

Nuneaton and Bedworth Borough Council

# Settlement Boundaries

2023



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# 1. What is a Settlement Boundary?

Settlement boundaries define the border between land suitable for development and land which should be protected, hindering urban sprawl and ensuring the built environment is restricted to sustainable locations. They are an important planning tool in defining developable areas, within a Local Authority boundary, especially within more rural settings. They indicate where planning policies apply and where development may be more acceptable in planning terms. However, it must be noted that a site located within a settlement boundary is not guaranteed planning permission. Settlement boundaries also define the edge of existing developments, separating communities and in turn enabling them to have their own identities, whilst providing a boundary between different land uses and features.

The Nuneaton and Bedworth Borough Plan was adopted in 2019 and the associated Policies Map defines the settlement boundary for the Borough, as shown in Appendix A. Policy DS3 (Development Principles) of Nuneaton and Bedworth Borough Council's Borough Plan (2011-2031) states that any new development within its settlement boundaries, shown on the Borough Plan Policies Map, will be acceptable, subject to there being a positive impact on amenity, the surrounding environment and local infrastructure; whilst new unallocated development outside its settlement boundaries, should be limited to agriculture, forestry, leisure and other uses that can demonstrate a need to develop in these areas. It is acknowledged that from time to time small-scale development, such as residential or employment-related development, may be permitted, outside the settlement boundary, but is assessed on a site by site basis.

The Borough Plan Policies Map illustrates the five settlement boundaries located within Nuneaton and Bedworth Borough. These settlements are identified as:

- Nuneaton
- Bedworth
- Bulkington
- Ash Green/Neal's Green
- Keresley

Producing the Borough Plan Review has provided an opportunity to review the current boundaries and consider whether any boundaries need amending.

## 2. Why do settlements need boundaries?

Within Nuneaton and Bedworth Borough, the purpose of a settlement boundary is to distinguish between the land within a settlement and land outside of a settlement. This is important as policy applied to land within the settlement boundary, differs from that outside of it. The settlement boundary is therefore of significant importance in terms of the role of that settlement within the overall development strategy and the extent and type of development that will be allowed.

There are a number of advantages to defining settlement boundaries. These include:

- Directs development to more sustainable locations, providing access to existing communities, facilities and infrastructure, whilst ensuring development is located in appropriate landscapes, such as areas at low flood risk.
- Preserves and enhances rural environments, such as the countryside or green belt.
- Indicates where development is likely to be acceptable and where it is not, in an easy to understand, publicly accessible format.
- Ensures a plan-led approach to development whilst allowing a presumption in favour of sustainable development for smaller sites, not suitable for allocation within the Borough Plan.
- Provides certainty, for the plan period, for residents, landowners and the development industry.
- Guides developers who are aiming to provide affordable housing to meet local needs, to development sites outside the settlement boundary, that are more sustainable than sites further afield, where no suitable alternative site can be found within the settlement boundary.

## 3. Methodology

Nuneaton and Bedworth Borough Council's settlement boundaries have been defined in accordance with the following principles:

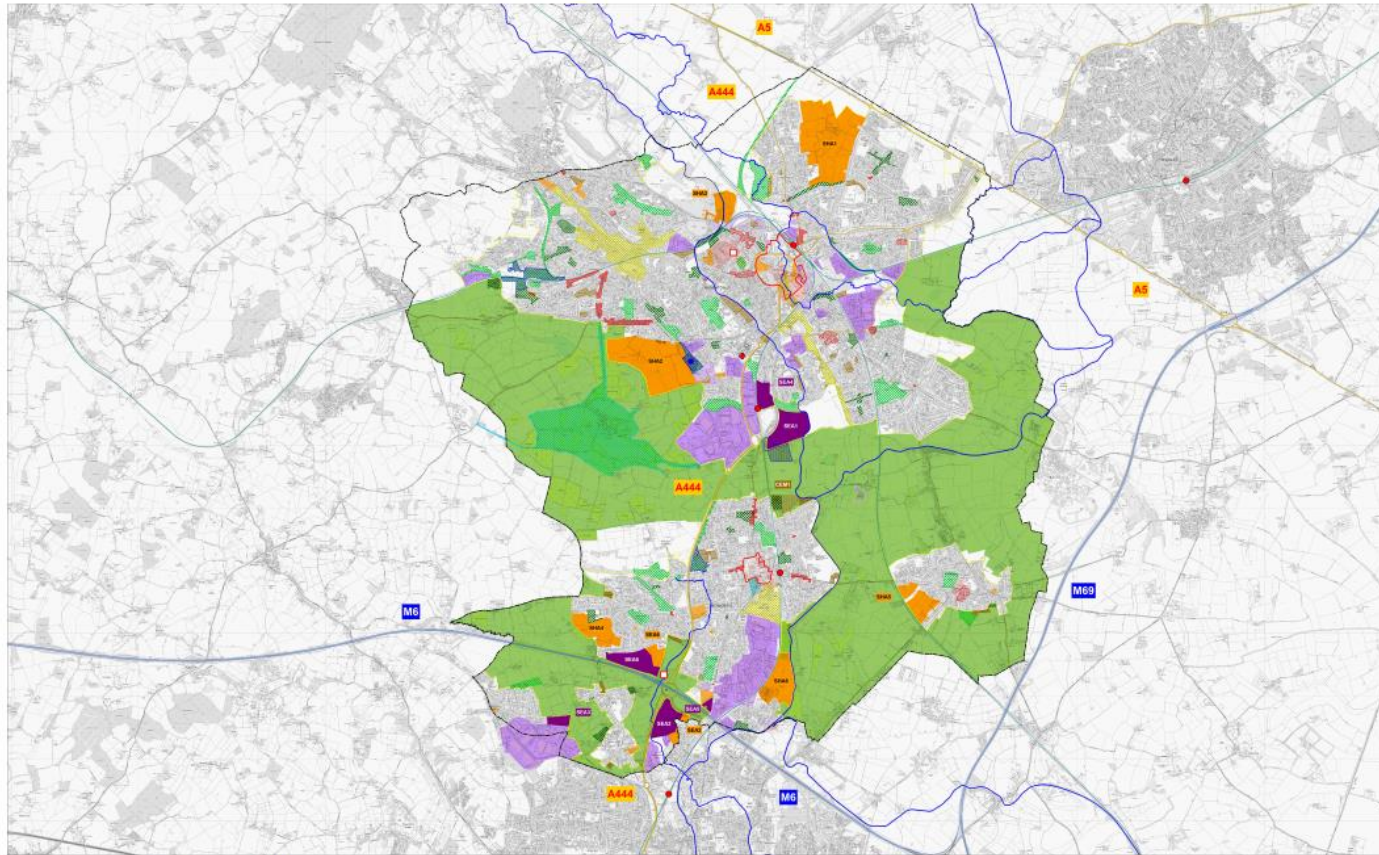
- The boundaries have been drawn using identifiable features e.g. walls, fences, hedgerows, roads, canals and woodland.
- The boundaries have been defined utilising residential, employment, retail and other built forms to establish defined settlements.
- The boundaries are continuous, enclosing the built environment.
- The settlement boundaries include:
  - Sites with planning permission e.g. recently developed sites that have been built in accordance with a granted planning application and sites with unimplemented planning permissions.

- Community facilities, open spaces and sports and recreational grounds which are adjacent to, or surrounded by, the built form.
- Land on which there is a relationship between the curtilages of buildings and the character of the existing built environment.
- Planned allocations.
- The settlement boundaries exclude:
  - Open spaces and sports and recreational facilities adjacent to the existing built environment.
  - Any development which is visibly detached from the main built form of a settlement e.g. a farm building which has an identified rural character or use.
  - Land on which there is a relationship between the curtilages of buildings and the character of the countryside rather than the built environment.
  - The green belt and allotments.

## 4. Commentary

Having reviewed the settlement boundaries in line with the methodology set out above, the settlement boundaries defining Nuneaton, Bedworth, Bulkington, Ash Green/Neal's Green and Keresley have been reviewed and amended where necessary, to incorporate new sites with planning permission and sites allocated within the Borough Plan Review.

# 5. Appendix A



Map Key

	Green Belt
	Existing employment estate in Green Belt
	Existing employment estate
	Strategic housing allocation
	Strategic employment allocation
	Employment estate suitable for alternative uses
	Destination park
	Community park
	Local park (adopted)
	Conservation area
	District centre
	Local centre
	Allotment
	Local nature reserve
	Registered parks and gardens
	Site of Special Scientific Interest
	SSSI - area to be denotified
	Special area of conservation
	Non-strategic residential allocation
	Cemetery allocation in Green Belt
	Rivers and canals
	Railway line
	A road
	Motorway
	Town centre boundary
	George Eliot Hospital
	Scheduled monument
	Development boundary
	Train station
	Borough boundary

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Scale  
0 600 1200 1800 2400 3000 m

