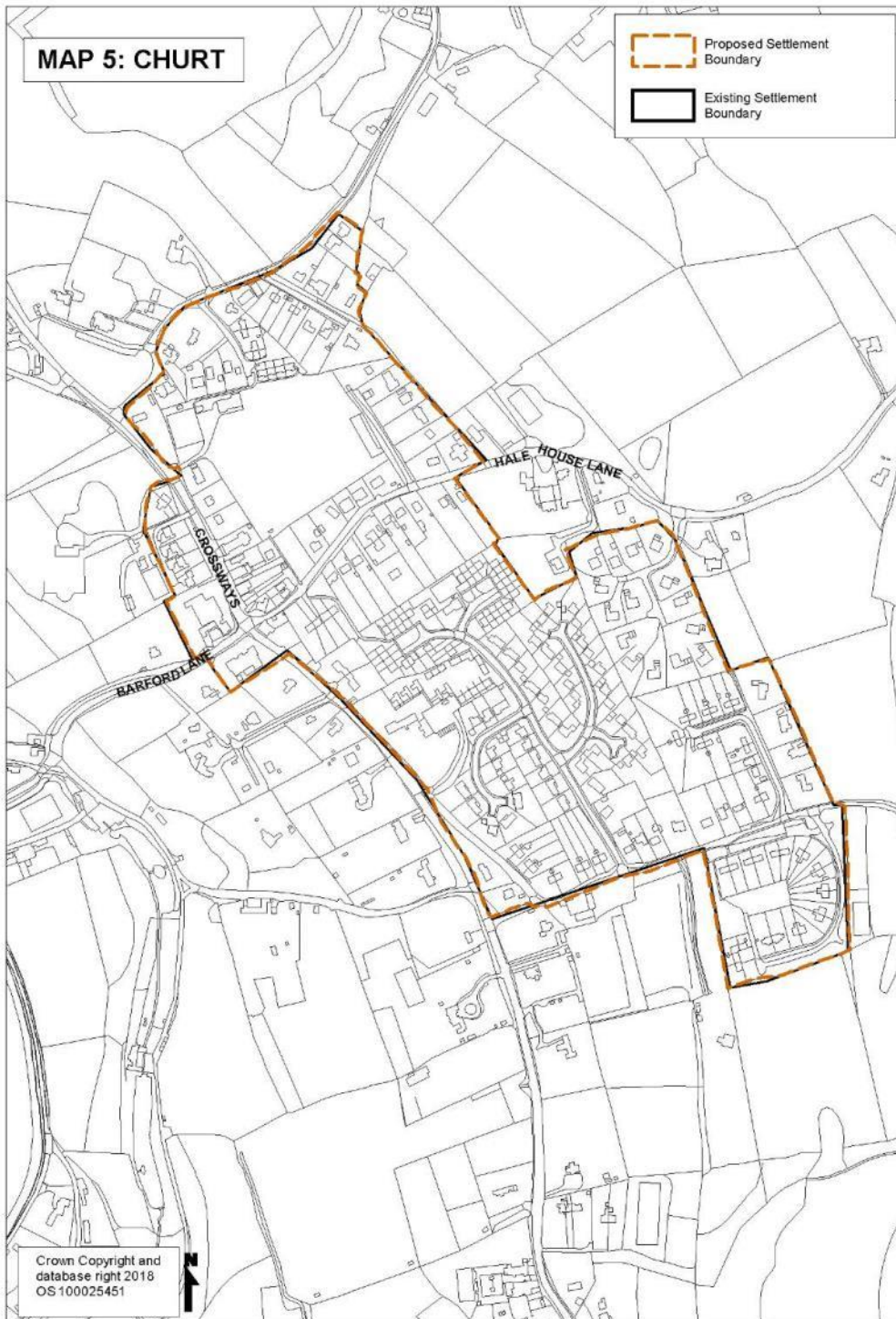
MAP 4: CHIDDINGFOLD

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Churt

Within the parish of Churt, there is one settlement boundary which is washed over by the Green Belt. The Green Belt Review and subsequently Local Plan Part 1 did suggest that some changes could be made to the Churt settlement boundary to allow for selected infill to take place. However, neither of the areas identified in the Green Belt Review reflect the main built up area and they are not considered to be required in order to meet Churt's housing allocation. These areas will remain outside of the settlement boundary.

Map 5: Churt – No anomalies identified, just improved digitization.



Cranleigh

Cranleigh Parish is a designated Neighbourhood Plan area for which the Parish Council allocating sites. Therefore only a 'factual update' of the existing settlement boundaries has been carried out as part of Local Plan Part 2. The Parish Council may wish to do a further review as part of its Neighbourhood Plan.

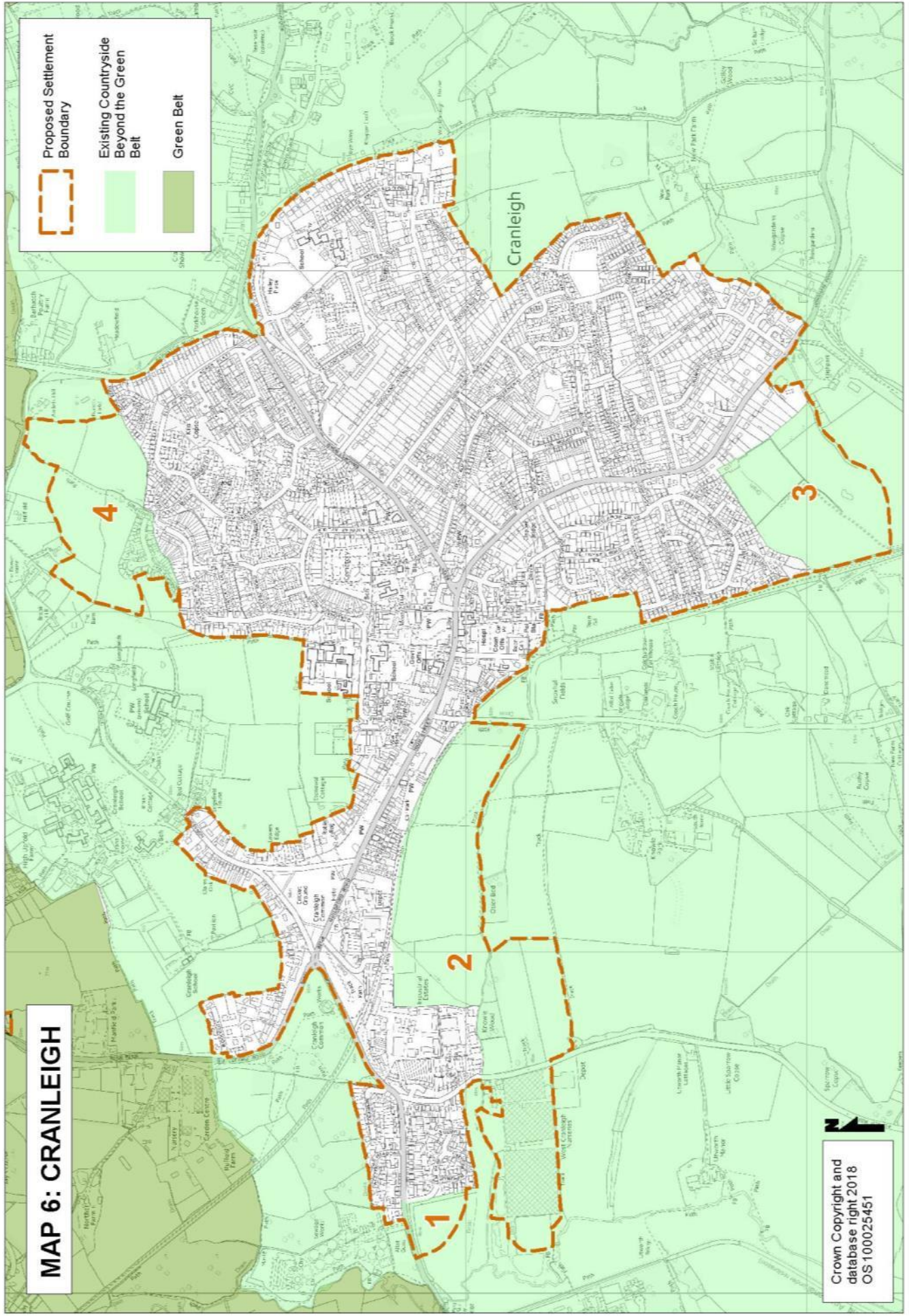
There are two settlement boundaries within the parish of Cranleigh: Cranleigh itself, where the built up area is currently identified as the area which is not within Green Belt or Countryside Beyond the Green Belt; and Rowly which is washed over by the Green Belt.

Map 6: Cranleigh			
Anomaly	Area affected	Amendment	Justification
1	Land south of Elmbridge Road	Extend to include the site with planning permission.	Criterion 3: This site has planning permission; it physically relates to the settlement boundary and should therefore be included.
2	Land south of Elmbridge Road and the High Street	Extend to include the strategic site allocation apart from the area identified as a country park.	Criterion 3: This site is a strategic site allocation in Local Plan Part 1, in addition the whole area now has outline planning permission, under several planning applications. The land physically relates to the settlement boundary and should therefore be included.
3	Land at Horsham Road	Extend to include the strategic site allocation.	Criterion 3: This site is a strategic site allocation in Local Plan Part 1, in addition the whole area now has planning permission, under two planning applications. The land physically relates to the settlement boundary and should therefore be included.
4	Land south of Amlets Lane	Extend to include the site with planning permission.	Criterion 3: This site has planning permission; it physically relates to the settlement boundary and should therefore be included.

Map 7: Rowly – No anomalies identified, just improved digitisation.

MAP 6: CRANLEIGH

Proposed Settlement Boundary
Existing Countryside Beyond the Green Belt
Green Belt

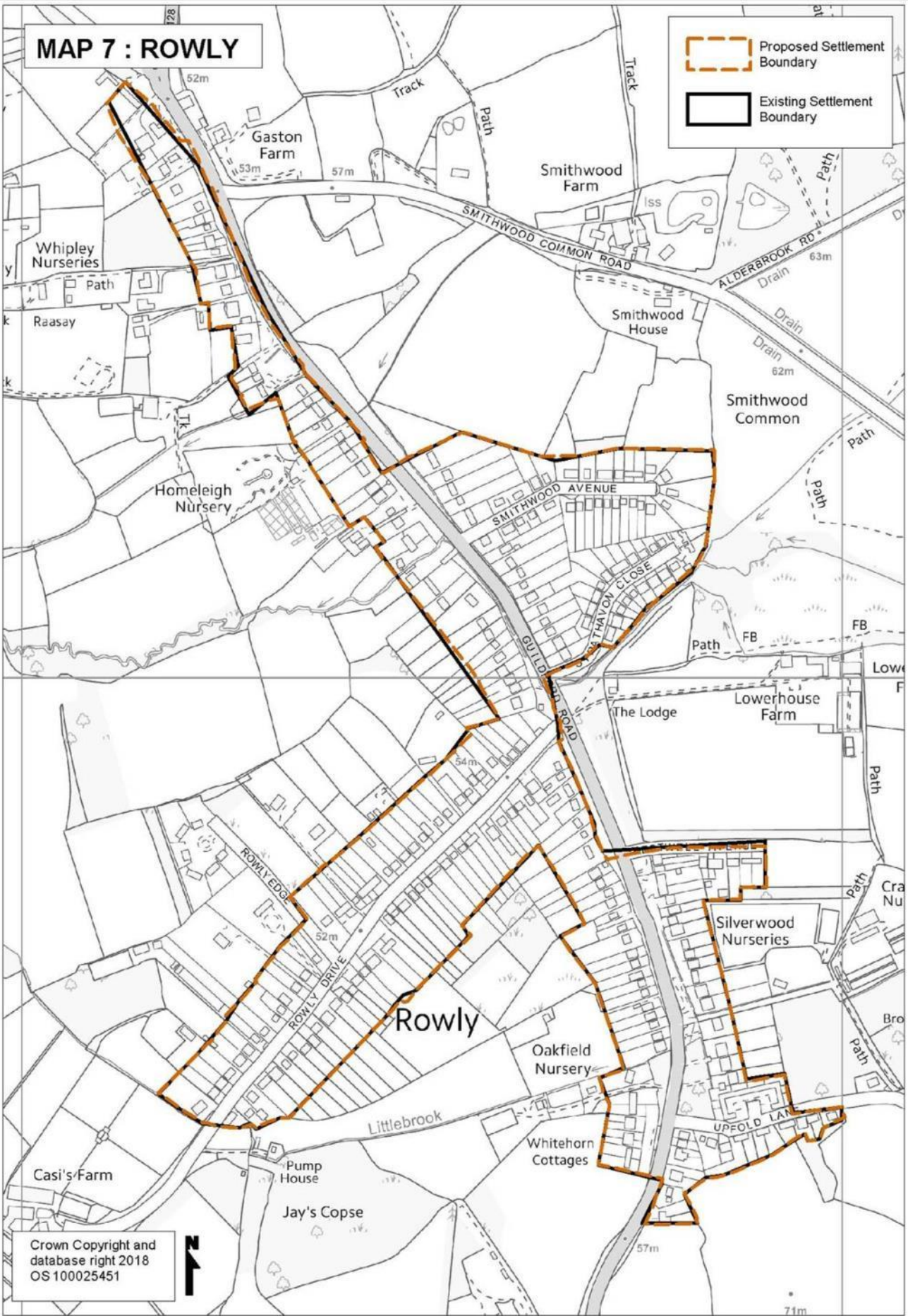


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MAP 7 : ROWLY

 Proposed Settlement Boundary

 Existing Settlement Boundary



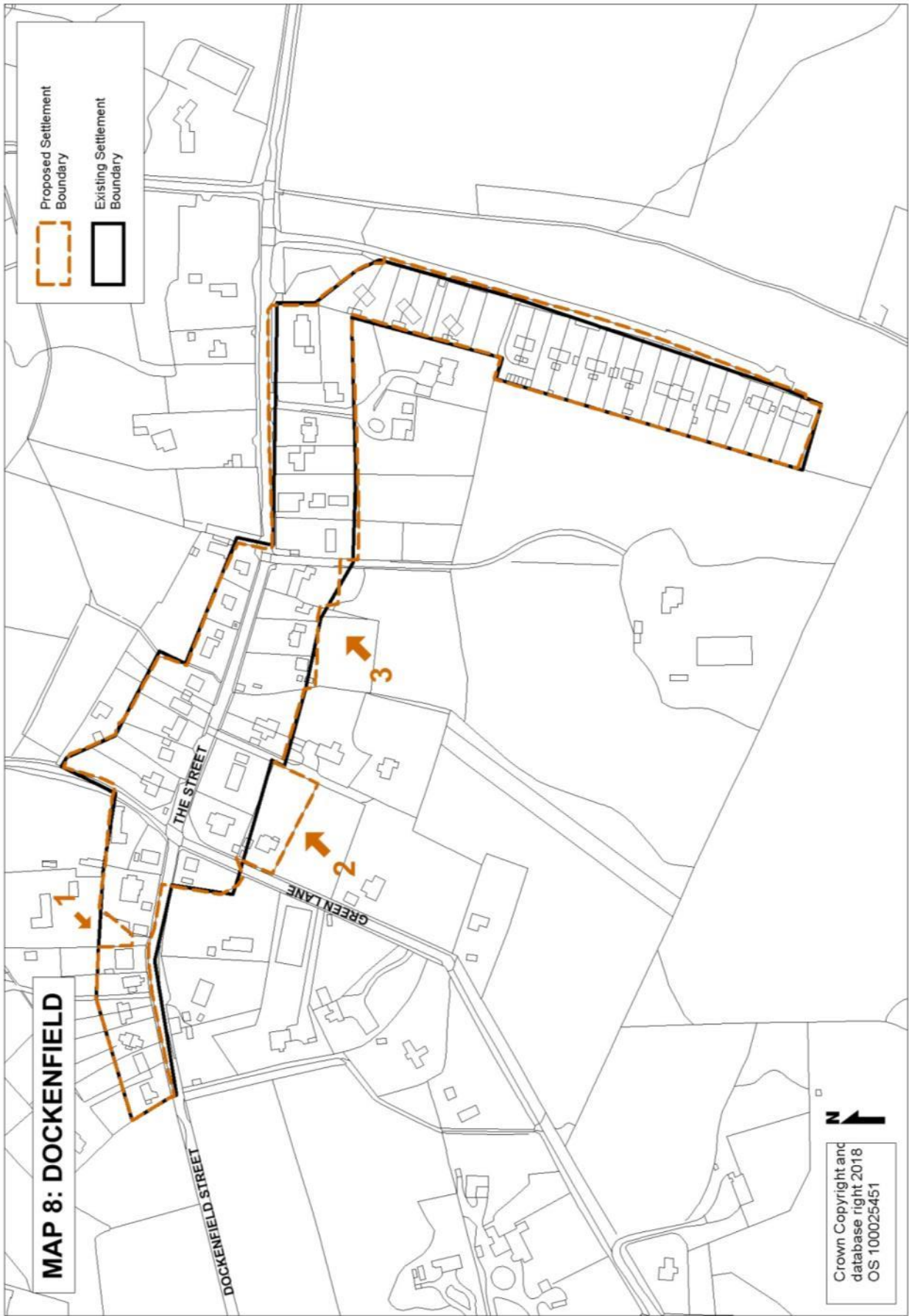
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Dockenfield

Within the parish of Dockenfield there is one settlement boundary, which is within the area defined as Countryside Beyond the Green Belt.

Map 8: Dockenfield			
Anomaly	Area affected	Amendment	Justification
1	The Oaks, Strawberry Cottage, The Street	Reduce the boundary to exclude curtilage of Strawberry Cottage and follow boundary of The Oaks.	Criterion 1: The current boundary includes part of the curtilage of Strawberry Cottage. Inclusion of Strawberry Cottage does not comply with criteria point 7. Therefore it is proposed that the boundary should follow the curtilage of The Oaks.
2	Properties on the northern tip of Green Lane	Amend the boundary to follow physically defined features and extend to include Goose Cottage.	Criterion 1: At Keverne, the boundary does not follow any physical features. In addition, Goose Cottage has planning permission for 1 dwelling within its curtilage, the result of which means both properties would relate more to the built up area. It is therefore proposed for them to be within the boundary.
3	Properties along the south of The Street.	Amend the boundary to follow the most suitable line.	Criterion 1: The current boundary does not follow any defined features. However, the ends of these properties' gardens are uncultivated and their inclusion would therefore not comply with criterion 7. Therefore the most suitable line, that is as easy to read as possible on the ground, has been found.



Dunsfold

Dunsfold Parish is a designated Neighbourhood Plan area for which the Parish Council will include site allocations. Therefore, only a ‘factual update’ of the existing settlement boundary has been carried out as part of Local Plan Part 2. The Parish Council may wish to do a further review as part of its Neighbourhood Plan.

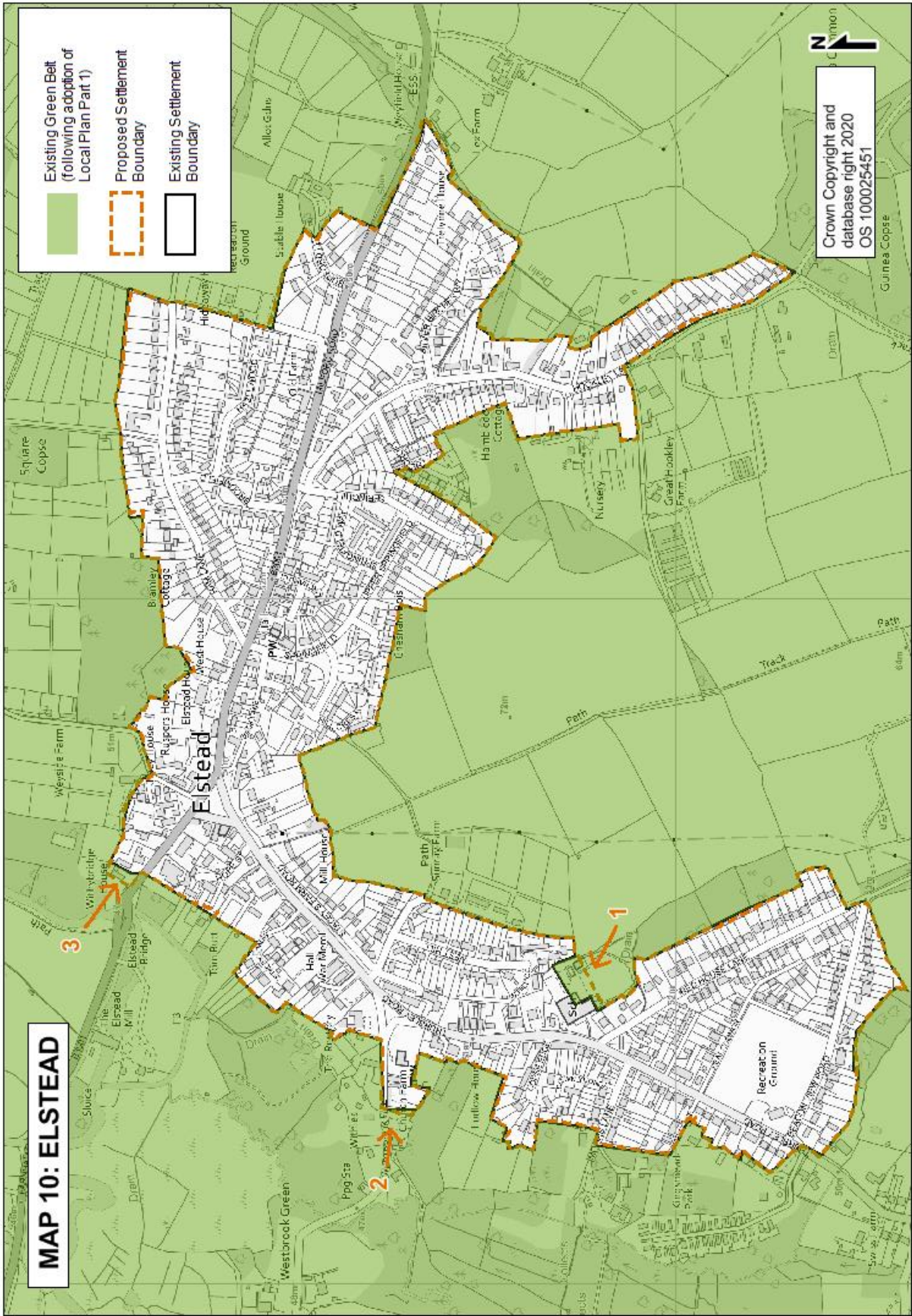
Within the parish of Dunsfold, there is one settlement boundary (split into two segments), which is within the area defined as Countryside Beyond the Green Belt.

Map 9: Dunsfold			
Anomaly	Area affected	Amendment	Justification
1	Land adjacent to Nugents Close	Extend to include the remainder of Nugents Close and the site with planning permission.	Criteria 2&3: Since 2002 the rest of Nugents Close has been built and there is now planning permission for 42 dwellings on the adjacent land. It is therefore proposed for the boundary to include both.
2	Properties in Arnold Close and 12 Binhams Meadow	Extend to include all of the properties in Arnold Close and the entire garden of 12 Binhams Meadow.	Criteria 1 & 2: Since 2002, the Royal British Legion Clubhouse has been demolished and replaced by dwellings. Some of these dwellings are currently not included due to the boundary originally being drawn tightly around the clubhouse. In addition, for some unknown reason the boundary spikes to exclude the majority of the garden of 12 Binhams Meadow. It is proposed that this is corrected to include the whole of the garden.

Elstead

Through Local Plan Part 1, the Elstead settlement boundary has become inset from the Green Belt. Local Plan Part 1 also identified additional broad areas for release from the Green Belt in order to accommodate the level of housing growth planned for in Local Plan Part 1. The Elstead Neighbourhood Plan will allocate sites for housing in Elstead and therefore will make any necessary amendments to the Green Belt boundary to accommodate these allocations. Therefore, only a 'factual update' of the existing settlement boundary has been carried out as part of Local Plan Part 2. The Parish Council may wish to do a further review as part of its Neighbourhood Plan.

Map 10: Elstead			
Anomaly	Area affected	Amendment	Justification
1	St. James C of E Primary School	Extend the boundary to meet physical features at St. James C of E Primary School.	Criteria 1, 2, 5: Since Local Plan 2002, there have been two extensions to the school, and an extension to the playground to the rear of the school. The proposed boundary follows physical features (hardstanding surfaces) and the outbuildings within the school's curtilage.
2	Land adjacent to 11 Westbrook Hill	Extend the boundary to include the whole of the outbuilding and follow defined physical features.	Criteria 1 & 5: The current boundary cuts through an outbuilding and therefore does not follow any physically defined features. There is no clear reason why the outbuilding should not be included and also follow physically define features.
3	Withybridge House, Farnham Road.	Extend the boundary to include Withybridge House.	Criterion 4: Although on the edge of the settlement, Withybridge House relates well to adjacent properties which are within the settlement boundary. It would therefore seem sensible to include the dwelling with the boundary. However, inclusion of the whole of the curtilage is not considered to comply with criterion 7. Therefore the new line is proposed to be drawn tightly to the property.



Ewhurst

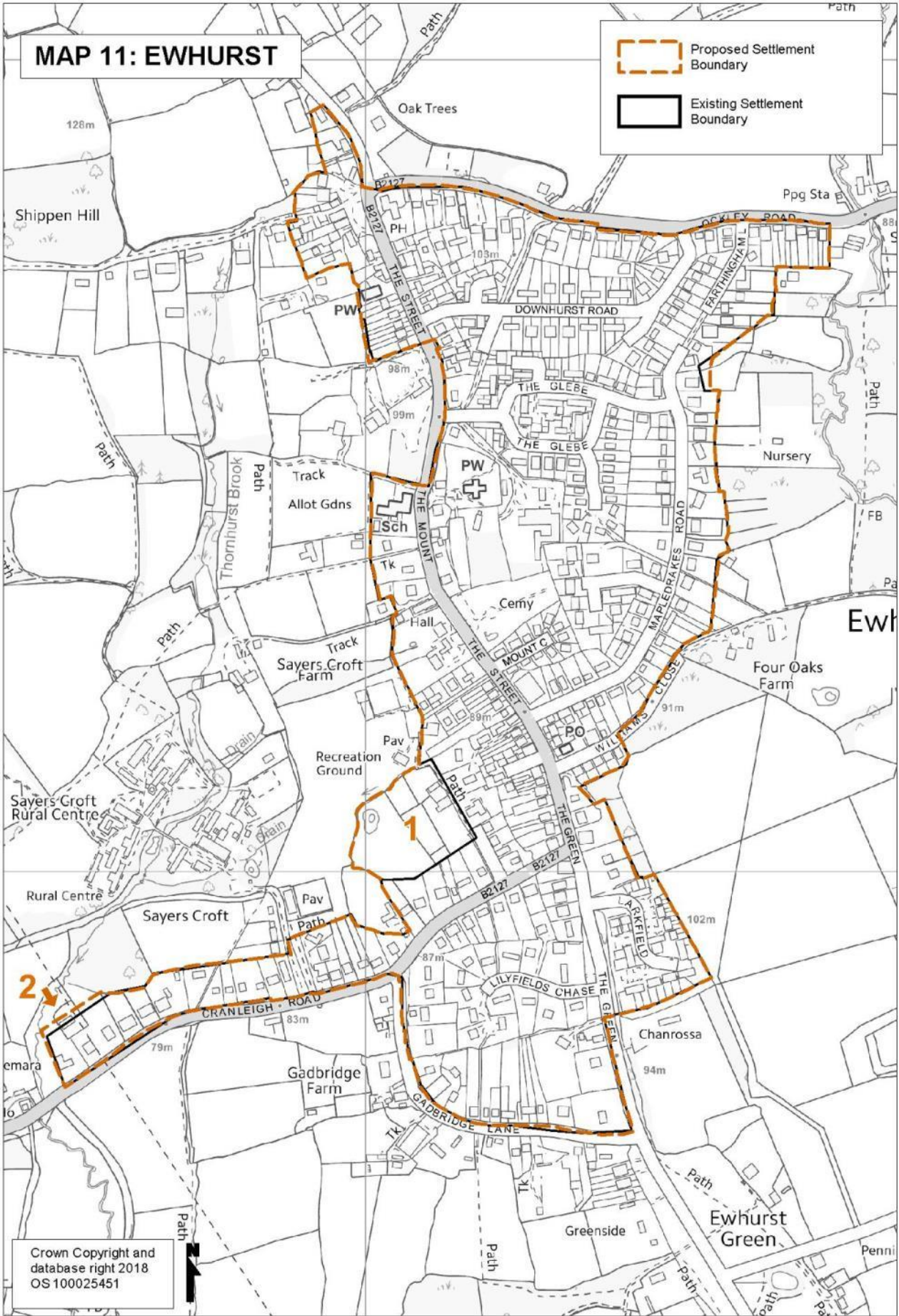
Ewhurst Parish is a designated Neighbourhood Plan area and the Parish Council is allocating sites through the Neighbourhood Plan, Therefore, only a 'factual update' of the existing settlement boundary has been carried out as part of Local Plan Part 2. The Parish Council may wish to do a further review as part of its Neighbourhood Plan.

Within the parish of Ewhurst there is one settlement boundary, the majority of which is in the area defined as Countryside Beyond the Green Bet (the northern tip of the settlement is washed over by Green Belt).

Map 11: Ewhurst			
Anomaly	Area affected	Amendment	Justification
1	Land at Backward Point	Extend to include site with planning permission.	Criterion 3: The site has planning permission for 31 dwellings. It physically relates to the settlement boundary and should therefore be included.
2	Tegula, Cranleigh Road	Extend to include the whole of the dwelling.	Criteria 1& 2: Since 2002, some outbuildings associated with Connemara have had a change of use to a dwelling. The boundary currently cuts through the dwelling, therefore it is proposed to move the boundary slightly to ensure the whole dwelling is included. No assessment of the rest of the curtilage has been carried out as that would go outside the remit of the 'factual update'.

MAP 11: EWHURST

Proposed Settlement Boundary
 Existing Settlement Boundary



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Frensham

Frensham has three settlement boundaries, Frensham, Millbridge and Shortfield Common. All three are washed over by the Green Belt. However, Shortfield Common is right at the edge of the Green Belt and some of the proposed changes would result in areas in Countryside Beyond the Green Belt becoming part of the settlement boundary.



Map 12: Frensham – no anomalies have been identified, just improved digitisation

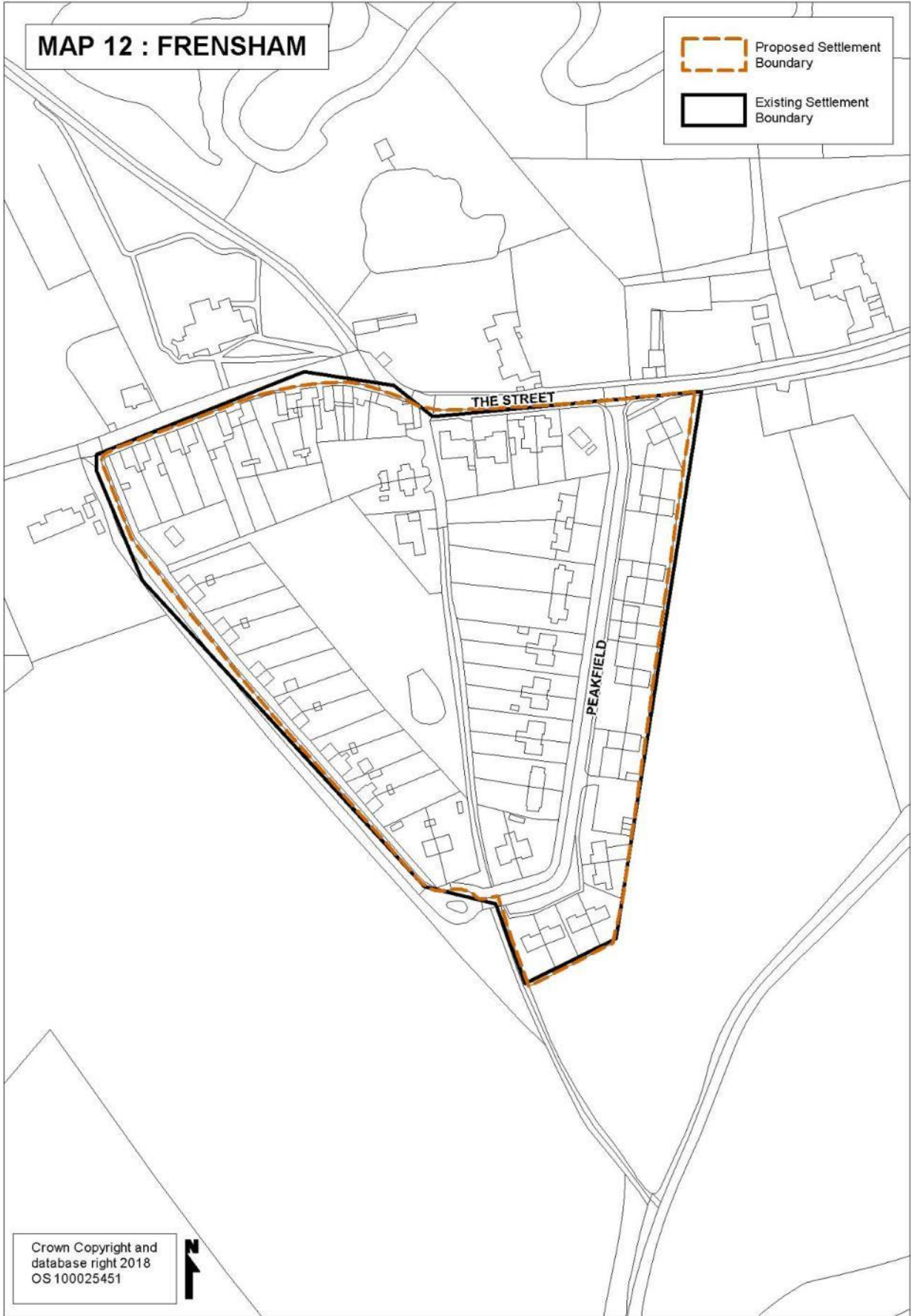
Map 13: Millbridge			
Anomaly	Area affected	Amendment	Justification
1	1 Rushmere Cottages and Rooks Hill, Shortfield Common Road	Extend the boundary to include whole of the curtilage of 1 Rushmere Cottages. Reduce the boundary to the north to follow physical features, apart from the garden of Rooks Hill.	Criterion 1: Current boundary does not follow defined physical features. However, including the whole curtilage of Rooks Hill is considered to not comply with criterion 7 therefore a suitable line has been found.
2	Saxons, The Reeds Road	Extend the boundary to include more of the curtilage.	Criterion 1: The boundary is currently drawn very tightly around Saxons, and therefore cuts through an extension to the dwelling built in 1974 (not on base layer but can be clearly seen in aerial). In addition, the dwelling has planning permission for a single storey extension. However, including the whole of the curtilage is considered to not comply with criterion 7, therefore a suitable line has been found using defined features within the garden.

Map 14: Shortfield Common			
Anomaly	Area affected	Amendment	Justification
1	Timberlea, Holly Bush Lane.	Extend the boundary to include the whole of the curtilage.	Criteria 1 & 2: The original boundary was not drawn around the curtilage of this property and since 2002, it has undergone alterations to the dwelling and hard landscaping. This has resulted in the boundary of the curtilage being clearer to see. It is therefore proposed that the

			settlement boundary follows the physically defined features.
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MAP 12 : FRENHAM

-  Proposed Settlement Boundary
-  Existing Settlement Boundary

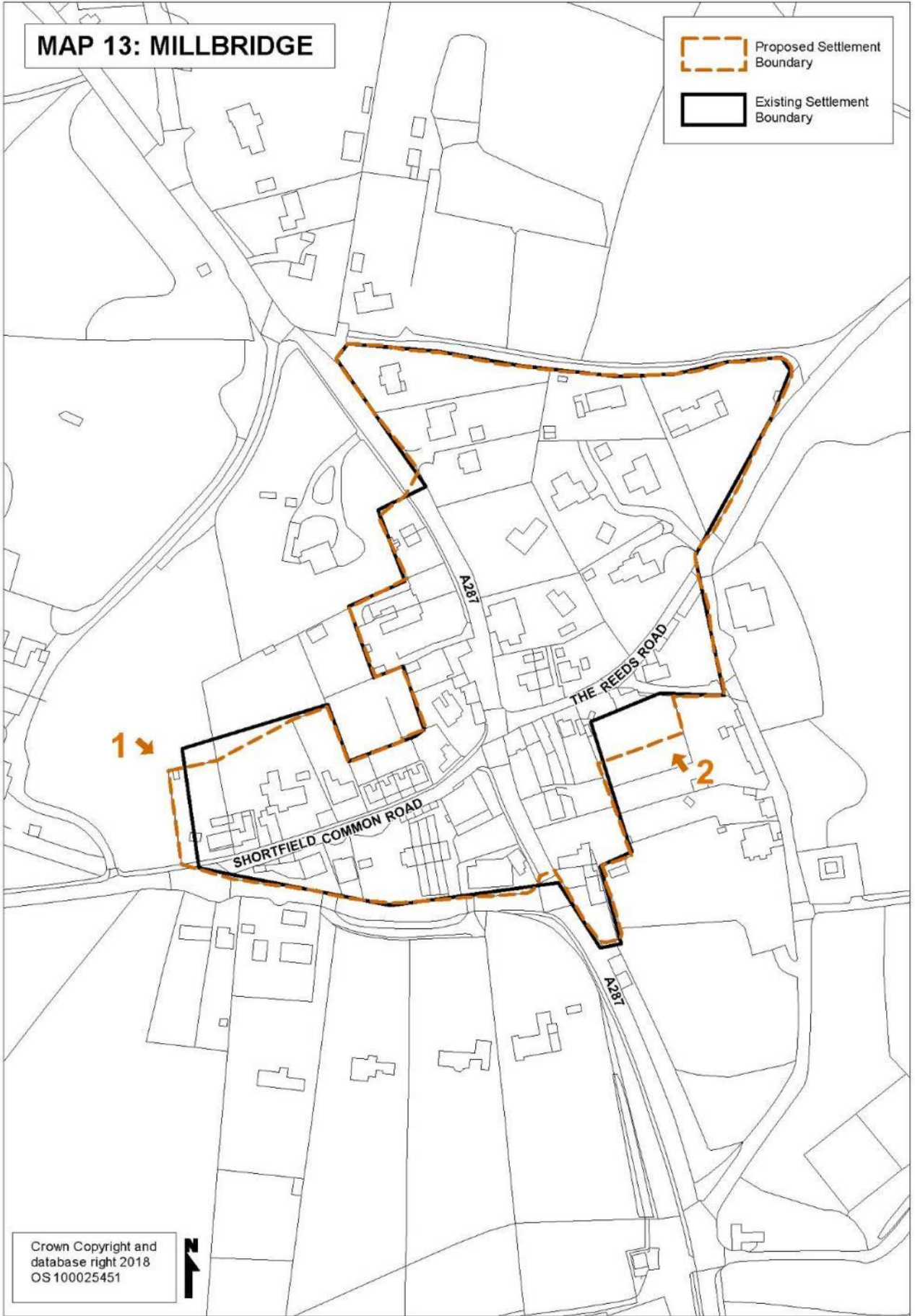


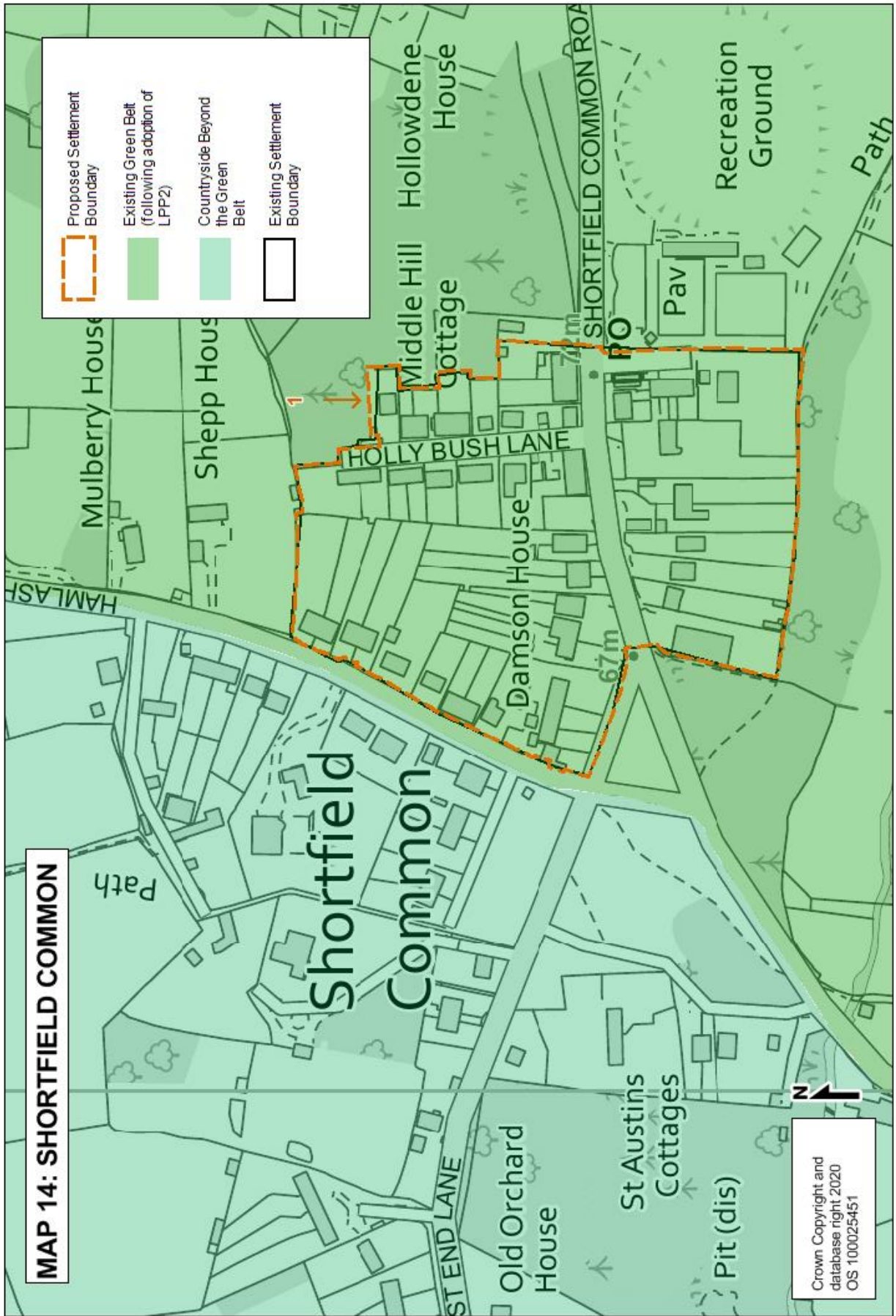
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MAP 13: MILLBRIDGE

-  Proposed Settlement Boundary
-  Existing Settlement Boundary





MAP 14: SHORTFIELD COMMON



Godalming

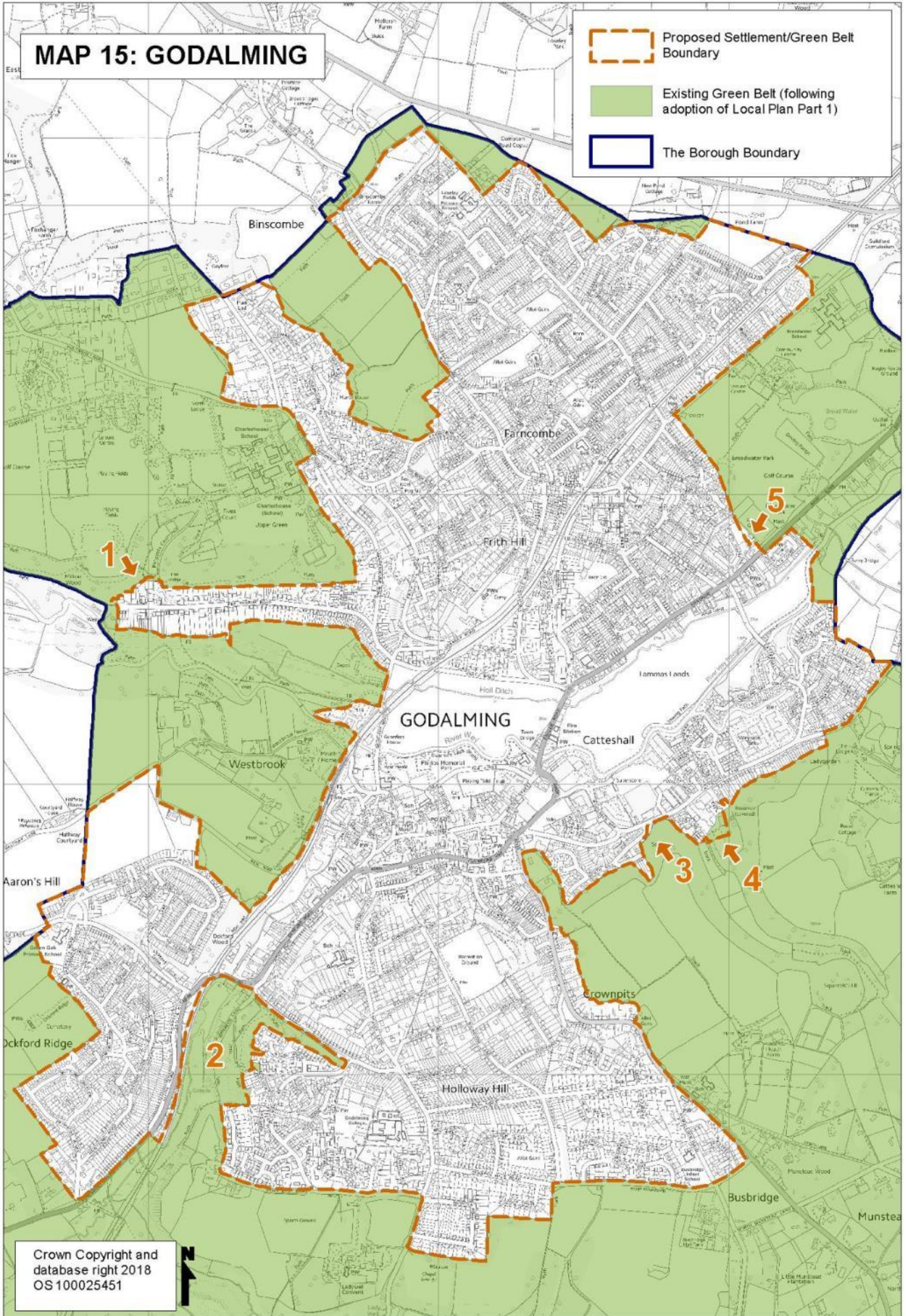
Godalming does not currently have a defined settlement boundary, it's urban area is defined by the area which is not within the Green Belt. Local Plan Part 2 will therefore define a settlement boundary for Godalming which is concurrent with the Green Belt boundary.

Through Local Plan Part 1, two areas were removed from the Green Belt (land at Aaron's Hill & Halfway Lane and land south east of Binscombe). Any changes to the Green Belt in Local Plan Part 2 through the creation of a defined settlement boundary, should only be minor to ensure it follows physically defined features.

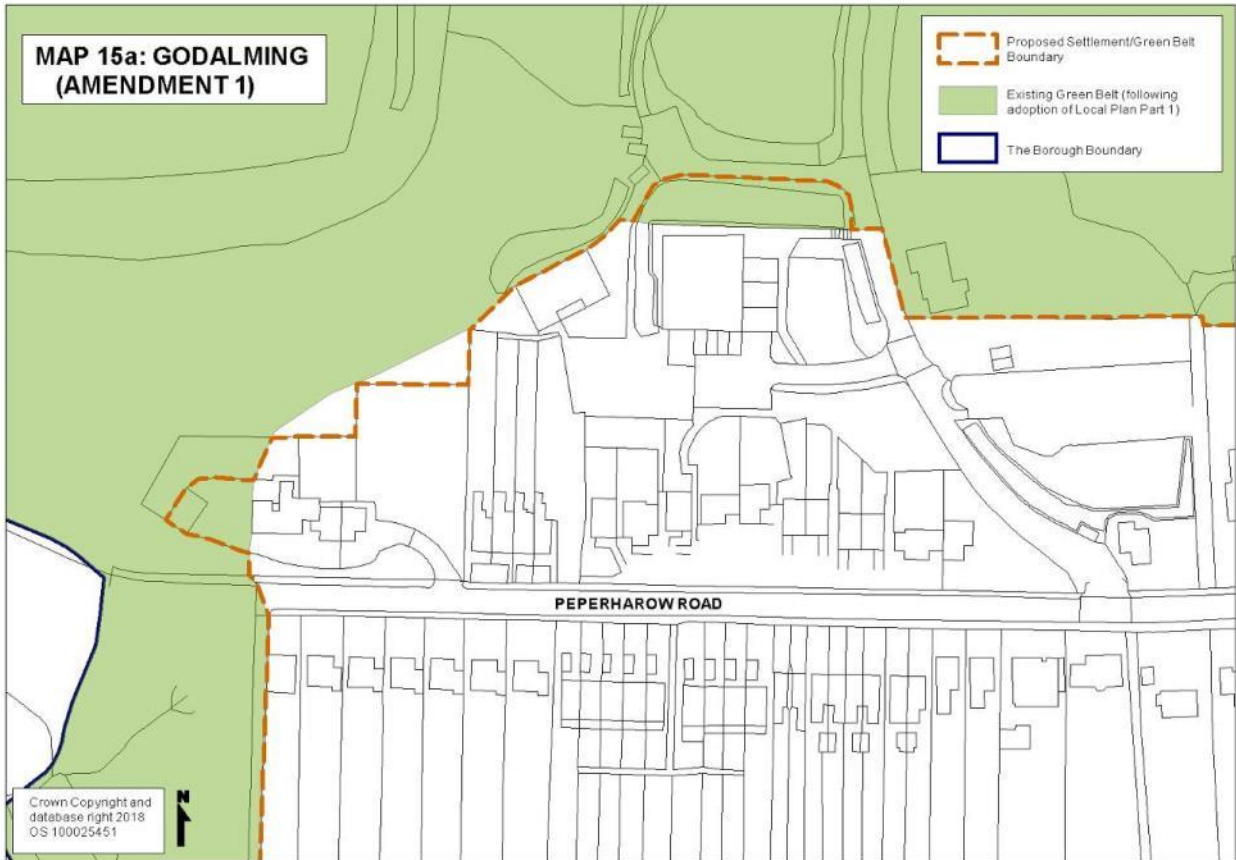
Map 15: Godalming			
Anomaly	Area affected	Amendment	Justification
1	North side of Peperharow Road	Extend to include the garage of 214 and follow the driveway to The Lodge and Racquets Court.	Criterion 1: This area of Green Belt currently does not follow the best physically defined features. This amendment proposes to correct that.
2	Properties in College Hill	Extend the boundary to include the driveways of 7, 8, 18, 19 & 20.	Criterion 1: This area of Green Belt currently does not follow the best physically defined features. This amendment proposes to correct that.
3	Land between South Hill and Scizdons Climb	Amend the boundary to bring the Green Belt to the road.	Criterion 1: The Green Belt boundary does not currently reach the road and therefore does not follow any physically defined features.
4	Woodside Park, Catteshall Lane	Amend the boundary to coincide with the planning permission	Criteria 1& 3: This area is a strategic site allocation and has outline planning permission. It would seem sensible to amend the boundary to ensure only the built up area is within the settlement boundary.
5	Godalming Football Ground	Amend the boundary to exclude the stands and follow the boundary of the properties in Wey Court.	Criterion 1: The Green Belt boundary currently cuts through the stands of the football grounds.

MAP 15: GODALMING

-  Proposed Settlement/Green Belt Boundary
-  Existing Green Belt (following adoption of Local Plan Part 1)
-  The Borough Boundary



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**MAP 15c: GODALMING
(AMENDMENTS 3 & 4)**



**MAP 15d: GODALMING
(AMENDMENT 5)**



Hascombe

Within the parish of Hascombe there is one settlement boundary which is washed over by the Green Belt.

Map 16: Hascombe			
Anomaly	Area affected	Amendment	Justification
1	1-2 Bilberry Cottages & 1-5 Rowcliffe Springs, The Street.	Extend the boundary to include the end of the gardens.	Criterion 1: Since the adoption of Local Plan 2002, the village hall has been demolished and replaced with 5 dwellings and the adjacent dwelling demolished and replaced with 2 dwellings. The boundary does not include the whole of the gardens and therefore does not follow a defined physical feature.

MAP 16: HASCOMBE

Proposed Settlement Boundary

Existing Settlement Boundary



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Haslemere

Within the parish of Haslemere there are four settlement boundaries. Grayswood is washed over by the Green Belt, and the other three (Haslemere, Hindhead and Beacon Hill) are defined by the existing Green Belt and Countryside beyond the Green Belt boundaries. Haslemere Town Council are preparing the Haslemere Neighbourhood Plan and the draft plan proposes settlement boundaries to the above settlements.

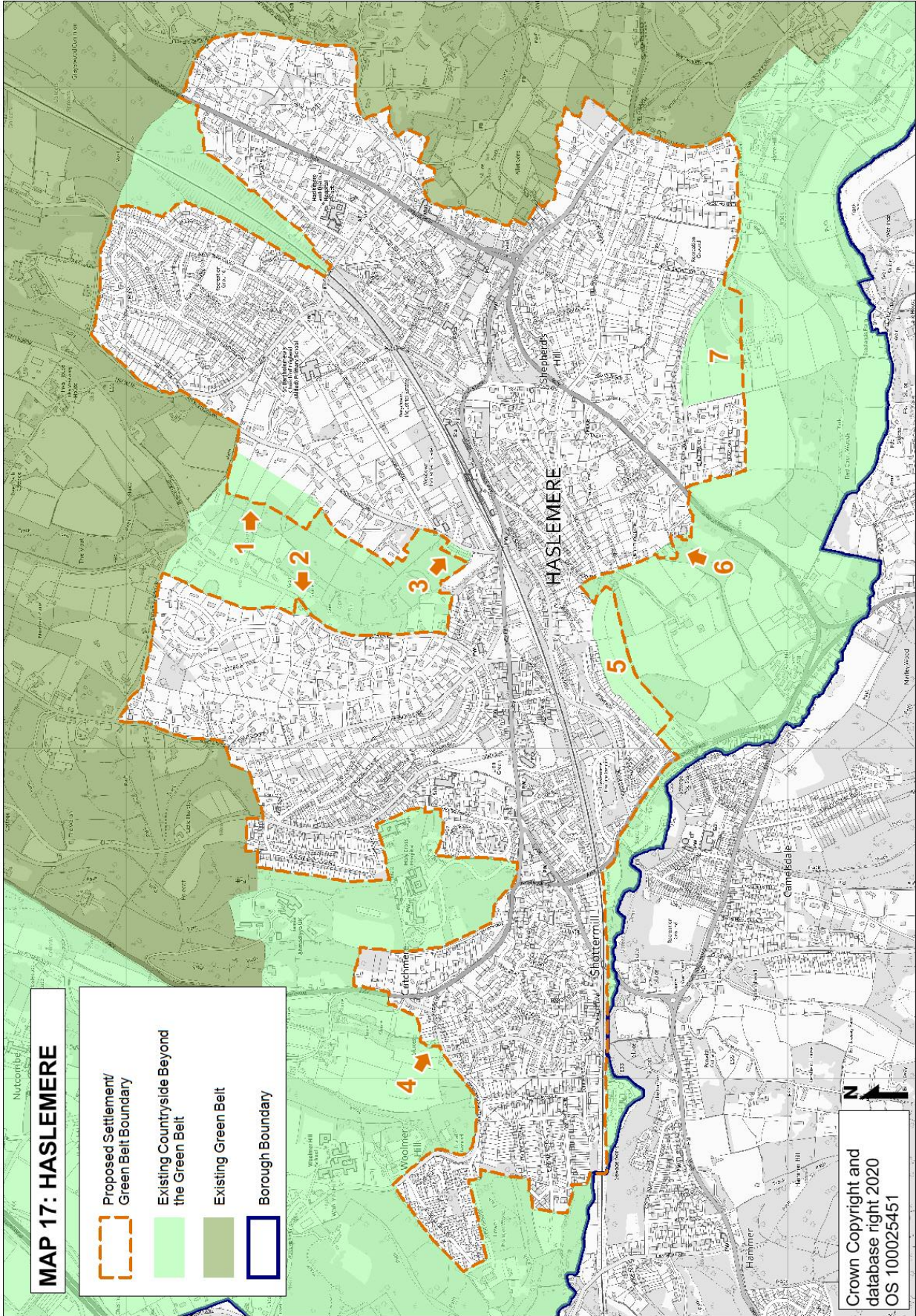
Map 17: Haslemere				
Boundary change	Type of change	Area affected	Amendment	Justification
1	To correct anomaly	Greenways, Witherden, Huntswood, Weydown House, Lansdowne and Red Gables, Weydown Road	Extend the boundary to include areas of the gardens up to the woodland boundary.	Criterion 5: The gardens of the properties relate more closely to the built up area within the boundary and an application for development has already been permitted in the garden of Red Gables.
2	To correct anomaly	Stoatley Cottage, Bunch Lane	Extend the boundary to include the property.	Criteria 4 & 5: The property is very prominent along Bunch Lane and relates better to the settlement area to the south and west than to the Countryside Beyond the Green Belt to the east.
3	To correct anomaly	1-12 Weydown Court, Weydown Road	Extend the boundary to include the properties.	Criteria 4 & 5: The properties are very prominent along Weydown Road and relate better to the settlement area to the east than to the Countryside Beyond the Green Belt to the rear of the properties.
4	To correct anomaly	38 and 40, Critchmere Hill	Extend the boundary to include the properties.	Criteria 4 & 5: These two properties are the only two along Critchmere Hill which were not included in the existing settlement area. They follow the pattern of development along the road (terraced houses) and their inclusion and/or development would not harm the structure, form or character of the settlement.

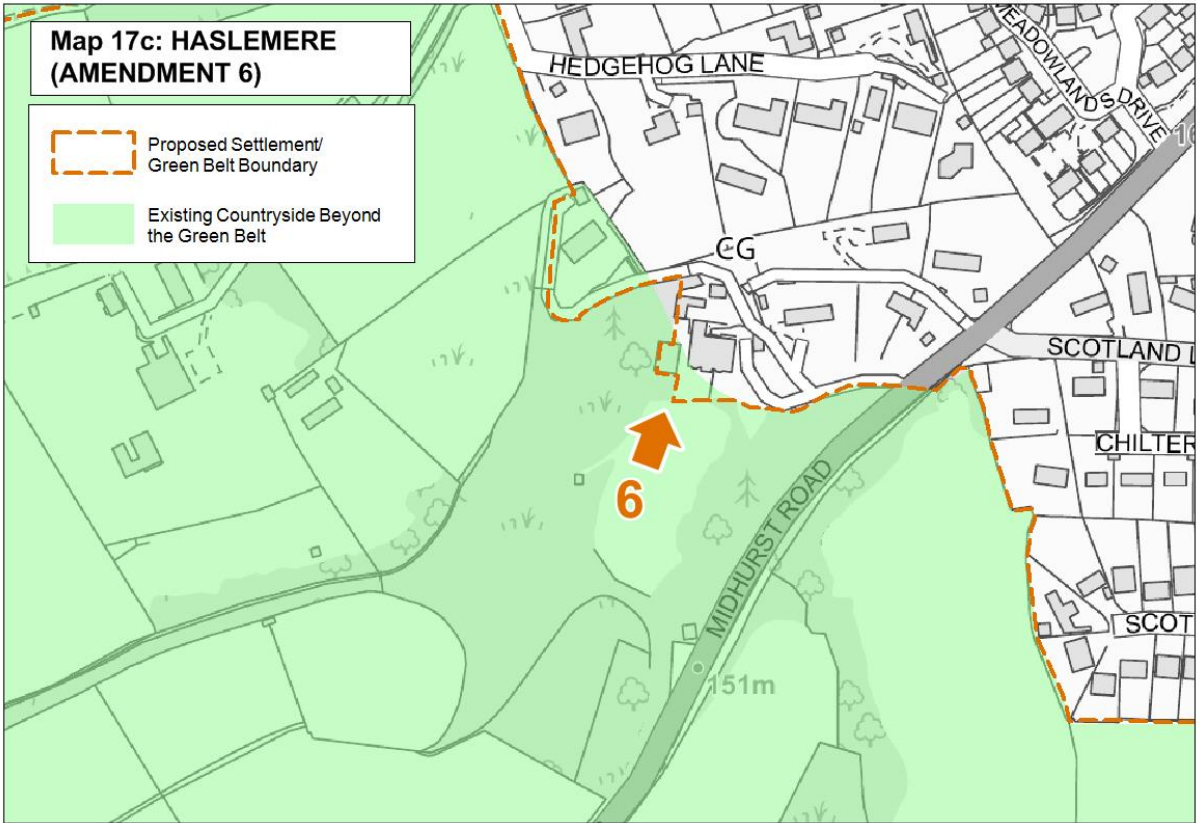
5	To reflect planning consent	Land at Sturt Farm	Inclusion of land at Sturt Farm.	Criterion 3: Outline permission has been granted on this site.
6	To correct anomaly	East Dene, West Dene and The Keep, Midhurst Road	Amendment of Countryside Beyond the Green Belt so that the settlement boundary follows a defensible boundary on the ground around East Dene and West Dene and includes The Keep within the settlement area.	Criteria 1, 4 & 5: The existing Countryside Beyond the Green Belt boundary runs through the curtilage of West Dene and North Dene without following a boundary on the ground and excluded the garage of West Dene from the settlement area. The proposed settlement boundary incorporates the immediate curtilage of the properties into the settlement area. The Keep was in the existing Countryside Beyond the Green Belt but the property in is keeping with the size and density of the surrounding properties which are within the settlement area.
7	To accommodate growth	Land between Scotland Lane and Red Court	Inclusion of land between Scotland Lane and Red Court.	Criterion 3: The site is a proposed allocation in Local Plan Part 2.

Map 18: Hindhead – No anomalies identified, just improved digitization.

Map 19: Beacon Hill - No anomalies identified, just improved digitization.

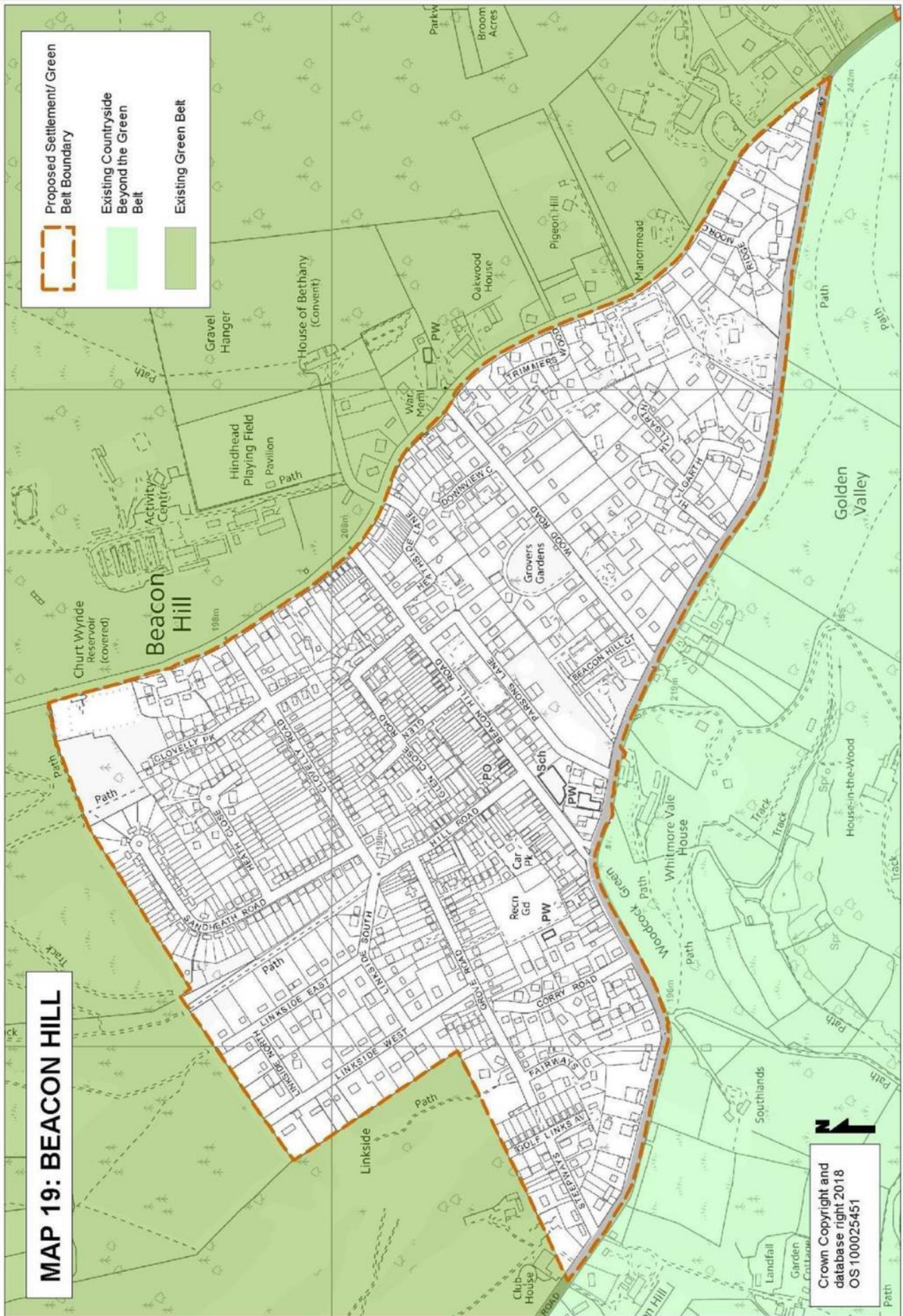
Map 20: Grayswood - No anomalies identified, just improved digitization.



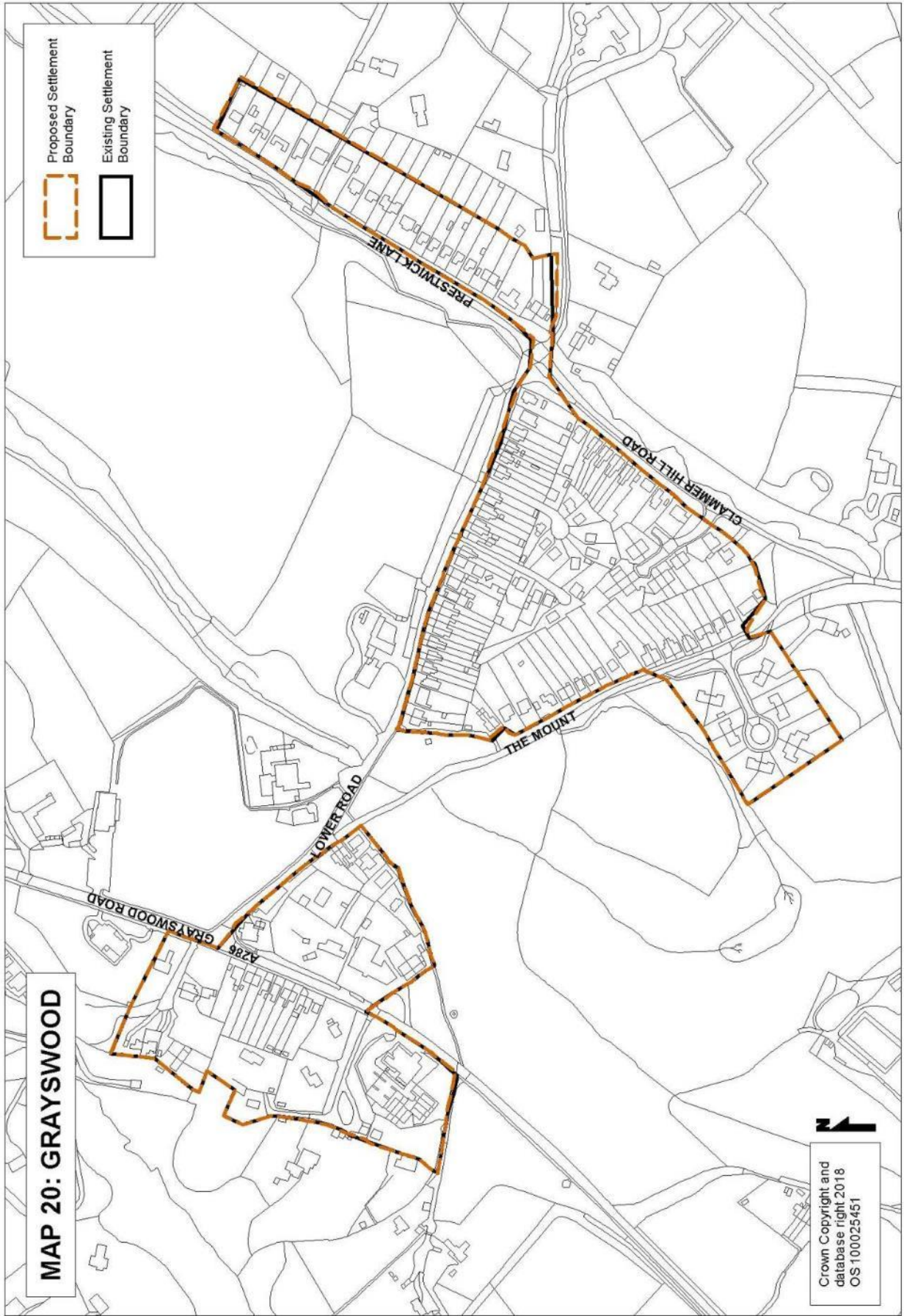


MAP 19: BEACON HILL

Proposed Settlement/ Green Belt Boundary
 Existing Countryside Beyond the Green Belt
 Existing Green Belt



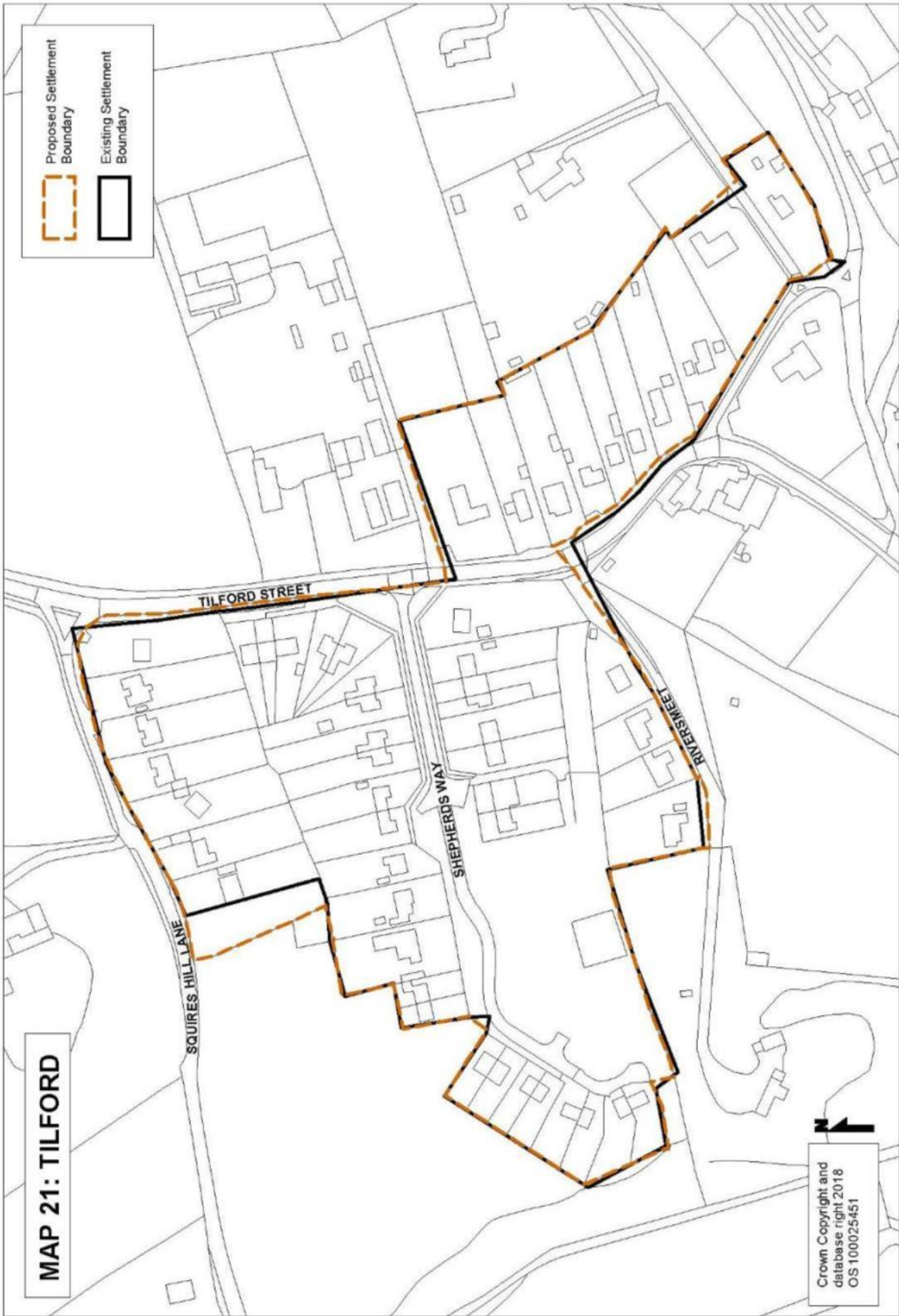
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Tilford

Within the parish of Tilford there is one settlement boundary, which is washed over by the Green Belt.

Map 21: Tilford			
Anomaly	Area affected	Amendment	Justification
1	Ayscot, Squires Hill Lane	Extend the boundary to include the whole of the curtilage	Criterion 1: The current boundary does not include the whole of the curtilage of Ayscot and therefore does not follow any physically defined features. There is no clear reason why it should not be included.

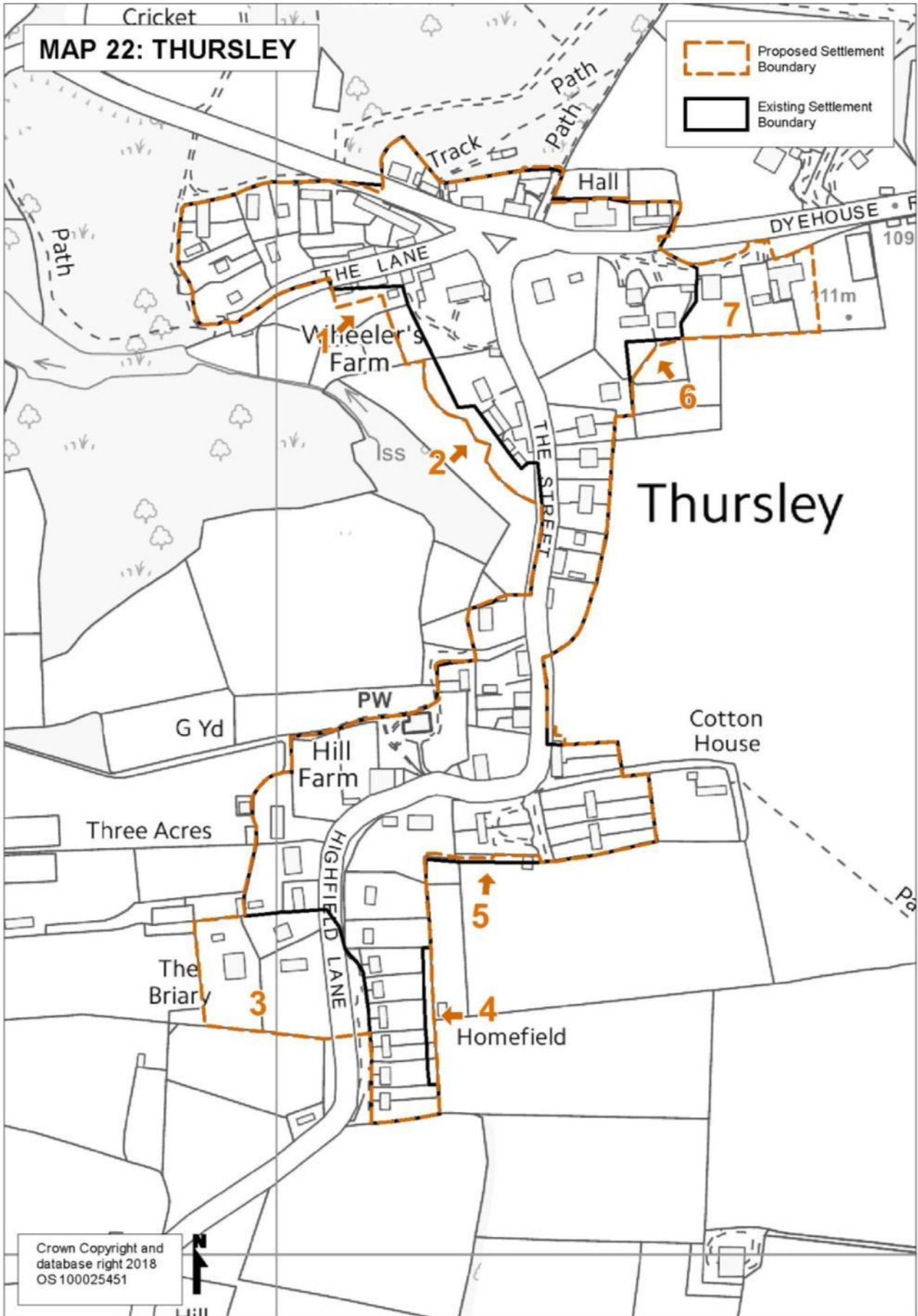


Thursley

Within the parish of Thursley there is one settlement boundary which is washed over by Green Belt.

Map 22: Thursley			
Anomaly	Area affected	Amendment	Justification
1	Olde Hall, The Lane	Extend and line up with the ridge of the garage roof.	Criteria 2 &7: The inclusion of the whole of the curtilage would not comply with the criteria, however, as a result of the current tightly drawn boundary, the line runs through an extension to the property. Therefore a suitable line has been drawn.
2	Street House, Wheelers Farm and Wheelers Farm Barn, The Street	Extend the boundary to meet physical features.	Criterion 1: The boundary currently does not follow any defined physical features on the ground, instead it is drawn very tightly around the buildings. There is no reason why it should follow the physically defined features.
3	Properties on the west of Highfield Lane	Extend the boundary to include Briary Cottage, Four Winds, The Woodlarks and The Briary.	Criterion 4: Although on the edge of the settlement boundary and of a slightly different form to the properties to the east, these properties do relate directly to the main built up area and can be viewed as such. It therefore seems sensible to include them within the settlement boundary.
4	3-12 Homefield Cottages, Highfield Lane	Extend the boundary to include the whole of the gardens	Criterion 1: The boundary currently does not follow any physically defined features. There is no reason why it should not include the whole of the gardens.
5	Hill Farm Barn and 2 Hill Farm Cottages, Highfield Lane.	Reduce the boundary to meet the fence line, where possible.	Criterion 1: The hedge line, which the boundary followed when adopted in 2002, no longer exists. Therefore the line should follow the fence line between 2 Hill Farm Cottages and the field adjacent. Since 2002 the curtilage of Hill Farm Barn has extended into the field, however, it is considered that inclusion of this land into the boundary would not comply with

			<p>criterion 7. Therefore a suitable line has been found, to link up with the outbuilding. Please note the Ordnance Survey base map does not correspond with what is on the ground.</p>
6	Bears Barn, Dye House Road	Extend the boundary to include the whole of the garden.	<p>Criterion 1: The boundary currently cuts through the corner of the garden. There is no reason why the boundary should not follow a defined physical feature.</p>
7	The Three Horseshoes pub and adjacent properties	Extend to include the pub and the properties Horseshoe Cottage and Tilhurst (but not all of the curtilage at Tilhurst).	<p>Criterion 4: It is likely that these were originally excluded from the settlement boundary as it excluded commercial or non-residential sites. However, it is considered that these groups of buildings are viewed as part of a larger grouping of properties to the west, which are within the boundary. It therefore seems sensible to include them within the boundary.</p> <p>However, the whole of curtilage of Tilhurst is considered to not comply with criterion 7 and has therefore been excluded.</p>



Witley

Through Local Plan Part 1, the two settlement boundaries within the parish of Witley (Milford and Witley) have become inset from the Green Belt. Local Plan Part 1 also identifies the need to release further land from the Green Belt to accommodate planned housing growth in the parish. More details on the changes to accommodate growth can be found in the Green belt Topic Paper.

Map 23: Milford				
Boundary change	Type of change	Area affected	Amendment	Justification
1	To accommodate growth	Land at Secretts	Include land at Secretts within the settlement boundary.	Criterion 3: The site is a proposed allocation in Local Plan Part 2.
2	To accommodate growth & to correct boundary anomaly	Land at Highcroft and Highcroft Cottage	Extend the boundary to include land at Highcroft and Highcroft Cottage.	Criteria 1 & 4: The boundary is currently drawn so tightly around the buildings at Highcroft that it cuts through no 17. There is strong physical boundary to the south as a result of a belt of trees; it is therefore proposed to extend the boundary to there. As a result the property Highcroft Cottage would also be included. Criterion 3: The site is a proposed allocation in Local Plan Part 2.

Map 24: Witley				
Boundary change	Type of change	Area affected	Amendment	Justification
1	To accommodate growth	Wheeler Street Nursery, Redevers Cottages	Extend the boundary to include the Wheeler Street Nursery and properties to the east and west.	Criterion 3: The site is a proposed allocation in Local Plan Part 2.
2	To correct boundary anomaly	Birchwood, Gasden Copse	Extend the boundary to include more of the garden.	Criterion 1: The boundary comes in at this point to exclude the majority of the garden, whereas it does not for the adjoining properties. It most likely that this was because the garden was considered to be uncultivated.

				However the aerial maps clearly show that it is not. It is therefore proposed to amend the boundary to match the adjoining properties.
3	To correct boundary anomaly	1 & 2 Nightingale Close	Extend the boundary to include all of the driveways and no.2.	Criteria 1 &2: Since 2002 the outbuilding which was located on this piece of has been demolished and replaced with 2 dwellings. As a result the boundary cuts through no.2 and excludes most of the driveways.

Wonersh

Within the parish of Wonersh, there are two settlement boundaries, both of which are washed over by the Green Belt. The Green Belt review and subsequently Local Plan Part 1 did suggest that some minor changes could be made to the Wonersh settlement boundary to allow for selected infill to take place. However, the area identified does not reflect the main built up area and is not considered to be required in order to meet the housing allocation for Wonersh.

Map 25: Shamley Green			
Anomaly	Area affected	Amendment	Justification
1	Shamley House, The Green.	Amend the boundary to follow the physical boundary.	Criterion 1: Currently the boundary does not follow the physical boundary. There is no clear reason why it should not.
2	Red Lion Cottages	Amend the boundary to exclude the larger garden.	Criterion 7: It appears that the garden of no.1 extends beyond the back of no's 2-5. This does not comply with criteria point 7 and therefore the boundary has been reduced to meet the end of the gardens of no's 2-5.
3	Briar Cottage, The Green	Amend the boundary to follow the best line.	Criterion 1: The garden of Briar Cottage is long and narrow and is adjacent to a field. Therefore the inclusion of the whole garden is considered to not comply with criterion 7. However, at the moment the boundary does not follow any defined physical features, therefore the boundary has been amended to follow the trees.
4	The Gate House, Church Hill	Remove from the settlement boundary.	Criteria 8 & 9: There is no clear justification why this property was originally included within the settlement boundary. In addition, it is considered that it does not comply with the criteria as it is associated more with the surrounding 'sporadic, loosely knit' dwellings, which are accessed by the same private road than the dwellings to the north. Therefore it is proposed to remove this property's curtilage from the settlement boundary.

Map 26: Wonersh			
Anomaly	Area affected	Amendment	Justification
1	New Barn	Extend to include New Barn, but exclude the western side of the curtilage.	Criteria 4 &5: New Barn is very visible within the street scene of Kings Road and therefore associates more with the settlement than the surrounding countryside. However, it has a large garden and it is considered that including all of it would not comply with criterion 7. Therefore only the dwelling and its immediate garden have been included, using the hedge screening the swimming pool as the boundary.
2	Willow Lodge, New Barn Cottage	Extend the boundary to include more of the curtilage of Willow Lodge, but exclude the outbuilding. Include the garden of New Barn Cottage.	Criterion 1: Currently the boundary cuts through Willow Lodge following the completion of extensions. However including the outbuilding is considered to not comply with criterion 7. Therefore a suitable line has been found. The boundary also does not include the garden of New Barn Cottage; there is no clear reason why this should not be included.
3	The Tile House & Santa Lucia, Mellersh Hill Road	Extend the boundary to include the whole of the gardens.	Criterion 1: Current boundary does not include the whole of the gardens. Most likely because they are longer than the adjacent properties. There is no clear reason why it should not follow a physically defined feature.
4	Properties on the south side of Bracken Close	Amend the boundary to follow the most suitable line.	Criteria 1 & 7: The properties in this area have large uncultivated gardens. As a result it is not considered appropriate to include the whole of the gardens. However, the boundary does not currently follow the most suitable line it has therefore been amended.

