

SE12 Settlement Boundary Amendments Explained

Settlement Boundary Change	Reason for change
1. Hamlet of Shitterton	Should be included due to strong relationship with village. More in common with the settlement rather than the surrounding countryside. Based on the garden line and excluding rural paddocks
2. Residential properties to the west of Podgers	Reasonable suburban presence. The area has more in common with the settlement than the countryside. Based on garden line and excluding paddocks.
3. Back Lane	Proposed new housing site as defined in the Neighbourhood Plan
4. Residential properties at Tower Hill	The dwellings are closely related to the village, but the leafy gardens are more rural in character and should be left outside the settlement boundary. Earthworks at Tower Hill are excluded to provide them with additional protection against future development but the southern end of the site is included as defined in the Neighbourhood Plan
5. Bevercombe, Snow Hill Lane	Garden clearly suburban in nature and clearly separate from the countryside.
6. North Street	Proposed new housing site as defined in the Neighbourhood Plan
7. Townsend Business Park	Settlement boundary removed as this is a commercial employment area. No new housing is proposed for this area.
8. Recreation Ground	Sports pavilion and outbuildings excluded from the settlement boundary to protect the sports field and buildings from any future development. The paddocks to the rear of North Street have also been removed, keeping the settlement boundary to the garden line.
9. North boundary to the garden of April Cottage, Southbrook	Boundary realignment to follow the natural feature of the stream. Include within the settlement boundary
10. Land to the rear of 24 Rye Hill	Fenced area used as a garden that is clearly separate from the adjoining countryside. Include within the settlement boundary
11. Former school site, including buildings and play field	Proposed new housing site as defined in the Neighbourhood Plan
12. White Lovington	Proposed new housing site as defined in the Neighbourhood Plan. Existing gardens are also included as they have a strong suburban presence
13. Land to the south of Bitchams Mead	Removed from the settlement boundary as this small area has more in common with the open space running alongside than with the fenced garden areas
14. New School	More in common with the settlement than with the surrounding countryside
15. Land against Elder Road	Car park and open space has more in common with the settlement than the countryside and should be included
16. Children's playground	The site has more in common with the settlement than the surrounding countryside
17. Land to the south of Sitterton Close	Removed from the settlement boundary as this area has more in common with the open space running alongside it than with the fenced garden area of the settlement