

Claypole Neighbourhood Plan 2021-2036



**Settlement Built Form
Methodology
May 2022**

Claypole Neighbourhood Plan 2021-2036

Settlement Built Form Methodology May 2022

Submission of the Neighbourhood Plan in accordance with
Regulation 15 of Neighbourhood Planning Regulations 2012

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Introduction

1. The South Kesteven Local Plan does not propose any settlement boundaries for the towns and villages across the district. The Local Plan uses various terms such as ‘*within the main built-up part of the settlement*’; ‘*not extend the pattern of development beyond the existing built form*’; and ‘*development on the edge of a settlement*’. However, it does not define any form of boundary, line or other notation to help explain these terms.
2. Policy SP3 of the Local Plan indicates that the Council is preparing a Design Supplementary Planning Document (SPD) to assist with the submission of applications against the above criteria. A draft Design Guidelines for Rutland & South Kesteven SPD was published for consultation in December 2020. The draft SPD does not however help to explain how the existing built form or the main built-up part of a settlement will be interpreted or applied in decision making.
3. As the South Kesteven Local Plan does not set out a comprehensive definition of ‘main built-up area’ or ‘existing built form’, then the Neighbourhood Plan does this for Claypole. For ease the Neighbourhood Plan uses the term ‘existing built form’; when meaning the form of the existing settlement. A settlement boundary has been drawn as a line using the criteria set out later within this document. Consideration has been given to the proposed allocations in the Neighbourhood Plan which have been included in the area defined; as has land which has been granted planning permission for development. The settlement boundary therefore defines the existing and planned built form of Claypole.

Settlement Existing & Planned Built Form Purpose

4. The Neighbourhood Plan uses a settlement boundary to define the settlement existing and planned built form as a policy tool for ensuring the right type of development in the right place. National planning policy encourages sustainable patterns of development and resists inappropriate development in locations where it might cause harm to the local area. These are key underlying principles that will need to be borne in mind when developing the relevant boundary.
5. The settlement boundary of Claypole is defined in the Neighbourhood Plan; this boundary is used to define the ‘existing built form’ for Claypole; alongside taking into account the planned built form from proposed allocations. It serves the purpose of directing the growth of the settlement and protecting the countryside from encroachment. It defines the ‘main built-up area’ and ‘existing built form’ for the purposes of Policies SP1; SP2; SP3; and SP4 of the South Kesteven Local Plan and for the policies of the Neighbourhood Plan.

Settlement Existing & Planned Built Form Criteria

6. The South Kesteven Local Plan does not set out a definition of ‘main built-up area’ or ‘existing built form’. However, it is apparent in how the Local Plan Policy SP3 has been

Claypole Neighbourhood Plan - Settlement Built Form

applied in recent decision making that it is intended to apply these definitions around the existing built form of the village as it now exists.

7. It is considered that Claypole as a settlement is in two parts: the main village; and the area adjacent to the River Witham that can be colloquially referred to as Claypole Bridge. In determining application S20/0244 for the erection of 2 dwellings at Land Adjacent 11 Gretton Close, the LPA concluded that the proposal was infill within the existing village of Claypole. Therefore, it is appropriate for the area colloquially referred to as Claypole Bridge to also be included within the boundary defining the existing built form.
8. The Neighbourhood Plan seeks to define the 'settlement existing & planned built form' for Claypole through use of a settlement boundary. To ensure consistency and general conformity with the strategic policies of the South Kesteven Local Plan; it is based on the following principles together with the following inclusion and exclusion criteria in the methodology as follows:

Principles

- Boundary drawn tightly around the existing built form whilst accounting for planned site allocations; be easily identifiable and (normally) follow property boundaries and permanent features;
- Follow defined physical features; and
- Need not be continuous; potentially two or more separate elements but excludes small outlying pockets of development such as farms or equestrian development that are clearly detached from the main village or Claypole Bridge.

Areas which have been included are:

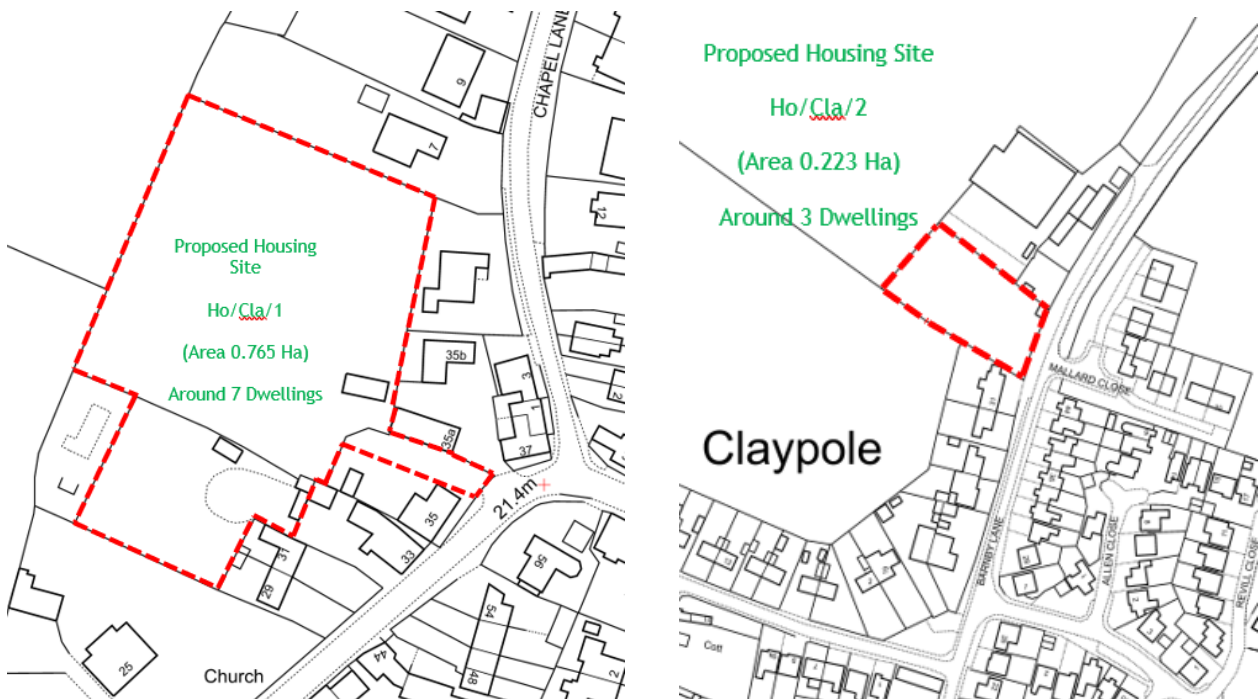
- Areas allocated for residential, employment or mixed-use development in the South Kesteven Local Plan or the Claypole Neighbourhood Plan;
- Built and commenced residential and community facilities development such as religious buildings schools and community halls, that is physically related to the settlement;
- Built and commenced employment development that is physically related to the settlement;
- Existing committed sites that benefit from planning permission;
- Fully built-out sites that were originally permitted as rural exception sites for affordable housing outside of the village but have now become established parts of the settlement through the passage of time;
- The curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement in terms of scale and location; and
- Recreational or amenity space at the edge of a settlement that relates more closely to the built environment.

Areas which have been excluded are:

- Employment development, farm buildings and farmyards, or equestrian related development at the edge of the village that is not physically well related to the settlement;
- Isolated development that is physically detached from the settlement (including farm buildings or agricultural buildings and renewable energy installations);
- The extended curtilage of a property that relates more closely to the open countryside (e.g. a field or paddock) or has the capacity to substantially extend the built form of the settlement in terms of scale and location;
- Important gaps, such as undeveloped gaps in the streetscene;
- Recreational or amenity space at the edge of the settlement that relates more closely to the open countryside;

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- Camping and caravanning sites unless they have permanent year-round residential occupancy; and
 - Proposed or partially built rural exception sites for affordable housing or entry-level exception sites.
9. Based on these principles various areas not containing existing built development have been included; namely: the allocation in the Claypole Neighbourhood Plan; existing committed sites that benefit from planning permission; and recreational or amenity space at Claypole Community Park.
10. As the settlement boundary includes both the existing built form and the planned built form, it includes the two proposed housing site allocations in the Neighbourhood Plan referred to as site Ho/Cla/1 (Main Street) and site Ho/Cla/2 (Barnby Lane); these are shown below for clarity.



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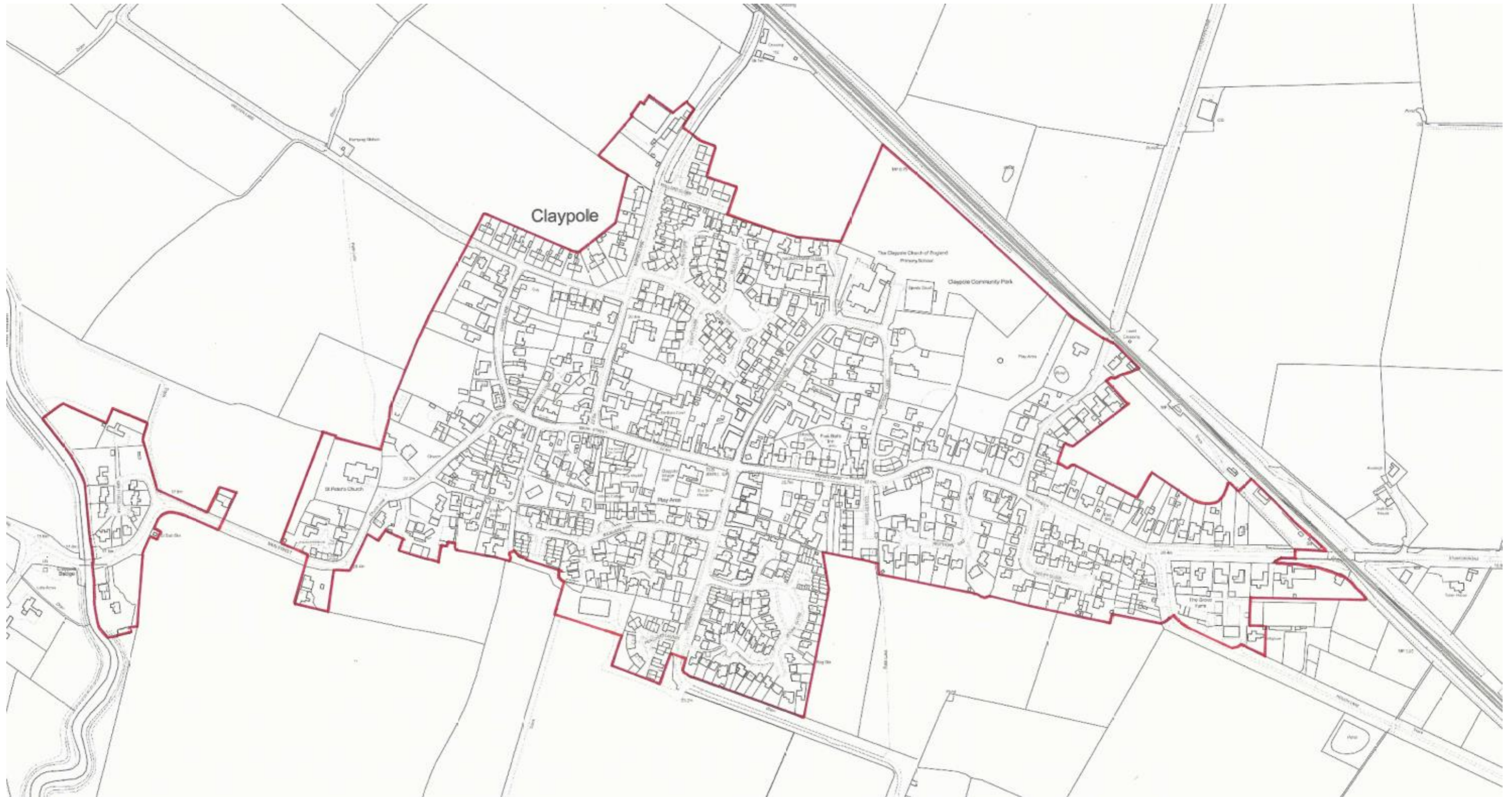
Proposed Housing Site Allocations - See Site Selection Methodology for Details

11. The criteria have then been applied based on local knowledge. How the criteria have been applied is explained in more detail in Appendix 1.

The Proposed Neighbourhood Plan Settlement Existing & Planned Built Form

12. The Neighbourhood Plan Settlement Boundary which defines the existing and planned built form is set out on the Map 1 overleaf.

Map 1 - Settlement Boundary

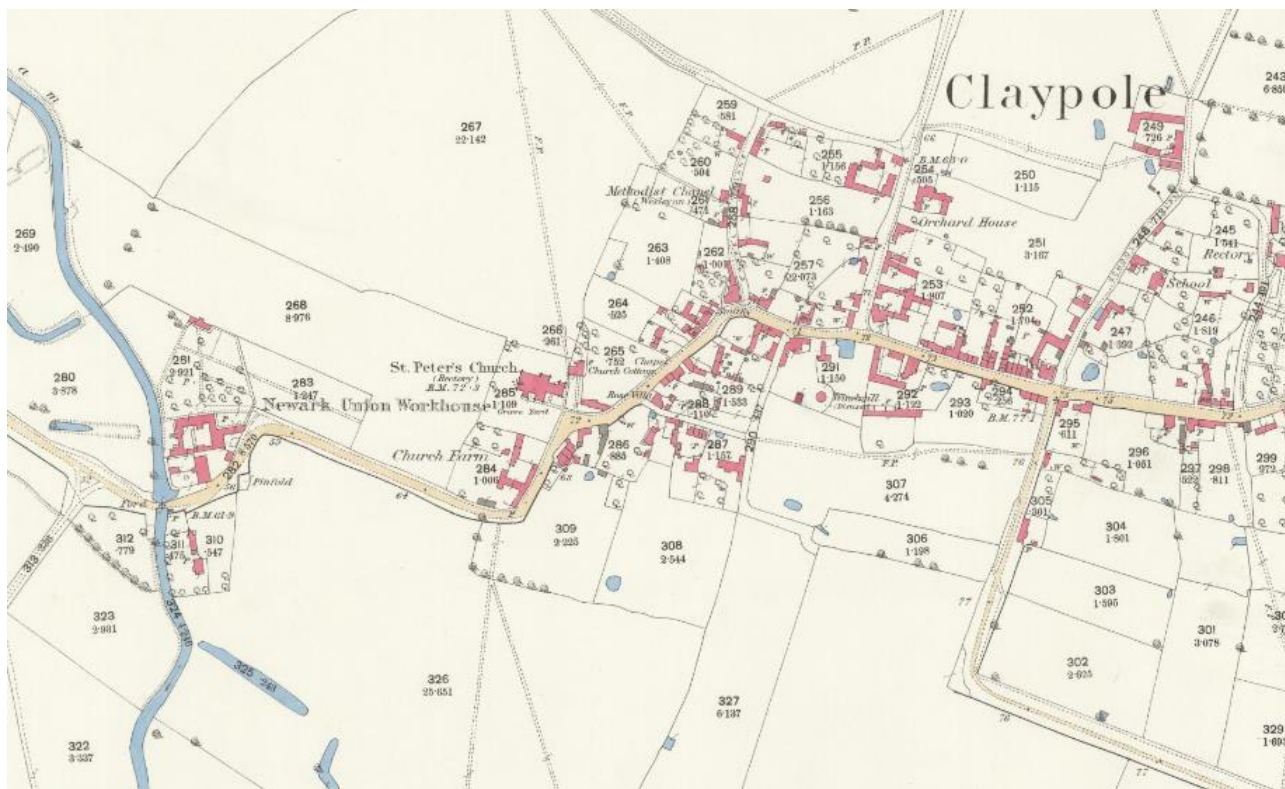


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 Settlement Boundary

Protected Settlement Break

13. Claypole is a settlement in two parts: the main village; and the area adjacent to the River Witham that can be colloquially referred to as Claypole Bridge. The area of Claypole Bridge was historically the part of the village where the Newark Union Workhouse was located; this was redeveloped and is where Gretton Close now lies. The fact that the main village and Claypole Bridge have remained visually and spatially distinct from each other has allowed the historic settlement form to be retained with a gap between these two areas.



1887 OS Map [© Crown Copyright]

14. Some limited development Nos.7, 18 & 20 Main Street has taken place within the historic gap between the main village and Claypole Bridge. This has not yet led to coalescence between the two parts of the settlement; but additional development such as agricultural built development could threaten the historic settlement form and lead to coalescence between the main village and Claypole Bridge. This would harm the important character of Claypole.
15. Despite being in the countryside, there is a real threat that unchecked growth could lead to further coalescence between the main village and Claypole Bridge. The South Kesteven Local Plan does not include any policy to prevent the coalescence of the two areas of the settlement; as such the Neighbourhood Plan needs to secure this important community objective. It is proposed that no built development would be acceptable within the protected settlement break.
16. Claypole lies within the Trent and Belvoir Vale landscape character area described in the South Kesteven [Landscape Character Assessment](#)¹ in relation to village built form it states: *“The villages with their church towers and spires are noticeable in the views across the landscape and provide character... Churches within these villages can provide elevated landmarks across the wider landscape...”* The protected settlement break provides

¹ <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=2117&p=0>

Claypole Neighbourhood Plan - Settlement Built Form

important views of the Church which is an important feature of the settlement and landscape form.

17. The landscape management objectives for the Trent and Belvoir Vale in the Character Assessment include:
 - Maintain and improve field boundary condition
 - Retain ditch patterns
 - Maintain wet grassland areas
 - Protect any woodland cover
 - Maintain existing hedgerow trees and plant new hedgerow trees
 - Provide new woodland planting with any new largescale agricultural buildings
 - Maintain views to elevated villages and churches
18. The protected settlement break contributes towards the landscape management objectives for the Trent and Belvoir Vale in the South Kesteven Landscape Character Assessment.
19. The Character Assessment highlights landscape sensitivity to new employment and residential proposals is likely to be: *“Whilst the landscape itself contains relatively few sensitive features, there is little structure to help assimilate new development. Woodlands and trees in the landscape are typically associated with the settlement, so new development assimilated within existing settlement edges, could be mitigated by appropriate landscape proposals in keeping with the established character.”*
20. The landscape character for the area has the following characteristics:
 - Flat landform of a low-lying river landscape
 - Agricultural landscape of large-scale arable fields
 - Medium and long-distance views
 - Historic built form settlement pattern
 - Important views of Claypole Church
21. The village is surrounded by open countryside and fields which contributes to its rural character and setting. The landscape action for this area is ‘Create and Reinforce’ with actions relating to the management of riverside pasture in order to reinforce ecological diversity, the conservation of the sparsely settled character of the landscape; as well as the concentration of new development within existing field boundaries and the aspiration to reflect the local vernacular in built development.
22. The assessment of the protected settlement break and Newark Urban Buffer area is to determine if it functions to retain the separate identities and characteristics of Newark and the neighbouring settlements and retains the historic separation of Claypole and Claypole Bridge.
23. The assessment of involves three areas, scored on the basis of contribution to that feature as being low; medium; or high:
 - Physical Separation
 - Perceptual Separation
 - Landscape Value
24. The protected settlement break is considered to have a **high** contribution to physical separation because the land unit contributes strongly to the historical separation of Claypole and Claypole Bridge; with all the land being less than 200m from the settlement edge of Claypole.

Claypole Neighbourhood Plan - Settlement Built Form

25. In terms of perceptual separation, the protected settlement break is considered to have a **high** contribution. The land unit contributes strongly to the sense of separation of Claypole and Claypole Bridge due to openness and flat landform.
26. On the issue of landscape value, the land has **high/medium** landscape character. It provides important views of the Church and the agricultural landscape has a long-established strong character with hedgerow features in reasonable condition, there is some scope for enhancement of green infrastructure provision to improve the landscape value. South Kesteven DC has no concerns regarding the protected settlement break.



Important View and Vista













27. The character appraisal in the Neighbourhood Plan places Claypole Bridge and the protected settlement break in Character Area A. It describes this character area as: *“The Claypole Bridge Area forms the western gateway in to the village, the river corridor along with the trees, open areas and bridge collectively form a strong rural character. The small pocket of development at Claypole Bridge gives a ‘false-start’ to the village with the undeveloped area between the Claypole Bridge Area and the main village being an important gap. The gap allows important views of the Church which dominates the flat landscape. Development on the periphery of this part of the village would be unacceptable as it would harm the rural setting of the Church. Gretton Close is rather insular and inward looking; this is an unfortunate style of layout because it poorly integrates into the wider*

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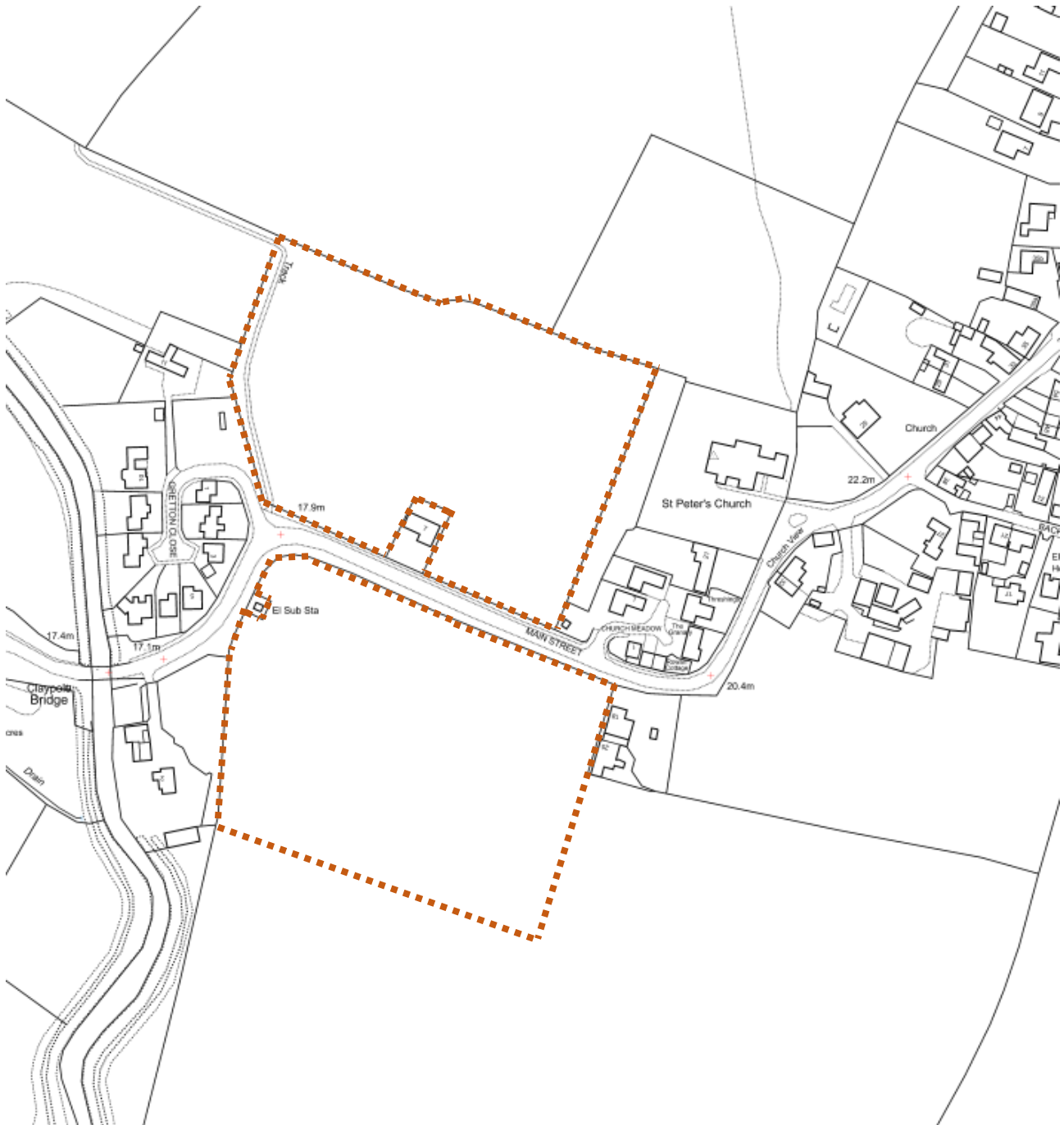
village. This further emphasises the difference between the Claypole Bridge Area and the main village.” The extract from the character appraisal is below:



Character Area A [© Crown Copyright]

-  Important Views and Vistas
-  Local Green Spaces
-  Important Open Areas
-  Important Boundaries - Hedges
-  Important Trees or Groups of Trees
-  Important Road Grass Verges
-  'Locally Important Buildings' - Non-designated heritage assets
-  Character Area Boundaries
-  Opportunities for Enhancement
-  Important Road Gateways
-  Informal Lane Character
-  Main Community Facility

28. The proposed settlement break is shown on the map below:

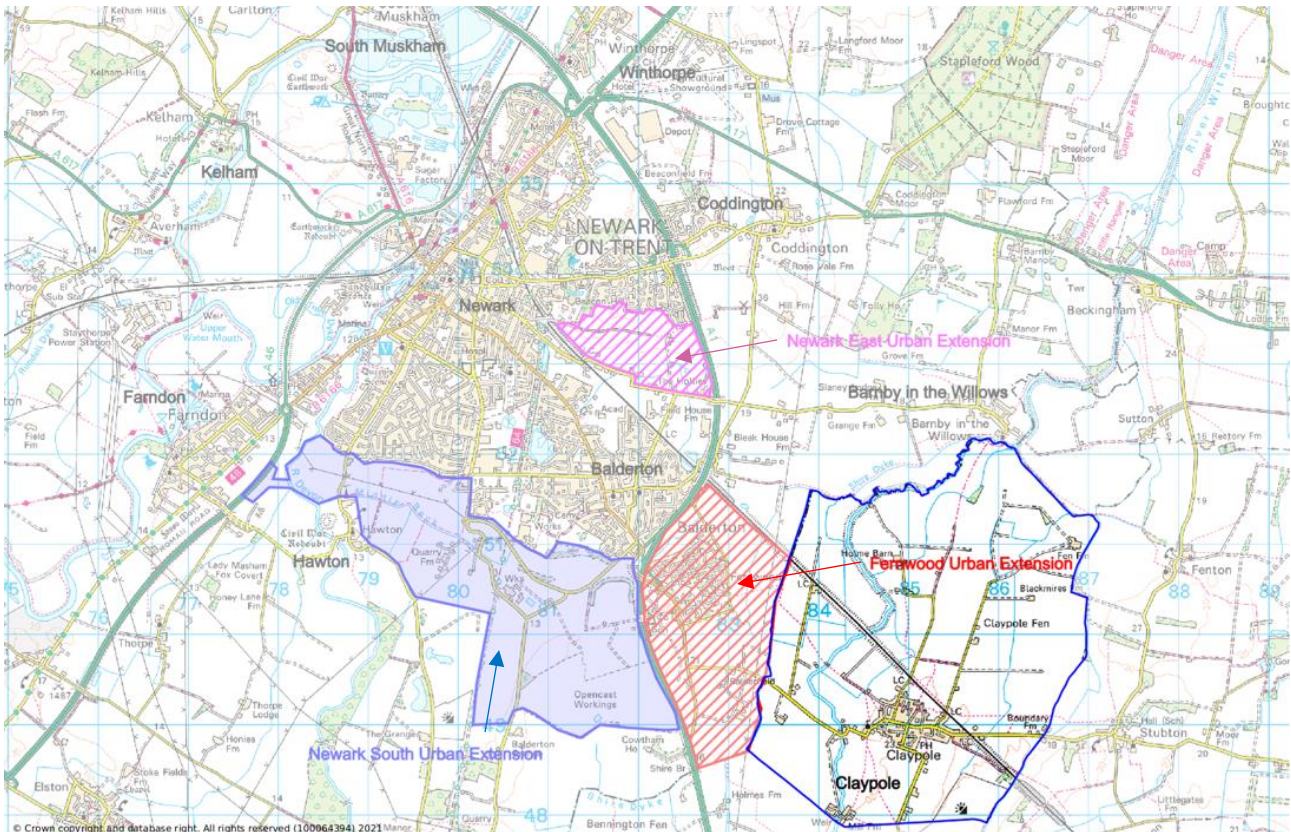


[© Crown Copyright]

 Protected Settlement Break Between Claypole and Claypole Bridge

Newark Urban Area Buffer Zone

29. To the west of Claypole, located some 5 miles away, is the town of Newark-on-Trent, the main employment and commercial centre, and transport hub for Claypole residents. Newark is located within the adjacent district of Newark and Sherwood and it is an identified 'Sub-Regional Centre'. It is identified for strategic growth which includes three strategic urban extensions all on the Claypole side of Newark which have been identified in their 2019 Core Strategy as being phased to cater for housing need up to 2033 and indeed beyond.



Newark Urban Extensions

[© Crown Copyright]

30. During the plan period the three strategic urban extensions will deliver 4,885 dwellings, with a further 2,465 dwellings phased for post 2033. In strategic terms therefore the Newark area has an oversupply of allocated housing for current requirements.
31. One of the three strategic urban extensions is 'Land around Fernwood' for some 3,200 dwellings (2,095 up to 2033 and 1,105 post 2033). This strategic allocation abuts the Claypole parish boundary as shown on the plan below. Of the 3,200 new homes allocated for Fernwood, around 2,150 of them will be either side of Claypole Lane (as referred to in the Newark & Sherwood Core Strategy but is actually called Shire Lane on OS maps). As such planning decisions in Claypole need to take into account the inter-relationship to Fernwood and Newark.
32. The expansion of Fernwood is central to Newark & Sherwood housing strategy and numerous planning permissions have been granted for the expansion. The development of 'Land around Fernwood' will impact on the rural and village nature of Claypole, bringing the village physically closer to the Newark conurbation with only 1km between the eastern edge of Fernwood and the western edge of Claypole.
33. Given this strategic development immediately adjacent to the parish boundary which is proposed to be developed in the plan period; there is a threat of coalescence by creeping development. Therefore, despite the western side of Claypole Parish being in the countryside, there is a real threat that unchecked growth could lead to potential coalescence between the western side of Claypole and the planned eastern edge of the Fernwood strategic housing allocation.
34. The South Kesteven Local Plan does not include any policy to prevent the coalescence of Claypole and the Newark Urban Area. Consequently, the Neighbourhood Plan needs to secure this important community objective. It is proposed that development within a buffer zone to the west of the River Witham would only be permitted where it individually or

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cumulatively with existing or proposed development will not lead to a loss of the visual or spatial gap between Claypole and the Newark Urban Area.

35. The Newark area has had an open break type of designation as a longstanding policy approach to prevent Newark coalescing with the first set of villages that lie around the town. This approach has been present, in some form or other, within each successive Statutory Development Plan covering the Newark Area - from the Newark Town Map (amendment to the County Development Plan) produced in 1964 onwards. Throughout this time its principal purpose has been to prevent the coalescence of Newark with neighbouring settlements by restricting development on the intervening land.
36. More recently the extent of the designations at Farndon, Winthorpe and Coddington, and associated policy wording, was subject to examination as part of the Newark & Sherwood Allocations & Development Management DPD in December 2012, where that Plan was found to be sound. A previous open break at Balderton Hospital (Fernwood) introduced in 1999 in response to the original Balderton Hospital redevelopment as Fernwood was deleted in the 2012 DPD examination, reflecting a strategic decision for the expansion of Fernwood to merge fully into the edge of Balderton to form a single continuous Newark Urban Area comprising Newark, Balderton and Fernwood.
37. Claypole operates as part of the ring of first villages encircling the Newark Urban Area. Following the decision in 2012 to delete the former Balderton Hospital open break; the single continuous built form of the Newark Urban Area will now abut the parish boundary of Claypole. The growth of Fernwood is now underway with planning permissions having been granted and development has physically commenced including by Allison Homes and David Wilson/Barratt.
38. Claypole lies within the Trent and Belvoir Vale landscape character area described in the South Kesteven [Landscape Character Assessment](#)² as: *“This area lies to the northwest of the District. It is described as a gently undulating landform, with shallow ridges dropping down gently to broad river valleys. It is an open, arable or mixed, farmed landscape, strongly rural in feel, with trimmed hedges and few hedgerow trees; woodlands are only locally significant. These are frequent nucleated villages with red brick houses, roofed with pantiles, and spired churches prominent in long views.”*
39. The topography and landform of Claypole and the land to the north and west is flat river valley which provides extensive views. The land use is largely agricultural with the soils being Grade 3 agricultural land. The Character Assessment identifies the key characteristics as:
 - A relatively simple, medium to large-scale, open arable or mixed farming landscape
 - Flat or very gently undulating topography
 - Simple regular fields enclosed by hawthorn hedges
 - Relatively few hedgerow trees and virtually no woodland
 - Small villages typically located on slightly rising land
 - Church towers and spires visible across the landscape.
 - Buildings styles vary, but a high proportion of brick with dark red pantiles
40. In the Trent and Belvoir Vale landscape character area the settlement pattern and form comprise a network of small clustered villages dispersed through the area. The landscape character is a gentle landform, of open or arable or mixed farmland, which creates a strongly rural feel. The landscape is medium to large in scale, with relatively simple regular fields, frequently enclosed by hawthorn hedgerows. The hedgerows are in places fragmented. There are relatively few hedgerow trees and virtually no woodlands. Tree

² <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=2117&p=0>

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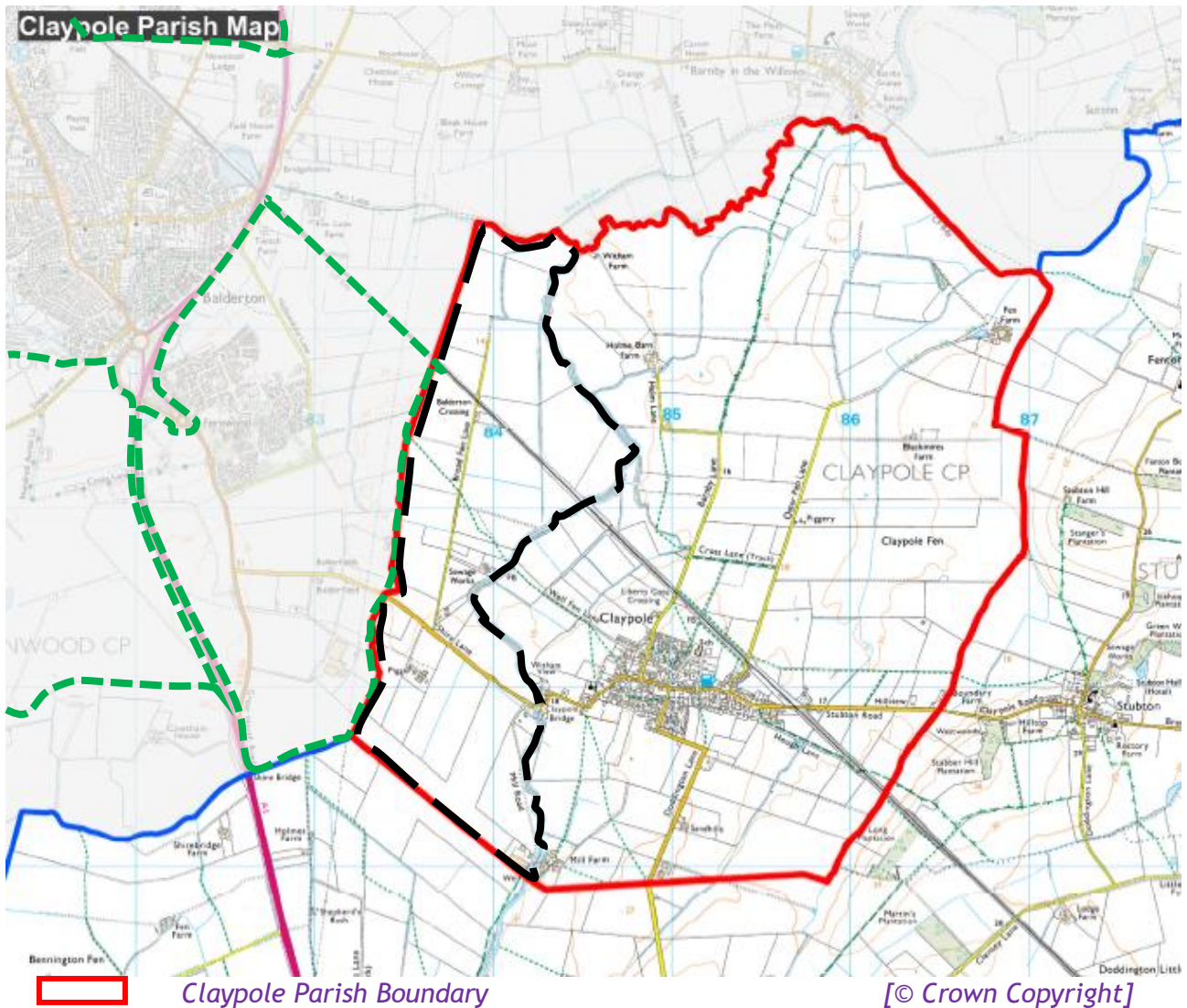
cover is most noticeable around the villages, which are typically situated on slightly rising ground.

41. At a cross-boundary level, the whole of the Winthorpe, Coddington and Farndon Open Breaks in the Newark & Sherwood Allocations & Development Management DPD are also located within National Character Area 48 Trent and Belvoir Vales. There is commonality therefore with the other buffer areas around Newark that are already protected.
42. The landscape character for the area has the following characteristics:
 - Flat landform of a low-lying river landscape
 - Agricultural landscape of large-scale arable fields
 - Medium and long-distance views
 - Historic built form settlement pattern
 - Important views of Claypole Church
43. The village is surrounded by open countryside and fields which contributes to its rural character and setting. The landscape action for this area is 'Create and Reinforce' with actions relating to the management of riverside pasture in order to reinforce ecological diversity, the conservation of the sparsely settled character of the landscape; as well as the concentration of new development within existing field boundaries and the aspiration to reflect the local vernacular in built development.
44. The assessment of the protected settlement break and Newark Urban Buffer area is to determine if it functions to retain the separate identities and characteristics of Newark and the neighbouring settlements and retains the historic separation of Claypole and Claypole Bridge.
45. The assessment of involves three areas, scored on the basis of contribution to that feature as being low; medium; or high:
 - Physical Separation
 - Perceptual Separation
 - Landscape Value
46. The Newark Urban Buffer protected settlement break is considered to have a **medium** contribution to physical separation because the land unit contributes strongly to the physical separation between the development underway at Fernwood and the existing built development along Broad Fen Lane and at Claypole Bridge.
47. In terms of perceptual separation, the Newark Urban Buffer is considered to have a **high** contribution. The land unit contributes strongly to the sense of separation of Claypole and Fernwood due to openness and flat landform. The area provides long-distance open views across the agricultural landscape and makes an important contribution to the established rural setting of Claypole as a Lincolnshire village close to Newark but in a different County.
48. On the issue of landscape value, the land has **high/medium** landscape character. It provides important views across the agricultural landscape has a long-established strong character with hedgerow features in reasonable condition, there is some scope for enhancement of green infrastructure provision to improve the landscape value. The high voltage power lines and the sewage works infrastructure introduces urbanising features into the flat landscape, sewer connections from parts of Fernwood to the Claypole sewage works will exacerbate the perceived lack of separation between the Newark Urban Area and Claypole.
49. South Kesteven DC has no concerns regarding the Newark Urban Area Buffer. The growth of Fernwood and the threat of coalescence with Claypole through urban creep is a long-

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standing concern that has been of concern to local residents for the last 15 years or so since the expansion of Fernwood was first mooted.

50. The proposed buffer zone is shown on the map below, which also shows the Newark Urban Area context:



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Appendix 1 - The Neighbourhood Plan Settlement Existing & Planned Built Form Criteria

51. The Neighbourhood Plan Settlement Boundary criteria have been applied in the following manner:

Principles	Implementation
Boundary drawn tightly around built form, be easily identifiable and (normally) follow property boundaries and permanent features	Where practical the boundary will include the whole curtilage of a property in recognition of the combined status of properties and their curtilages as a single planning unit. Exceptions are set out below for determining the boundary around extensive properties on the edge of the built-up area to reflect the difference in character between parts of the grounds closely related to the property, for instance containing features that have a more natural countryside character.
Follow defined physical features	Follows field boundaries; garden boundaries; road boundaries; river banks; and railway lines.
Need not be continuous; potentially two or more separate elements but excludes small outlying pockets of development that are clearly detached from the settlement	Applying this methodology, two built up areas have been identified and mapped within the Parish. These are main part of the existing village and the area that can be colloquially referred to as Claypole Bridge.
Areas Included	Implementation
Areas allocated for residential, employment or mixed-use development in the South Kesteven Local Plan or the Claypole Neighbourhood Plan	The South Kesteven Local Plan does not include any proposed allocations which need to be included. The proposed housing allocations Ho/Cla/1 (Main Street) and Ho/Cla/2 (Barnby Lane) in the Claypole Neighbourhood Plan have been included.
Built and commenced residential and community facilities development such as religious buildings schools and community halls, that is physically related to the settlement	The majority of buildings within the settlement boundary fall within this category. It is included for the sake of completeness as most attention is paid to determining where the edges of the built-up area are. Applying this methodology, two built up areas have been identified and mapped within the Parish.
Built and commenced employment development that is physically related to the settlement	There are no existing employment areas to include under this criterion alone.

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Existing committed sites that benefit from planning permission	Land at Gretton Close and at Orchard Farm permitted under S20/0244 and S21/0155 have been included.
Fully built-out sites that were originally permitted as rural exception sites for affordable housing outside of the village but have now become established and integrated parts of the settlement through the passage of time	Land off Barnby Lane, now known as Mallard Close was developed by Rural Affordable Homes Ltd for a scheme of ten affordable dwellings. This was a rural exception scheme permitted under s12/1374 and was built during 2013 and completed by 2014. Given the intervening 7 or 8 years since this scheme was built it has become an established part of the village through the passage of time.
The curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement in terms of scale and location	Some large gardens exist, for example at Rectory Lane, however, these gardens are closely related to the property both visually and functionally.
Recreational or amenity space at the edge of a settlement that relates more closely to the built environment	Some greenfield uses such as recreational or amenity open space, churchyards, wide grass verges and allotments, can form an integral and valuable part of the built-up area and its character. Typically, where these have been included, such as at the community Park they have buildings on at least three sides and have a clear physical and visual relationship with the built-up area rather than any adjoining countryside.
Areas Excluded	Implementation
Employment development, farm buildings and farmyards, at the edge of the village that is not physically well related to the settlement	Agricultural buildings tend to relate more to the surrounding countryside when still in use for agricultural purposes. However, if the building comprises a long standing traditionally built building and is well related in terms of scale and positioning to eligible properties with a defensible boundary it may be included as it is likely to be deemed suitable for reuse under permitted development rights. The farm buildings on the immediate edge of the village tend to relate well to the village rather than to the surrounding countryside and have therefore been included from the settlement boundary. Other farms such as Infield Farm are physically detached from the settlement edge so are excluded.
Isolated development that is physically detached from the settlement (including farm buildings or agricultural buildings and renewable energy installations)	To avoid areas of intervening countryside being unnecessarily included within the built-up area properties which are physically or visually detached should be excluded. The properties east of the railway line on Stubton Road (Faber House, Southfield House and Alvaleigh) because of their mature landscape setting are

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	visually and spatially distinct from the main village. Therefore, they are excluded from the settlement boundary.
The extended curtilage of a property that relates more closely to the open countryside (e.g. a field or paddock) or has the capacity to substantially extend the built form of the settlement in terms of scale and location	Large curtilages with grounds stretching away from the rest of the built-up area are excluded to prevent sub-division of the plot for new development and protect any vegetation which is likely to shield views into the plot from the public domain. Where practical the built-up area boundary will be drawn along physical features such as hedges and fences which sub-divide elements of the grounds that relate closely to the buildings, for instance formal gardens, ancillary parking and hard tennis courts from those with a more natural, rural character. Some large gardens exist; however, these gardens are at properties such as Faber House and Southfield House which are to be excluded from the existing built form anyway.
Important gaps, such as undeveloped gaps in the streetscene	These spaces can provide a visual buffer between built development and the open countryside, softening the visual impact and linking the built-up area with its rural context. The gaps between the main part of Claypole village and Claypole Bridge have been excluded.
Recreational or amenity space at the edge of the settlement that relates more closely to the open countryside	Areas of open space, sports and recreational facilities, paddocks, allotments, caravan sites, churchyards and cemeteries provide a visual buffer between the built form and the open countryside, softening the visual impact and linking the built-up area with its rural context. Such land is generally considered to primarily relate to the countryside where it is encompassed by built development on two sides or less. The allotments have been excluded on this basis.
Camping and caravanning sites unless they have permanent year-round residential occupancy	Little Acres is such a site which is excluded.
Proposed or partially built rural exception sites for affordable housing; or entry-level exception sites for affordable housing	These sites where allowed are intended to be allowed as 'exceptions', therefore they should remain excluded from settlement boundaries to reflect this status. Planning permission under s21/0415 was approved for the erection of 16 affordable dwellings on the 14 th December 2021. As a proposed rural exceptions site this is excluded from the settlement boundary.

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