

IFOLD Settlement Boundary (SPA)

What is a SPA?

A settlement boundary is a line that is drawn on a plan around a village, which reflects its built form.

The settlement boundary is used as a policy tool reflecting the area where a set of plan policies are to be applied, this could include policies within your Neighbourhood Development Plan.

The settlement boundary does not necessarily have to cover the full extent of the village or be limited to its built form.

In general, there is a presumption in favour of development within the settlement boundary. Any land and buildings outside of the boundary line are usually considered to be countryside where development would be regulated with stricter planning policies. However, it should be noted that any land which has been included within the boundary line does not have guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to, for example; the protection of the character of a settlement, the size (mass and bulk).

**The current SPA boundary for IFOLD
is defined by a green line on the
House Name Map**