

# South-Western Nupend Settlement Boundary

## Background

The Horsley Settlement Boundary has not changed since it was originally conceived. In the South West corner of Nupend it is now a poor representation of the modern built area.

When the boundary was established there were 19 dwellings in Nupend. Today there are 39.

The curtilage of Barley Cottage is depicted in Figure 1. Our property is bisected by the existing settlement boundary with the main dwelling and some garden sited within, while a second area of garden (including a substantial two storey outbuilding) lays just to the South, outside the boundary. These areas are outlined in red. The property also comprises of an area of agricultural land and a small orchard outlined in blue.

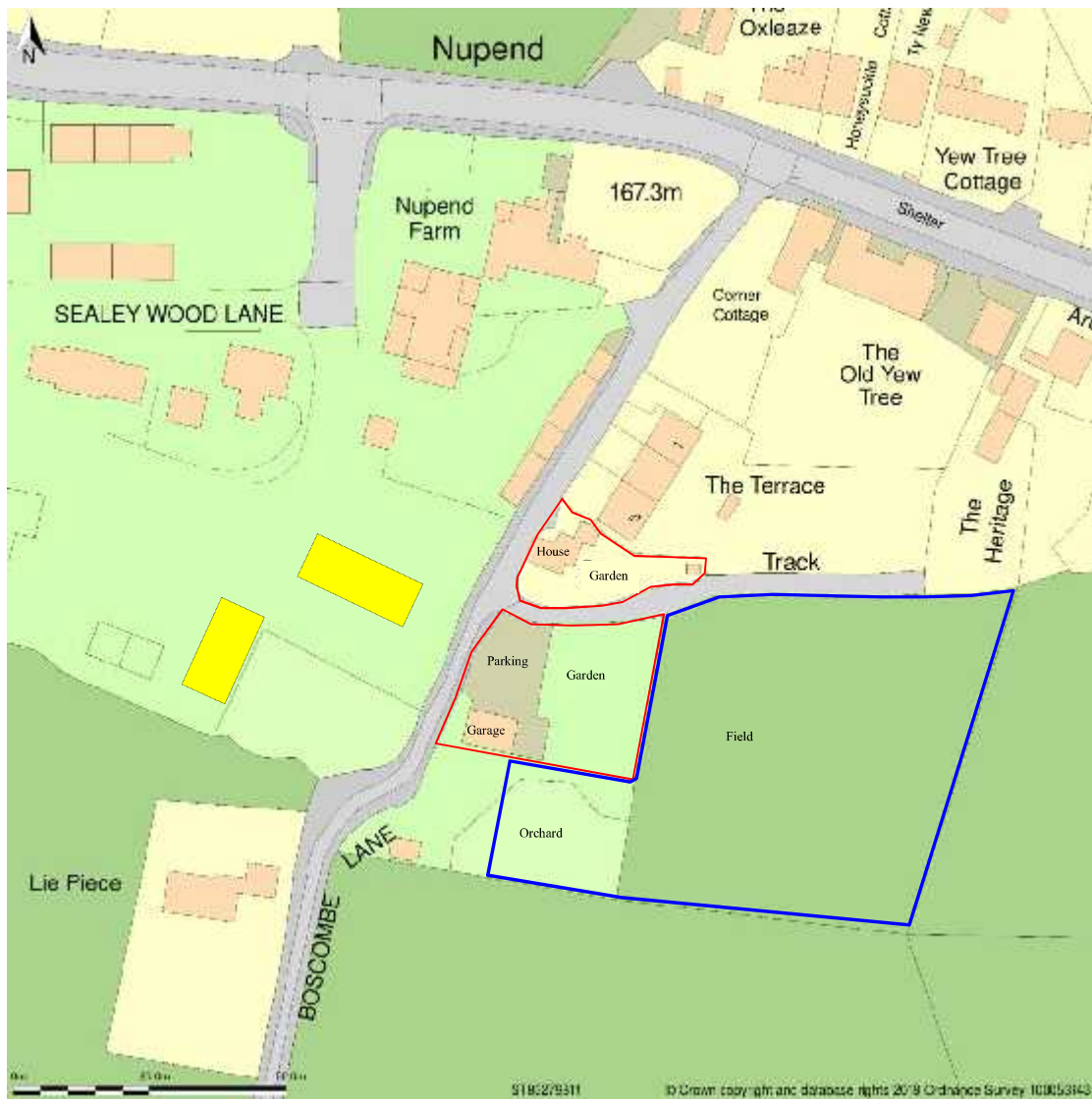


Figure 1 – Configuration of Barley Cottage

The garden area outside the boundary became residential land in 2005 (Ref. S.05/2134/CPE) following an application by previous owners. The area is fully domesticated and part of a single planning unit with the main dwelling.

Visually and in its day-to-day use there is no discernable difference between the areas either side of the boundary nor is there any difference in its reliance on infrastructure or local services.

### Surrounding Areas

Over the years, the 'built area' in this part of Nupend has changed dramatically. The garage area of Barley Cottage is very much a part of the Nupend Settlement and certainly not physically separate. Not only is it fully integrated as part of the main dwelling, there are now domesticated areas on three sides.

Recently the Sealey Wood development to the North West has dramatically changed the built area. The visual impact of these new buildings now dominate the skyline and has urbanised the whole top end of Boscombe Lane. Sealey Wood is itself outside the currently settlement boundary.

To the West is the recently established community orchard and public recreational area, owned by the Parish Council, with its footpath connecting Boscombe Lane to the Sealey Wood development

Figure 2 shows our property from a local vantage point. Our whole property now feels fully part of the built form of Nupend and the garden and parking areas are no less connected to the village and its amenities as the house.



Figure 2 – View of Southern Nupend from across the valley

## Suggested Settlement Boundary

Figure 3 is a very recent map of our part of Nupend. The blue dotted line suggests what we propose to be a more suitable boundary around the domestic area of our property and the corner of Sealey Wood. We have marked on the map, in yellow, two unfinished properties that are significant.

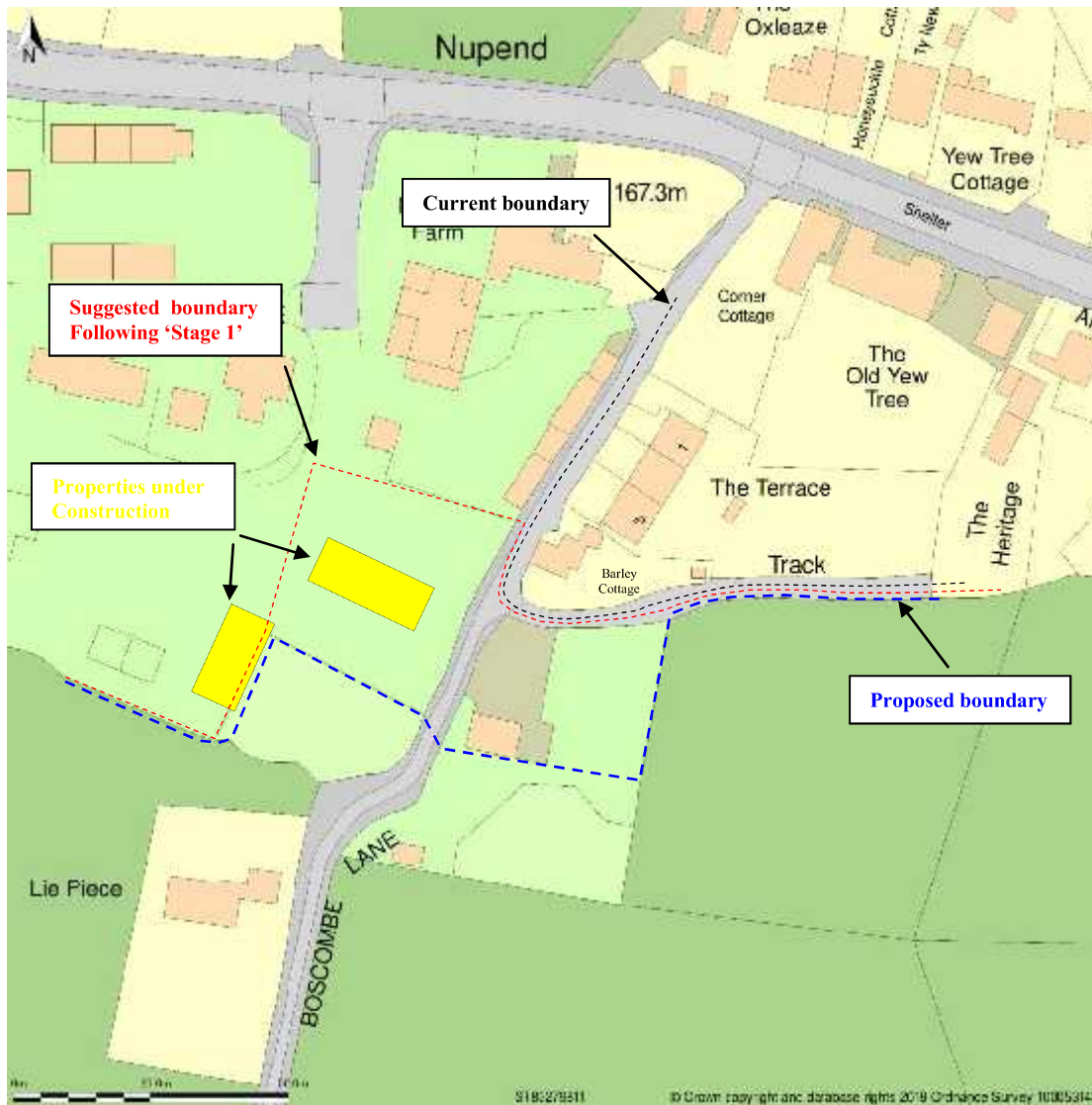


Figure 3 – Suggested revision of the Settlement Boundary

## Conclusion

It is our strong belief that in this area of Nupend the current settlement boundary no longer serves the purpose for which it was intended. Historical changes to the use of land in the area, together with the addition of Sealey Wood have lead to the urban area reaching far beyond the current settlement boundary.

Our garage, garden and parking area is not in the open countryside nor remote from the amenities of Horsley Centre. We would hope that during the current review of the Stroud Local Plan the settlement boundary can be modified to fully represent the modern urban area of Nupend.