

As per the examiner's request at the recent hearing of the Elmstead Neighbourhood Plan (NP) the Parish Council (PC) sets out below the criteria used in defining the settlement boundaries for the settlements Elmstead Market and Lanswood.

The overall aim in applying settlement boundaries for the PC was in line with Policy SPL2 of the Tendring Local Plan Section 2 to "encourage sustainable patterns for growth and carefully control urban sprawl". The supporting text of that policy recognises that this includes "Protect(ing) and enhance(ing) the character and openness of the countryside and supporting development which brings positive outcomes for the rural economy."

The criteria used was the approach adopted by Tendring Local Plan Section 2 and those used in conventional methods when drawing settlement boundaries.

The starting point for defining the settlement boundaries for the settlements Elmstead Market and Lanswood was the boundary defined in the Tendring Local Plan Section 2 which had defined a settlement boundary for Elmstead Market only.

Starting with the settlement of Elmstead Market, a set of criteria, guided by Tendring District Council's approach, was then applied which comprised:

- 1. Development sites with granted planning permission contiguous with the existing settlement boundary of Elmstead Market would be included within the settlement boundary only including appropriate parts of the site e.g. areas of open space on the outer edge of consented schemes are excluded from the settlement boundary.**
- 2. Loosely knit development and small detached housing groups often found on the periphery of settlements such as Elmstead Market would continue to be excluded from the boundary. This was applied where a development site with granted planning permission extended up to such groups of development.**

This exercise resulted in a revised settlement boundary for Elmstead Market. There remained a large area of consented development on land that was not contiguous with the existing settlement boundary of Elmstead Market at what we now know as Lanswood.

It was recognised by this point that a new community identity had been established at Lanswood as evidenced in the second survey of the NP. The starting point for defining a settlement boundary at Lanswood was therefore the area of consented development, and the Elmstead Market criteria set out above was also applied which excluded areas of open space and loosely knit development and small detached housing groups.

There were, however, agricultural barn buildings and a prominent brownfield site, the vehicle salvage yard on Clacton Road, which required additional criteria for assessment. The additional criteria were derived from conventional approaches to establishing settlement boundaries.

3. **What is the functional relationship to the physical form of the built-up area?**
4. **What is the functional relationship to the use of the built-up area?**

The vehicle salvage yard and agricultural barns all adjoined the proposed Lanswood settlement boundary and had a high-level of containment. Only the vehicle salvage yard had a high level of previously developed land. The vehicle salvage yard was therefore included in the proposed settlement boundary. The agricultural barns were further assessed for their functional relationship to the use of the built-up area. That is does the agricultural buildings have a clear social and/or economic relationship with the built-up area or the countryside.

Whilst surrounded by the built-up area, the buildings, and their use, are predominantly agricultural in nature. A rural character and appearance can include built-form, such as agricultural buildings and the agricultural use lends itself more to being associated with the economic function of the countryside. It was therefore considered that the rural characteristics of the agricultural barns predominate and they, and their use, relate more strongly with the countryside. It was therefore decided to exclude agricultural barns from the proposed settlement boundaries.