

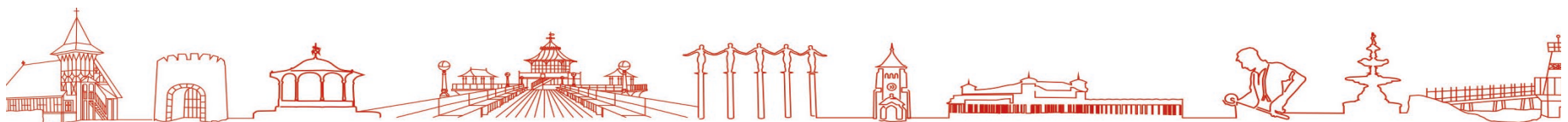


**North Somerset Local Plan 2039**

# **Settlement Boundary Review Update**

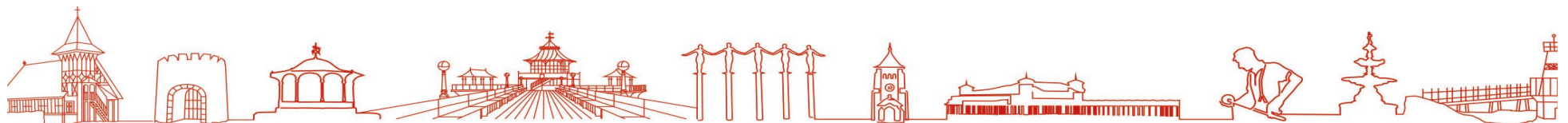
**Assessment of consultation responses and revised boundaries for Pre-submission Plan**

**October 2023**



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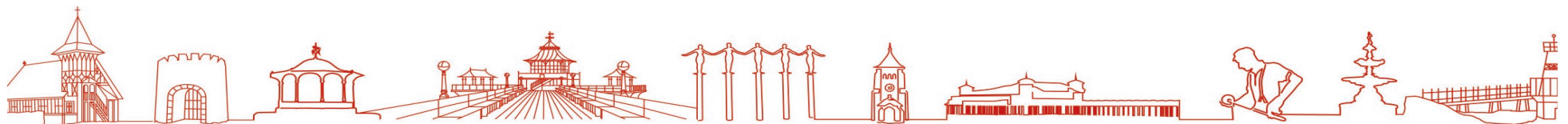
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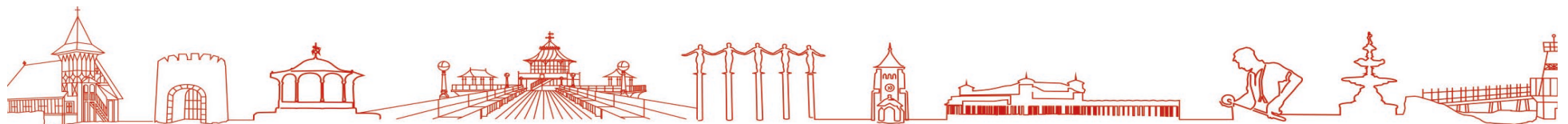
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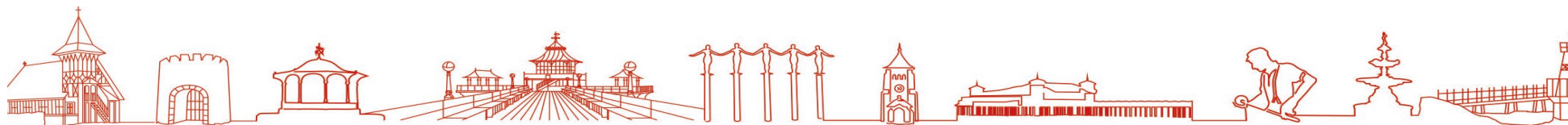


# 1. Introduction

- 1.1 This paper sets out the consultation responses received to the [Settlement Boundary Review Topic Paper](#) that was published alongside the Local Plan Preferred Options (Reg 18) consultation in March 2022. The Settlement Boundary Review Topic Paper (March 2022) proposed changes to existing settlement boundaries and re-instated boundaries to some settlements as part of the new Local Plan. The paper set out the criteria used to assess settlements and the proposed approach to settlements in the Green Belt.
- 1.2 A total of 83 comments were received regarding settlement boundaries through the Preferred Options consultation. Some were general comments regarding the role of settlement boundaries as a planning policy tool, but the majority of comments were related to specific boundary changes at settlements.
- 1.3 This paper responds to those requests to change settlement boundaries that have come through the consultation and provides explanations for why suggested changes have or have not been included. A table and map for each settlement sets this out. If a settlement is not included in this paper it is because we received no comments in relation to this settlement and no other further changes to those set out at the Preferred Options Consultation (Reg 18) are proposed.
- 1.4 The [Settlement Boundary Review Topic Paper](#) set out criteria against which the review of settlement boundaries was assessed. No comments were received through the consultation regarding the criteria used to assess settlement boundaries. The same criteria have been used to assess the proposed changes suggested as responses to the consultation.
- 1.5 This paper also sets out where further changes have been made to settlement boundaries as a result of changed circumstances since the review for the Preferred Options consultation in 2022. This mainly reflects where planning permissions have been granted adjacent to settlements and therefore these sites should now be included within the boundaries.
- 1.6 All settlement boundaries can be viewed in detail on the [Policies Map](#).
- 1.7 For ease of reference the criteria used to review the settlement boundaries are set out below:

## A settlement boundary should include:

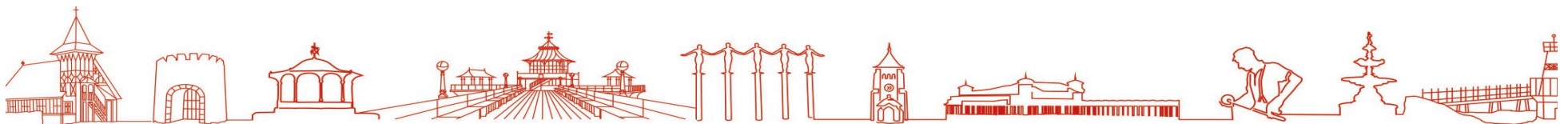
- |    |  |
|----|--|
| 1. | <b>New residential development</b> - site(s) that adjoin the existing settlement boundary and which have now been developed. |
|----|--|



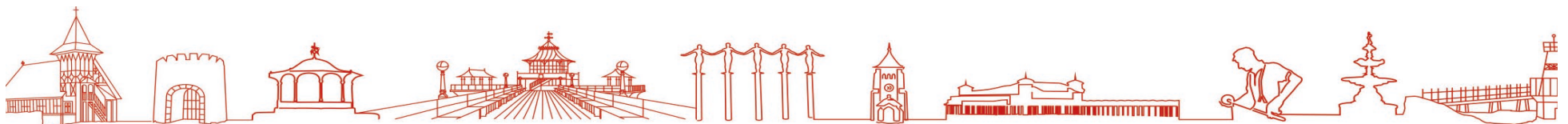
2.	<b>Planning Consents</b> - site(s) that adjoin the existing settlement boundary and where planning consents has been granted or resolved to be granted for development.
3.	<b>Allocations</b> - site(s) that are allocated for potential residential, employment or community uses in the new Local Plan.
4.	<b>Inclusion of dwellings and curtilages</b> – residential dwellings (including permeant residential park homes) and curtilages of permanent dwellings that relate closely to the built-up form of the settlement and where inclusion or possible development would not harm the form and character of the settlement. Where large gardens on the edge of settlements are currently part of the Green Belt they will be excluded from the settlement if potential development would harm openness and the purposes of the Green Belt.
5.	<b>Correction of anomalies</b> - correct anomalies in the settlement boundary such as where the boundary cuts across a property or excludes small areas of land that logically form part of the built up area of the settlement.
6.	<b>Community uses</b> - include community uses such as schools and associated playing fields (except in the Green Belt where secondary school playing fields are excluded), doctors' surgeries, village halls and car parks which form part of the settlement.
7.	<b>Employment uses and previously developed land</b> - include employment development and previously developed land which form part of the built-up area of the settlement.
8.	<b>Farm complexes</b> - include farm buildings and their curtilage where they are part of the built form of the settlement or are closely related to the existing settlement.

**A settlement boundary should exclude:**

9.	Open areas such as orchards and paddocks which have a different character to garden areas (even if they are part of a larger curtilage).
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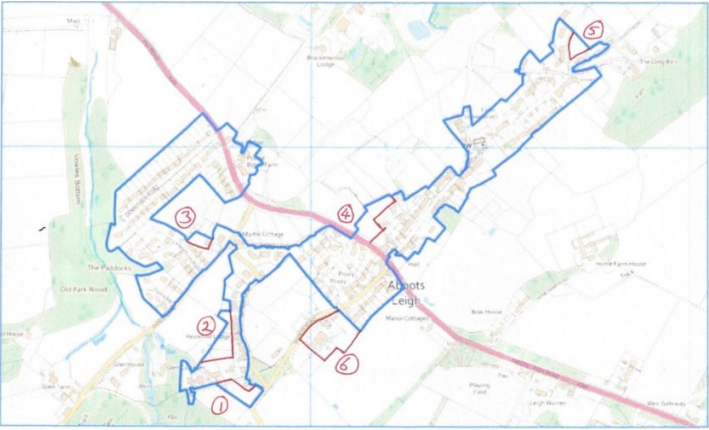
10.	Relatively isolated groups of buildings or individual properties separated from the main developed area by a physical gap, road, track, railway or waterway.
11.	Groups of buildings or plots at a significantly different density or character from the nearest part of the main developed area where possible development would potentially harm the form and character of the settlement.
12.	Playing fields, allotments, cemeteries and other open space which is located on the periphery of a settlement.
13.	Urban fringe type uses such as stables with paddocks, land hungry sports like go-karting, sewage treatment works
14.	Roads on the edge of the settlement boundary (If a road marks the edge of a settlement then the area of the carriageway would not usually be included).

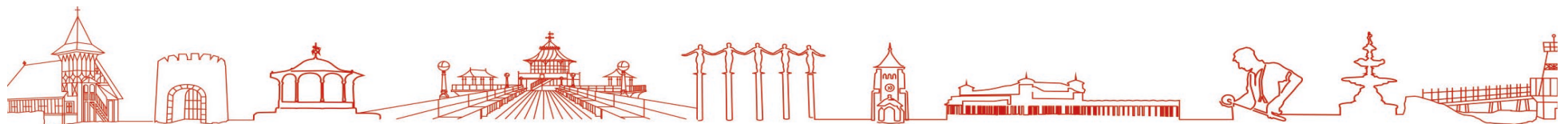


## 2. Consultation responses for each settlement.

### ABBOTS LEIGH:

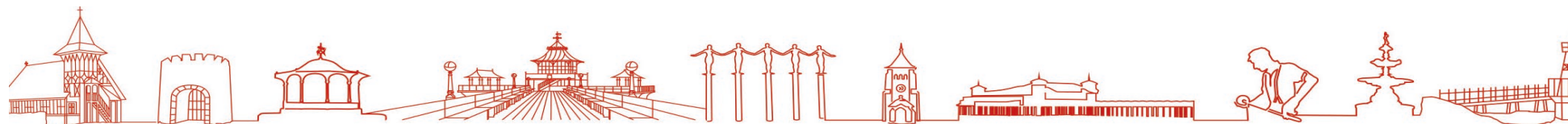
#### Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.

Map ref	Location	Proposed amendment	Response	Recommendation
a	Manor Road (Fishpond Lane)	<p>(Parish Council location 1) The boundary to follow the original Village Fence. Avoids inclusion of field in the Settlement</p>  <p>Abbots Leigh Parish Council comment on North Somerset Local plan 2038 Suggested amendments to Abbots Leigh proposed Settlement Boundary – Shown Red</p>	<p>The curtilage of Tree Tops was included in the SB to ensure a clear physical boundary and comply with the methodology of including dwellings and curtilages. The alternative would be to exclude the property and curtilage from the settlement. However, agree with the PC that potential development in the curtilage would harm openness and the purposes of the Green Belt.</p>	<p>Boundary to exclude Tree Tops and curtilage.</p>
b	Manor Lane (Treetops)	<p>(Parish Council location 2 above) The boundary to follow the original Village Fence. Avoids incursion of gardens into the Green Belt.</p>	<p>The curtilages were included in the SB to ensure a clear physical boundary and comply with the methodology of including dwellings and curtilages. Difficult to provide a physical alternative.</p>	<p>No change.</p>

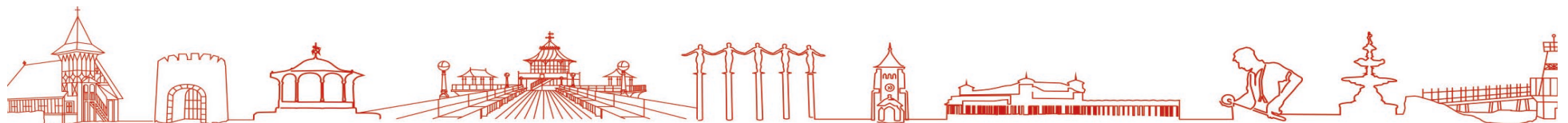




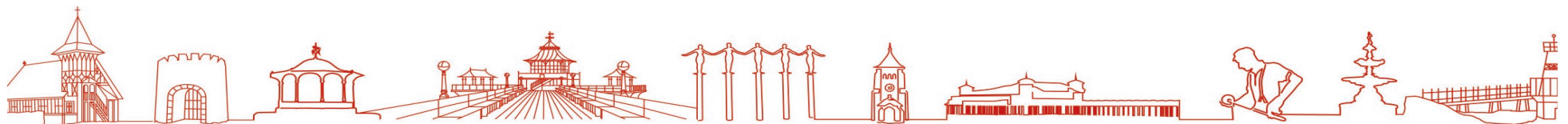
Map ref	Location	Proposed amendment	Response	Recommendation
b	Houses at the top of Manor Lane, namely both Slate cottages, Haywood lodge and the Paddock	In trying to prevent any infilling of green spaces, the settlement boundary has not been drawn consistently. There was a green belt field behind the houses at the top of Manor Lane, namely both Slate cottages, Haywood lodge and the Paddock which was sold off to the local houses, approx. 4 years ago. This area has been included as garden and has been included within the settlement boundary of the village. This is inconsistent with the approach adopted elsewhere in the village.	The approach has been to include curtilages of residential properties within the settlement boundary where possible and to ensure a clear physical boundary on the ground.	No change.
c	Sandy Lane (Staddlestone House)	(Parish Council location 3 above) The boundary should follow the original Village Fence.	Land is in residential use ancillary to Saddlestone House.	No change
d	Church Road (Leigh Lodge)	(Parish Council location 4 above) The boundary to follow the original Village Fence. Omits and includes only the garden in the Settlement.	The curtilages were included in the SB to ensure a clear physical boundary and comply with the methodology of including dwellings and curtilages. However, the large gardens could accommodate significant development which would be contrary to the spatial strategy.	Minor changes made to better reflect development on the ground.
e	Church Road (Deerhurst)	(Parish Council location 5 above) The boundary to follow the original Village Fence. Excludes land outside curtilage.	The curtilages were included in the SB to ensure clearer physical boundaries and comply with the methodology of including dwellings and curtilages. However, the large gardens could accommodate significant development which would be contrary to the spatial strategy and extend the village into the Green Belt.	Minor changes made to better reflect development on the ground

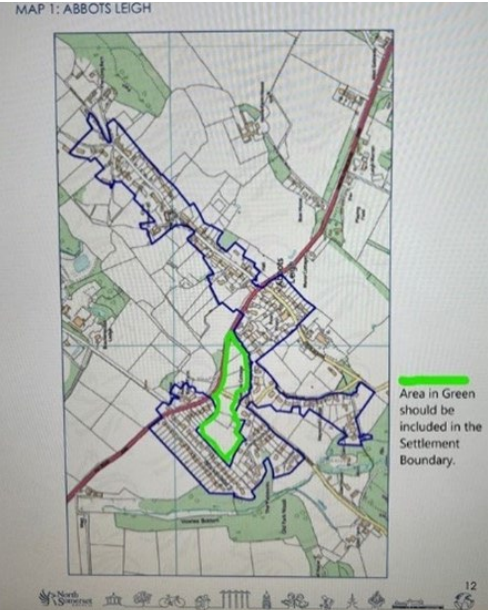


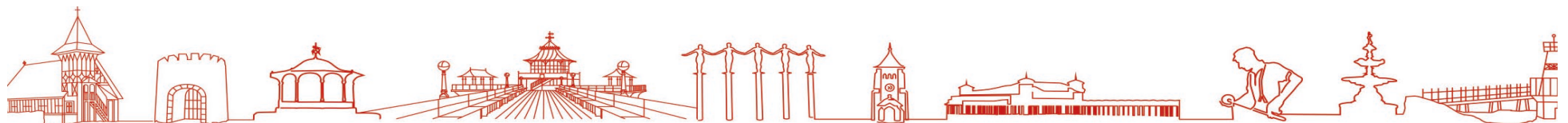
Map ref	Location	Proposed amendment	Response	Recommendation
f	Manor Road (Manor Lodge, The Coach House).	(Parish Council location 6 above) Inclusion of Manor Lodge, the Coach House, Abbots Leigh Nursing Home. The site is immediately adjacent to neighbouring properties (shared wall). The Nursing home employs 60 staff and has an average of 50 resident users. Other than the nursing home accommodation and the rear garden (seating for care home residents and their visitors) much of the site involves outbuildings and is in effect brown field. Inclusion would not harm the form and character of the overall village settlement, would correct an anomaly, would fill a community use, and would provide around 60 jobs (several held by local people).  That part of the garden to the west would remain Green Belt.  None of the criteria which exclude sites from the settlement boundary apply to the Nursing Home, and certainly not to the two residential dwellings within the site.	Accept that the Nursing home is a community use within the village and should be included in the SB.  Would need to define a boundary to the SW of the buildings even though this does not follow a physical boundary.	Include nursing home in settlement boundary.
g	Sandy Lane, Glen Farm	Do not support the extension of settlement boundary at Abbots Leigh or the proposal by other respondents to include Sandy Lane by Glen Farm.	Agreed. There are no proposals to include Glen Farm in the SB	No change
h	Land adjoining 6 Church Road	Suggest that the Land adjoining 6 Church Road be included. It was stated by LPA on appeal dated 28 Feb 2019 that it was within the village (18/P/3592/OUT)	The site is agricultural land and is not part of the developed area of the village. Development would harm the openness of the Green Belt.	No change



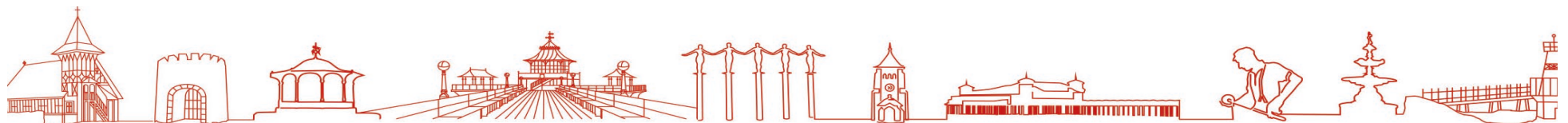
Map ref	Location	Proposed amendment	Response	Recommendation
i		<p>The current layout provides no green links between the Northern sector (Dennyview Rd) and the village centre except via pedestrian access along A369 which has no speed management controls and does not provide pleasant environment for pedestrians. There are green spaces which could be incorporated into the village Boundary. The Baywood Development proposal (submitted on 15th March 2021) for the development of the land located in Harris Lane proposes an alternative route to the centre of the village through an elevated and safe pedestrian green walkway and a modest development proposal for small homes of 90m2. Some of these properties would be offered for sale on shared equity basis providing access to the property market for first time buyers.</p>	<p>Settlement boundaries identify the detailed boundaries of the areas of settlements where development policies in the Local Plan will apply. The settlement boundaries define the built-up part of the settlement. This does not include additional allocations for residential development in the Green Belt which would be contrary to the proposed spatial strategy. The SB does not preclude the ability to make improvements to pedestrian walkways or Green Spaces.</p>	<p>No change</p>



Map ref	Location	Proposed amendment	Response	Recommendation
i		<p>Object to the Abbots Leigh Settlement Boundary as there is land at the rear of our property and adjacent between Harris Lane &amp; Sandy Lane that should be included in the Settlement area. I have highlighted this area in Green on the attached Map. These areas are infill as there are houses on all four sides, these 17 areas could be used for small developments to assist in North Somersets need for housing and to address the Shortfall and assist in the Government’s target.</p>  <p>MAP 1: ABBOTS LEIGH</p> <p>Area in Green should be included in the Settlement Boundary.</p>	<p>Settlement boundaries identify the detailed boundaries of the areas of settlements where development policies in the Local Plan will apply. The settlement boundaries define the built-up part of the settlement. This does not include additional allocations for residential development in the Green Belt which would be contrary to the proposed spatial strategy.</p>	<p>No change</p>



Map ref	Location	Proposed amendment	Response	Recommendation
j		This does not include some properties near the heart of the village along Manor Road, e.g. Manor Lodge, Abbots Leigh Nursing Home and Grangewood House. The boundaries have been too tightly construed without proper consultation. I have an application in the planning system for a certificate of lawfulness for a garden at "Bosley" on Manor Road ref 22/P/0433/LDE. If this is successful, the whole garden should be included in the settlement boundary, otherwise half of my garden will be in and half will be out.	Manor Lodge and the Nursing home are included in the representation made by the Parish Council. Grangewood is set in extensive grounds, development would harm the openness of the Green Belt and the open character of the village. Whilst the general approach is to include gardens within the settlement boundary, where the grounds are extensive, and development would harm the openness of the Green Belt the methodology sets out they should be excluded. The additional land at 'Bosley' whilst having a lawful residential use would extend the settlement into the Green Belt and development would be harmful to its openness.	See change below regarding the nursing home and Manor Lodge.  No change elsewhere.
k		Please ensure that the Abbots Leigh Village Boundary is not enlarged or extended any further than the existing boundary line to the south west of Glen Avenue and Sandy Lane.	No change is proposed to the SW of the properties in Glen Avenue.	No change

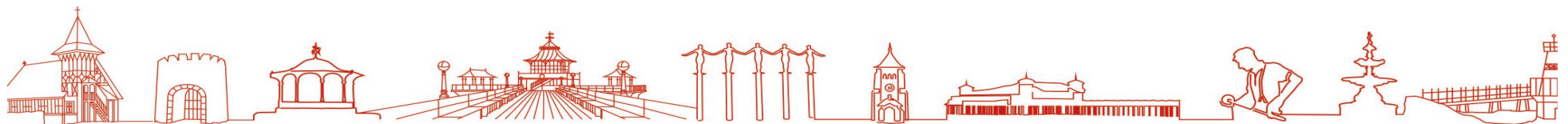


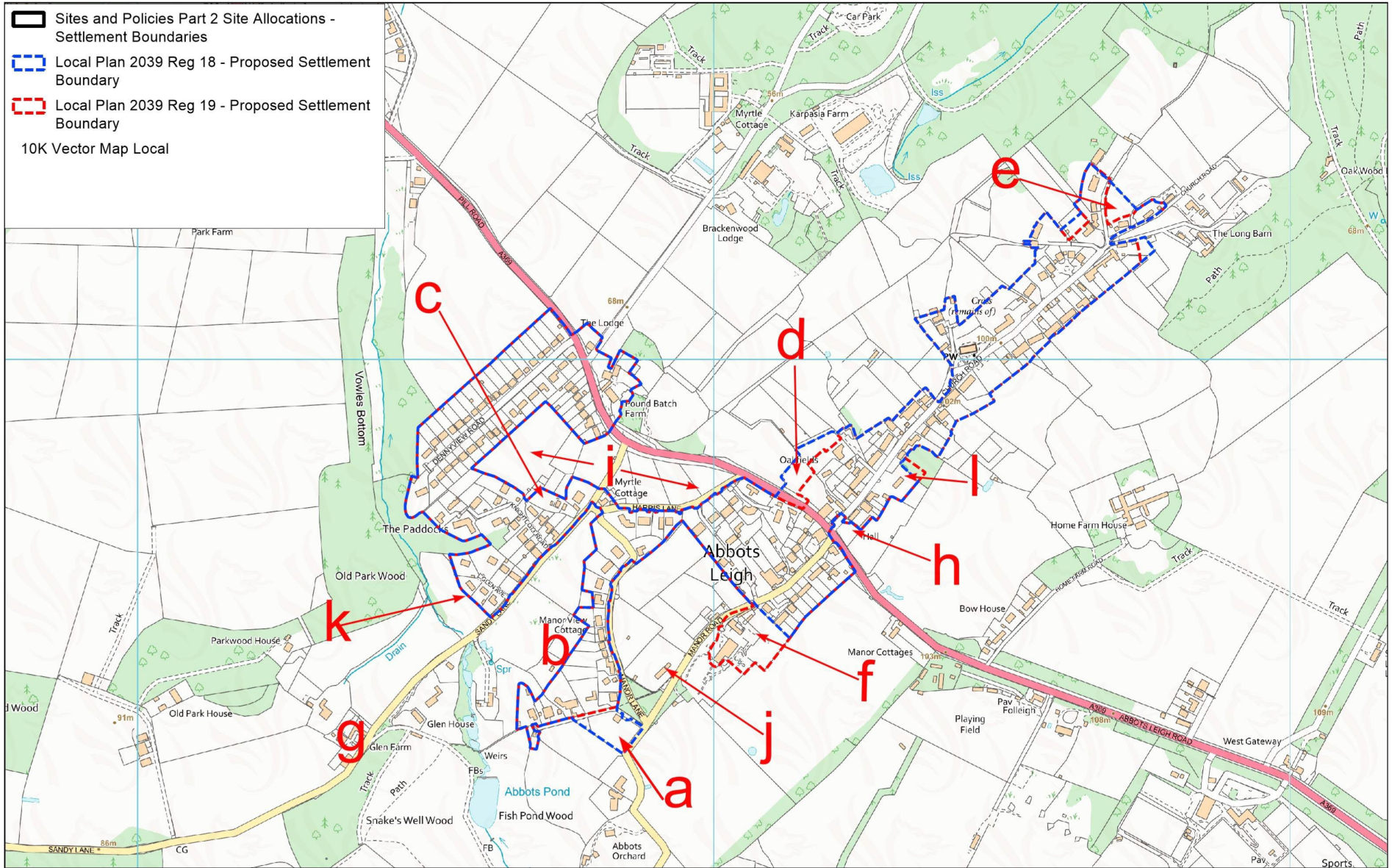
**General comments**

n/a	Sandy Lane	The removal of Abbots Leigh from the Green Belt makes it imperative that the village settlement boundary is very tightly drawn to ensure inappropriate development on country lanes and open green space within the village is not permitted. The plan to put 30 houses in what is currently green belt alongside Sandy Lane by getting the land included within the settlement boundary is underhand and would be a vast over development in the greenbelt generating significant extra traffic on narrow lanes that are already heavily used.	Settlement boundaries identify the detailed boundaries of the areas of settlements where development policies in the Local Plan will apply. The settlement boundaries define the built-up part of the settlement. This does not include additional allocations for residential development in the Green Belt which would be contrary to the proposed spatial strategy. The Plan does not include an allocation of 30 houses on Sandy Lane.	No change
n/a	Abbots Leigh	Abbots Leigh boundary should not be changed but remain as it is.	Currently Abbots Leigh does not have a SB. Introducing a SB is compliant with the NPPF and ensures a consistent approach across villages in the GB.	No change
n/a	Abbots Leigh	Abbots Leigh settlement boundary is too restrictive.	SB reflects the extent of development.	No change

**Additional amendments for Pre-submission plan and justification.**

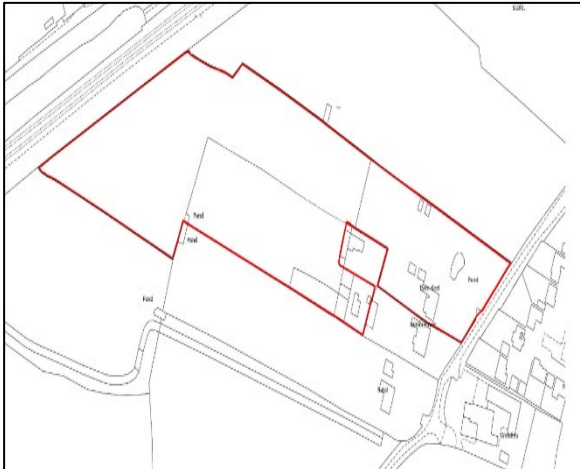
Map ref	Location	Description of amendment	Justification (based on criteria)
I	16 Monarch's Way Leigh Farm	The boundary has been redrawn to reflect the new dwellings which now have planning consent.	Planning consent (22/P/0060/FUL) has been granted for two additional dwellings at this location. The boundary has been redrawn to reflect the new dwellings and their curtilages as approved, as per criteria 2 of the methodology.

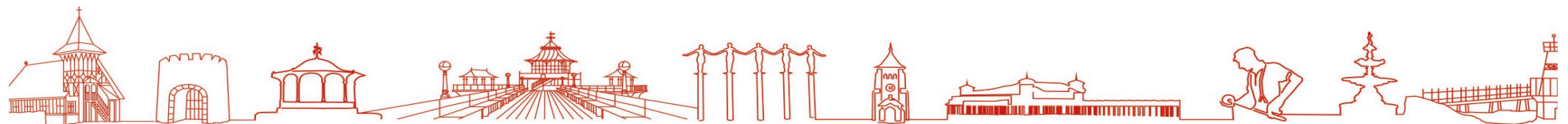





**BACKWELL:**

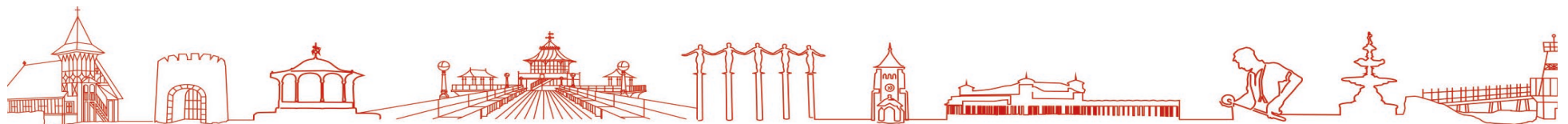
**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

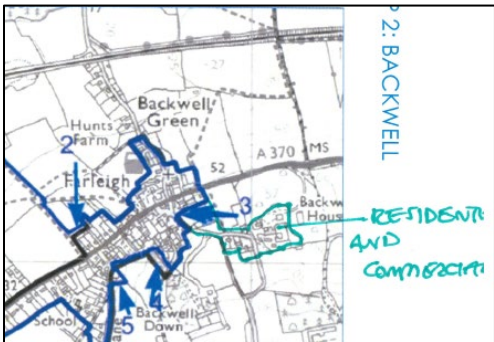
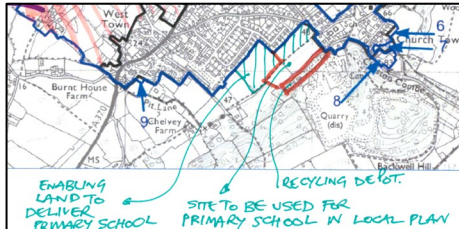
Map ref	Location	Proposed amendment	Response	Recommendation
-	East and west Backwell.	Objections to extended settlement boundary at Backwell to incorporate new proposed housing allocations.	These objections are mainly to the housing allocations rather than the settlement boundary per se. However, the allocation to the east of Backwell is no longer proposed and therefore the settlement boundary at this location has been redrawn to exclude this allocation.	Change to exclude previously proposed allocation East of Backwell.
a	Moor Lane	<p>The whole of Moor Lane should be included in the settlement boundary</p> 	<p>Criteria 9 of the methodology states that open areas which have a different character to garden areas (even if they are part of a larger curtilage) should be excluded from the settlement boundary. This applies in relation to extending the boundary to include all of the site as proposed.</p> <p>Additionally, part of this area is included in the new proposed Green Belt between Nailsea and Backwell.</p>	No change

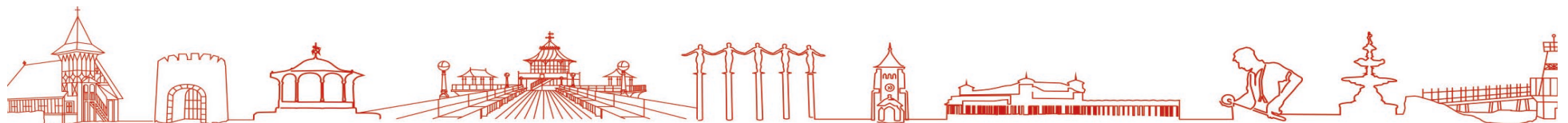




Map ref	Location	Proposed amendment	Response	Recommendation
b	Backwell Hill Road	<p>Request to remove two fields from the Green Belt and include them in the settlement boundary. Fields are located either side of Backwell Hill Road to the East of Backwell.</p> 	<p>Settlement boundaries identify the detailed boundaries of the areas of settlements where development policies in the Local Plan will apply. They define the built-up part of the settlement. This does not include additional allocations for residential development in the Green Belt which would be contrary to the proposed spatial strategy.</p>	No change

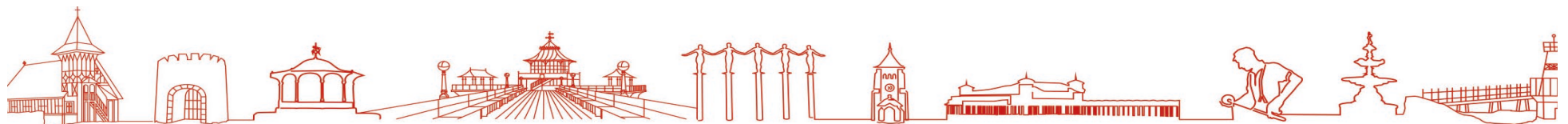


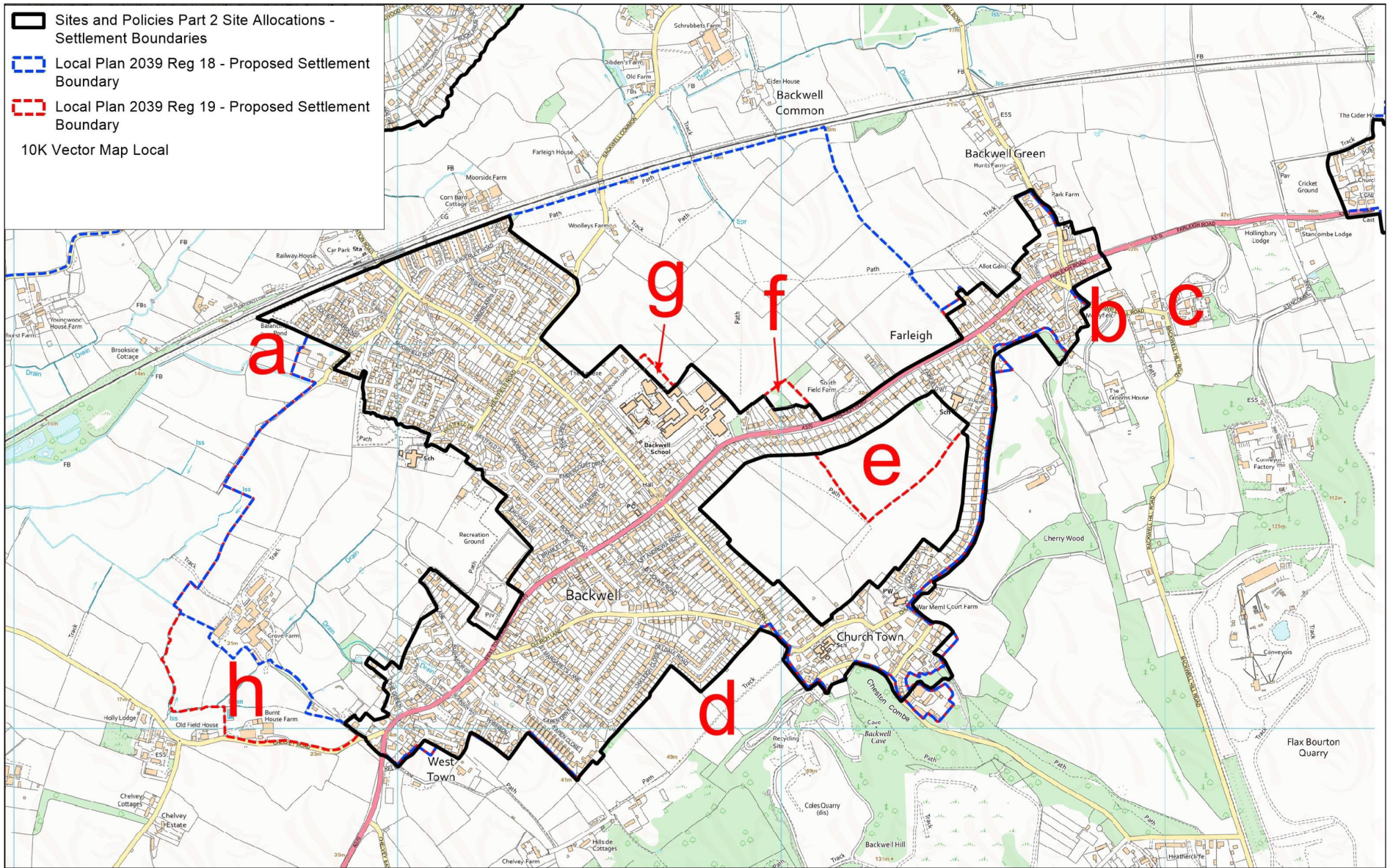
Map ref	Location	Proposed amendment	Response	Recommendation
c	Backwell House and properties on Backwell Hill Road.	<p>Suggested inclusion of Backwell House and properties on Backwell Hill Road to the east of Backwell.</p> 	<p>Properties are distant from the main settlement and do not form the built-up part of the village as there is a clear gap. Development would harm the Green Belt.</p>	No change
d	Land to the south of Oakleigh Close and Hilldale Road.	<p>Suggested inclusion of land to the south of Oakleigh Close and Hilldale Road.</p> 	<p>Settlement boundaries identify the detailed boundaries of the areas of settlements where development policies in the Local Plan will apply. They define the built-up part of the settlement. This does not include additional allocations for residential development in the Green Belt which would be contrary to the proposed spatial strategy.</p>	No change



**Additional amendments for Pre-submission plan and justification.**

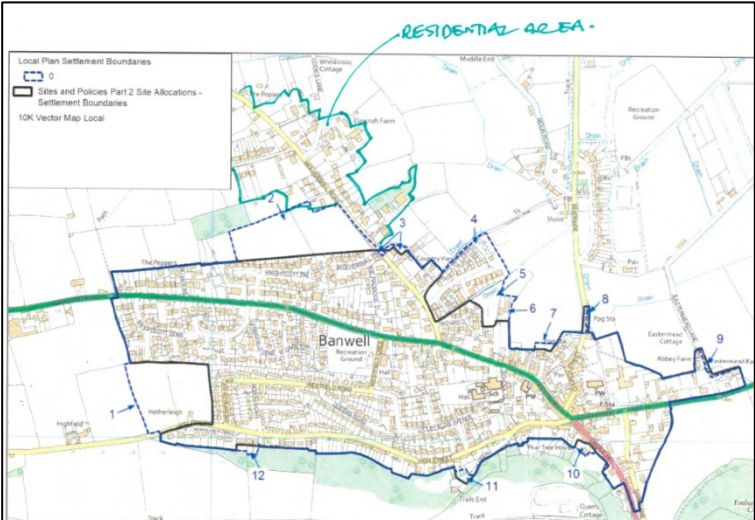
	Location	Description of amendment	Justification (based on criteria)
e	Farleigh Farm	Include appeal site in the settlement	Development granted for residential use at appeal 21/P/1766/OUT. Include the residential area and adjacent school grounds within the settlement.
f	Land to the rear of 41-51 Farleigh Road	Extend boundary around the curtilage of these properties.	Extend boundary around the curtilage of these properties as per criteria 4 and correct anomalies where the current boundary cuts across buildings as per criteria 5.
g	Backwell School	Extend boundary to include car park of school.	Extend boundary to include car park at Backwell School as per criteria 6 of the methodology which states that community uses should be included in settlement boundaries.
h	Grove Farm	Extension of settlement boundary to Chelvey Road.	Extend boundary to incorporate the extended housing allocation at Grove Farm as per criteria 3 which includes proposed allocations within revised settlement boundaries.

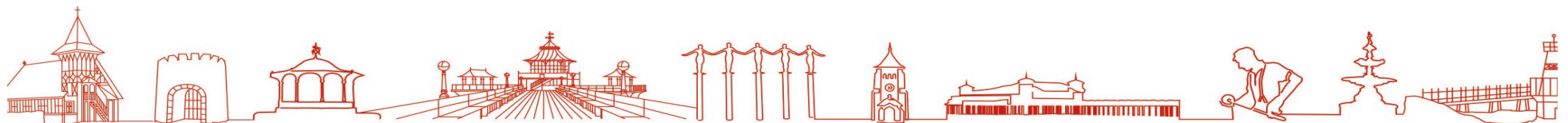


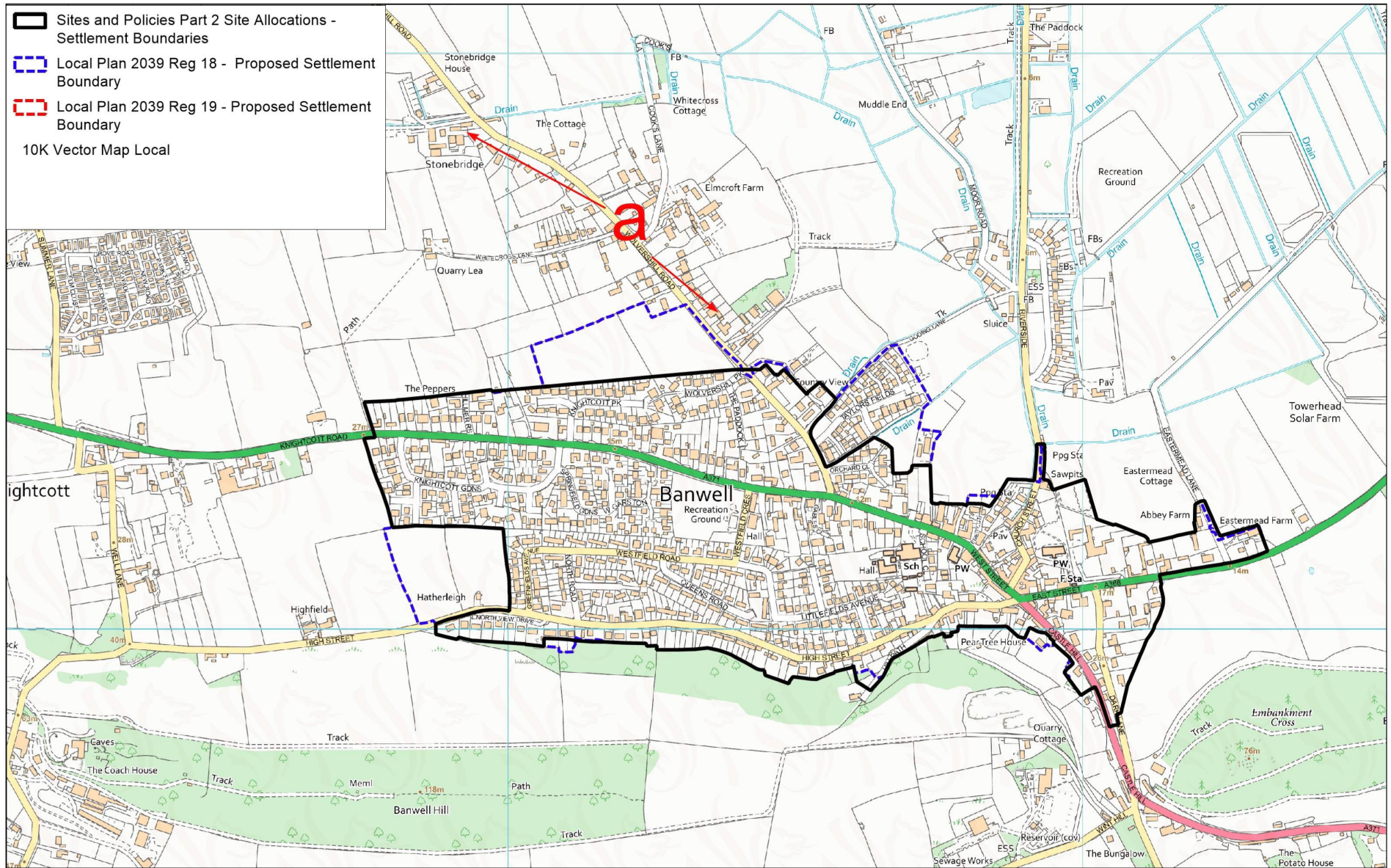


**BANWELL:**

**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response**

Map ref	Location	Proposed amendment	Response	Recommendation
a	Inclusion of properties to the north of the settlement along Wolverhill Road.	<p>The proposed area consists of residential properties adjacent to the proposed settlement boundary.</p>  <p>The map shows the settlement boundary of Banwell in blue. A green line outlines a 'RESIDENTIAL AREA' to the north, along Wolverhill Road. The map includes a legend for 'Local Plan Settlement Boundaries', 'Sites and Policies Part 2 Site Allocations - Settlement Boundaries', and '10K Vector Map Local'. Various landmarks like 'Wolverhill Cottage', 'Middle End', 'Banwell Recreation Ground', and 'Albany Farm' are labeled.</p>	<p>These properties sprawl northwards along Wolverhill Road. They are of a different character and density to the main bulk of the settlement of Banwell and have a more rural feel. Amending the boundary to include these properties would result in a significant extension to the settlement which would be contrary to the principles set out in draft Policy LP1 of retaining a separate identity to Banwell from the proposed new development at Wolverhill.</p>	No Change





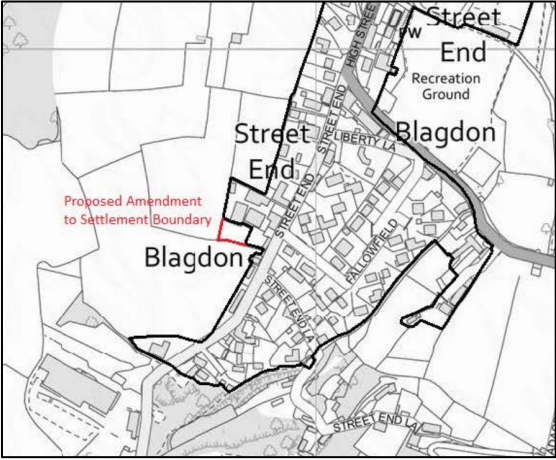
**Banwell Settlement Boundary Review**

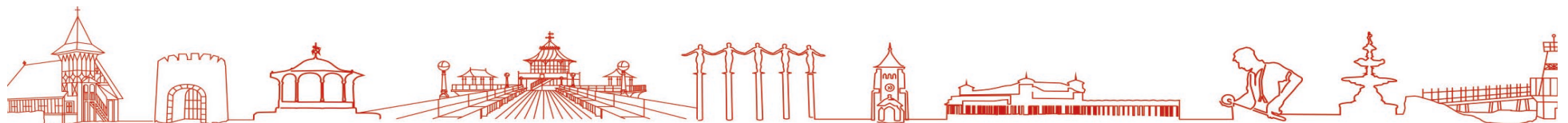
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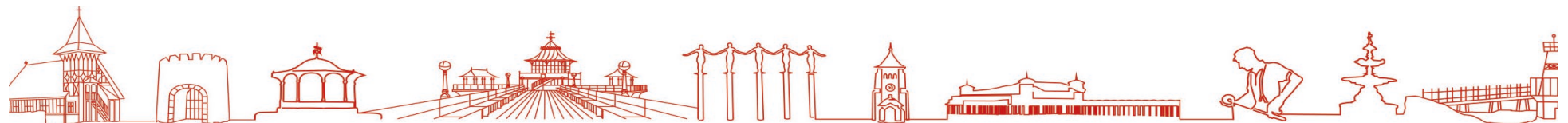
**BLAGDON:**

**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**


Map ref	Location	Proposed amendment	Response	Recommendation
a	Mendip Garage, Street End, Blagdon	<p>Settlement boundary should be extended to include a parcel of rear garden to the south of the site Mendip Grange, which is owned by the owners of the garage and forms part of its curtilage. This parcel of rear garden is not included within the settlement boundary but should be.</p>  <p>The map shows the settlement boundary of Blagdon. A red line indicates the 'Proposed Amendment to Settlement Boundary' extending to include a parcel of rear garden at Mendip Grange. Other streets shown include Street End, Liberty, and Blagdon.</p>	<p>Planning permission (22/P/1368/OUT) has been granted for nine self-build dwellings on this land. Therefore, it meets criteria 2 of the methodology which states that sites that adjoin the existing settlement boundary where planning consent has been granted for development should be included within the settlement boundary.</p>	<p>Change boundary at this location.</p>

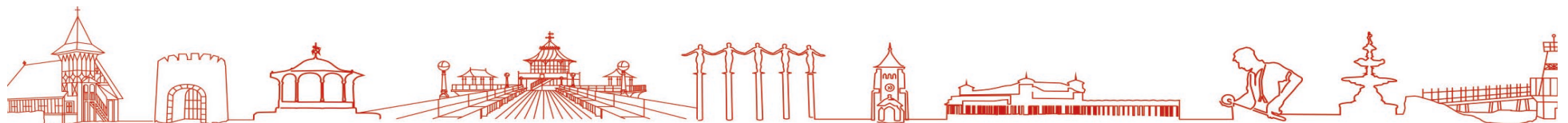


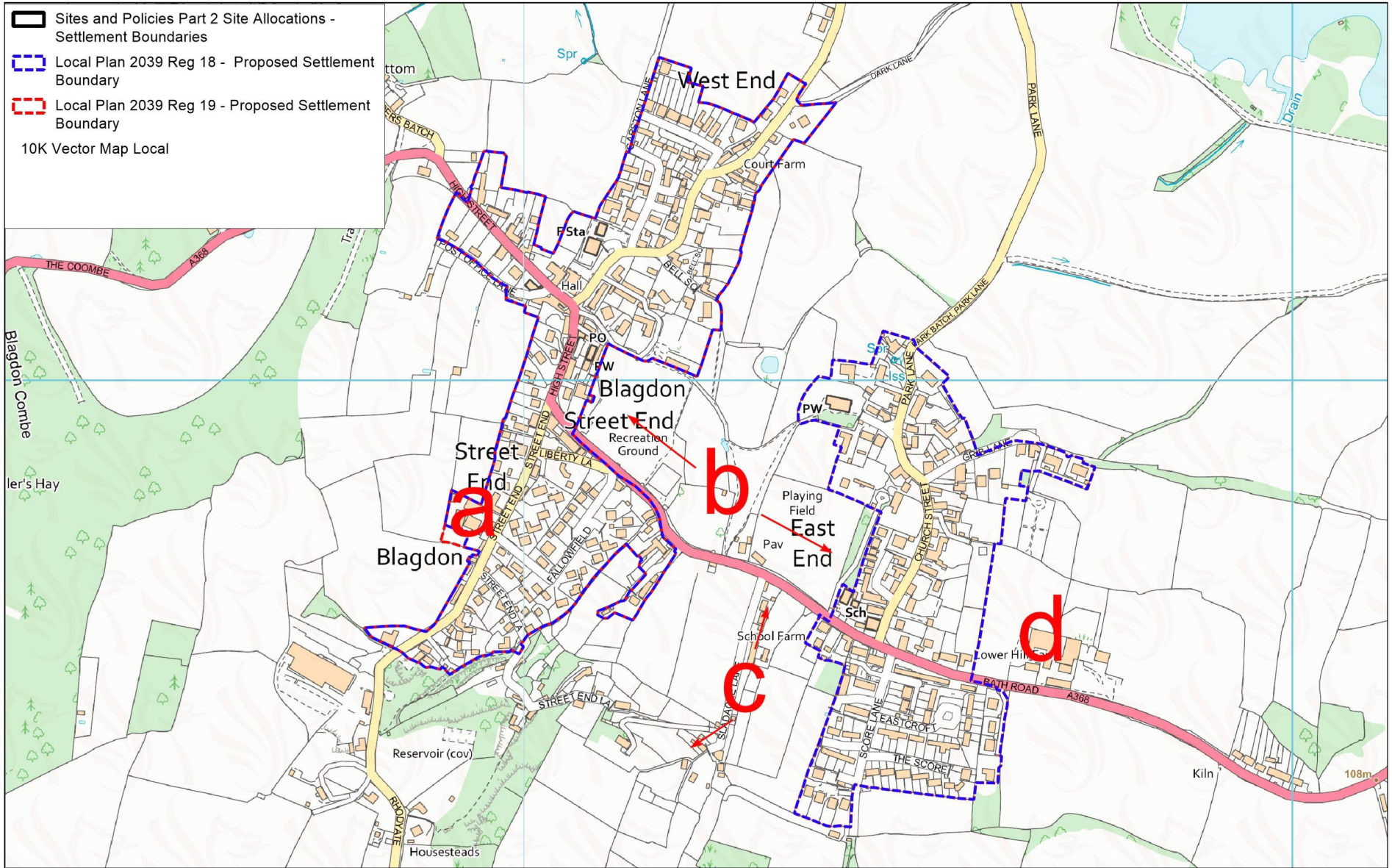
Map ref	Location	Proposed amendment	Response	Recommendation
b	Recreation ground and Playing fields, Bath Road, Blagdon	<p>Suggested inclusion of playing fields and recreation ground.</p> 	<p>The recreation ground, playground, tennis courts and cricket pitch which all fall within the suggested area for inclusion within the settlement boundary form a large area of open space between the two built up areas of Blagdon. It would not be appropriate to include these areas within the settlement boundary as they do not form part of the built form of the settlement. Criterion 12 of the criteria used to assess settlement boundaries states that playing fields, allotments, cemeteries and other open space which is located on the periphery of a settlement should not be included in the boundary.</p>	No change
c	Properties on Slade Acre Lane.	<p>Suggested inclusion of properties along Sladeacre Lane up to and including Sea View.</p> 	<p>The properties along Sladeacre Lane are separated from the main built form of Blagdon by fields on either side. They form a linear cluster of properties which extend into open countryside and are different in density and character from the two main built up areas of Blagdon. As such, in accordance with criteria 11 of the settlement boundary review methodology, they should not be included in the settlement boundary.</p>	No change





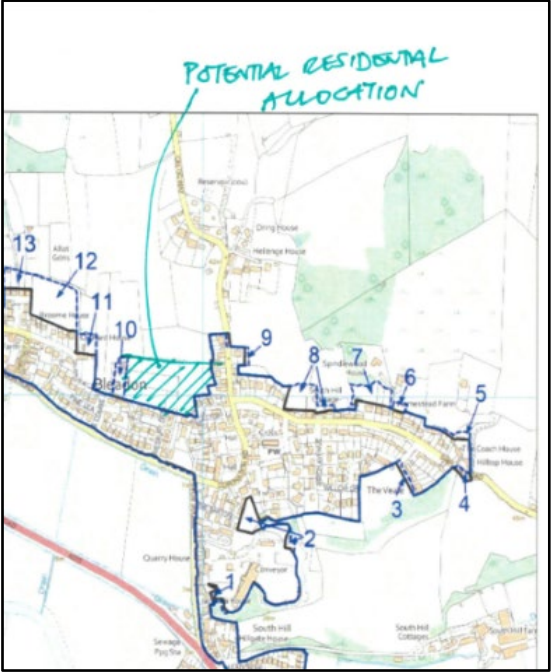
Map ref	Location	Proposed amendment	Response	Recommendation
d	Lower Hill Farm, Bath Road, Blagdon	<p>Suggested inclusion of Lower Hill Farm.</p> 	<p>Criterion 9 of the settlement boundary review methodology states that relatively isolated groups of buildings or individual properties separated from the main developed area by a physical gap, road, track, railway or waterway should not be included within the settlement boundary. It is considered that Lower Hill Farm is separated from the main built up form of the settlement by a field and therefore this detached and relatively isolated location within the open countryside means the settlement boundary should not be extended to include it.</p>	No change

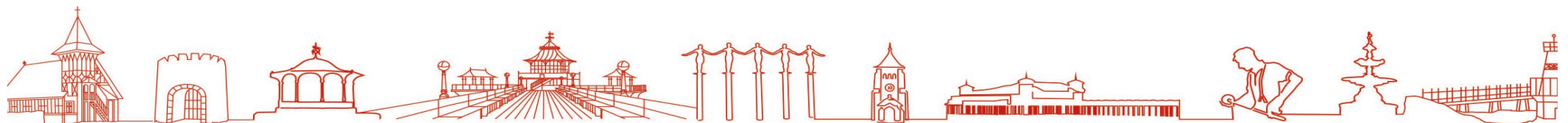


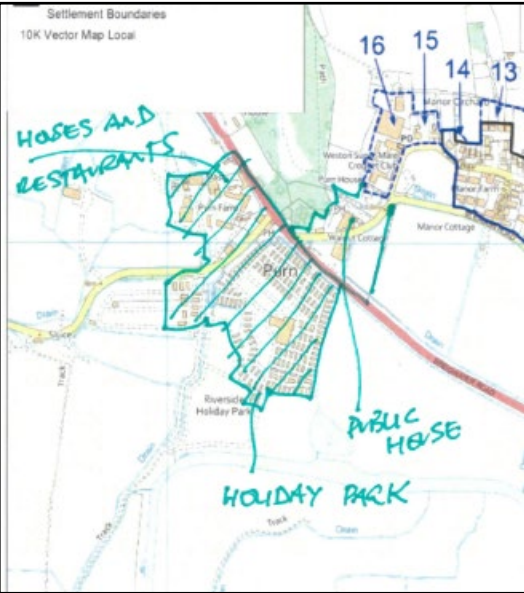


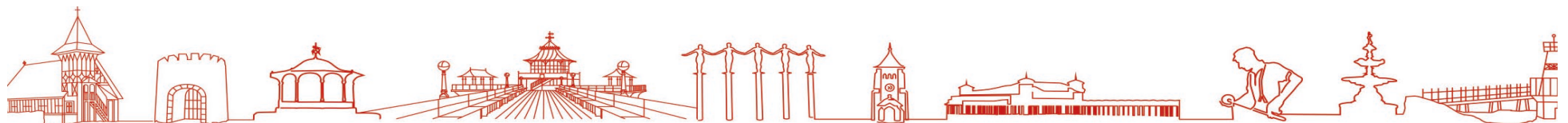
**BLEADON:**

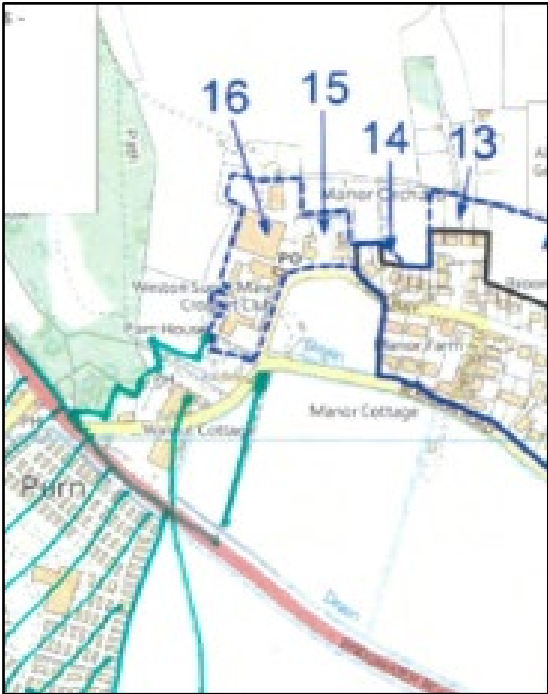
**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

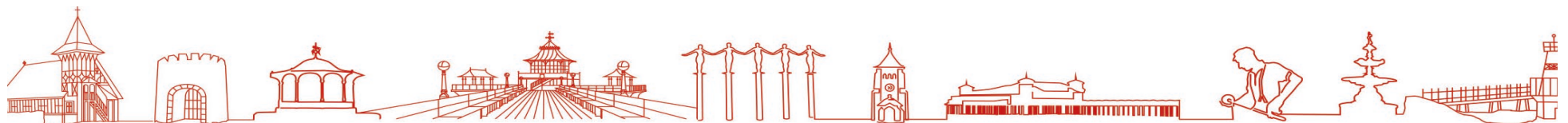
Map ref	Location	Proposed amendment	Response	Recommendation
a	Land North of Amesbury Drive (HE2051).	<p>This area should be included in the settlement boundary for Bleadon/ Suggested inclusion of land to the east of Bleadon House within the settlement boundary of Bleadon.</p> 	<p>This area comprises fields and paddocks to the north of the settlement. The site is not proposed as an allocation and does not have planning permission. As such areas of countryside like this would not be included in the settlement boundary as per criterion 9 of the methodology.</p>	No change

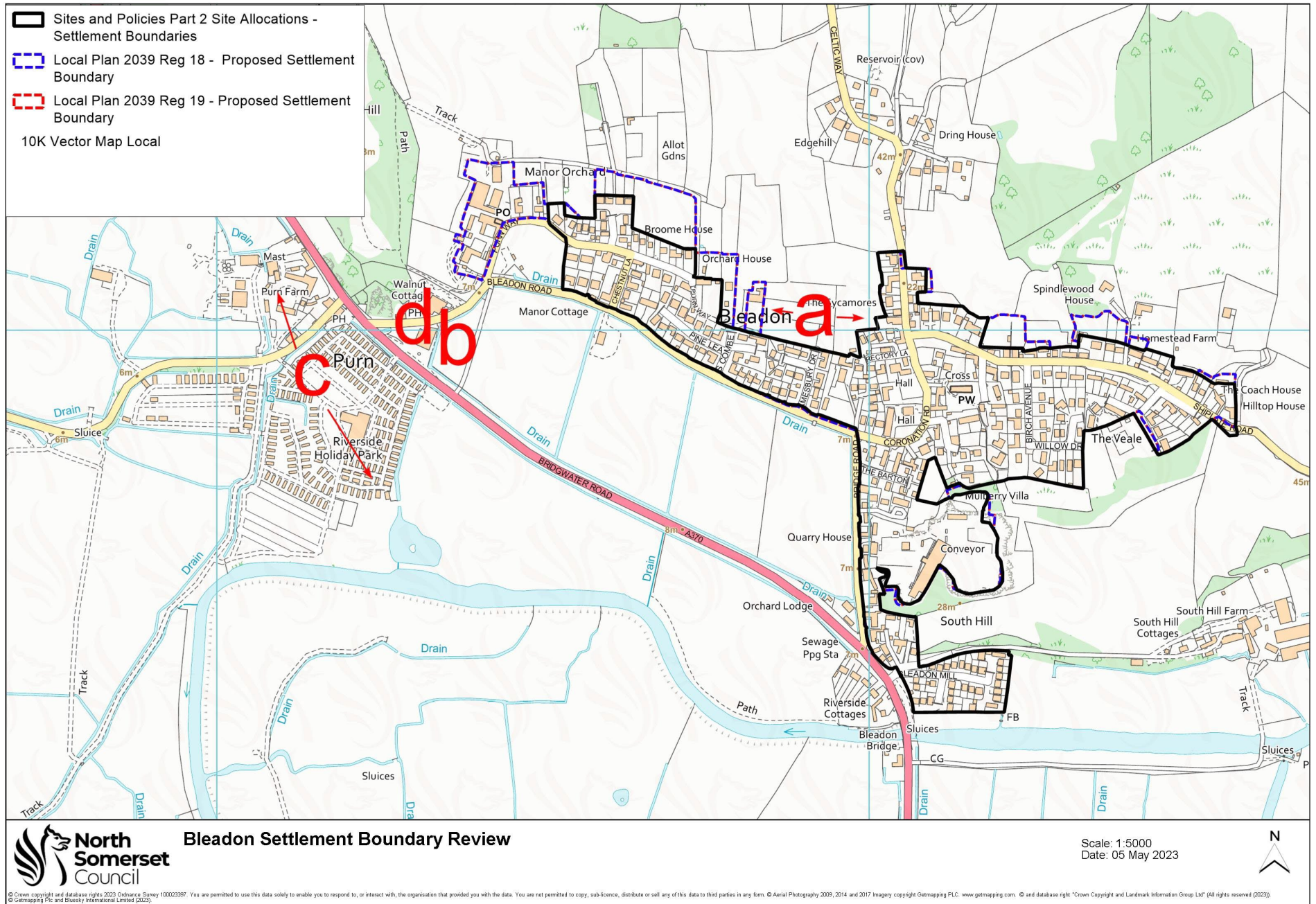


Map ref	Location	Proposed amendment	Response	Recommendation
b	The field opposite Catherine's Inn, off Bleadon Road.	This field behind the Fiat garage should be included in the settlement boundary. It is close to public transport, cycling and walking into the village are easy, and it would not be detrimental to the local environment. It would also contribute to the district's correctly identified need for affordable housing as defined in SP8.	This area comprises a field and paddocks to the south of Bleadon Road. The site is not proposed as an allocation and does not have planning permission. As such areas that are open in character like this would not be included in the settlement boundary as per criterion 9 of the methodology.	No change
c	Purn Farm and holiday park.	<p>Include this land within the settlement boundary of Bleadon.</p> 	This site is separated from the main settlement of Bleadon by the Bridgewater Road. It is a relatively isolated group of buildings (a farm and a holiday park) separated from the main developed area by an A road and therefore it should not be included in the settlement boundary as per criterion 10 of the methodology.	No change



Map ref	Location	Proposed amendment	Response	Recommendation
d	Walnut Cottage, Catherine Inn and the garage.	<p>Suggested inclusion of Walnut Cottage, Catherine Inn and the garage within the settlement boundary of Bleadon</p> 	<p>Walnut Cottage, Catherines Inn and the garage are on the periphery of Bleadon fronting the Bridgewater Road. If this area were to be included in the settlement boundary and redeveloped for housing it would have a significant impact on the character of the village. Criteria 11 of the boundary review methodology states that groups of buildings or plots at a significantly different density or character from the nearest part of the main developed area where possible future development would potentially harm the form and character of the settlement should be excluded from the boundary.</p>	No change
e	No changes to the existing settlement boundary.	Bleadon Parish Council want no changes to the existing settlement boundary.	The settlement boundary for Bleadon needs to be updated to reflect the current built form of the settlement and the new approach to what should be included in settlement boundaries for the new Local Plan.	Keep amendments.





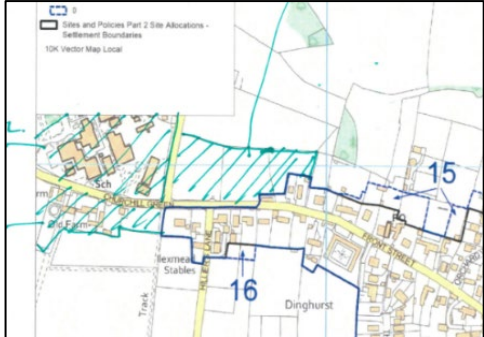

**Bleadon Settlement Boundary Review**

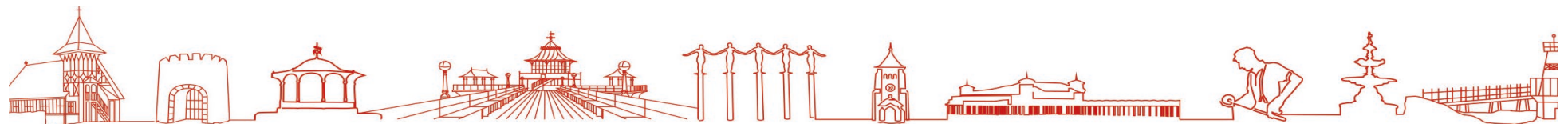
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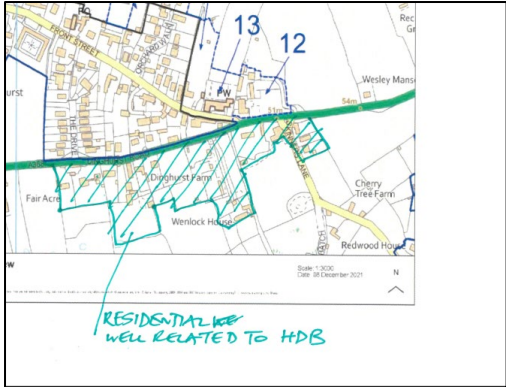
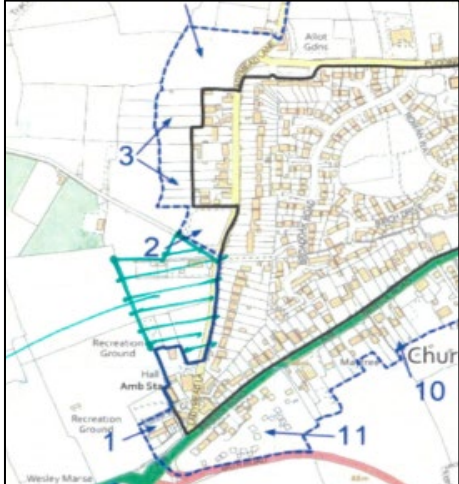


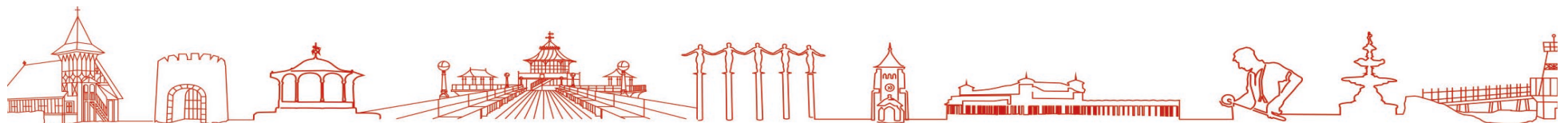
## CHURCHILL:

### Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and Response



Map ref	Location	Proposed amendment	Response	Recommendation
a	Land on the corner of Church Lane and Churchill Green.	Suggested inclusion of land on the corner of Church Lane and Churchill Green opposite Churchill School.  	Part of this land was part of a larger site incorporating land to the north which was subject to a planning appeal (APP/D0121/W/22/3292961) in June 2022. The appeal was for the proposed development of 62 dwellings. The appeal was dismissed with harm to the setting and significance of the Churchill Conservation Area and grade I listed church as key reasons for refusing the scheme. It is therefore not considered appropriate to include this land within the settlement boundary.	No change
b	School and farm buildings opposite school.	Suggested inclusion of school and farm and buildings opposite school to the south.  	Extending the settlement boundary further to the west to incorporate the secondary school and houses opposite the school would result in the settlement becoming more linear and fragmented stretching out into the countryside. The purpose of settlement boundaries is to contain development within the main built form of the settlement. To extend the settlement further to the west would be contrary to this aim.	No change

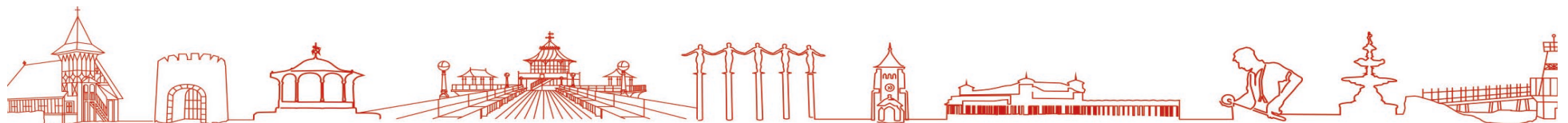


Map ref	Location	Proposed amendment	Response	Recommendation
c	Properties to the south of Dinghurst Road.	<p>Suggested inclusion of properties to the south of Dinghurst Road.</p> 	<p>These properties are within the Mendip Hills AONB. Development is restricted within the AONB and as such it is not considered appropriate to include these properties within the settlement boundary.</p>	No change
d	Land to the west of Ladymeade Lane and north of the village hall.	<p>Suggested inclusion of land to the west of Ladymeade Lane and north of the village hall as a potential housing site.</p> 	<p>Ladymeade Lane is a narrow country lane with no pavement and limited capacity to accommodate an increase in traffic. There is no intention to allocate this land as a housing allocation and inclusion of this land within the settlement boundary would not be appropriate on highways grounds.</p>	No change



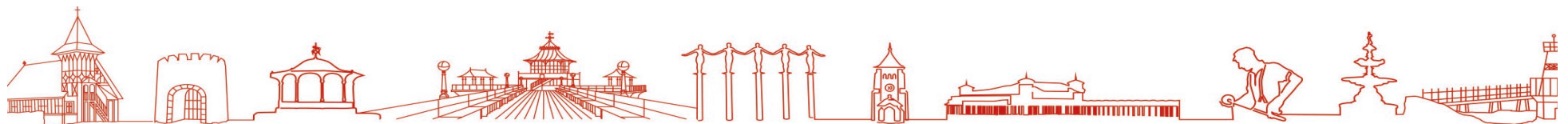


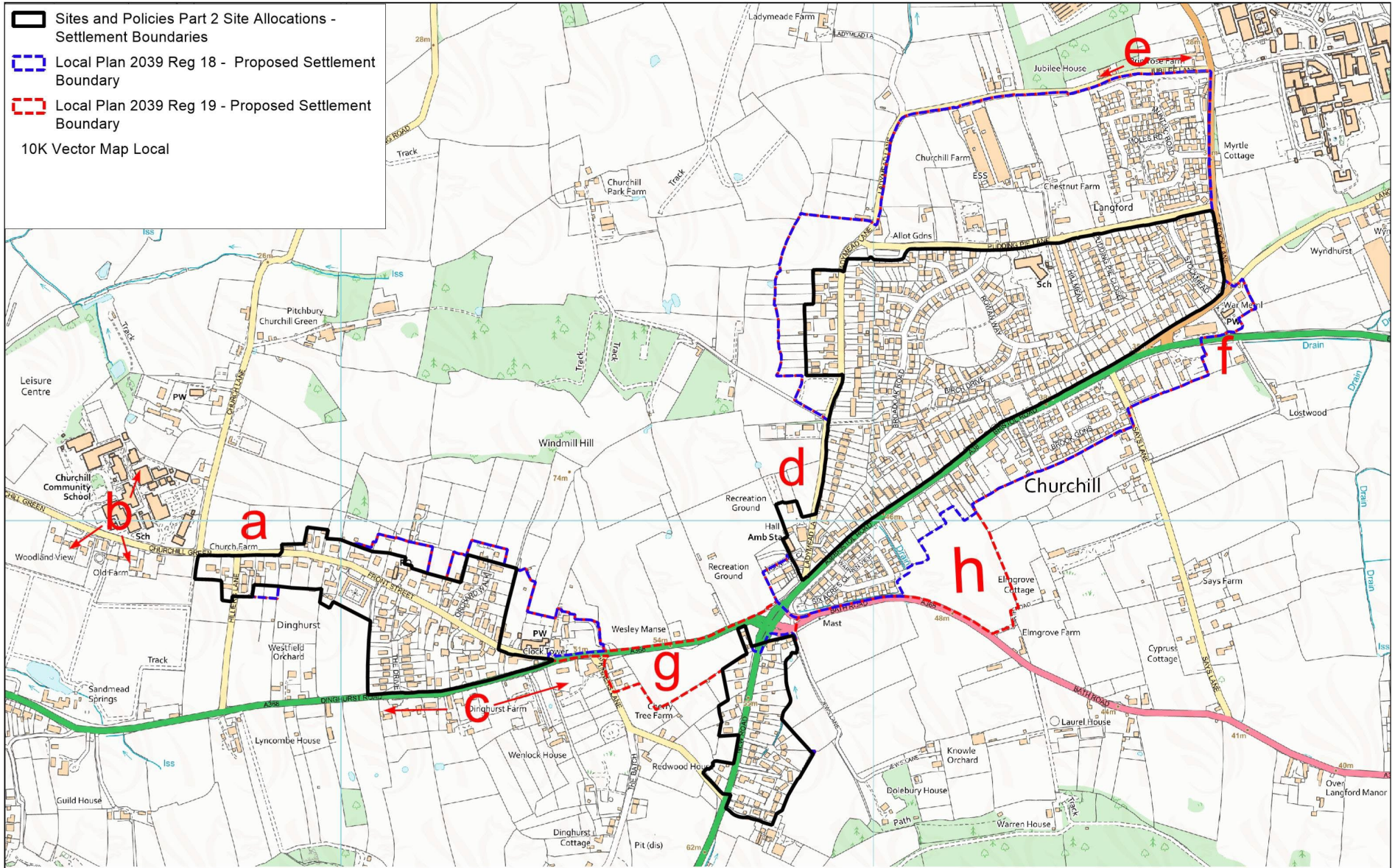
Map ref	Location	Proposed amendment	Response	Recommendation
e	Properties to the north of Jubilee Lane including Jubilee House, Primrose Farm and Acresfield.	<p>Suggested inclusion of properties to the north of Jubilee Lane including Jubilee House, Primrose Farm and Acresfield.</p> 	<p>Jubilee Lane is a very narrow country lane which is unsafe for pedestrians and has poor visibility at the junction of Jubilee Lane and Stock Lane. Jubilee Lane is not suitable for further intensification which requires access off the lane and therefore it is not appropriate to include this land within the settlement boundary.</p>	No change
f	Land adjacent to Markham Nursey for commercial uses.	<p>Suggested inclusion of land adjacent to Markham Nursey for commercial uses.</p> 	<p>The inclusion of this field has been suggested for commercial uses. This is an open area of the edge of the settlement with a different character to the curtilage of the adjacent house. There are no specific proposals in terms of a commercial use wanting to locate here. For those reasons it should not be included in the settlement boundary.</p>	No change



**Additional amendments for Pre-submission plan and justification.**

Map ref	Location	Description of amendment	Justification (based on criteria)
g	Land at Dinghurst Road, Churchill	Inclusion of land to the south of Dinghurst Road.	Criterion 2: This site has outline planning consent for 25 dwellings (21/P/2123/OUT).
h	Land South Of Bristol Road And North Of Bath Road Churchill	Inclusion of land South Of Bristol Road And North Of Bath Road Churchill	Criterion 2: This site has outline planning consent for 68 dwellings (22/P/0564/OUT).

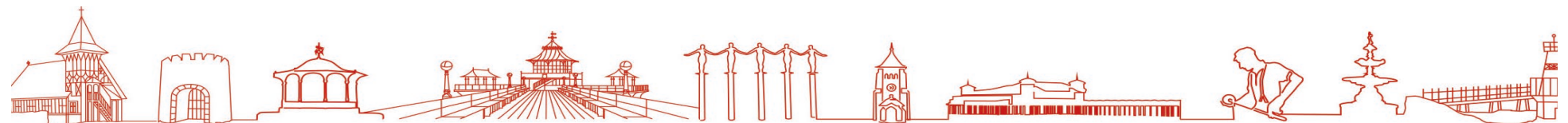


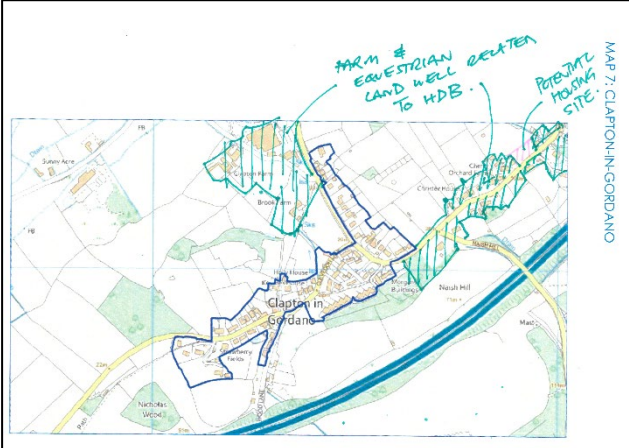
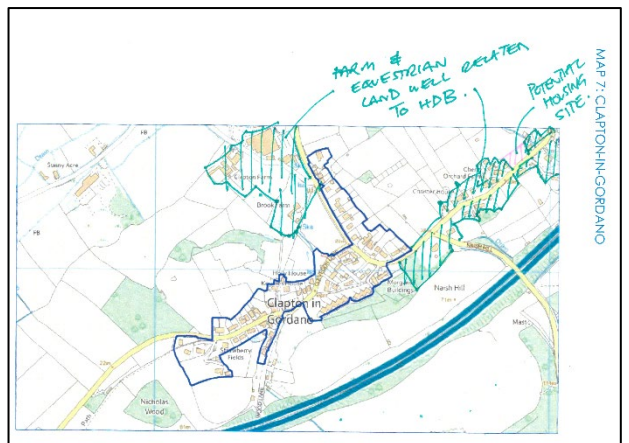


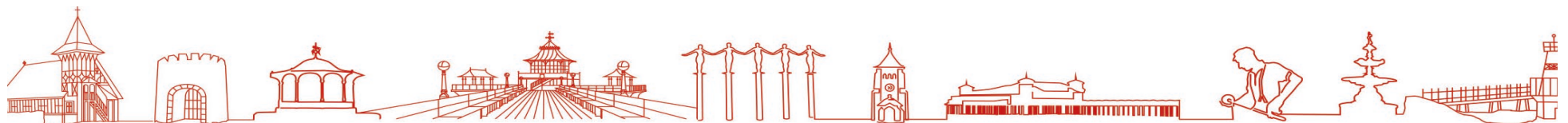
**CLAPTON-IN-GORDANO:**

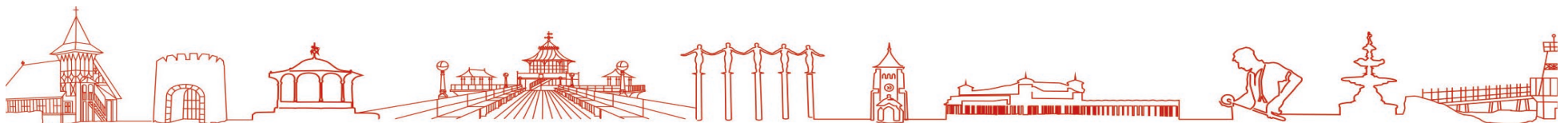
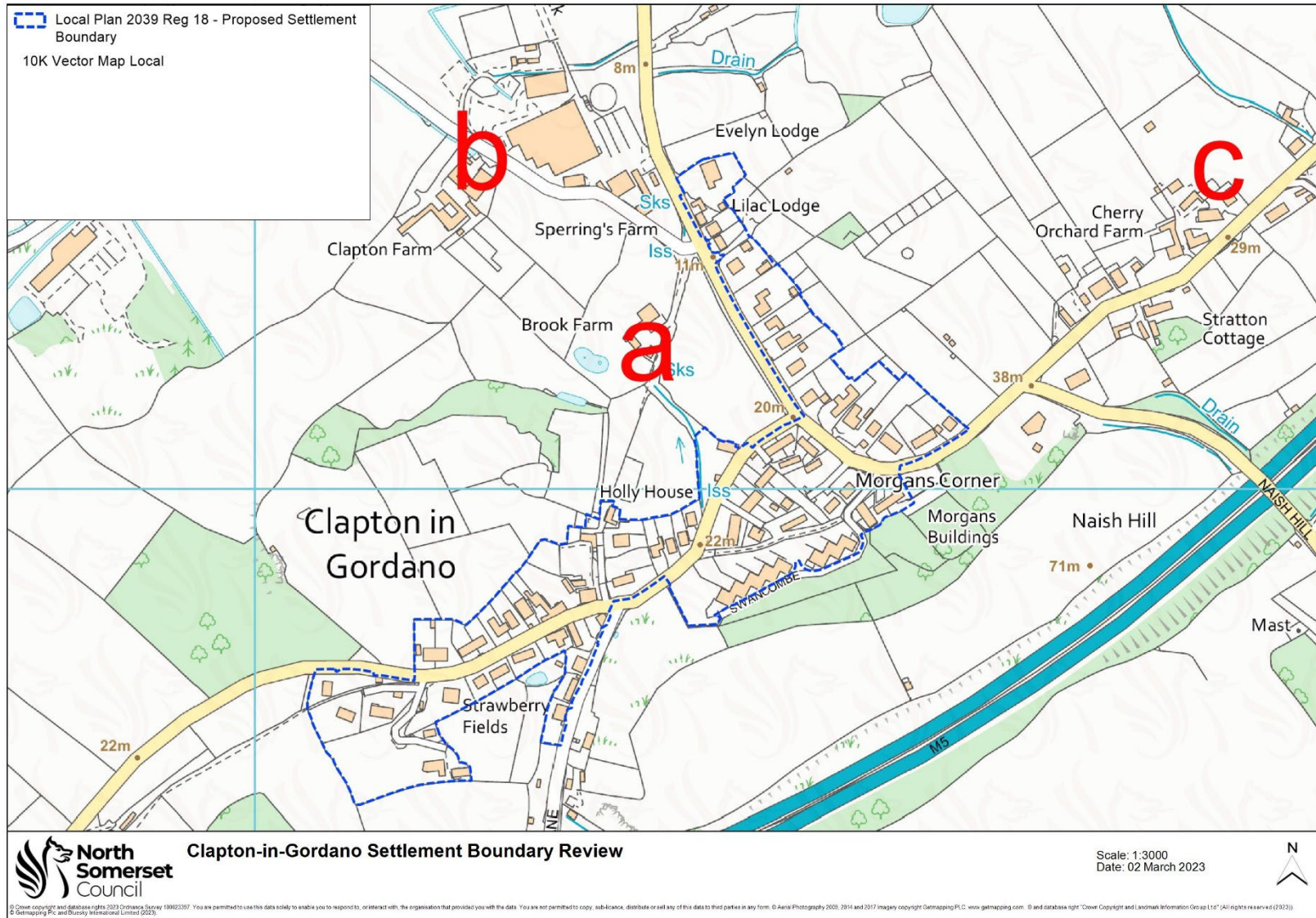
**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response**

Map ref	Location	Proposed amendment	Response	Recommendation
a	Brook Farm	Inclusion of Farm 	Farm is not adjacent to the main settlement. Development would harm the Green Belt.	No change



Map ref	Location	Proposed amendment	Response	Recommendation
b	Clapton Farm	Inclusion of Farm 	Farm is not adjacent to the main settlement. Development would harm the Green Belt.	No change
c	Properties along Caswell Lane to the east of the settlement	Inclusion of Properties 	Properties are distant from the main settlement and do not form the built-up part of the village. Development would harm the Green Belt.	No change



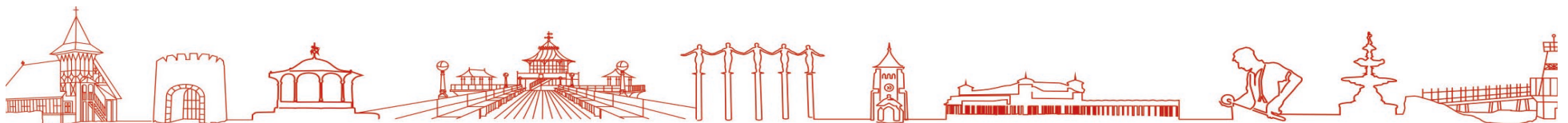


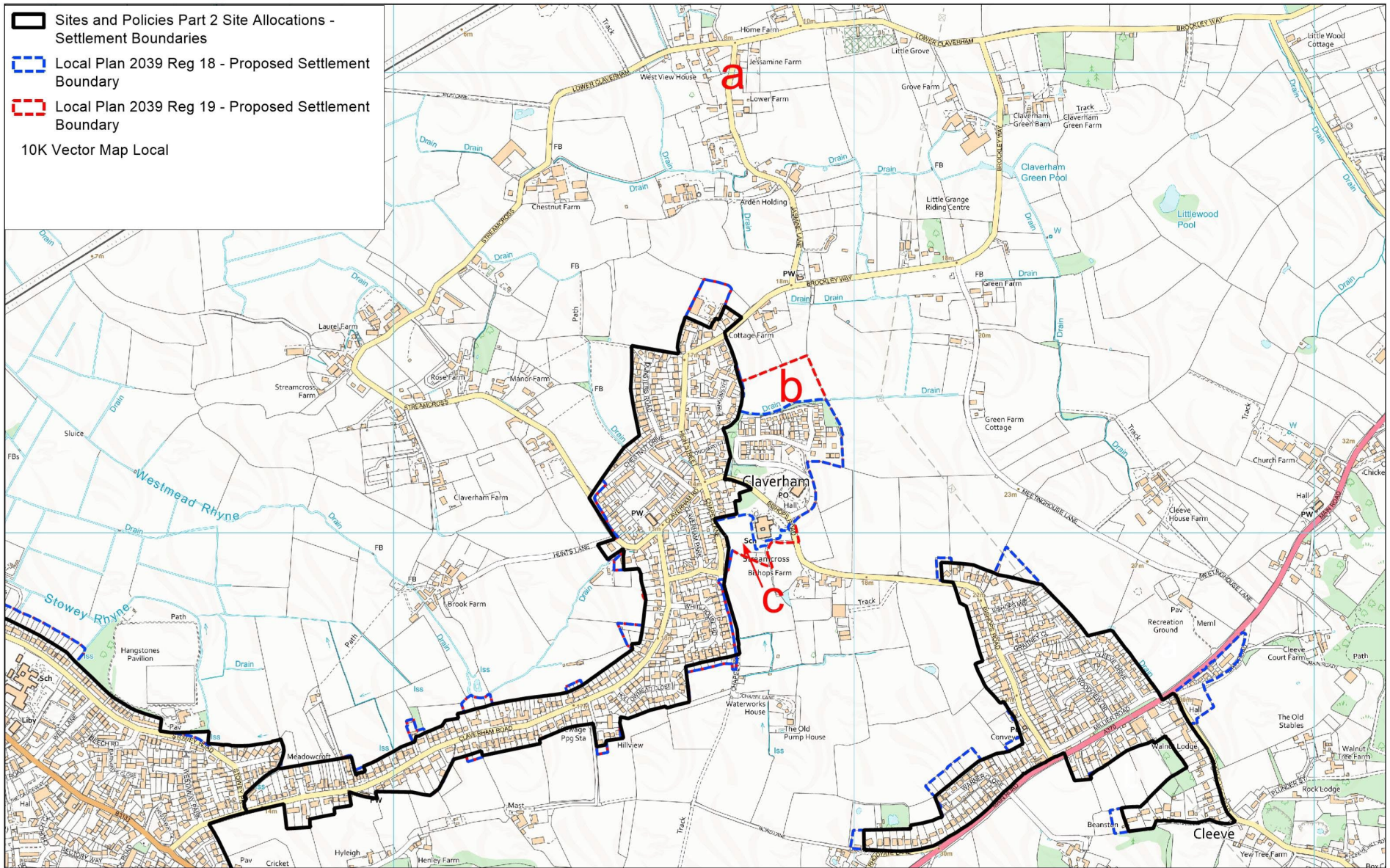
**CLAVERHAM:****Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

Map ref	Location	Proposed amendment	Response	Recommendation
a	Lower Claverham	Extend boundary to include land adjoining Jessamine Farm, Jasmine Lane, Lower Claverham	This area is not adjacent to the main built up section of Claverham. Development would harm the Green Belt.	No change

**Additional amendments for Pre-submission plan and justification.**

Map ref	Location	Description of amendment	Justification (based on criteria)
b	The northern field at the former Claverham Works, Bishops Road, Claverham	Boundary amended to include this field.	Criterion 2: This site has planning consent for 24 dwellings (21/P/1247/FUL).
c	Court-de-Wyck Primary School	Boundary amended to include school playing fields.	Criterion 6: Include community uses such as schools and associated playing fields.





Claverham Settlement Boundary Review

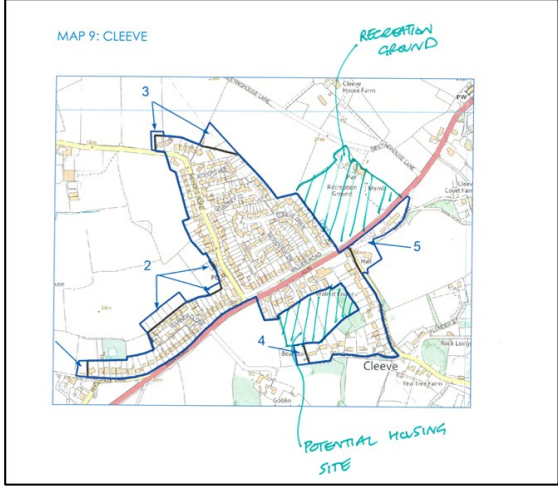
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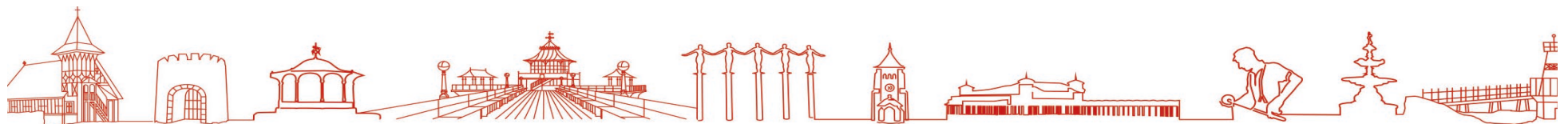


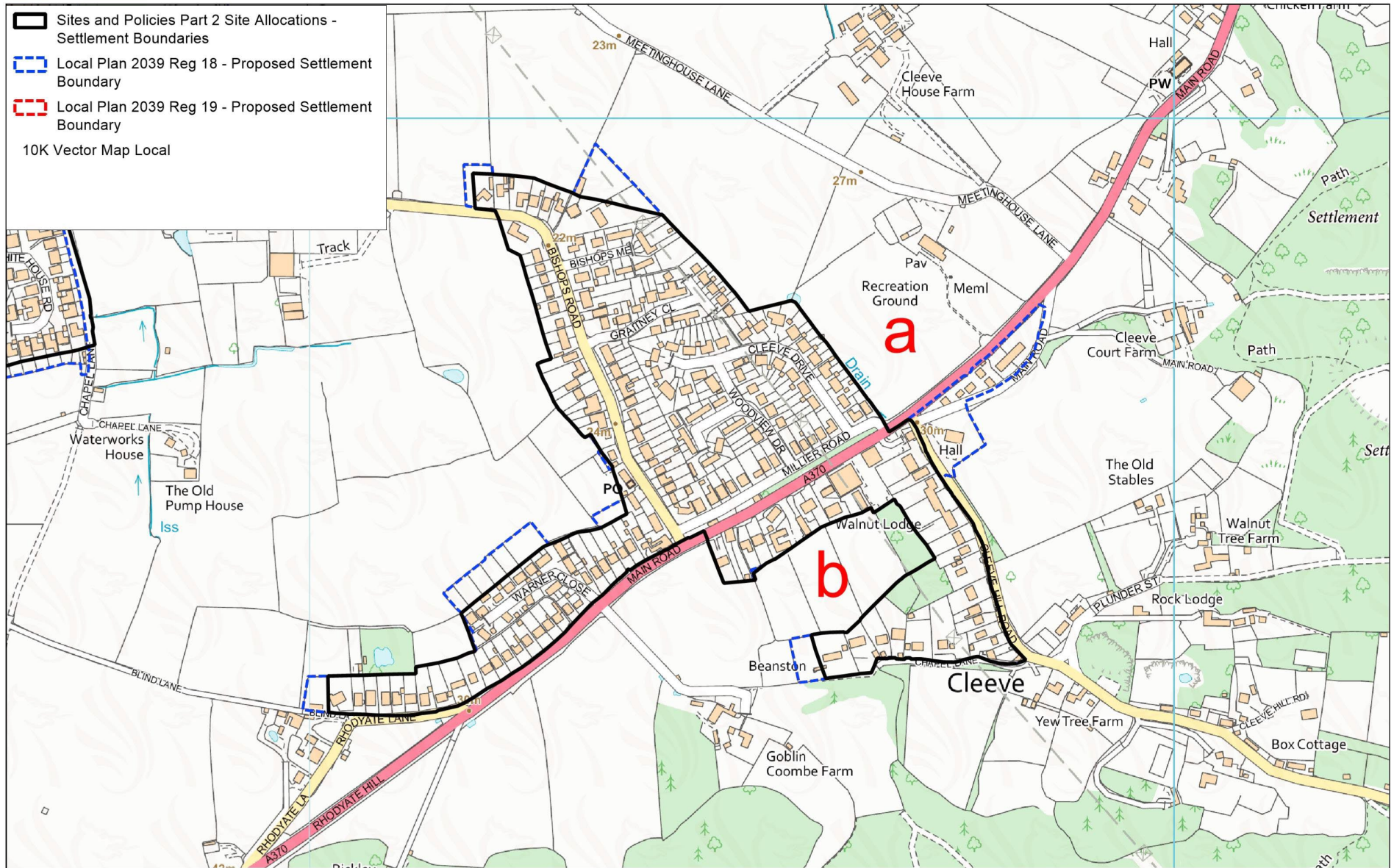


**CLEEVE:**

**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response**

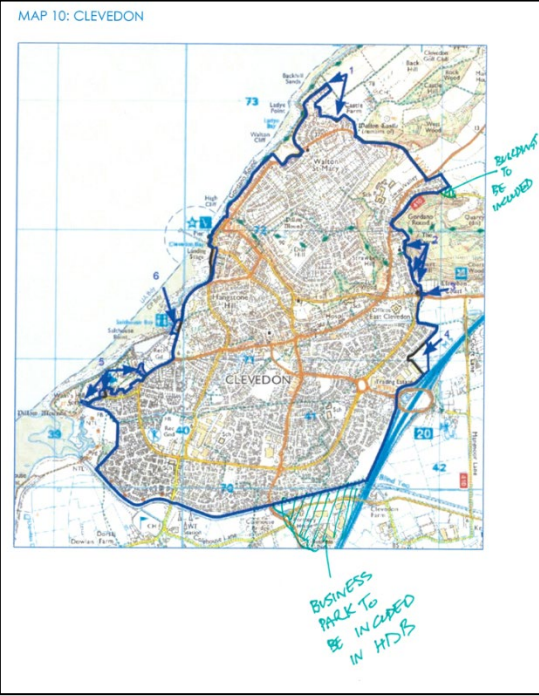
Map ref	Location	Proposed amendment	Response	Recommendation
a	Recreation Ground Cleeve	Suggested inclusion of recreation ground  	Methodology excludes playing fields from the settlement when they are located on the periphery of the settlement.	No change
b	South of properties on Main Road and north of properties on Chapel Lane	Suggested inclusion of land to the south of properties on Main Road and north of properties on Chapel Lane as potential housing site	Settlement boundaries identify the detailed boundaries of the areas of settlements where development policies in the Local Plan will apply. The settlement boundaries define the built-up part of the settlement. This does not include additional allocations for residential development in the Green Belt which would be contrary to the proposed spatial strategy.	No change

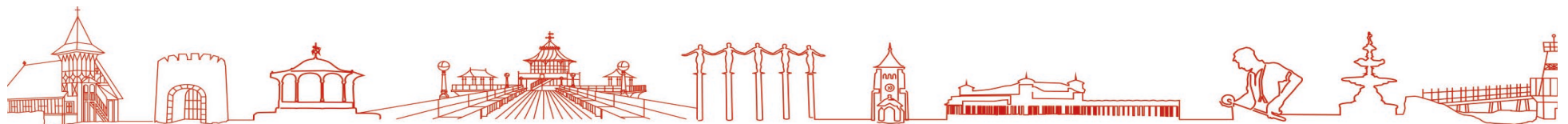


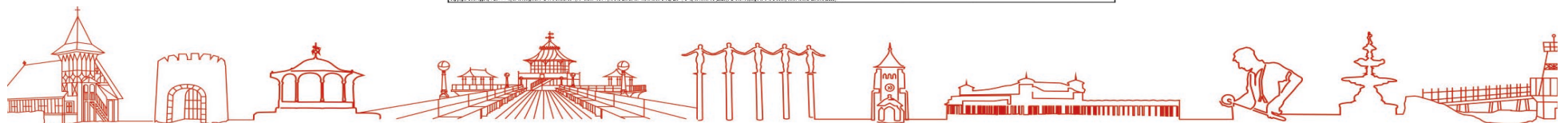


**CLEVEDON:**

**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response**

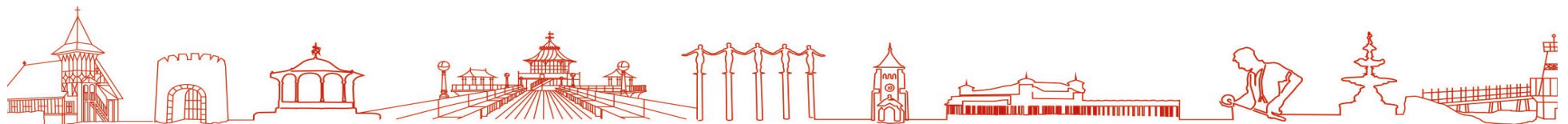
Map ref	Location	Proposed amendment	Response	Recommendation
a	Land at Norton's Wood Lane	<p>Suggested Inclusion of land and buildings on Norton Wood Lane.</p> 	<p>This is a relatively isolated group of buildings separated from the main built-up area by a physical gap. It is not part of the main settlement area.</p>	<p>No change</p>
b	Kenn Business Park	<p>Suggested inclusion of Kenn Business Park (see map above).</p>	<p>Business Park is separated from the settlement boundary by the river Yeo.</p>	<p>No change</p>



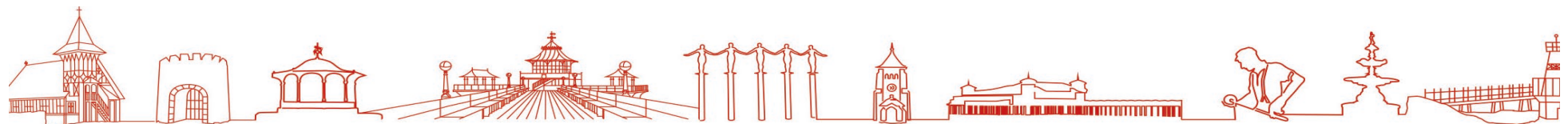
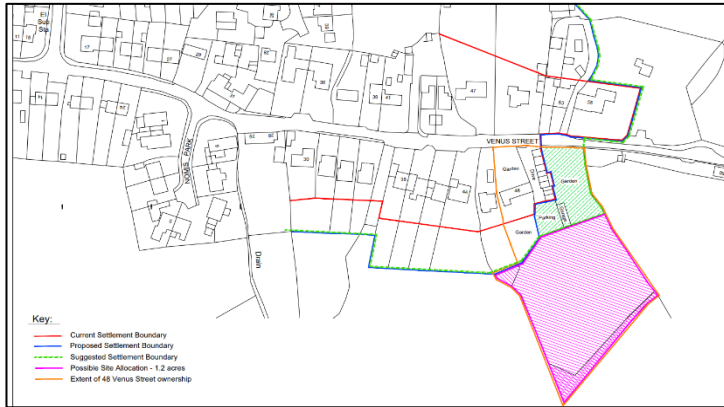


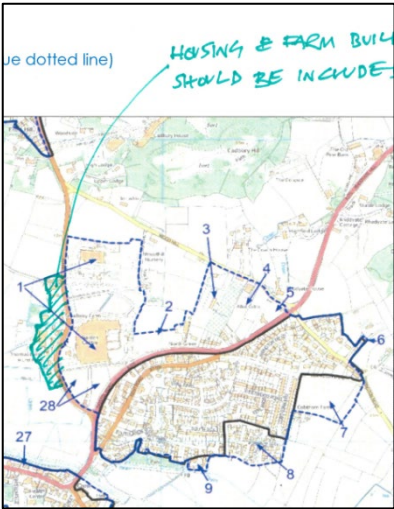
**CONGRESBURY:****Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

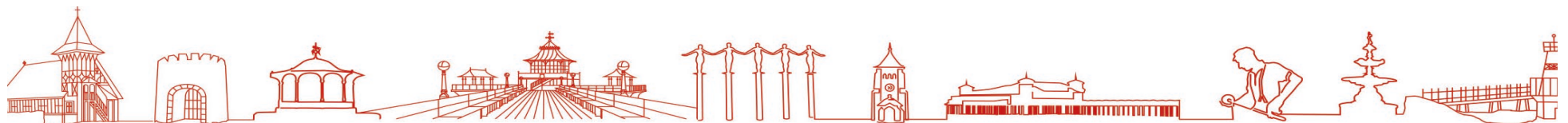
Map ref	Location	Proposed amendment	Response	Recommendation
a	Pineapple Farm proposed housing allocation.	Objections to settlement boundary extending around Pineapple Farm site.	This site was proposed in the North Somerset Preferred Options (Reg 18) consultation plan for 90 dwellings. A planning application for 90 dwellings was submitted to the council for consideration in 2022. This was refused by North Somerset Councils Planning and Regulatory Committee on 15 November 2023. As a result the site has now been removed from the plan.	Allocation removed and boundary changed.

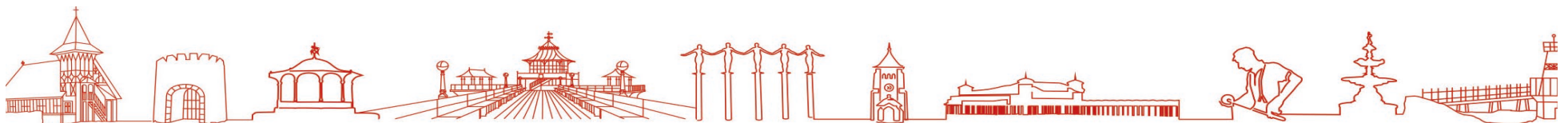
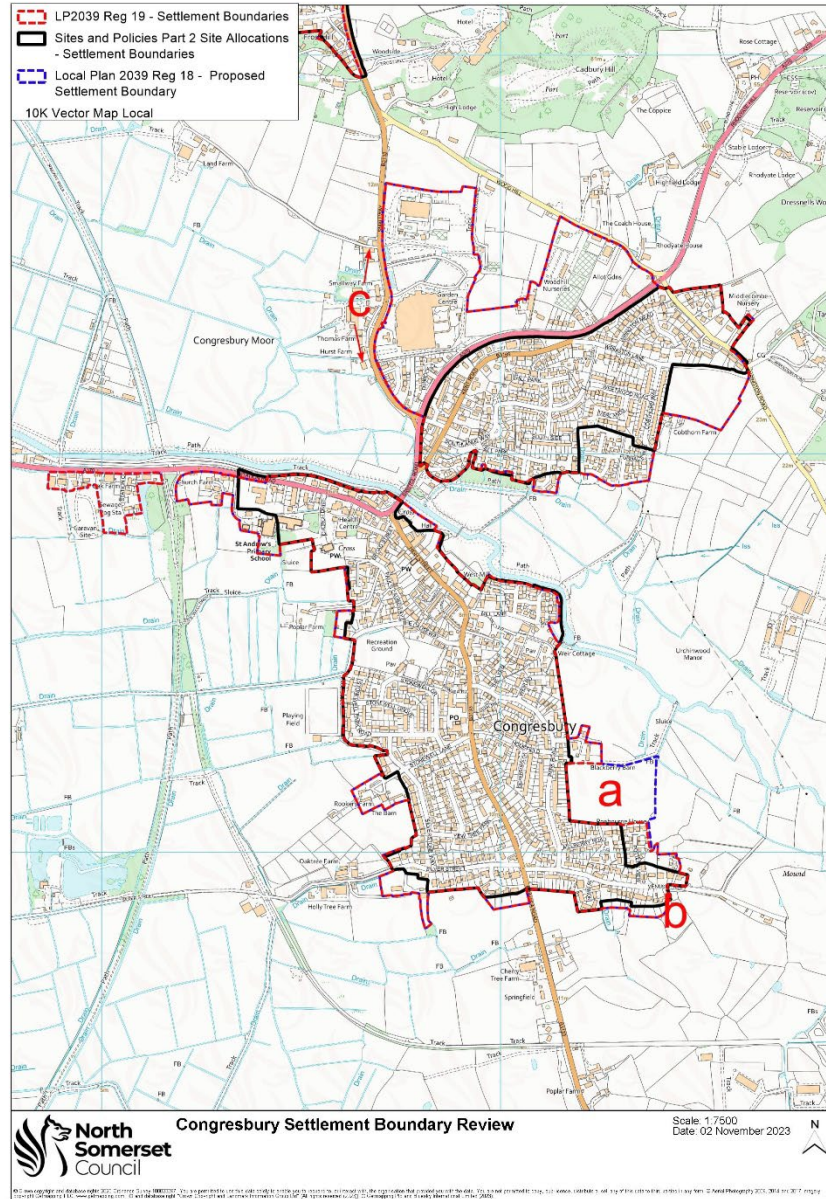


Map ref	Location	Proposed amendment	Response	Recommendation
b	48 Venus Street, Congresbury.	<p>Request that the extent of the settlement boundary is also extended in an easterly direction to include the parking area, garage and side garden as highlighted in green. Also suggest the 1.2 acre paddock to the rear of the property be included in the settlement boundary as a potential housing allocation.</p> <p>The land suggested for inclusion falls within the landownership of 48 Venus Street which is within the settlement boundary. It is felt that the green shaded area is part of their curtilage and the purple shaded area could be a potential housing site.</p>	<p>The parking area and garage associated with 48 Venus Street is included within the proposed settlement boundary. However, the field to the east and paddock to the south are undeveloped open land which do not form part of the built up area of the settlement and therefore should not be included within the settlement boundary.</p>	No change



Map ref	Location	Proposed amendment	Response	Recommendation
c	Properties to the west of the Smallway opposite Cadbury Garden Centre.	<p>Suggested inclusion of properties to the west of the Smallway opposite Cadbury within the settlement boundary. Garden Centre.</p> 	<p>Strategic Gap lies behind and between these properties. There is no intention to extend Congresbury further to the west in this location beyond the B3133. They are separated from the main built form of Congresbury by the B3133 and therefore they should not be included within the settlement boundary.</p>	<p>No change.</p>

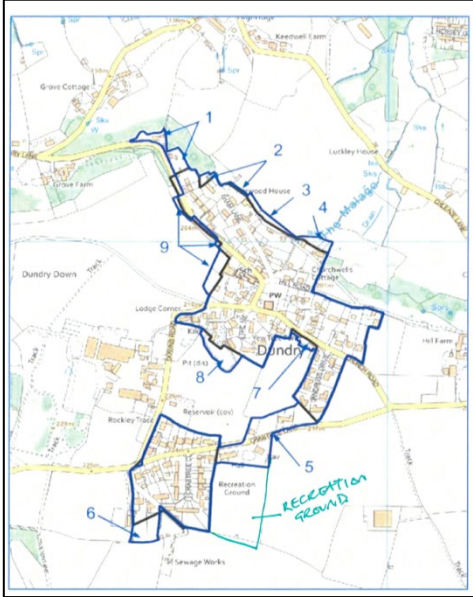


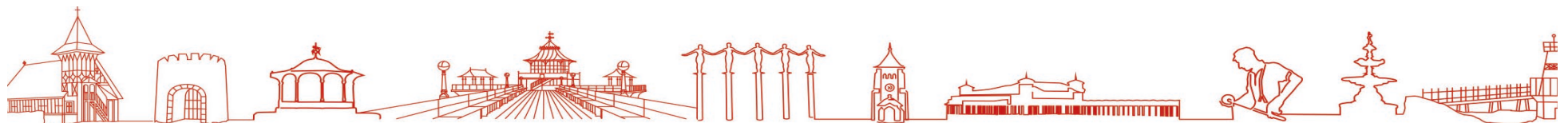


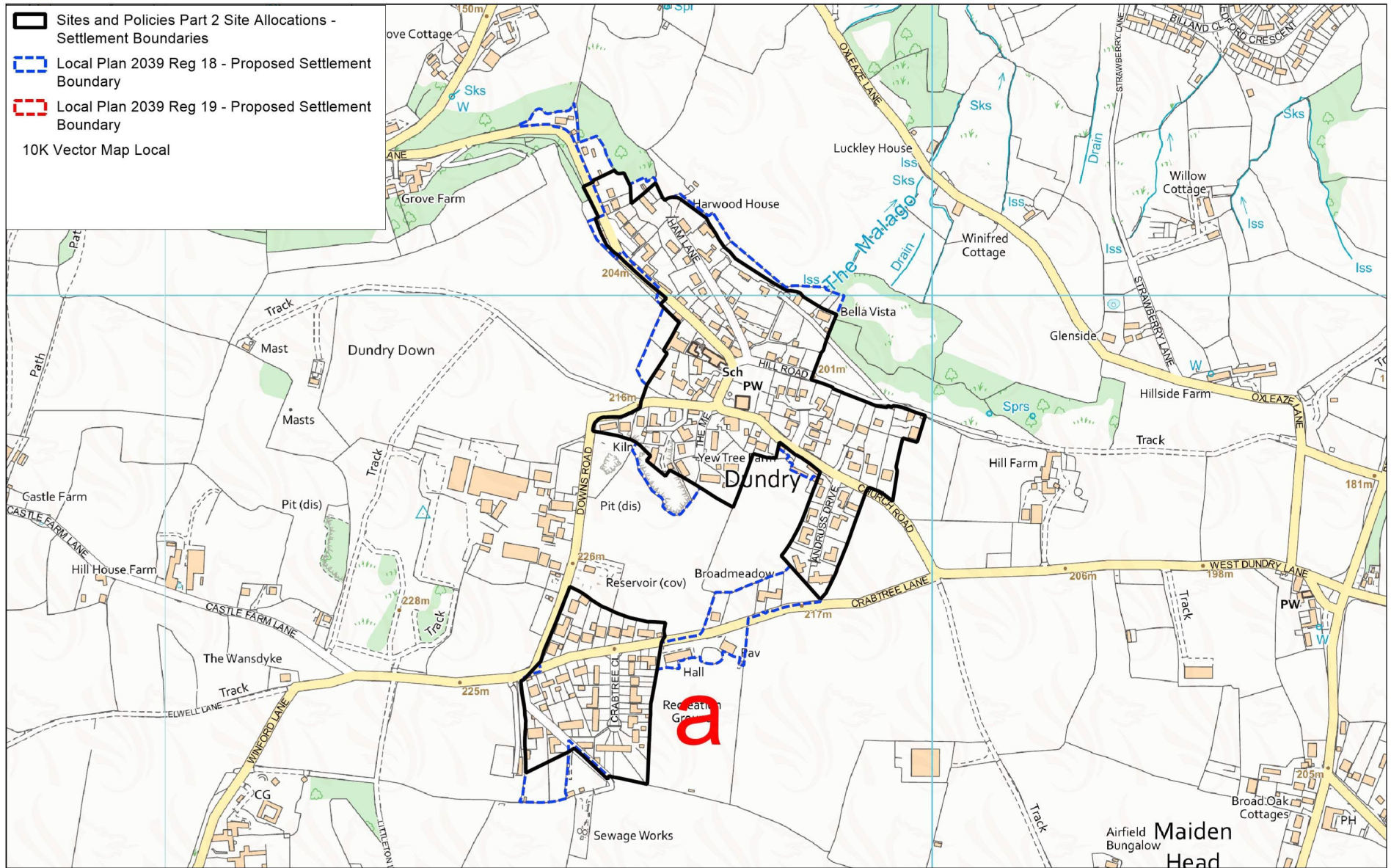


**DUNDRY:**

**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

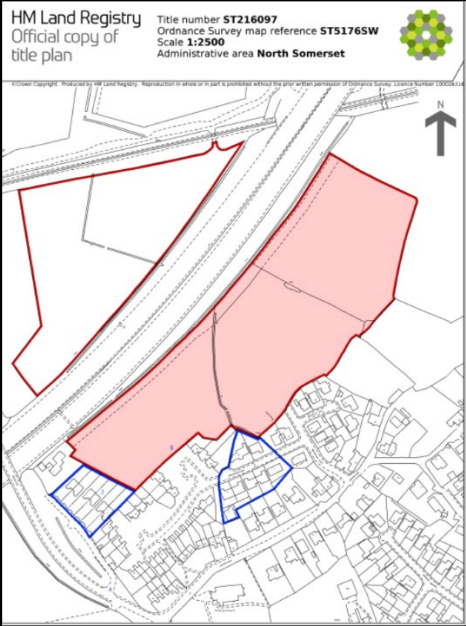
Map ref	Location	Proposed amendment	Response	Recommendation
a	Recreation field	<p>Suggested inclusion of the recreation field</p> 	<p>Methodology excludes playing fields from the settlement when they are located on the periphery of the settlement.</p>	<p>No change.</p>

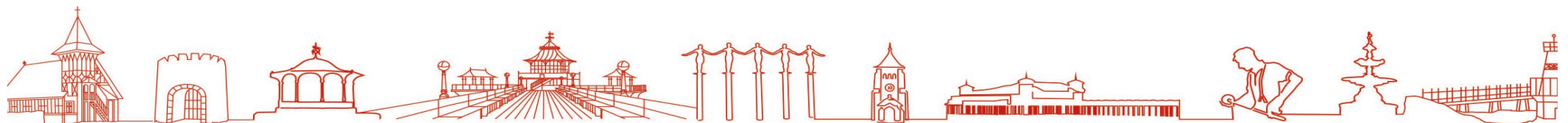




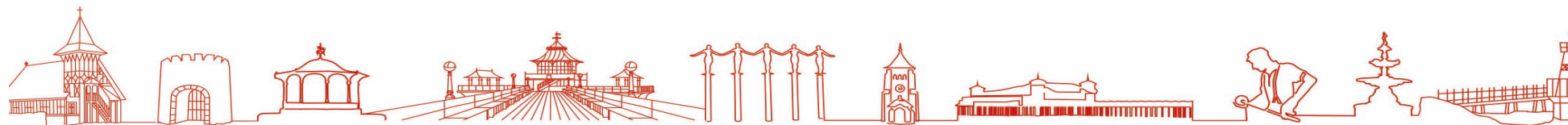
## EASTON-IN-GORDANO/PILL:

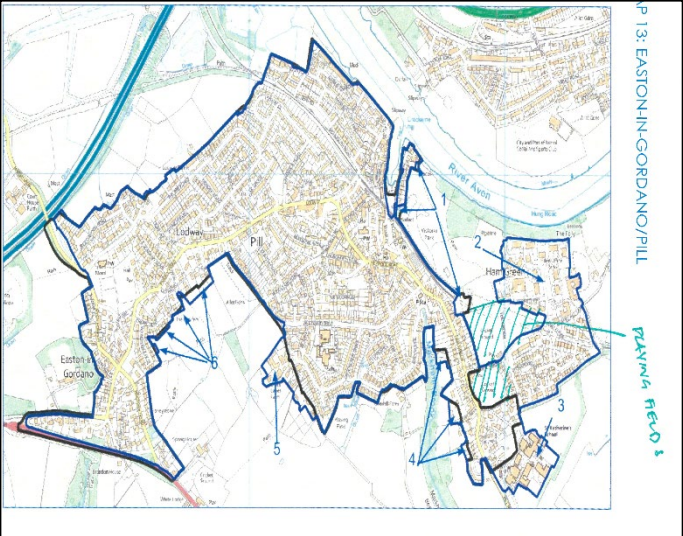
Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.

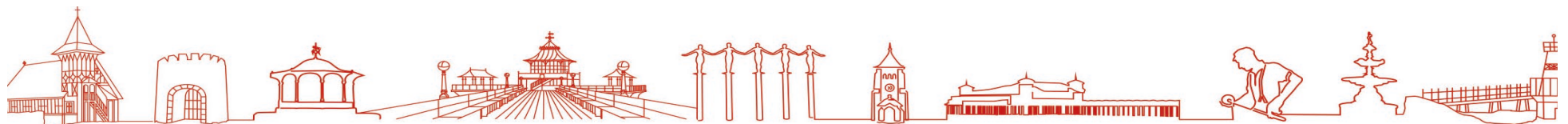
Map ref	Location	Proposed amendment	Response	Recommendation
a	Land at Beechwood Road	<p>Boundary should be extended to include land at Beechwood Road.</p>  <p>HM Land Registry Official copy of title plan Title number ST216097 Ordnance Survey map reference ST5176SW Scale 1:2500 Administrative area North Somerset</p>	<p>Settlement boundaries identify the detailed boundaries of the areas of settlements where development policies in the Local Plan will apply. The settlement boundaries define the built-up part of the settlement. This does not include additional allocations for residential development in the Green Belt which would be contrary to the proposed spatial strategy.</p>	No change.

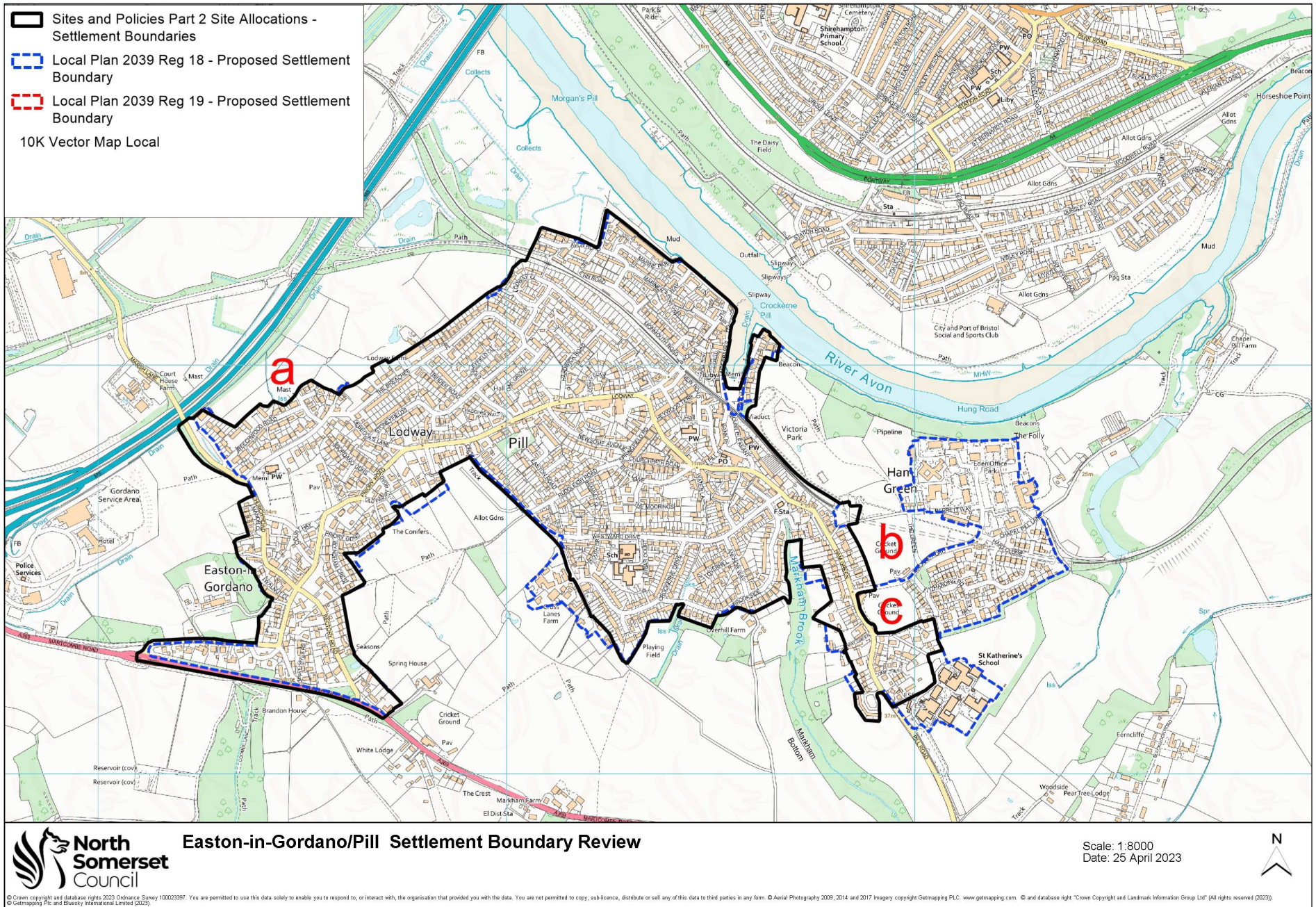


Map ref	Location	Proposed amendment	Response	Recommendation
b	Cricket Grounds at Ham Green and Lodway Cricket Club	Content with the revised settlement boundary to include the existing developed areas comprising the Eden Business Park, St Katherine's Park residential development and St Katherine's School as drawn on the proposed Green Belt and Settlement Boundary map. However, any proposals that might be made, e.g., by the parish council, community land trust or housing association, to introduce rural exception sites or to weaken Green Belt protections at the margins of the proposed settlement boundary we would be against. Request that the northern cricket ground (now a general sports field) hatched in green contiguous with the Watchhouse Hill Local Green Space and the southern cricket ground (the field and pavilion used by Lodway Cricket Club) coloured green to maintain the consistency of Green Belt, noting that a public right of way for recreational use is shown on Ordnance Survey Map No.154.	The methodology for defining settlement boundaries excludes playing fields from the settlement when they are located on the periphery of the settlement. The cricket ground bounded by the rear of properties on Ham Green, Macrea Road and the Green is on the outskirts of the settlement and has more in common with the open space to the north including Victoria Park. It is therefore included in the Green Belt and outside the settlement boundary. The cricket ground to the south bounded by Ham Green and Cabot Way is enclosed by development and has been included as part of the settlement and excluded from the Green Belt.	No change.
c	Lodway Cricket Club	Residents wish to see the Lodway Cricket Club ground reincluded as Green Belt in the redrawn settlement boundary map	The cricket ground to the south bounded by Ham Green and Cabot Way is enclosed by development and is part of the settlement.	No change.



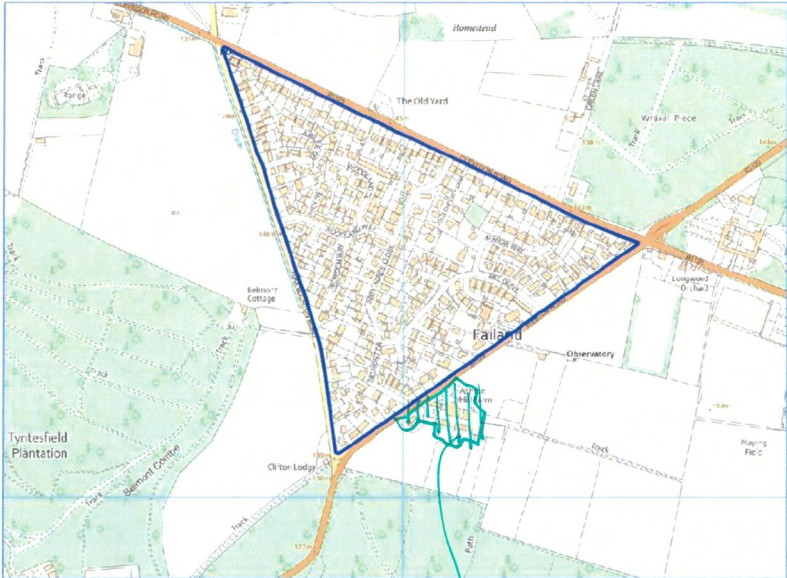
Map ref	Location	Proposed amendment	Response	Recommendation
b&c		<p>Suggested inclusion of Cricket Ground at Ham Green</p> 	See b and c above	No change

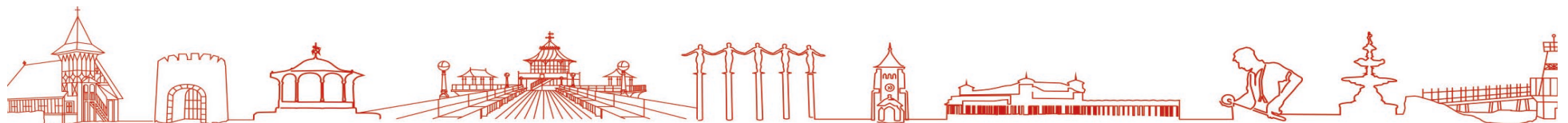


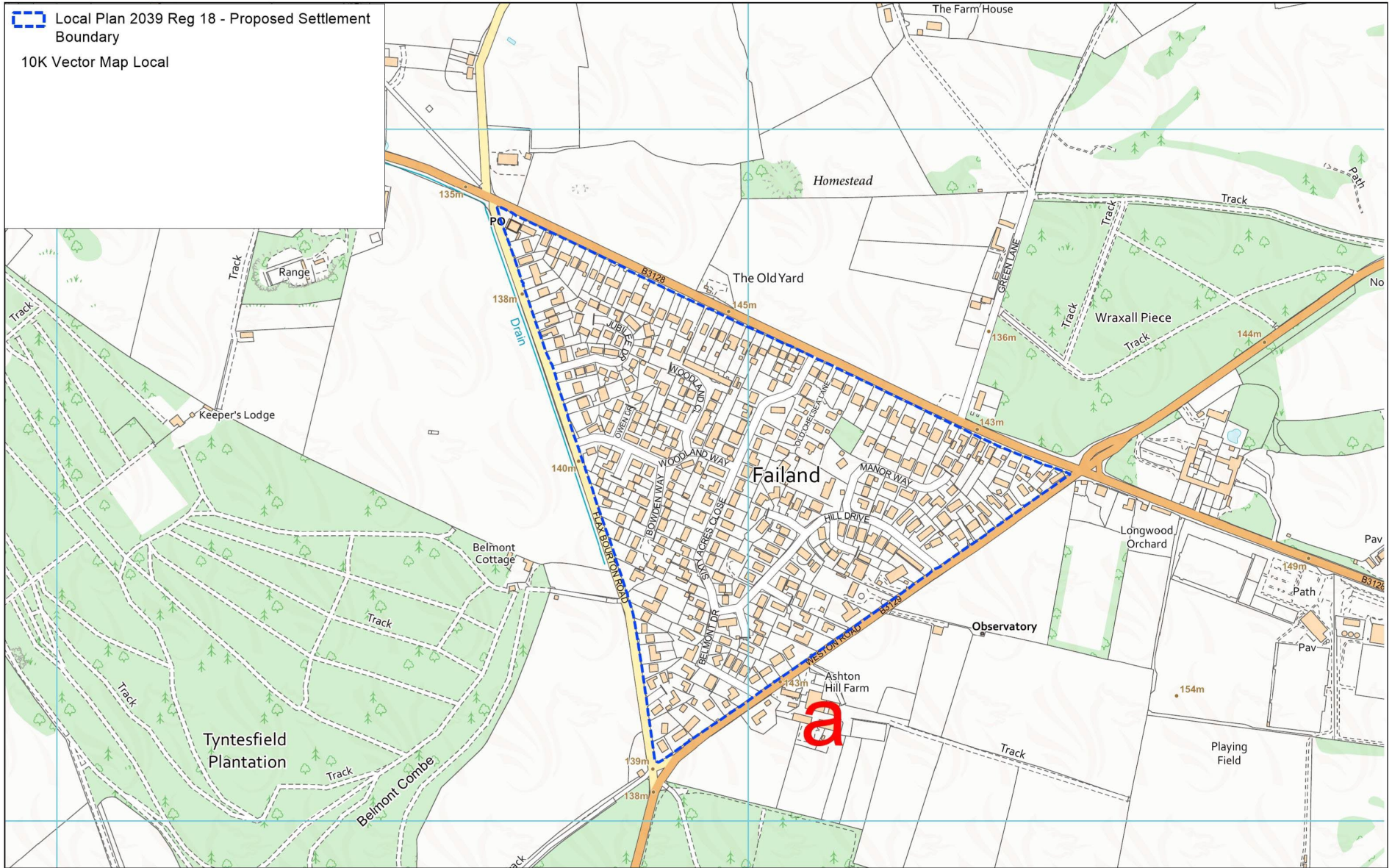


**FAILAND:**

**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

Map ref	Location	Proposed amendment	Response	Recommendation
a	Ashton Hill Farm	Suggested inclusion of Ashton Hill Farm 	Farm buildings can be included in the settlement if they form part of the built-up area. Ashton Hill farm is on the opposite side of the road from the main settlement and is different in character from the main suburban style of development and is not part of the settlement.	No change.
b	Battleaxes Pub & The Grove	Request to put new settlement boundary around part of Wraxall	Whilst built up in places this is not a village.	No change.





Local Plan 2039 Reg 18 - Proposed Settlement Boundary  
10K Vector Map Local



Failand Settlement Boundary Review

Scale: 1:5000  
Date: 03 March 2023

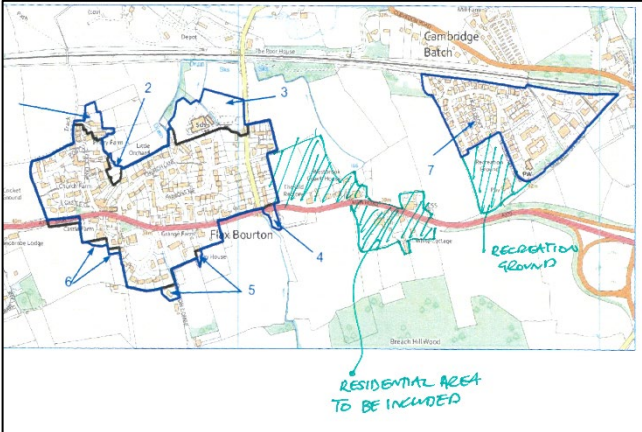


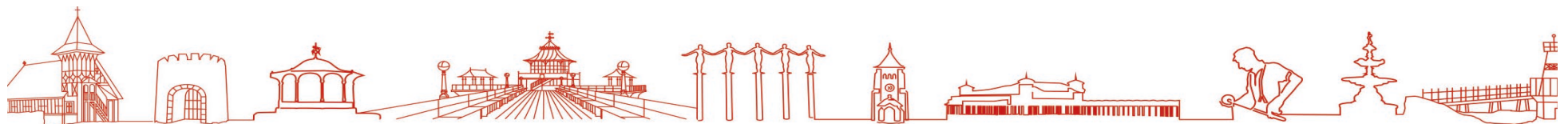
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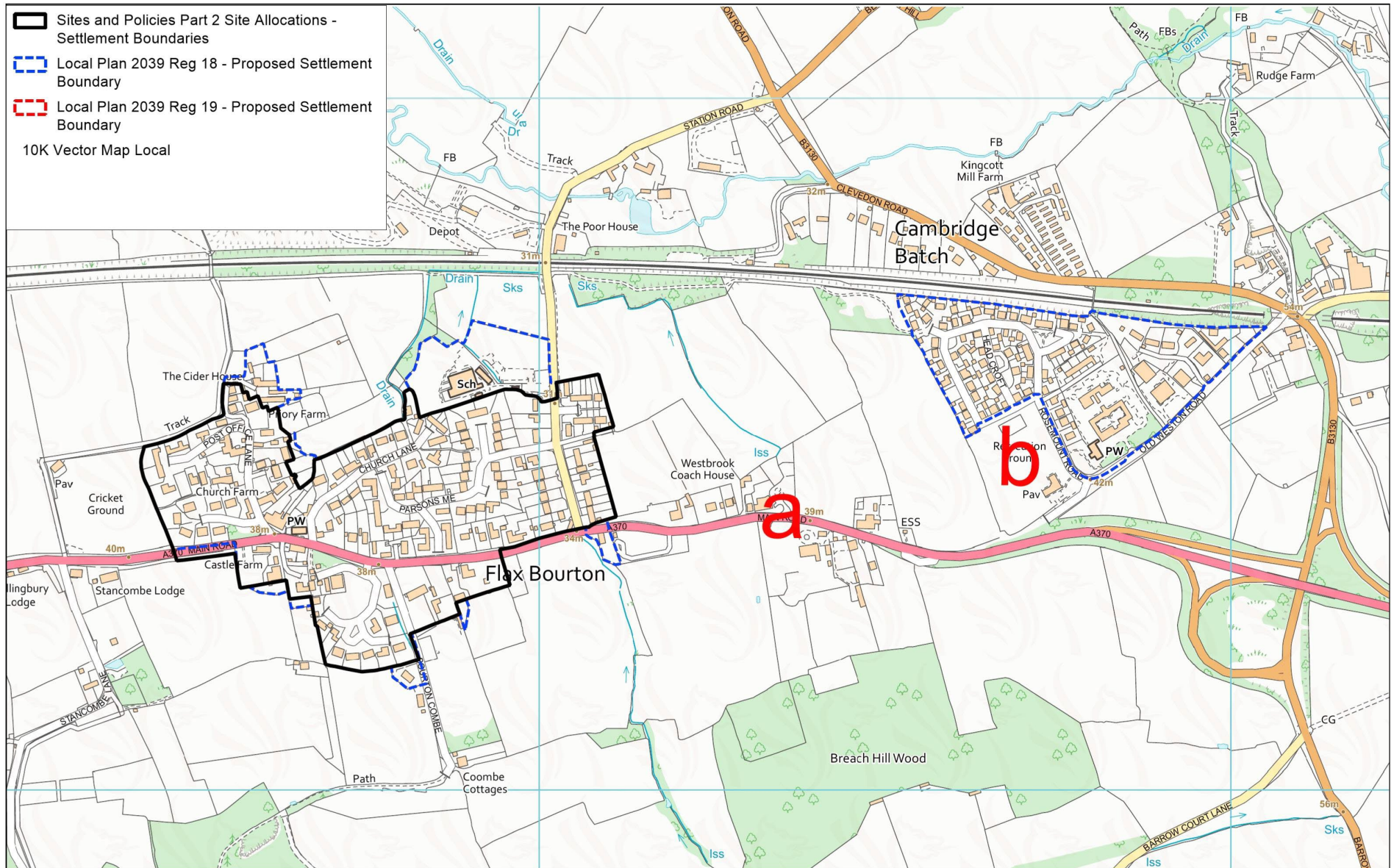


## FLAX BOURTON:

Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.

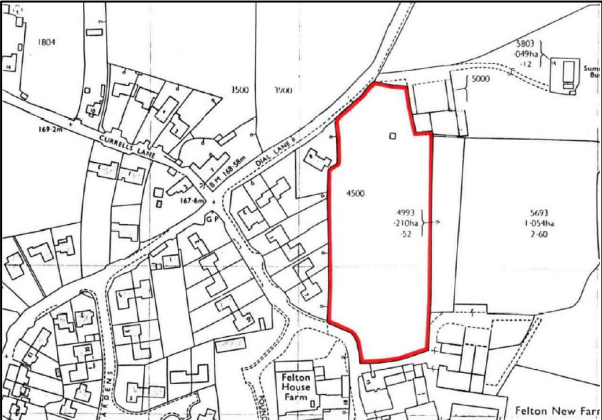
Map ref	Location	Proposed amendment	Response	Recommendation
a	Main Road to the east of Flax Bourton	<p>Suggested inclusion of properties along Main Road to the east of Flax Bourton</p> 	<p>These properties are separated from the main settlement by a physical gap and are not part of the main settlement.</p>	<p>No change</p>
b	Farleigh Green recreation ground	<p>Suggested inclusion of Farleigh Green recreation ground on Rosemount Road (see map above).</p>	<p>The methodology excludes playing fields from the settlement when they are located on the periphery of the settlement.</p>	<p>No change</p>

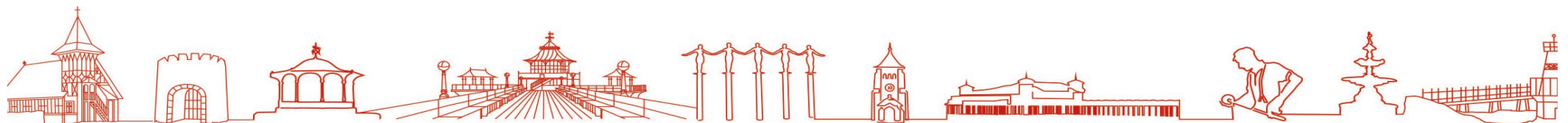





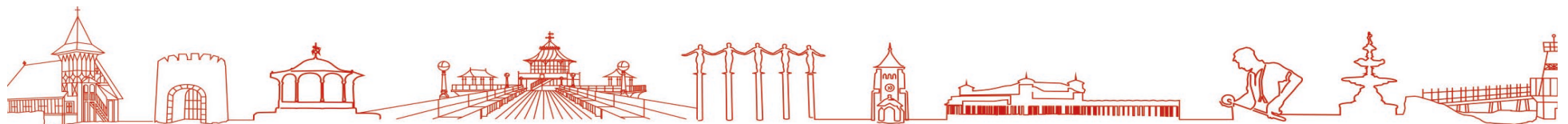
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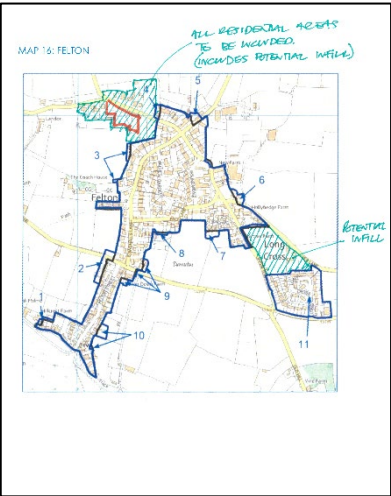
**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

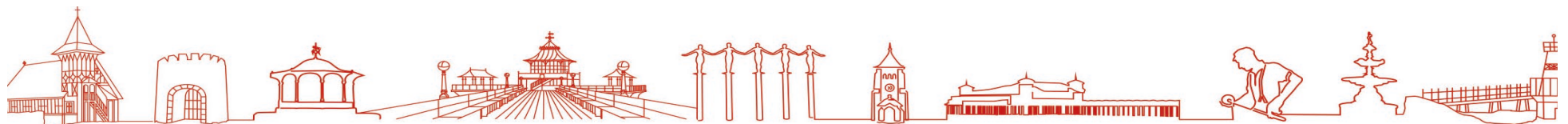
Map ref	Location	Proposed amendment	Response	Recommendation
a	Land at Dial Lane	<p>Include Land at Dial Lane to the NW of Felton within the settlement boundary. To include existing properties and residential site</p> 	<p>The existing properties are separated from the main settlement by a physical gap. Settlement boundaries identify the detailed boundaries of the areas of settlements where development policies in the Local Plan will apply. The settlement boundaries define the built-up part of the settlement. This does not include additional allocations for residential development in the Green Belt which would be contrary to the proposed spatial strategy.</p>	No change

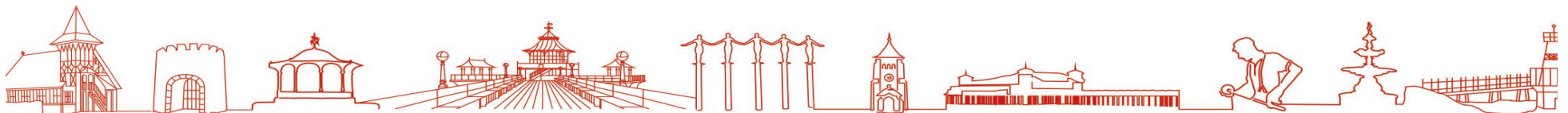
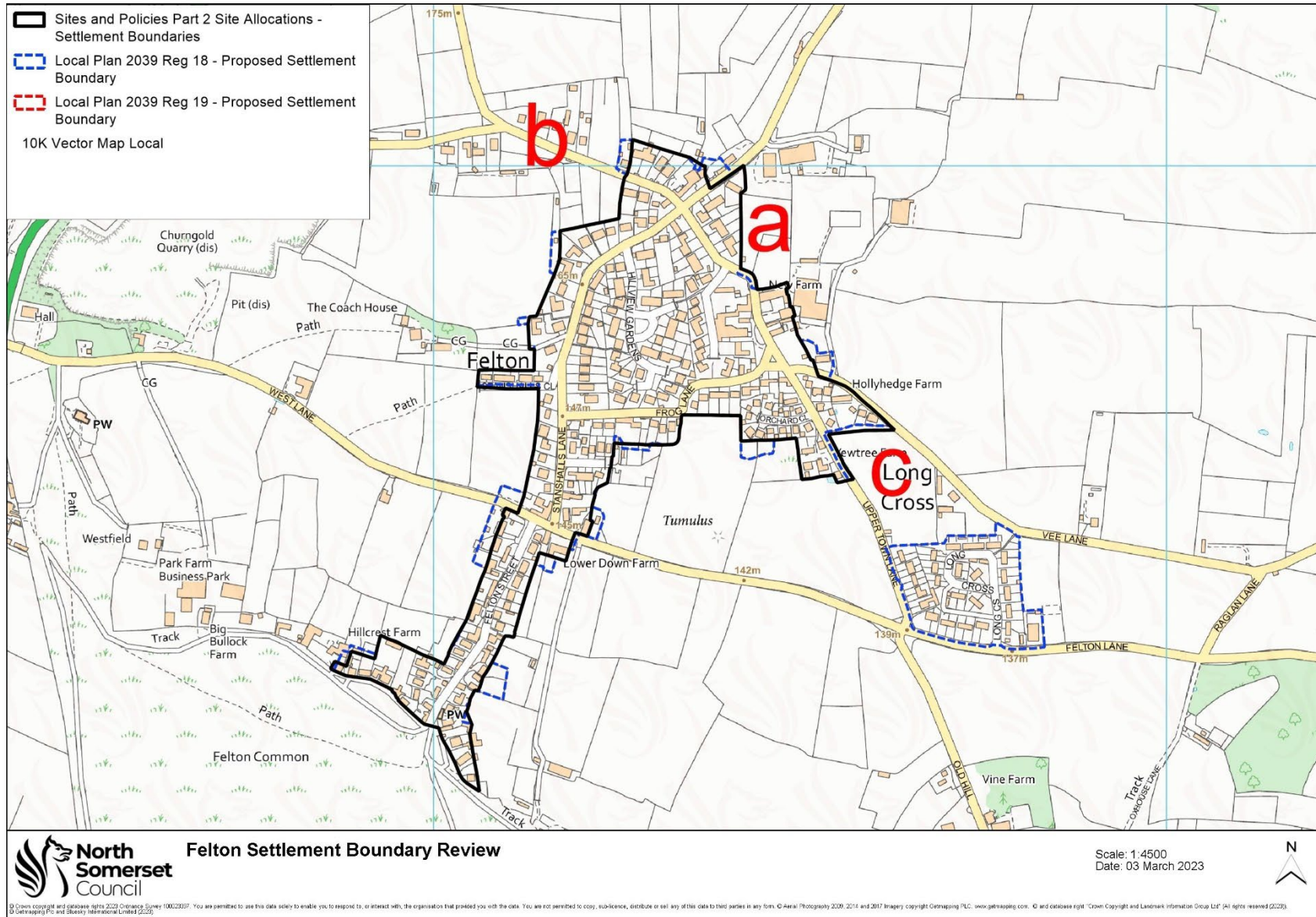


Map ref	Location	Proposed amendment	Response	Recommendation
b	Currells Lane	<p>Include land adjoining 25 Currells Lane, Felton, Bristol. Houses at Currells Lane (red) to be included in Settlement Boundary. Stables and Paddock (purple) to be included to allow small scale growth in the village.</p> 	<p>Settlement boundaries identify the detailed boundaries of the areas of settlements where development policies in the Local Plan will apply. The settlement boundaries define the built-up part of the settlement. This does not include additional allocations for residential development in the Green Belt which would be contrary to the proposed spatial strategy therefore it is not appropriate to include the purple area.</p> <p>The red areas are of a significantly different density and character to the main part of the village and separated from the village by fields. Therefore they would not be included in the settlement boundary.</p>	No change



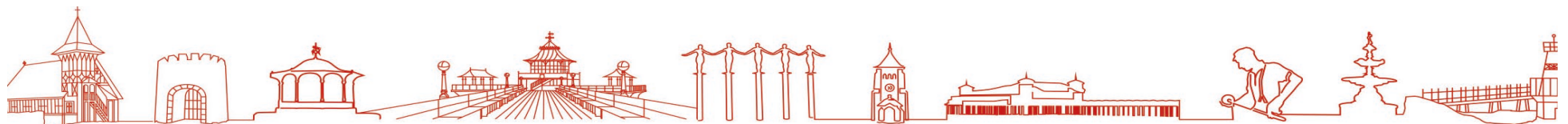
Map ref	Location	Proposed amendment	Response	Recommendation
c	Land between main settlement and Long Cross	<p>Suggested inclusion of land between main settlement and Long Cross</p> 	<p>Settlement boundaries identify the detailed boundaries of the areas of settlements where development policies in the Local Plan will apply. The settlement boundaries define the built-up part of the settlement. This does not include additional allocations for residential development in the Green Belt which would be contrary to the proposed spatial strategy.</p>	<p>No change</p>

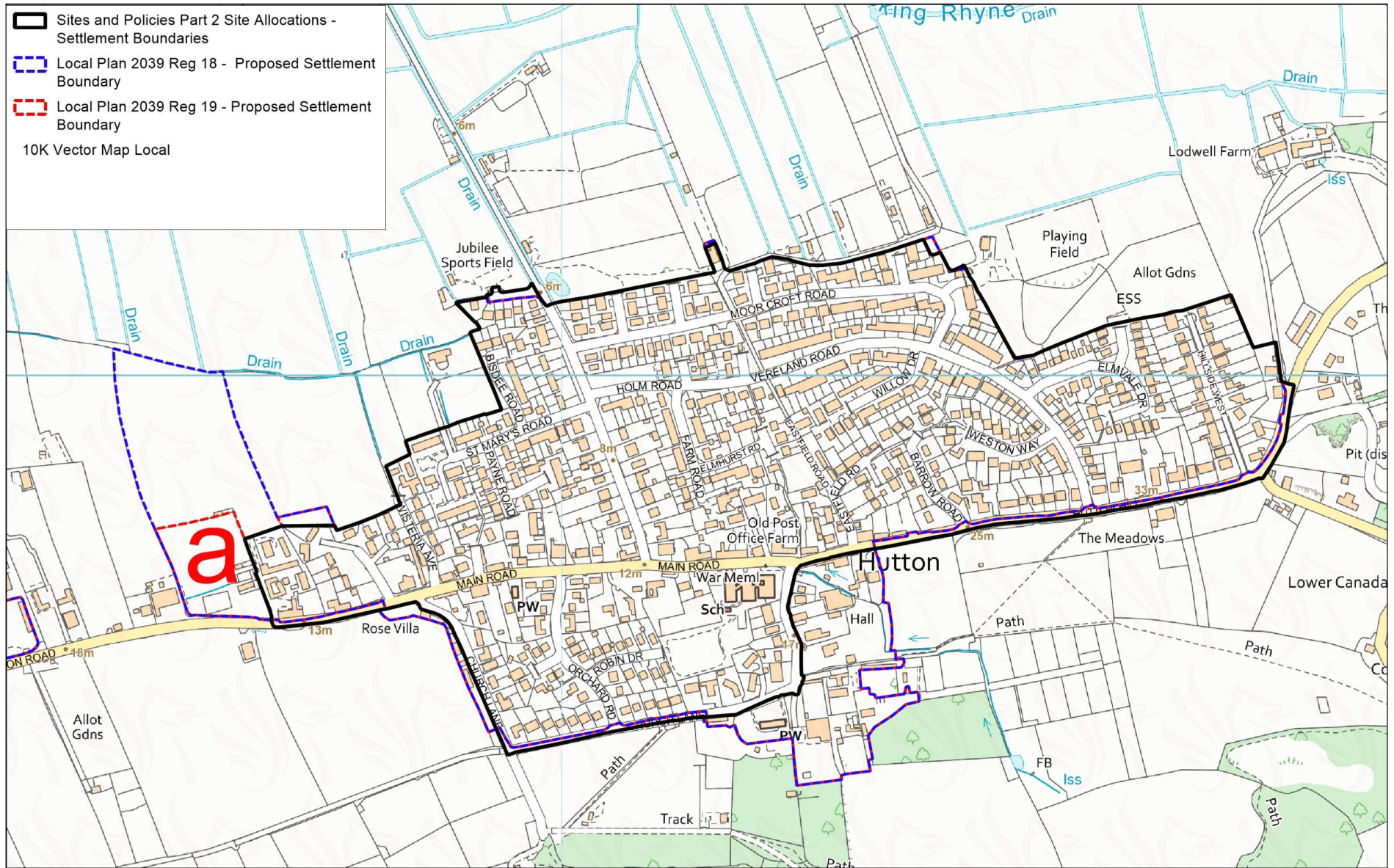




**HUTTON:****Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

Map ref	Location	Proposed amendment	Response	Recommendation
a	Objection from the Parish Council to inclusion of greenfield land at Grange Farm.	<p>Changes to the settlement boundary at the Grange Farm site extend beyond the brownfield site. Understanding that the brownfield site is likely to be developed but, taking into consideration historical views of Parishioners expressed in the Hutton Local Plan 2004 and 2019, extension of the settlement boundary beyond the brownfield site would not be supported by the Parish Council.</p> <p>Development of the Grange Farm site offers opportunities for improvements to Active Travel to encourage safe walking and safe cycling to Broadoak School to support NSC commitment to climate change and environmental issues.</p>	<p>The housing allocation at Grange Farm has been reduced in size from 100 dwellings to 30 dwellings due to emerging constraints such as future flood risk and helicopter flight path.</p> <p>The settlement boundary has therefore been re-drawn to reflect this smaller allocation and no longer extends around the field to the north.</p>	Change settlement boundary to reflect smaller housing allocation.

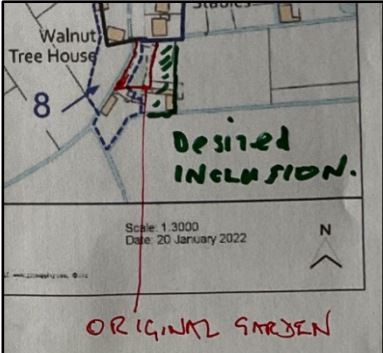


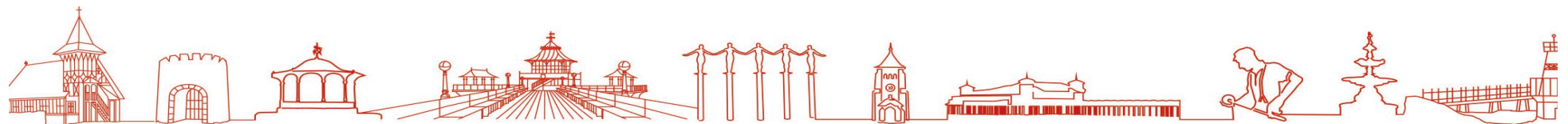




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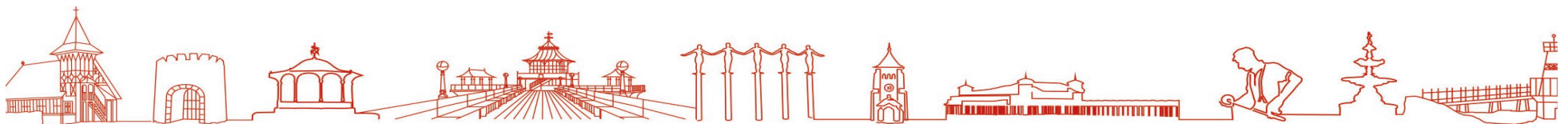
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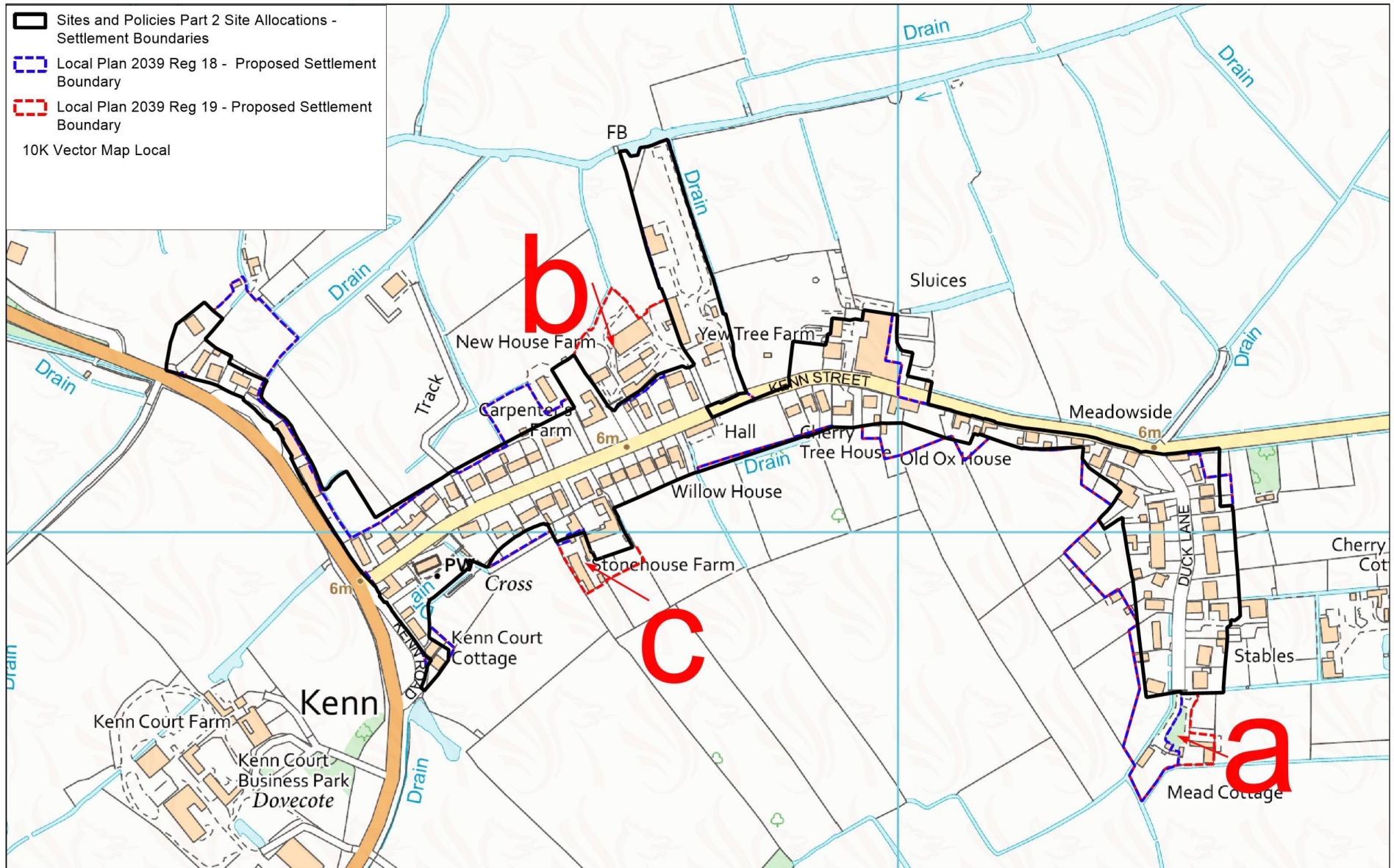
Map ref	Location	Proposed amendment	Response	Recommendation
a	Former front garden of Mead Cottage and the adjacent stables and workshops in Kenn.	<p>The proposed plan is to include Mead Cottage and the drive into the settlement boundary. The drive however is in our ownership and you have not included the original Front Garden of Mead Cottage into the settlement boundary, this runs alongside the length of the drive, and has been retained by us when Mead Cottage was sold in 1993. We would like to see the front garden included into the new settlement boundary, including if possible the Stables and Workshops, outlined green on enclosed attachment. The Front Garden area is outlined in red on our attachment.</p> <p>We would very much like to develop our land for two Self Build plots although we would consider alternative options for the site.</p> 	<p>This site is in flood zone 3a and a planning application for two dwelling has been dismissed on appeal due to flood issues. Criteria 4 of the methodology states that dwellings and their curtilages should be included within settlement boundaries and as such it is appropriate to include the front garden of Mead Cottage as the associated stables and workshop. However, criteria 9 sets out that open areas such as paddocks which have a different character to garden areas should not be included within settlement boundaries. As such the field to the north of the stables is excluded from the boundary.</p>	<p>Amend boundary to include front garden to Mead Cottage, stables and workshops, but not paddock or adjoining fields.</p>



**Additional amendments for Pre-submission plan and justification.**

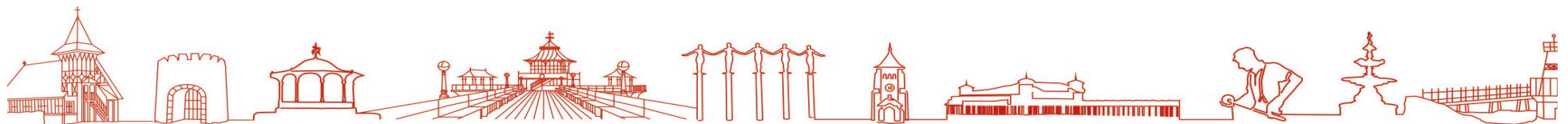
Map Ref	Location	Description of amendment	Justification (based on criteria)
b	New House Farm Complex	Amend settlement boundary to include this complex of farm buildings.	Criteria 8 of the methodology states that farm buildings and their curtilage which are part of the built form of the settlement or are closely related to the existing settlement should be included in the boundary. New House Farm is within the main built form of the settlement and should be included within the boundary.
c	Land behind Stonehouse Farm	Amend settlement boundary to include this complex of farm buildings and rear garden of farm house.	<p>Criteria 8 of the methodology states that farm buildings and their curtilage which are part of the built form of the settlement or are closely related to the existing settlement should be included in the boundary.</p> <p>Criteria 5 of the methodology deals with the correction of anomalies with the current settlement boundary. The current settlement boundary cuts through the farm building so the boundary has been re-drawn to follow the curtilage of the farm house.</p>

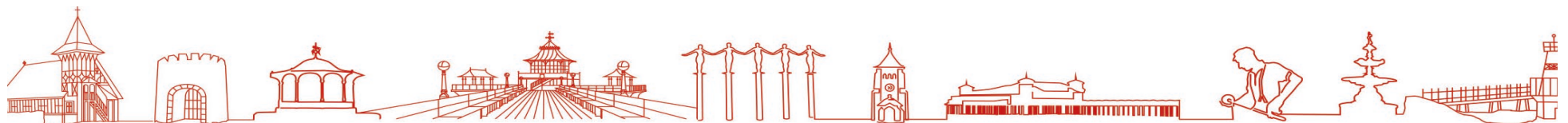
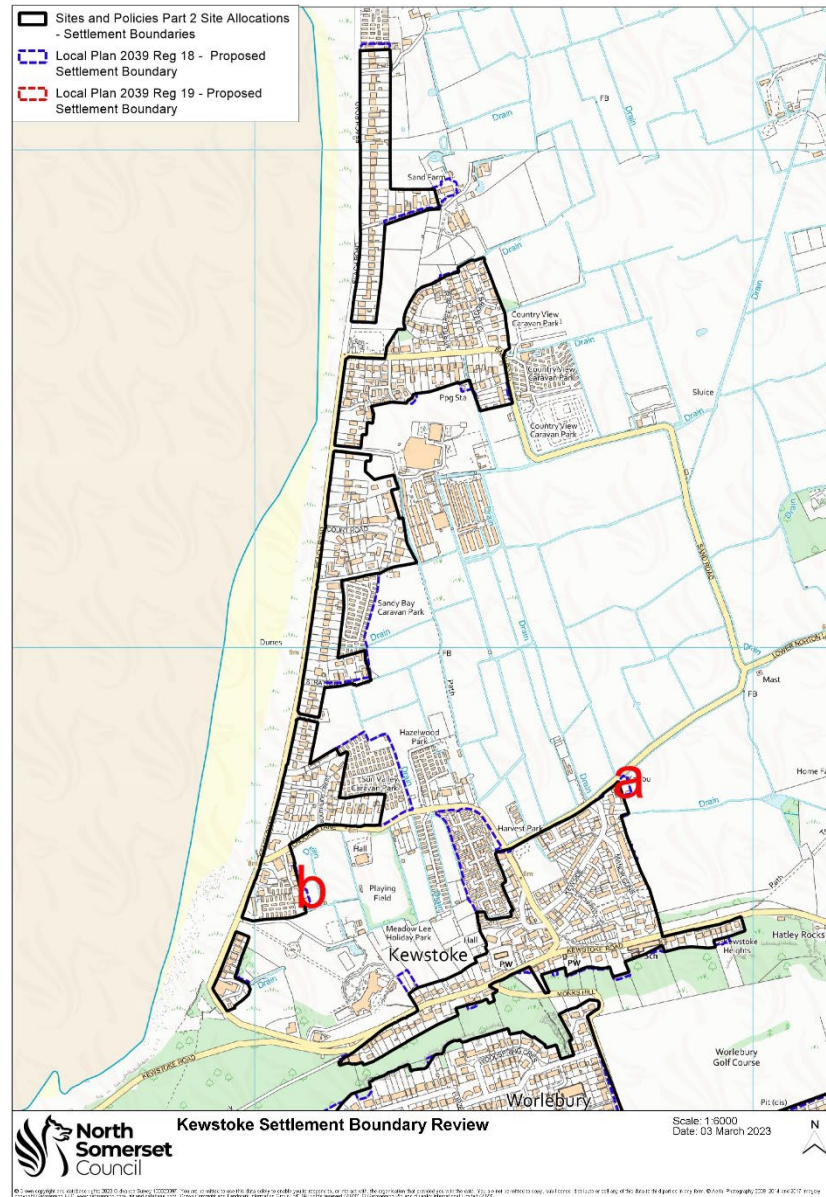




**KEWSTOKE:****Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

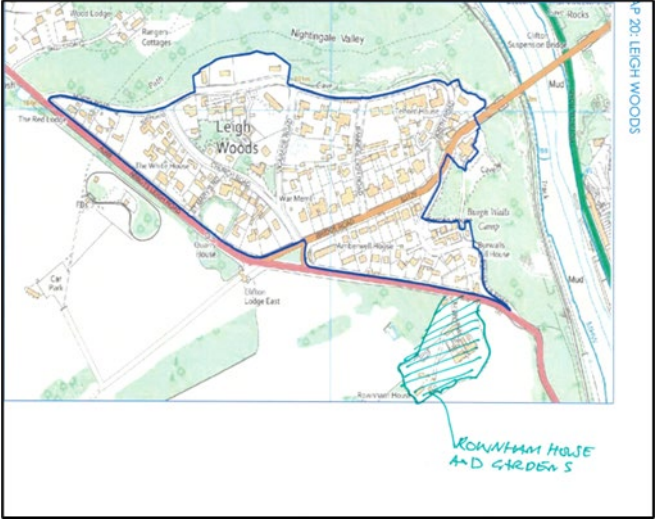
Map ref	Location	Proposed amendment	Response	Recommendation
a	Paddock to the east of 'Karibu'.	Kewstoke Parish Council objects to the inclusion of the paddock to the east of 'Karibu' within the revised settlement boundary because as there is a history of many reported breaches of planning at the site, as well as many hours spent by the Parish Council responding to and monitoring these breaches, in particular the use of agricultural land for residential purposes.	This area is developed and is adjacent to the built up form of the settlement and should be included within its boundary.	No change
b	Agricultural land and buildings to the East of the 'Hideaway' Crookes Lane.	Kewstoke Parish Council objects to the inclusion of agricultural land and buildings to the East of the 'Hideaway' Crookes Lane within the revised settlement boundary because there has only been a very recent attempt to use the land for residential purposes and noting there are several ongoing enforcement investigations.	This area is developed and is adjacent to the built up form of the settlement and should be included within its boundary.	No change

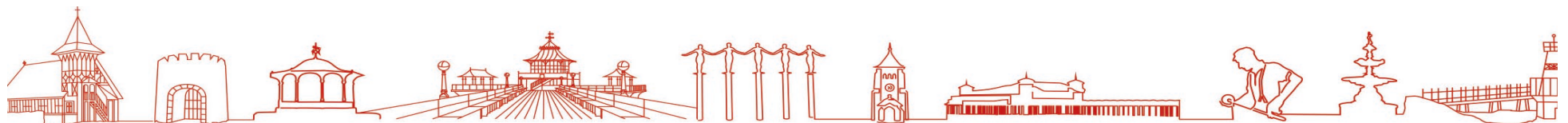


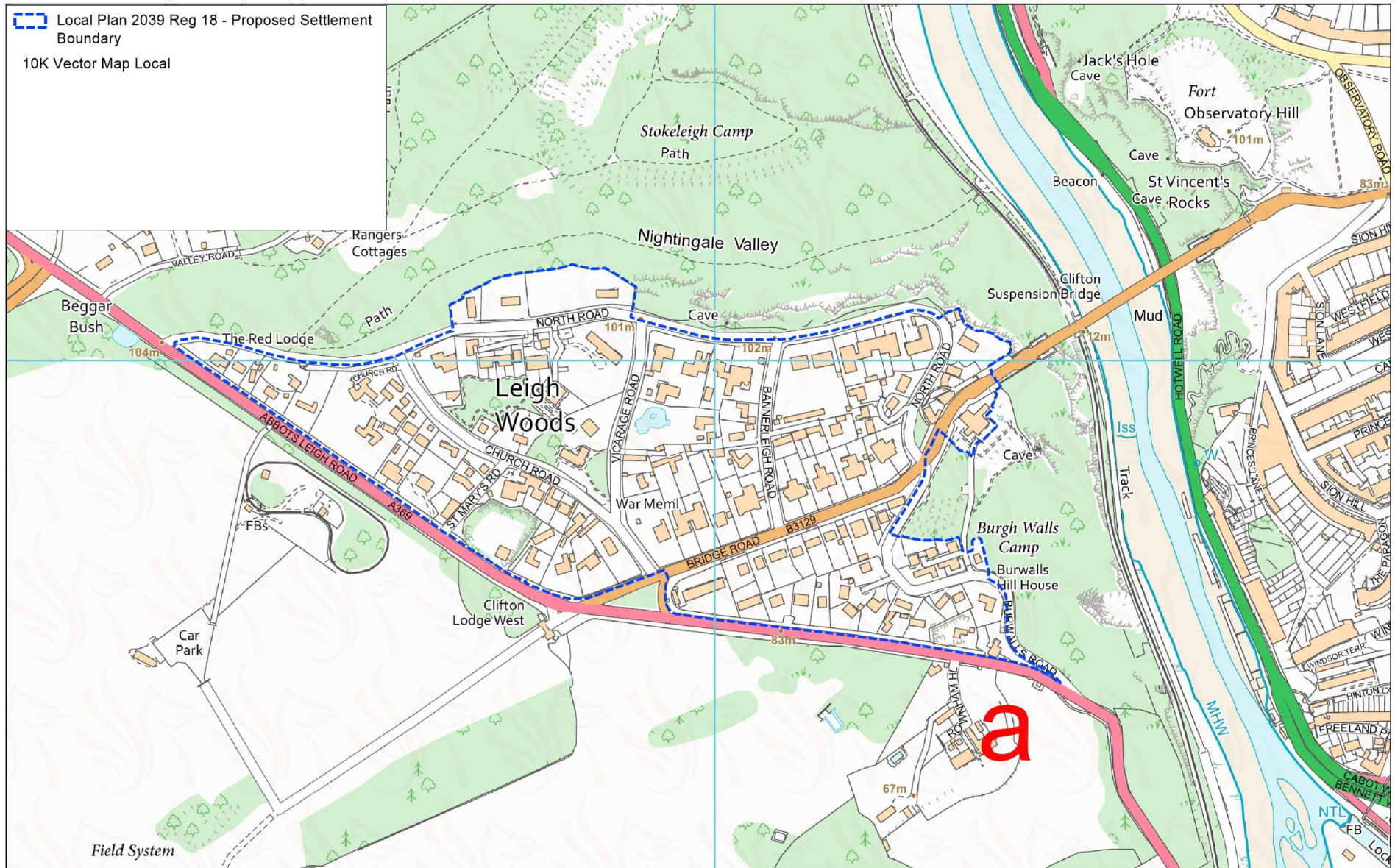


**LEIGH WOODS:**

**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

Map ref	Location	Proposed amendment	Response	Recommendation
a	Rownhams House and gardens.	<p>Suggested inclusion of Rownhams House and gardens.</p> 	<p>The buildings at Rownhams are separated from the main settlement of Leigh Woods by the A369 and as such do not form part of the main built-up area of the settlement. They are also very different in character to the rest of Leigh Woods. Therefore, in accordance with the methodology, these buildings should not be included in the settlement boundary of Leigh Woods.</p>	<p>No change</p>





Local Plan 2039 Reg 18 - Proposed Settlement Boundary  
10K Vector Map Local



Leigh Woods Settlement Boundary Review

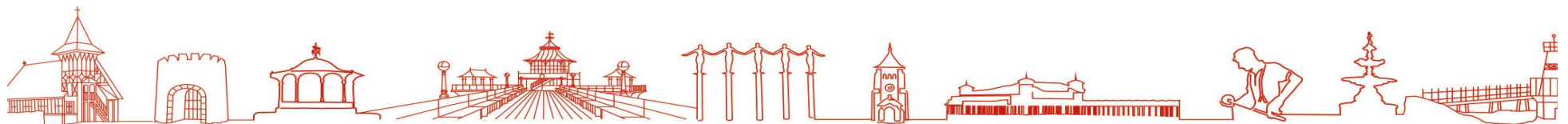
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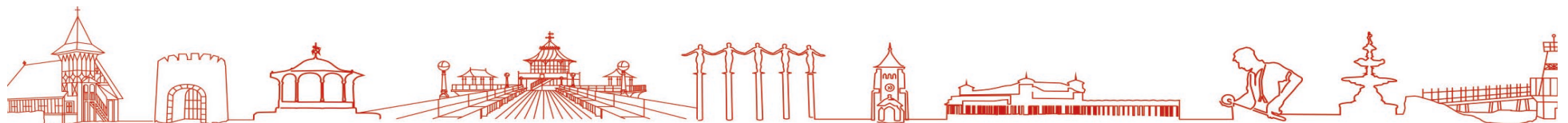
**LOCKING:****Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

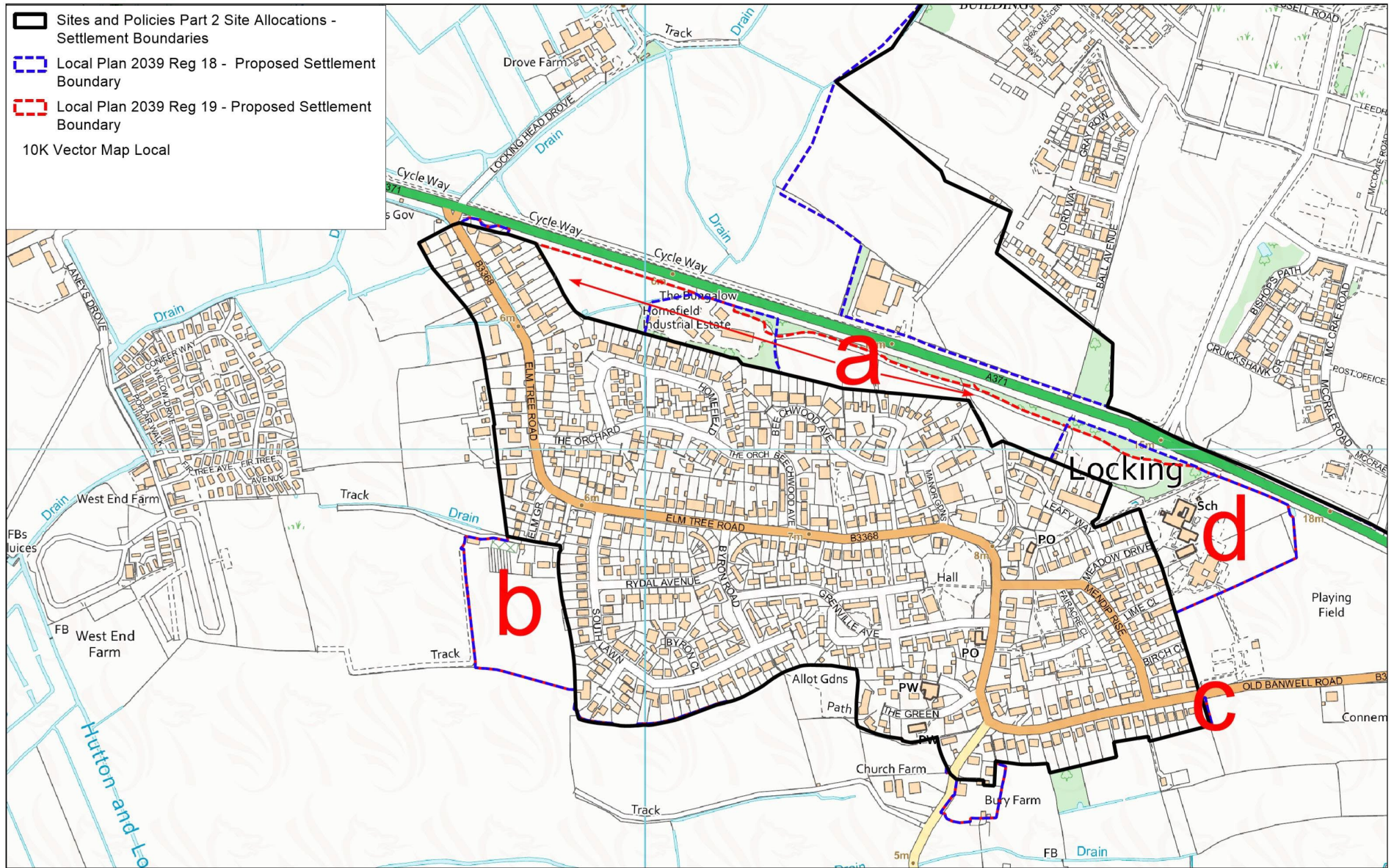
Map ref	Location	Proposed amendment	Response	Recommendation
a	Land south of A371	Settlement boundary should run parallel with A371 so the additional land can be developed for housing.	This land forms part of the Strategic Gap in the current local plan. However, the Strategic Gap has been reviewed and now excludes this area north of Locking village. Therefore, the settlement boundary will be amended accordingly to reflect the changes to the Strategic Gap.	Change boundary to include land to the north of Locking village.
b	Elm Grove Nursey, Locking	<p>Locking Parish Council would consider building on the brownfield site only (where existing buildings are currently situated) it would not support building on the field that had been used for horticultural/agricultural needs.</p> <p>Locking Parish Council would not accept 50 houses on this site.</p> <p>Locking Parish Council would only consider a very small development consisting of 1-2 bedroom retirement bungalows provided by a Housing Association - social housing for elderly only. There is a very strong need for good quality social housing for the elderly particularly in Locking and WSM.</p>	<p>Comments from Locking Parish Council regarding the development of this site are welcomed.</p> <p>It is intended to retain this whole site as an allocation in the Pre-submission plan and as such the settlement boundary will include this site.</p> <p>Comments on the preferred housing type and mix will be considered and an element of affordable housing will be required as part of any development.</p>	No change.





Map ref	Location	Proposed amendment	Response	Recommendation
c	Wayside, The Old Banwell Road	<p>Locking Parish Council objects to this boundary review – the land is a small narrow strip with no value and cannot see the benefit of moving the settlement boundary.</p> <p>This is a small parcel of land that was given planning approval on 31st March 1980 to provide formation of a 15-foot agricultural access onto OS field 9062 (i.e., the field to the South) so nothing has changed for 42 years.</p> <p>Locking Parish Council asks why all of a sudden should it be included as part of the proposed new settlement boundary when it cannot clearly have a dwelling on it.</p>	<p>This small strip of land has been included within the settlement boundary as it appears to form part of the curtilage of 36 Wayside, Old Banwell Road. Criteria 5 of the methodology states that the boundary should be amended where it cuts across a property or excludes small areas of land that logically form part of the built-up area of the settlement.</p>	No change.
d	Locking Primary School	<p>Locking Parish Council - who called for the Primary school site to be included within the village settlement boundary?</p> <p>In the future should the Primary School site come up for redevelopment Locking Parish Council request that it be recorded that they would be given, in the first instance, the option to retain the site for community facilities.</p>	<p>As part of the comprehensive review of settlement boundaries through the new Local Plan it is proposed that community uses which are adjacent to the settlement are now included in the boundary of the settlement. This includes schools and their associated playing fields.</p>	No change.

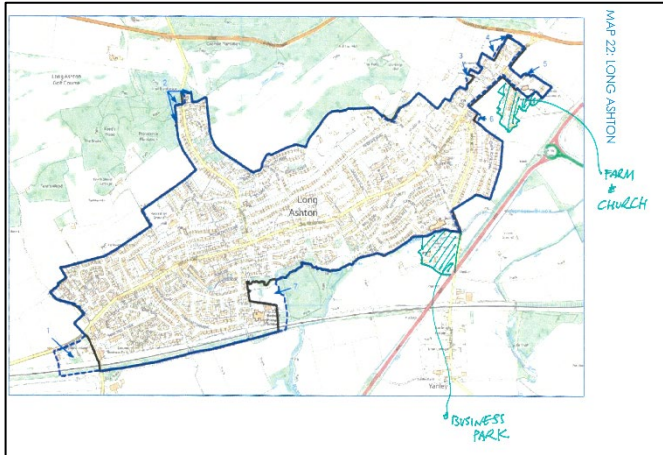


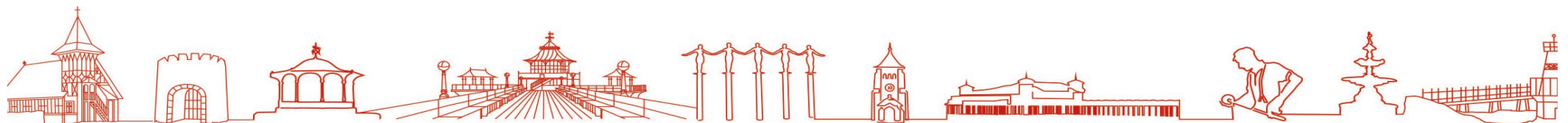


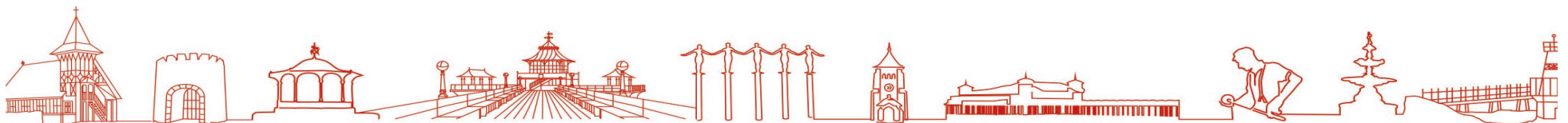
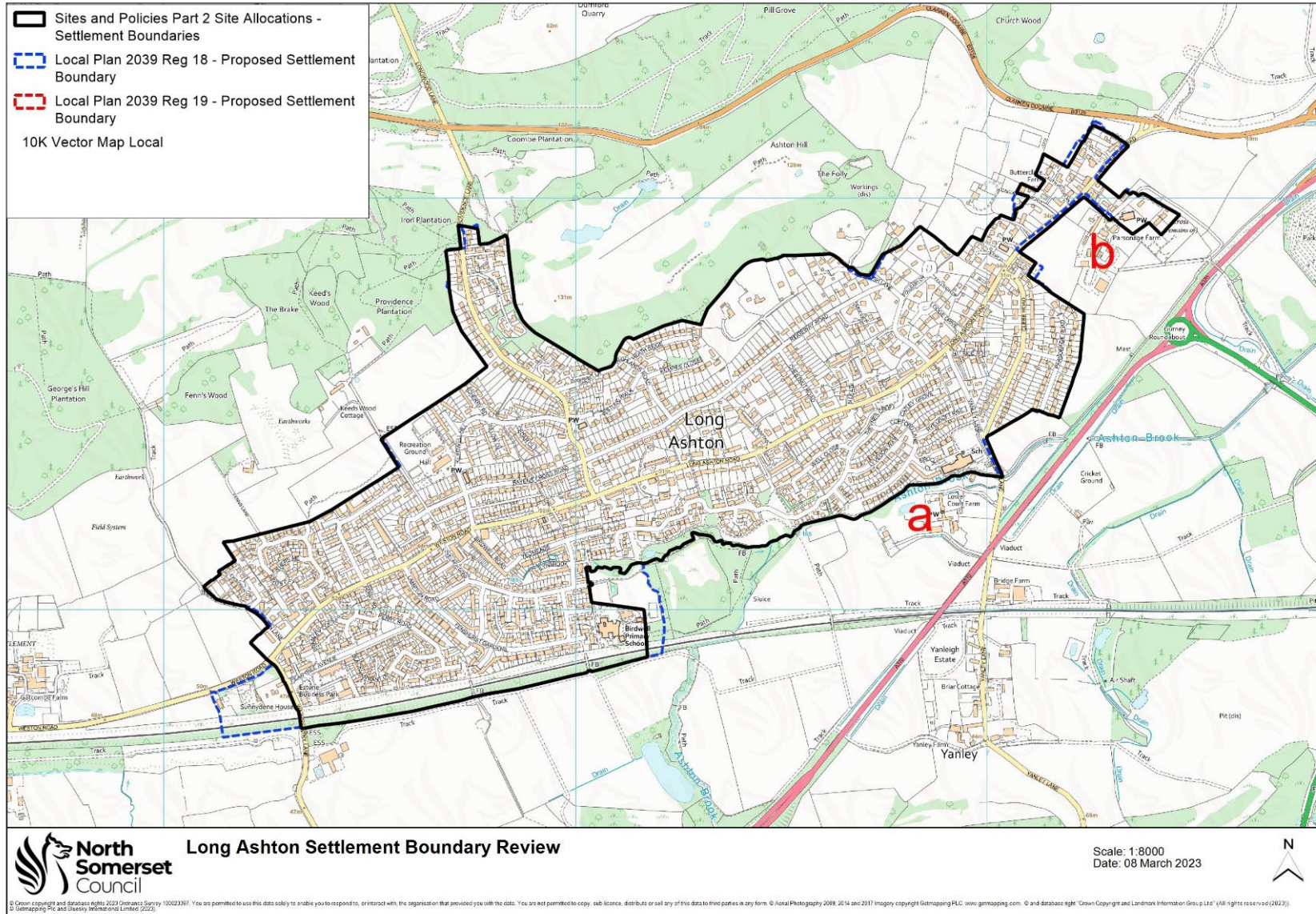
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**LONG ASHTON:**

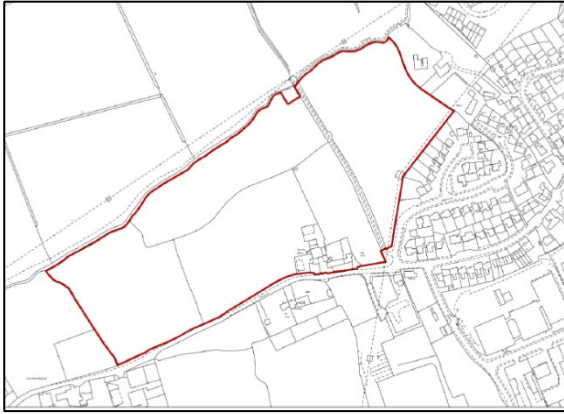
**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

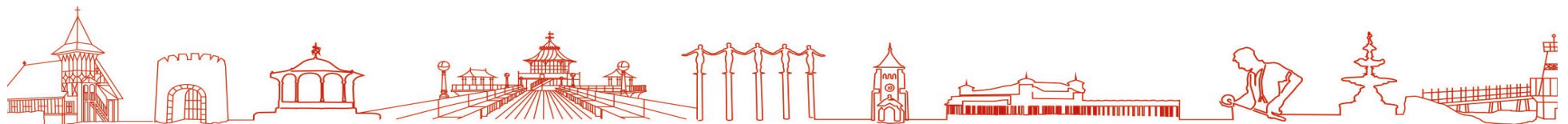
Map ref	Location	Proposed amendment	Response	Recommendation
a	Lower Court Farm	Suggested inclusion of Lower Court Farm area, business park. 	The business Park at Lower Court Farm is separated from the settlement by Ashton Brook and is of a different character to the rest of the nearby suburban settlement. It is not part of the main settlement as it is more open and rural in character. Therefore, in accordance with the methodology, should not be included within the settlement boundary of Long Ashton.	No Change
b	Parsonage Farm	Suggested inclusion of Parsonage Farm and church (see map above).	The Church is already within the settlement boundary. Whilst farm buildings can be included in the settlement if they are well related to the built-up area of the settlement, Parsonage Farm is more open and rural in character than the more dense development in the village. Inclusion of this area within the settlement boundary could result in harm to the openness of the Green Belt. Therefore, it should not be included.	No change





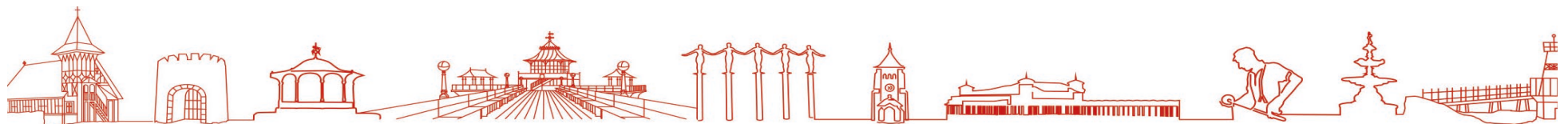
**NAILSEA:****Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

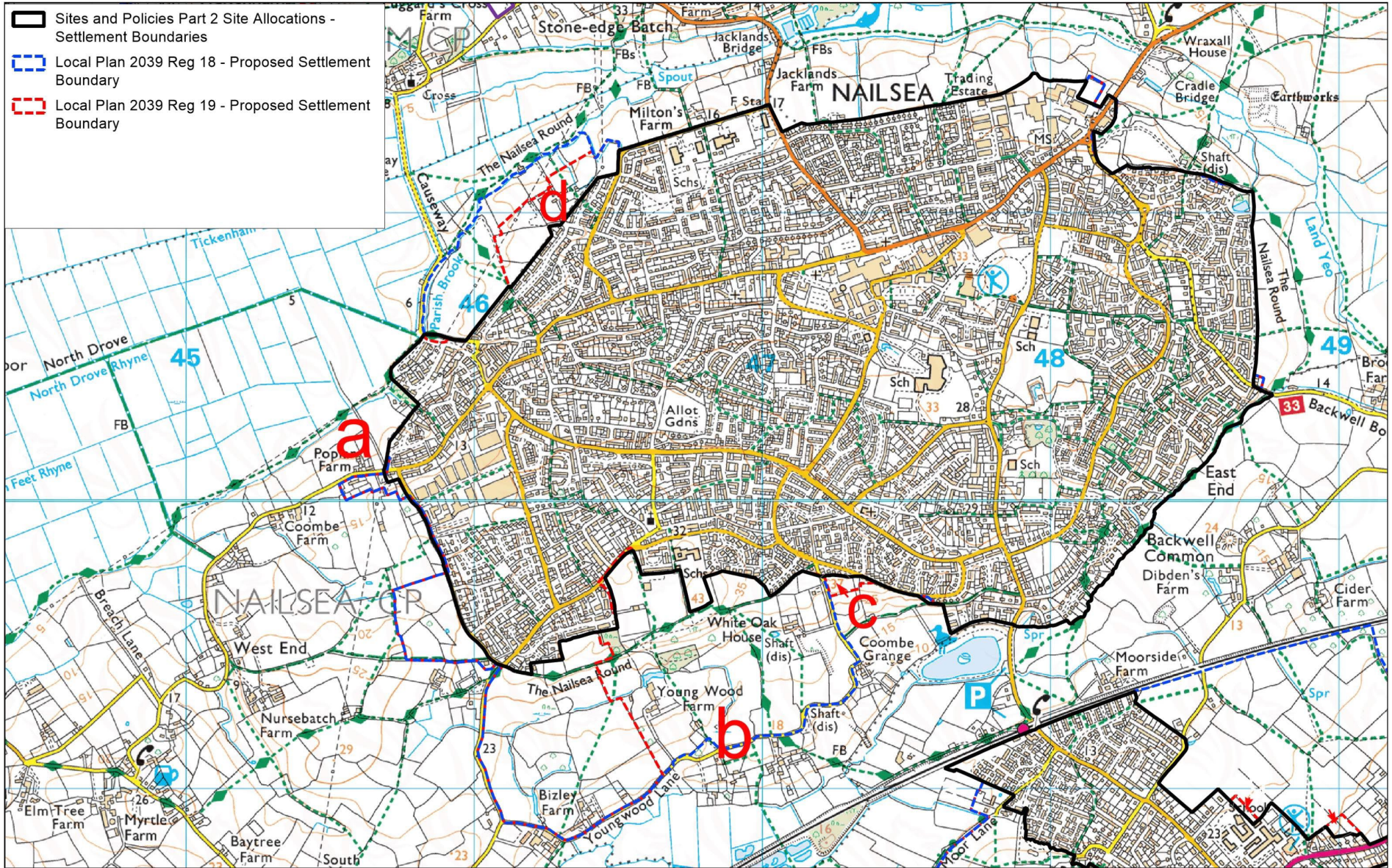
Map ref	Location	Proposed amendment	North Somerset response	Recommendation
a	Land at Poplar Farm, West End, Nailsea	Settlement boundary should be extended to include Land at Poplar Farm, West End, Nailsea  	Settlement boundaries identify the detailed boundaries of the areas of settlements where development policies in the Local Plan will apply. They define the built-up part of the settlement. New allocations are considered through the SHLAA process. This site has not been proposed as an allocation and therefore should not be included within the settlement boundary of Nailsea.	No change
b	South of Nailsea	General comment: The settlement boundary to south of Nailsea and Green Belt proposal should be reconsidered as it is limiting sustainable development.	The settlement boundary had been extended to the south of Nailsea to include existing and proposed residential allocations and permissions within the settlement. Some allocation are no longer being proposed in the plan and therefore the boundary has been	Change boundary to reflect removal of allocations.



**Additional amendments for Pre-submission plan and justification.**

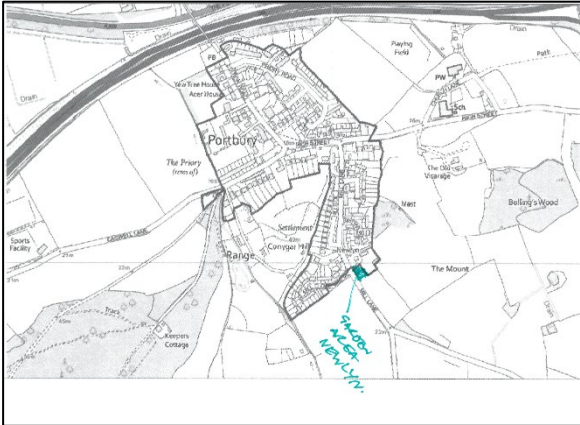
Map Ref	Location	Description of amendment	Justification (based on criteria)
c	Land east of Youngwood Lane, Nailsea	Inclusion of with land within settlement boundary.	Criterion 2: This site had outline planning consent for 14 dwellings (20/P/0861/FUL).
d	Land at north west Nailsea	The housing allocation has been reduced in size and the boundary amended to reflect this.	Criterion 3: site is allocated for residential.

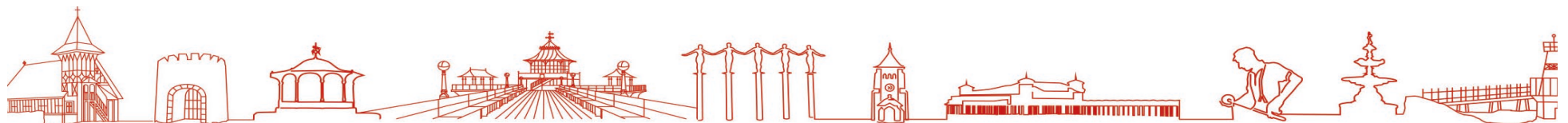




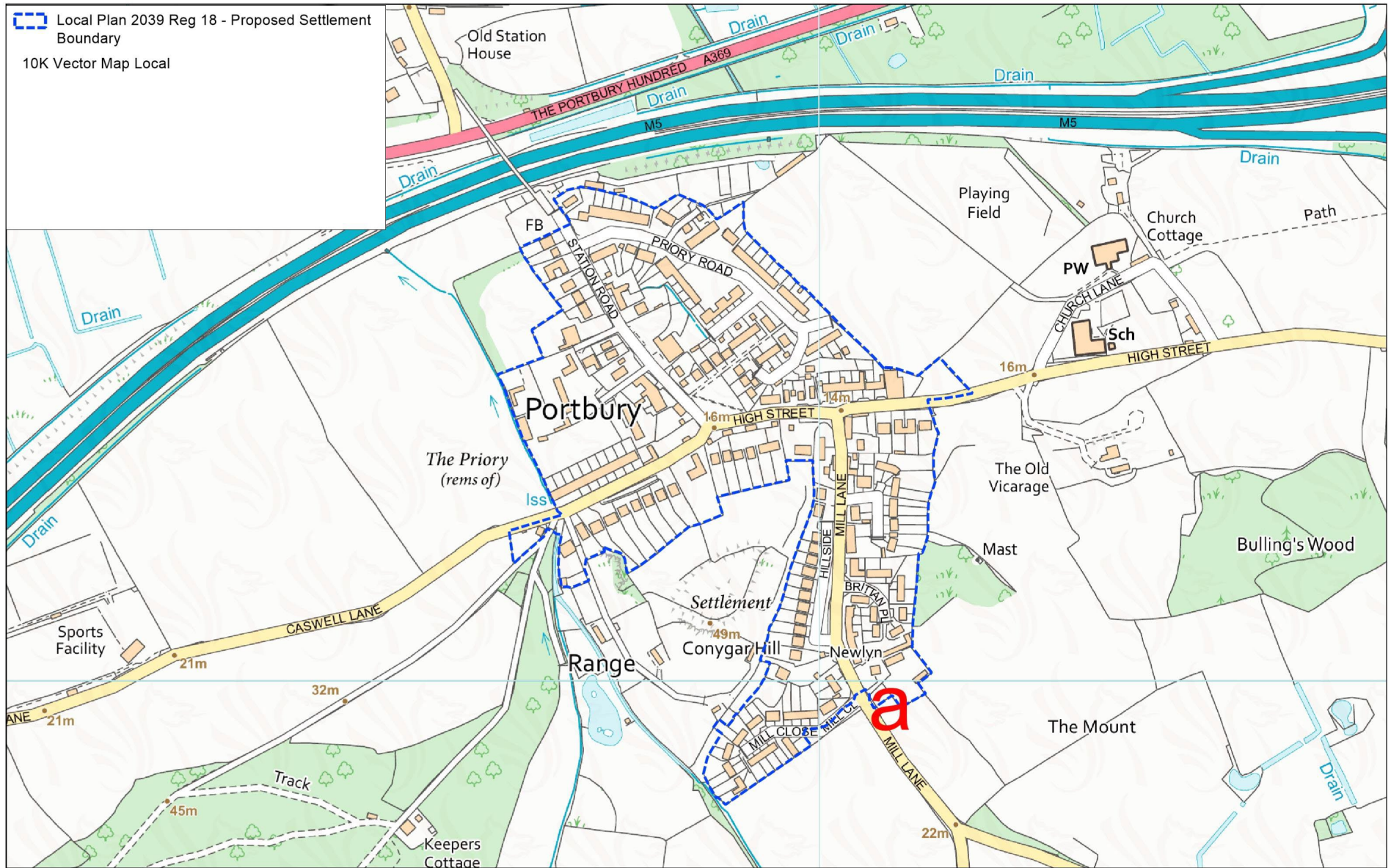
**PORTBURY:**

**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

Map ref	Location	Proposed amendment	Response	Recommendation
a	Newlyn	<p>Suggested inclusion of additional land at Newlyn</p> 	<p>Proposed boundary includes buildings and parking areas. The settlement boundaries define the built-up part of the settlement. This does not include additional land for development in the Green Belt which would be contrary to the proposed spatial strategy.</p>	<p>No Change</p>







Local Plan 2039 Reg 18 - Proposed Settlement Boundary  
10K Vector Map Local



Portbury Settlement Boundary Review

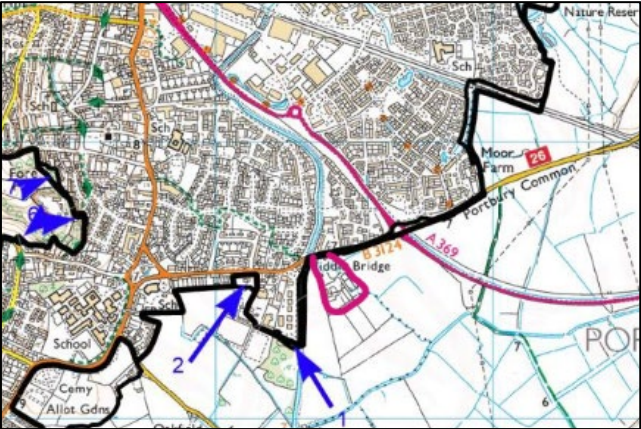
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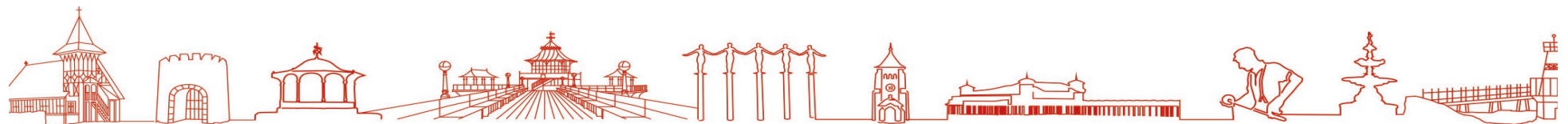


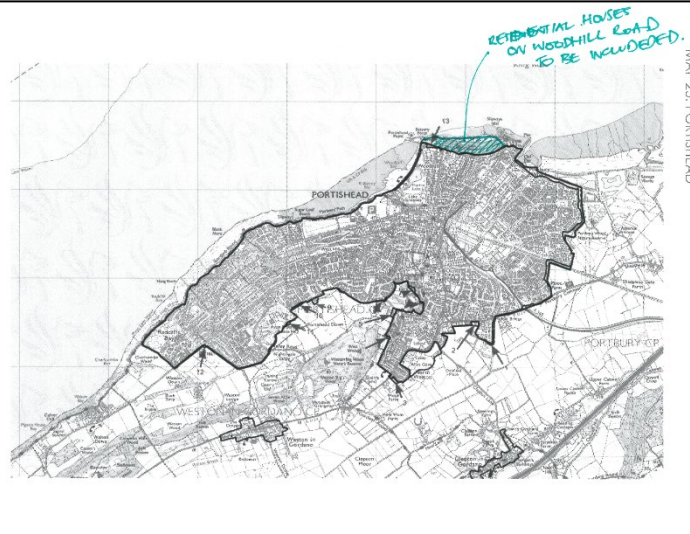
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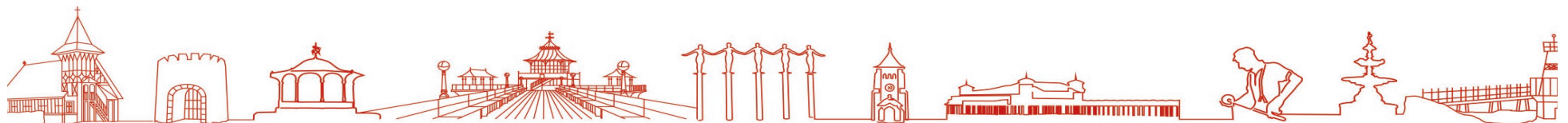
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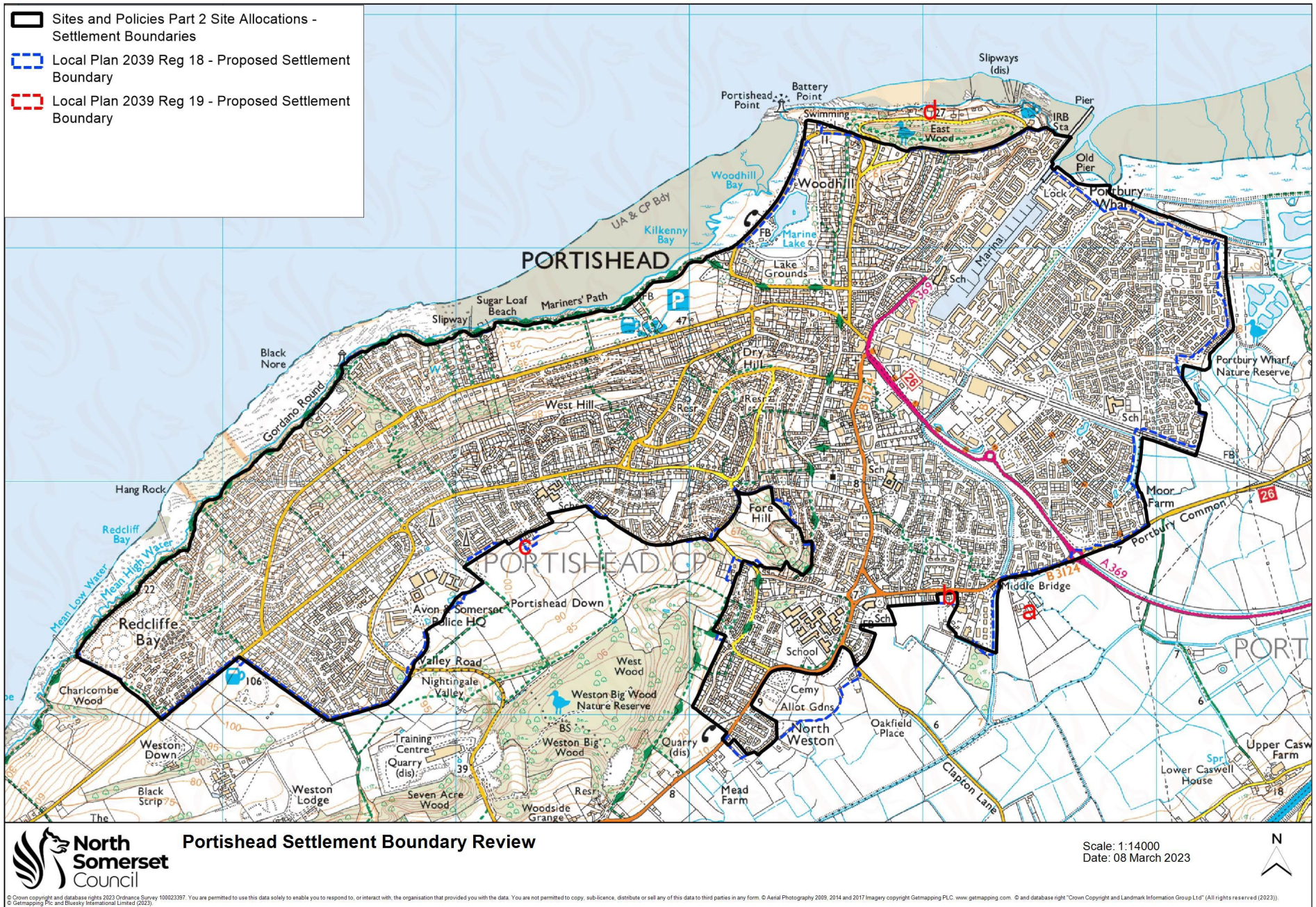
**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

Map ref	Location	Proposed amendment	Response	Recommendation
a	Middle Bridges Bristol Rd 'The Old Stable Yard', Brixtone Cottage	<p>The house called Middle Bridges, and houses called 'The Old Stable Yard', and Brixtone Cottage are currently within the Green Belt. As part of Green Belt Review Part 1 these properties are within site number 2. We have responded to SP5 suggesting that our properties should be included within the settlement boundary of Portishead.</p> 	<p>These properties are separated from the main settlement by Portbury Common, they are more open in character and at a significantly different density and character from the nearest part of the main developed area. Development would harm the openness and purposes of the Green Belt.</p>	No change
b	Portishead Town Football Club	<p>Portishead Town Football Club: note that the existing clubhouse and immediate surrounds is excluded from the Green Belt and included with in the Settlement Boundary. Welcome these amendments as the logical inclusion of previously development land within the town boundary, with potential for appropriate growth of the Club and the potential for further community development.</p>	Support welcomed.	No change



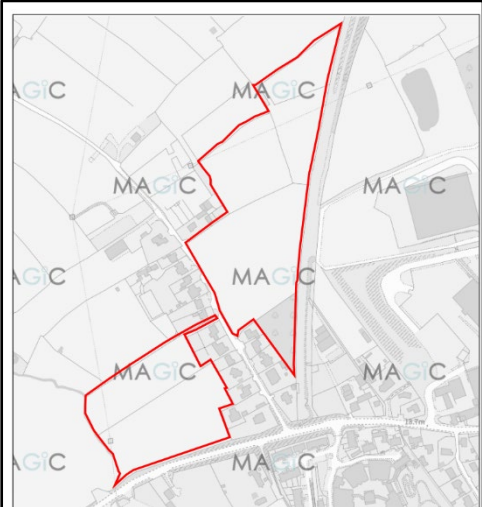
Map ref	Location	Proposed amendment	Response	Recommendation
c	Tower Farm	Land containing Tower Farm buildings is to be moved into the Portishead settlement boundary. I do not support this move as anything that makes development around Weston Big Wood more likely should not be put forward in the Local Plan.	These farm buildings are closely related to the settlement. There are no proposals to develop around Weston Big Wood.	No change
d	Woodhill Road.	<p>Suggested inclusion of houses on Woodhill Road.</p> 	These properties on the coast are separated from the main built-up section of Portishead by significant woodland. They are not part of the main settlement.	No change

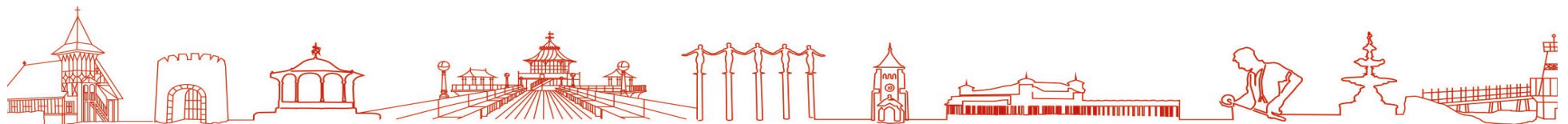


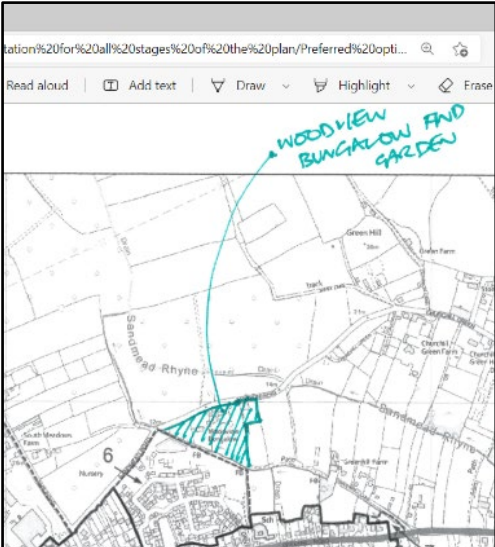
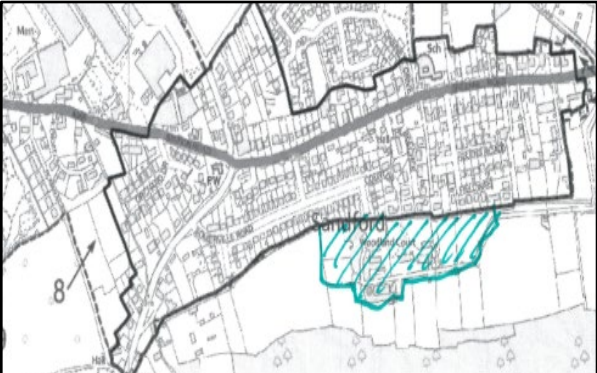


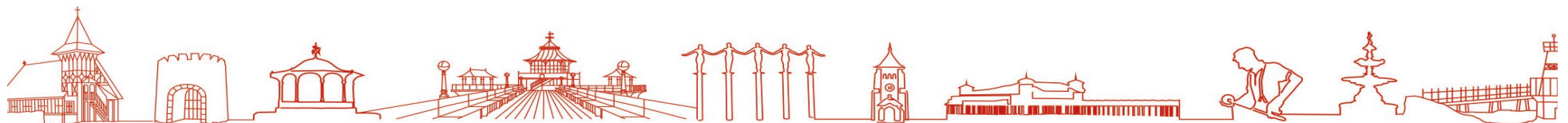
**SANDFORD:**

**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

Map ref	Location	Proposed amendment	Response	Recommendation
a	Station Road Farm	Boundary should be extended at Sandford to include Station Road Farm.  	This area comprises fields and paddocks to the north of the settlement. Part of this site is proposed as an allocation and included within the settlement boundary. However, part of this site is not proposed as an allocation and does not have planning permission. As such areas of countryside like this would not be included in the settlement boundary as per criterion 9 of the methodology. Therefore, the settlement boundary should not be extended to include this additional land.	No change

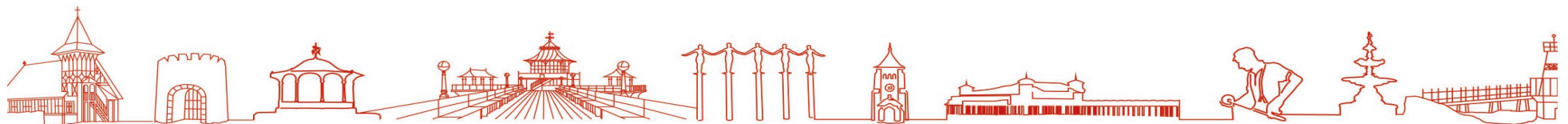


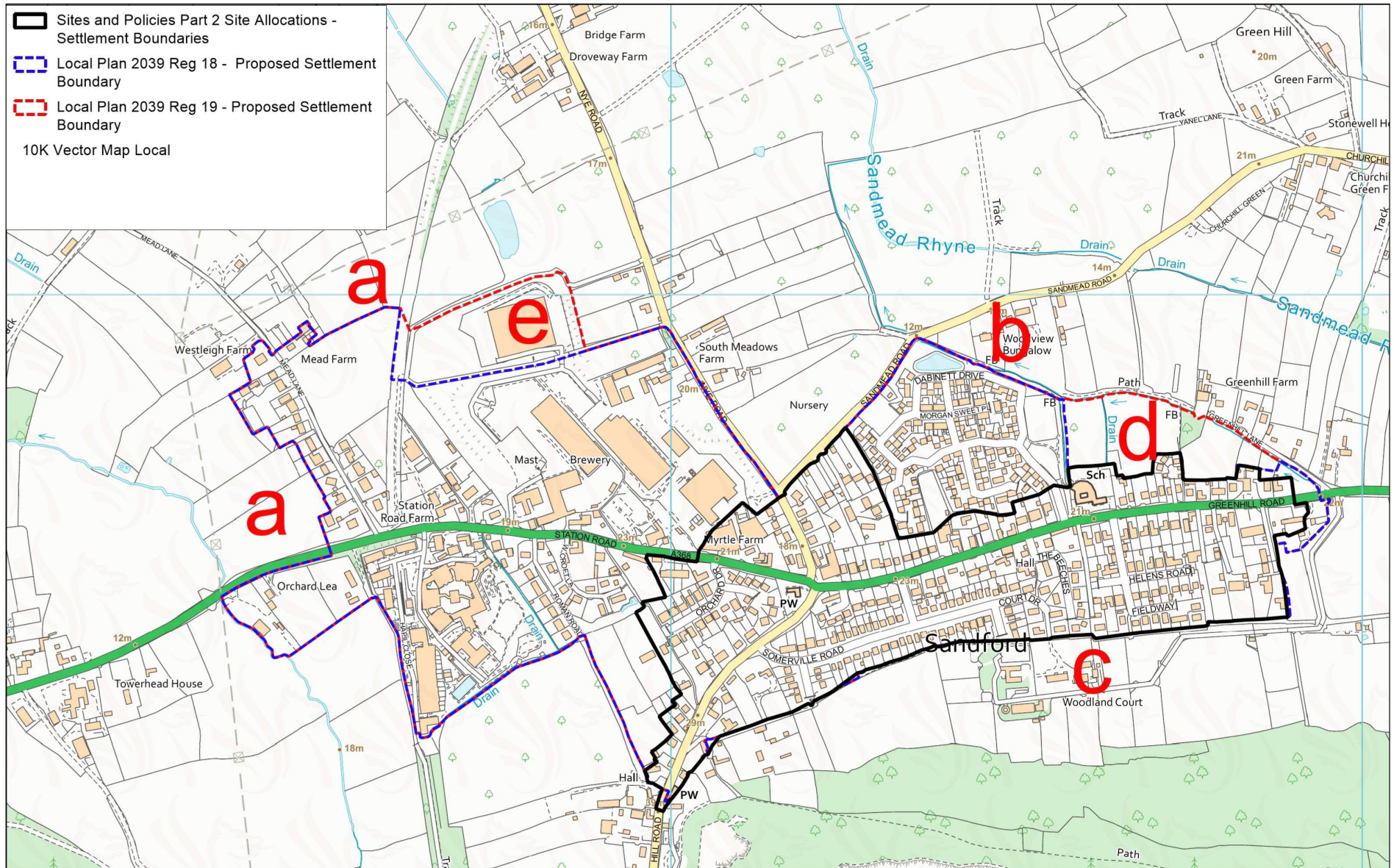
Map ref	Location	Proposed amendment	Response	Recommendation
b	Woodview Bungalow and garden.	<p>Suggested inclusion of Woodview Bungalow and garden.</p> 	<p>This property is part of a relatively isolated group of dwellings which are separate from the main built-up form of the settlement and sprawl into the countryside. They are of a different density and character to the rest of the settlement and as such should not be included within the settlement boundary as per criteria 10 of the methodology.</p>	No change
c	Woodland Court,	<p>Suggested inclusion of Woodland Court and its curtilage</p> 	<p>This site is within the Mendip Hills AONB and is of a different form and character to the main built-up form of the settlement. As such it is not appropriate to be included within the settlement boundary.</p>	No change



**Additional amendments for Pre-submission plan and justification.**

Map ref	Location	Description of amendment	Justification (based on criteria)
d	Land between Greenhill Lane and Greenhill Road, Sandford.	Inclusion of land between Greenhill Lane and Greenhill Road, Sandford.	Criterion 2: This site had outline planning consent for 49 dwellings and change of use of land for educational use (22/P/0227/OUT).
e	Land north of Thatcher's Brewery to east of the Strawberry Line.	Inclusion of recently completed building which is part of the Thatcher's Brewery complex.	Criterion 7: Employment development which forms part of the built up area of the settlement.

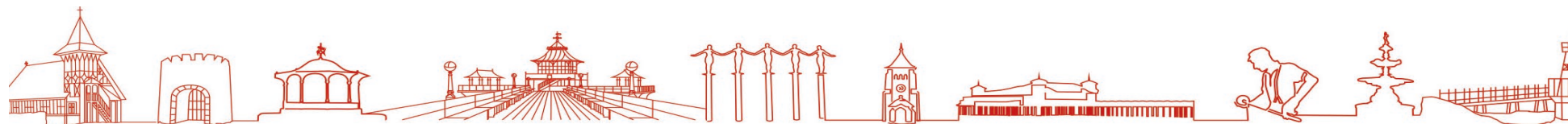


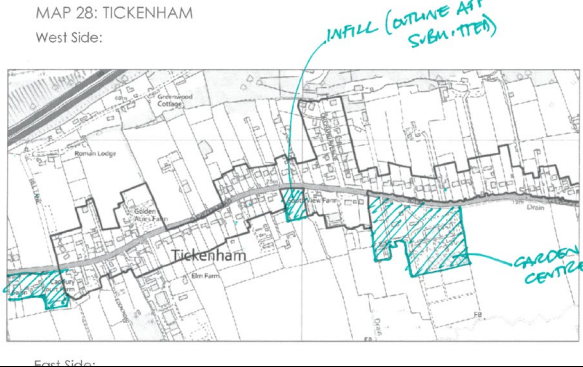


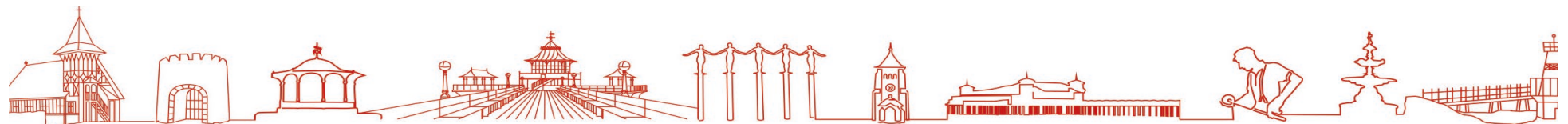


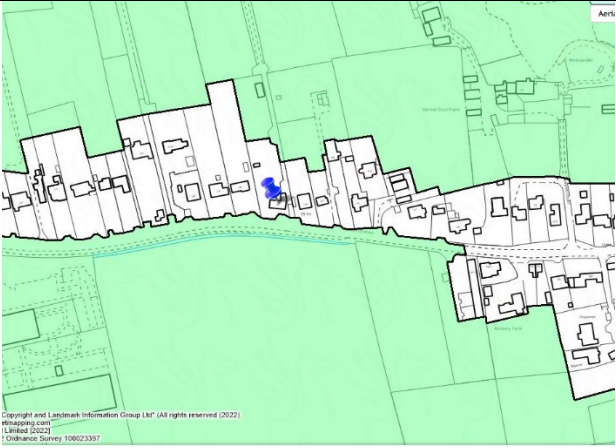
**TICKENHAM:****Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

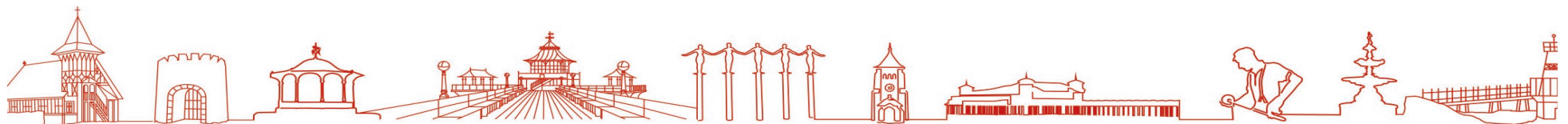
Map ref	Location	Proposed amendment	Response	Recommendation
-	Tickenham Hill	<p>Suggestion from Tickenham Parish Council that the boundary should be extended to allow more limited infilling, particularly on Tickenham Hill.</p> <p>Tickenham Parish Council carried out a consultation on a reviewed settlement boundary in Dec 2020 which would result in a significantly larger boundary than the one proposed.</p>	<p>Settlement boundaries identify the detailed boundaries of the areas of settlements where development policies in the Local Plan will apply. Extending the boundary to include areas where significant development could take would be contrary to the proposed spatial strategy which limits development in less sustainable rural areas.</p> <p>Discussions have been held with Tickenham Parish Council regarding the implications of a significantly larger boundary. The Parish Council have agreed that they are happy with the boundary as proposed in the Preferred Options consultation.</p>	No change at Tickenham Hill.
-	Ryves Vale	<p>Suggestion from Tickenham Parish Council that Ryves Vales (new housing development off Church Lane) should have a settlement boundary as it does not contribute to the openness of the green Belt due to the density of the houses.</p>	<p>Ryves Vale is a small outlying cluster of houses away from the main built form of Tickenham. It is a new development and although relatively dense in character its small size, location remote from the main settlement and lack of any services and facilities mean that it wouldn't be appropriate to have its own settlement boundary.</p>	No change




Map ref	Location	Proposed amendment	Response	Recommendation
a	Cadbury Court Farm	Suggested inclusion of land to the west of Cadbury Court Farm (see Map above)	The scattered buildings are separated by a physical gap from the main settlement and cannot be said to be part of the settlement.	No change
b	26-30 Tickenham Rd	Include rear part of gardens.	Agree	Change to include gardens of 26-30 Tickenham Road.
c	West of South View Farm	Suggested inclusion of land to the west of South View Farm (see map above)	This land now has permission in principle for the erection of between 2 and 4no. two storey detached dwellings with access, car parking and turning areas.	Change to reflect the approved permission in Principle (23/P/0066/PIP)
d	Garden Centre	Suggested inclusion of Garden Centre  	Settlement boundaries identify the detailed boundaries of the areas of settlements where development policies in the Local Plan will apply. Extending the boundary to include areas where significant development could take would be contrary to the proposed spatial strategy which limits development in less sustainable rural areas.	No change
e	131 Clevedon Road	Include the garden of 131 Clevedon Road in the settlement boundary as the neighbouring properties garden (129 Clevedon Road) is included.	Agree.	Boundary to run at rear of garden as per no 129.



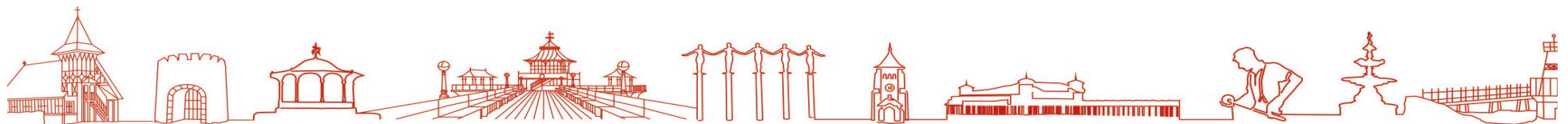
Map ref	Location	Proposed amendment	Response	Recommendation
		 <p><small>Copyright and Landmark Information Group Ltd (All rights reserved (2022))                  @mapbox.com                  (L) 2022 (2022)                  © Ordnance Survey 100023397</small></p>		
f	Barrow Court Farm	Suggested Inclusion of Barrow Court Farm (see map above)	The farm and buildings are separated by a physical gap and are very different in character from the main style of development in the village it is not part of the main settlement.	No change
g	Land behind 239 – 219 Clevedon Road	Suggested inclusion of land behind 239 – 219 Clevedon Road (see map above)	Settlement boundaries identify the detailed boundaries of the areas of settlements where development policies in the Local Plan will apply. Extending the boundary to include areas where significant development could take would be contrary to the proposed spatial strategy which limits development in less sustainable rural areas.	No change

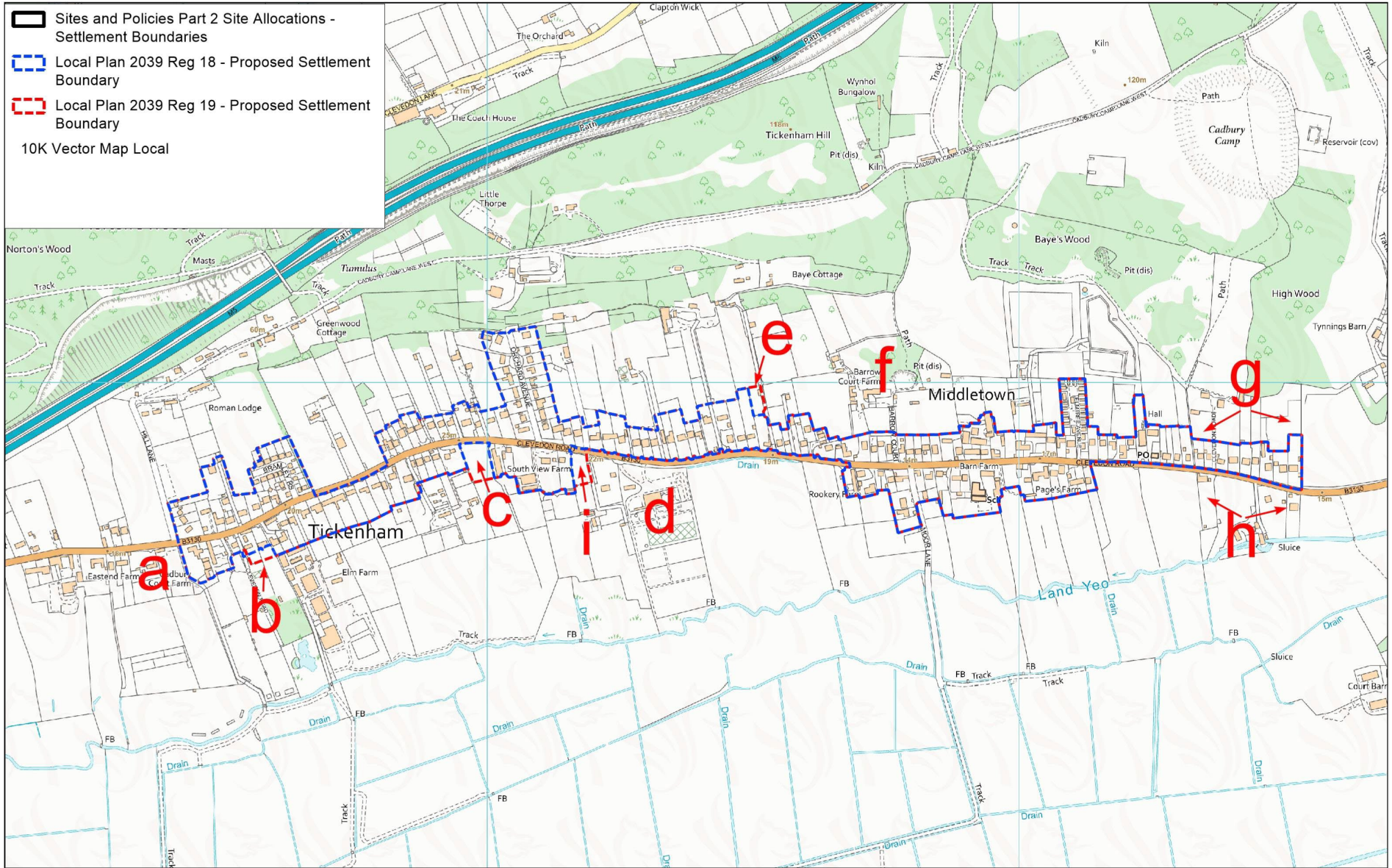


Map ref	Location	Proposed amendment	Response	Recommendation
h	240 – 220 Clevedon Road	Suggested inclusion of 240 – 220 Clevedon Road and land in between  	The land to the south of Clevedon Road in this section of Tickenham is more open in character. The settlement boundaries define the built-up part of the settlement. This does not include additional allocations for residential development in the Green Belt which would be contrary to the proposed spatial strategy.	No change

**Additional amendments for Pre-submission plan and justification.**

	Location	Description of amendment	Justification (based on criteria)
i	Land between 92 and 98 Clevedon Road	Inclusion of land between 92 and 98 Clevedon Road.	Criterion 2: This site had outline planning consent for 2 dwellings with detached garages and associated works (22/P/2759/FUL).

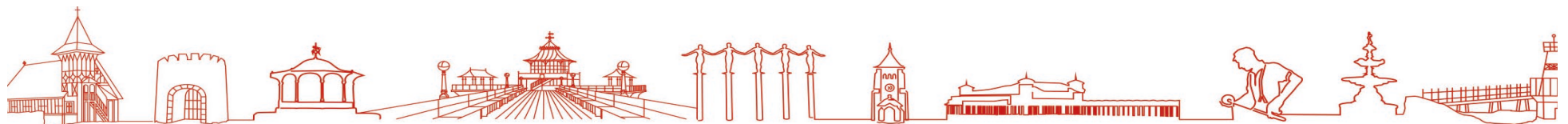


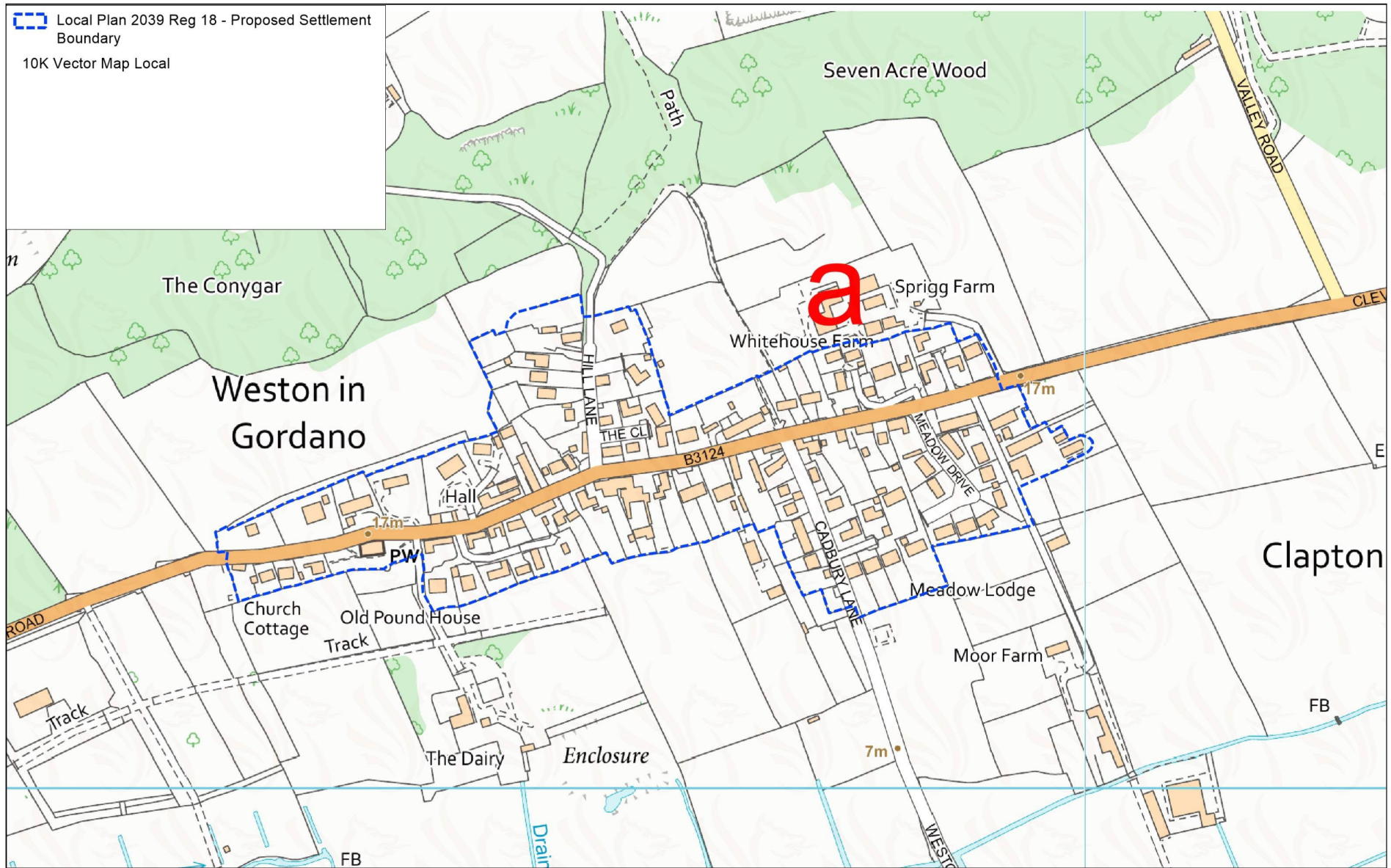


**WESTON-IN-GORDANO:**

**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

Map ref	Location	Proposed amendment	Response	Recommendation
a	Sprigg Farm	Inclusion of Sprigg Farm in the settlement boundary 	Whilst some development has been approved at Sprigg Farm the farm buildings are different in character from the main style of development in the village and are not part of the village.	No change





Weston-in-Gordano Settlement Boundary Review

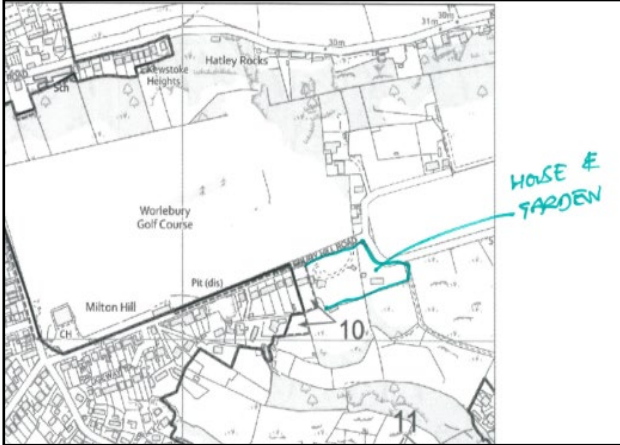
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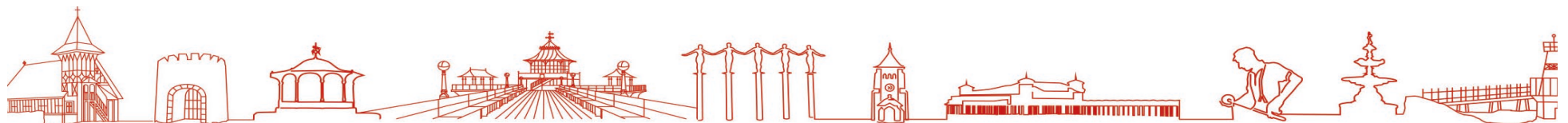


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**WESTON-SUPER-MARE:**

**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

Map ref	Location	Proposed amendment	Response	Recommendation
a	112 and 114 Worlebury Hill Road.	<p>Suggested inclusion of properties 112 and 114 and their curtilages on Worlebury Hill Road.</p> 	<p>These two properties are of a significantly different density and character than the adjoining properties on Worlebury Hill Road and therefore, as per criterion 11 of the methodology, the settlement boundary should not extend around these properties.</p>	<p>No change</p>

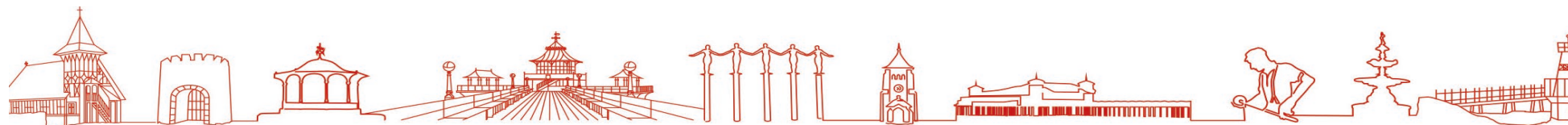


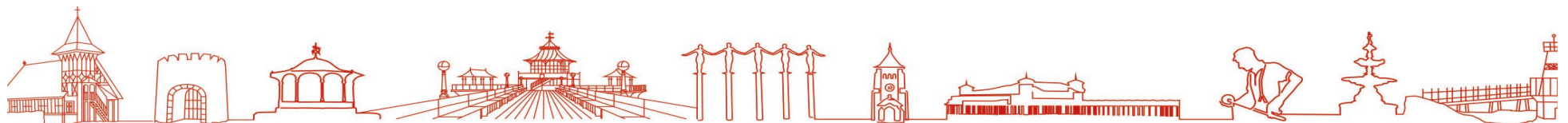
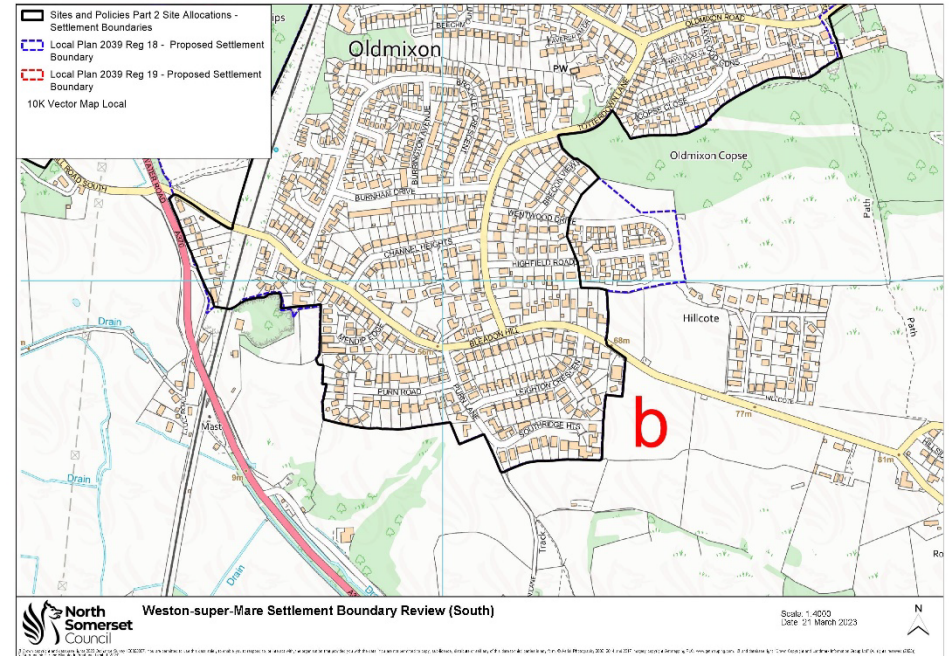
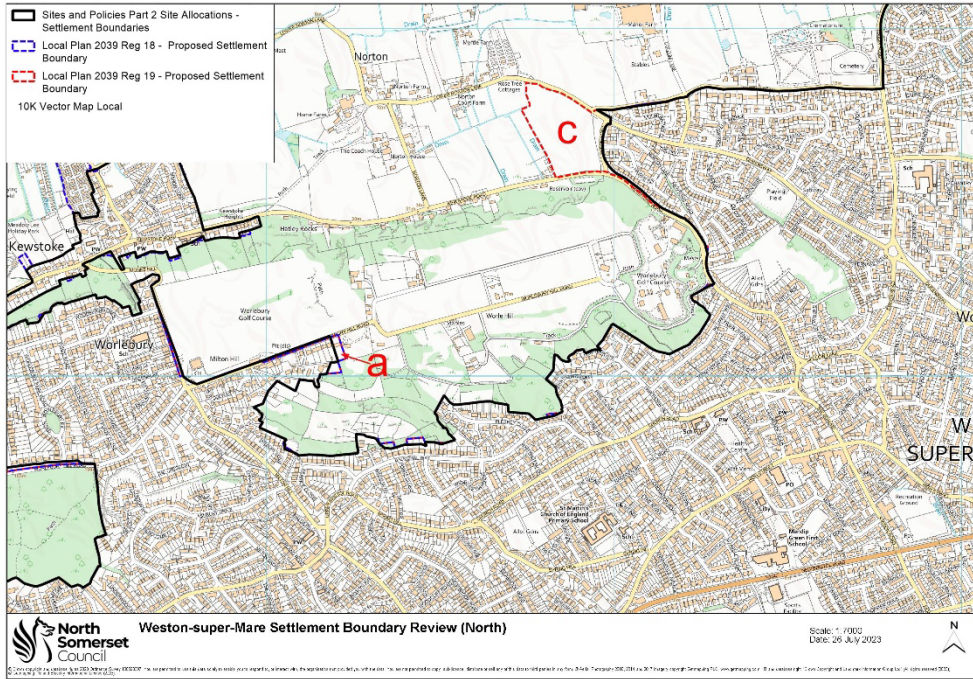


Map ref	Location	Proposed amendment	Response	Recommendation
b	Settlement boundary should extend around Land south of Bleadon Hill (HE2035)	<p>The site identified as HE2035 in the SHLAA is proposed as a housing site because it can:</p> <ul style="list-style-type: none"> <li>• contribute to the Council’s housing shortfall;</li> <li>• deliver up to 35 dwellings. It is in one ownership and there are no known constraints which cannot be addressed;</li> <li>• provide a range of modest properties including self build and affordable;</li> <li>• enhance the local landscape; providing a development which accords with landscaping and biodiversity guidance;</li> <li>• provide an improved settlement edge to Weston-super-Mare, softening and blending built form and local landscape setting and forming a coherent settlement boundary;</li> <li>• include significant habitat gains, meeting the needs of bats in particular and providing Biodiversity Net Gain; and</li> <li>• offer public benefit through woodland based walks on the site.</li> </ul>	<p>This area comprises a field to the south of Bleadon Hill. The site is not proposed as an allocation and does not have planning permission. As such areas of countryside like this would not be included in the settlement boundary as per criterion 9 of the methodology.</p>	No change

**Additional amendments for Pre-submission plan and justification.**


Map ref	Location	Description of amendment	Justification (based on criteria)
c	Anson Road, Weston-super-Mare	Amend boundary to include land to the west of Anson Road.	Criterion 2: Planning consent granted adjacent to the settlement. Outline planning permission for 70 new dwellings (21/P/3529/OUT).





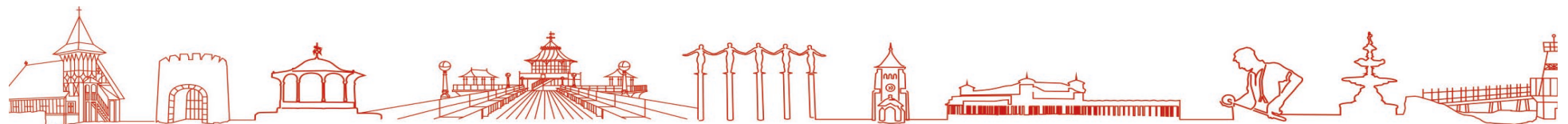
**WINSCOMBE:**

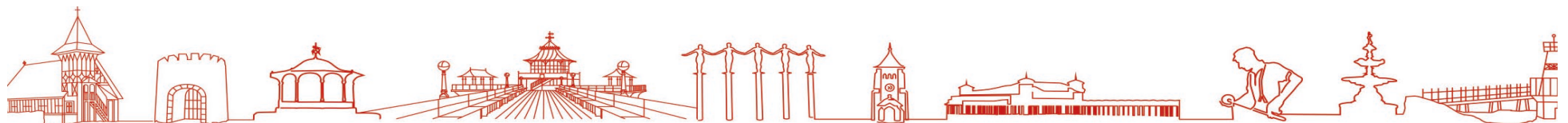
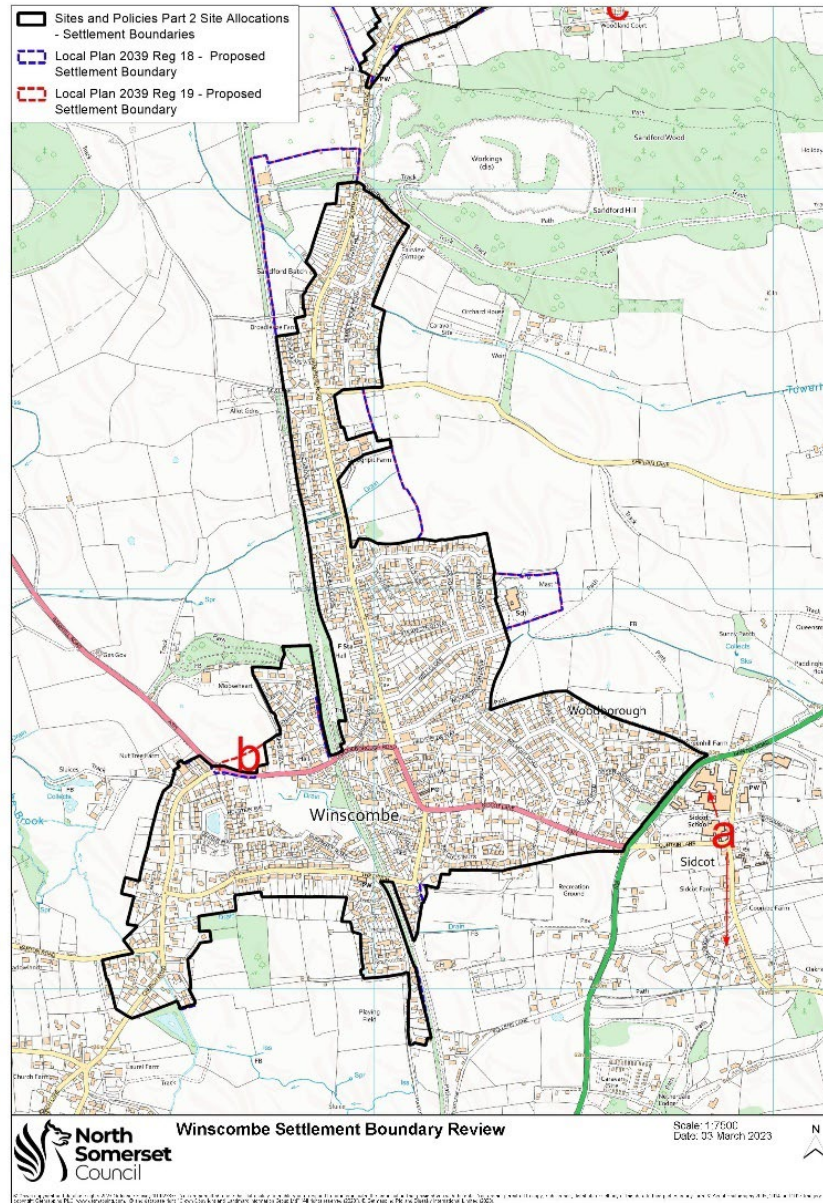
**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

Map ref	Location	Proposed amendment	Response	Recommendation
a	Sidcot School and properties along Oakridge Lane including Oakridge Close.	Suggested inclusion of Sidcot School and surrounding area including properties along Oakridge Lane including Oakridge Close.  	Extending the settlement boundary further to the east to incorporate Sidcot School and houses to the south of the school would result in the settlement becoming more sprawling and fragmented stretching out into the countryside close to the AONB.  The purpose of settlement boundaries is to contain development within the main built form of the settlement. To extend the settlement further to the east would be contrary to this aim.  Additionally, Sidcot School and houses along Oakridge Lane are separated from the main part of the settlement by the A38 which forms a physical barrier making this area feel quite separate and detached from the rest of Winscombe.	No change

**Additional amendments for Pre-submission plan and justification.**


Map ref	Location	Description of amendment	Justification (based on criteria)
b	Former Mooseheart Lodge, Winscombe	Amend boundary to include corner of field bounded by Knapps Drive and Woodborough Road.	Criterion 2: Planning consent granted adjacent to the settlement. Outline planning permission for 14 new dwellings (18/P/5196/FUL).

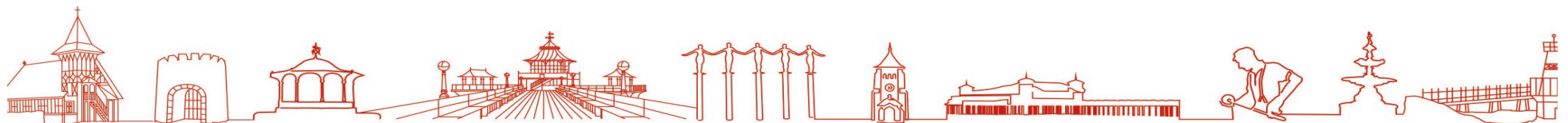


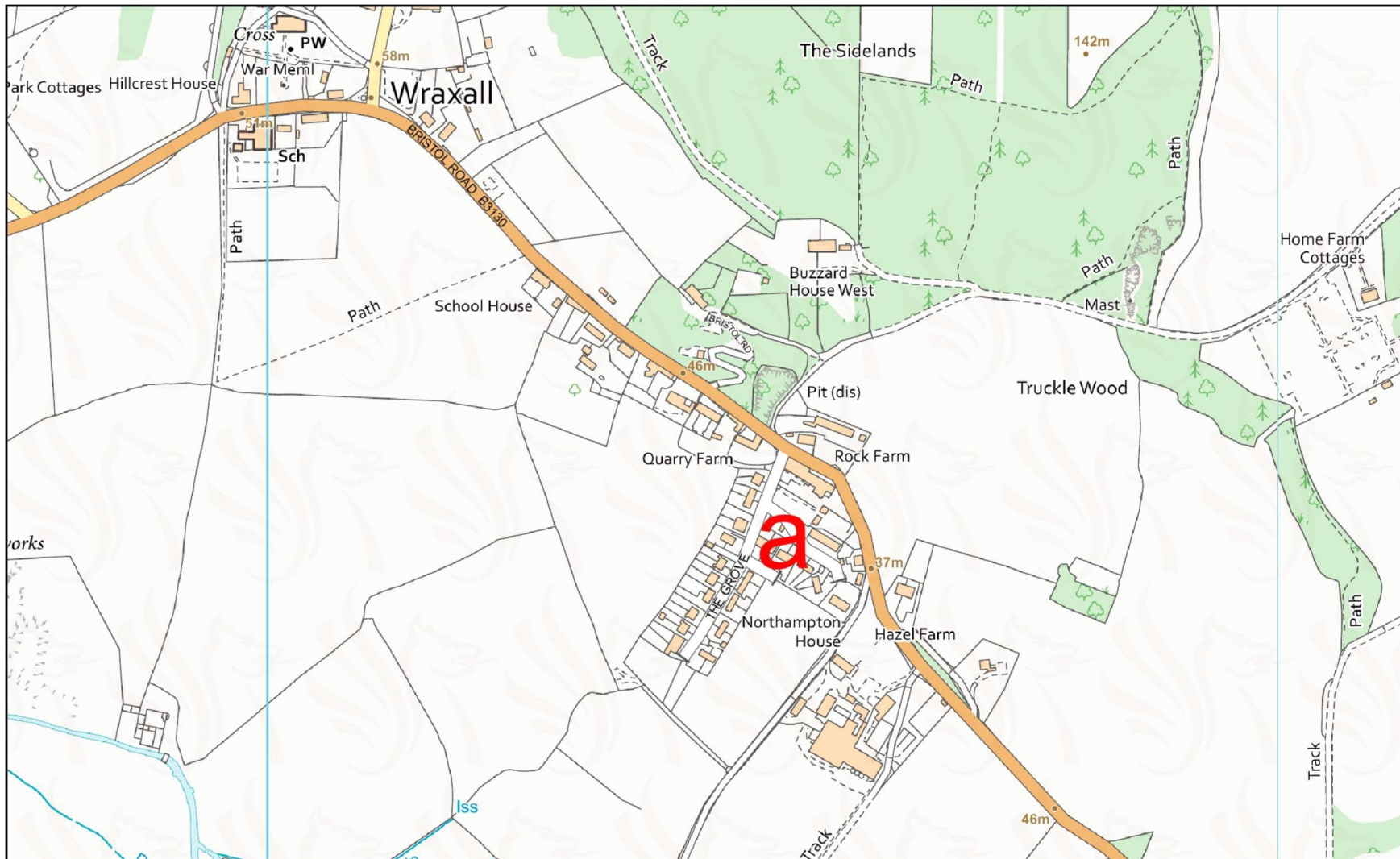



**WRAXALL:**

**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

Map ref	Location	Proposed amendment	Response	Recommendation
a	Wraxall – the Grove and development adjacent to the Battleaxes pub	<p>The Grove constitutes one of the most densely populated settlement areas in the Green Belt. It does not meet the tests of openness and does not fulfil a green belt function.</p> 	<p>Whilst the pattern of development is quite dense in parts. The settlement has no facilities and does not constitute a village. One of the purposes of identifying Green Belt villages is to provide clarity regarding the interpretation of 'limited infilling in villages' in NPPF paragraph 149. As this is not a village the identification of a boundary is not appropriate.</p>	No change






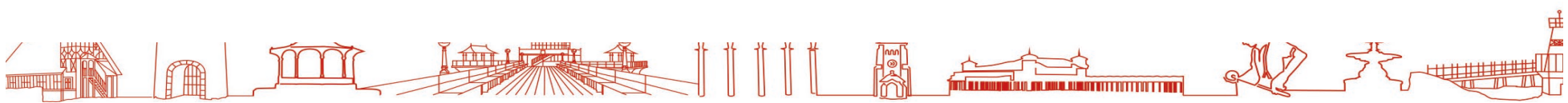
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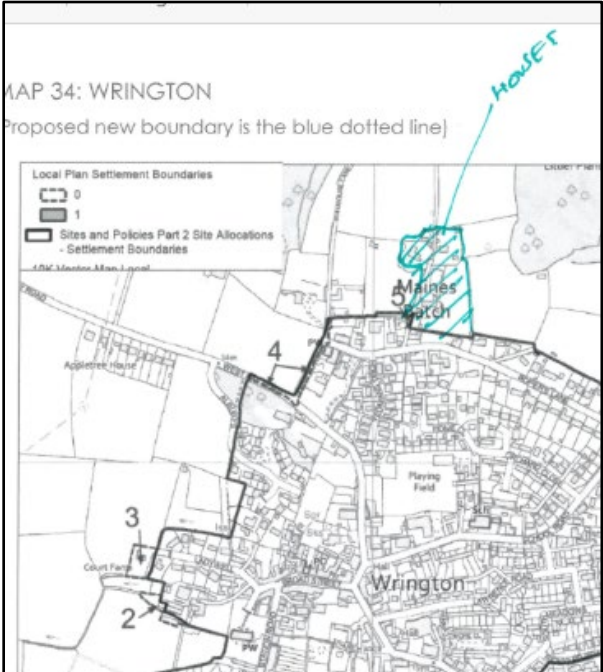


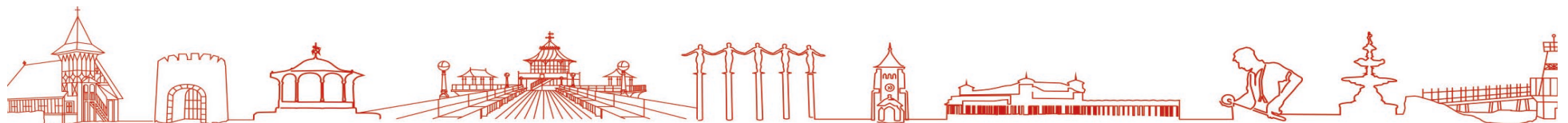
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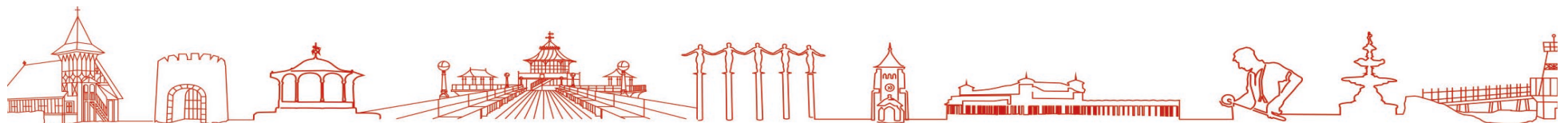
**WRINGTON:**

**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

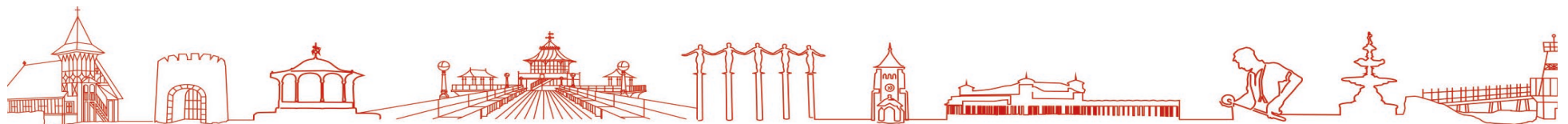
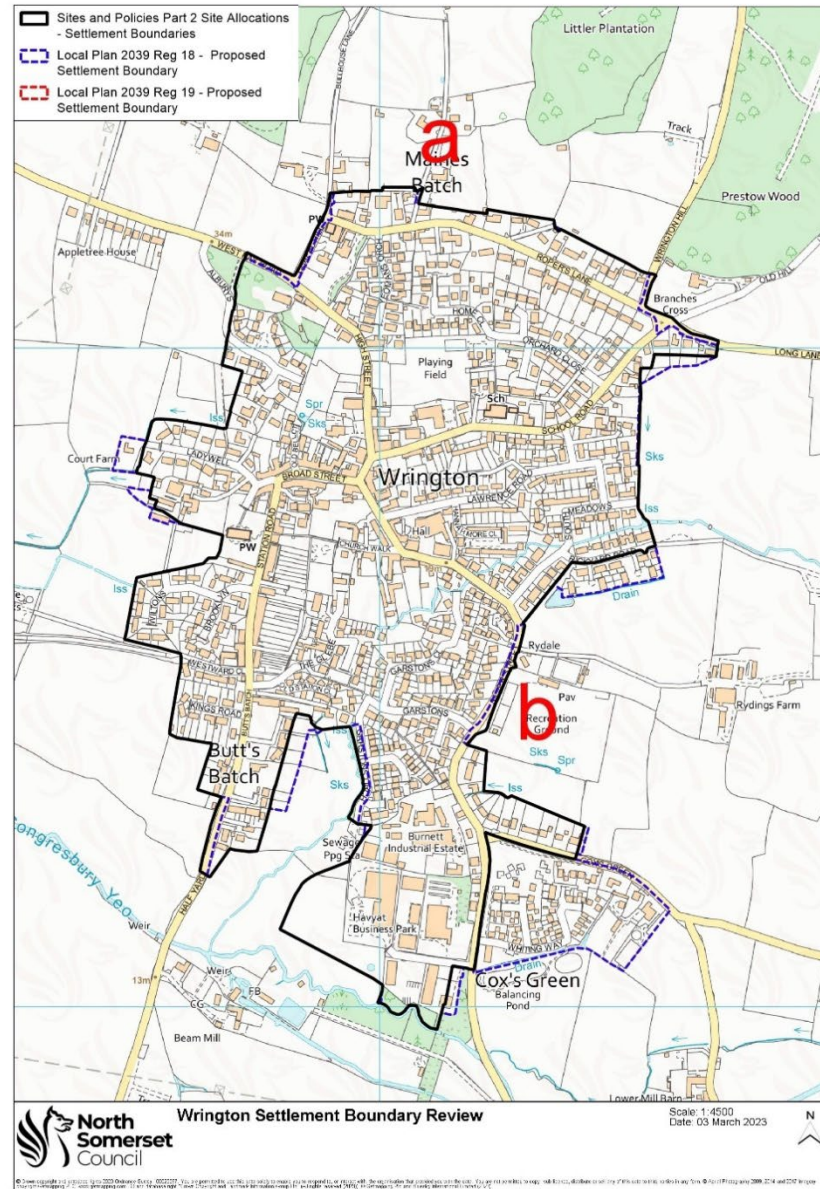
Map ref	Location	Proposed amendment	Response	Recommendation
a	Maines Batch.	<p>Suggested inclusion of properties at Maines Batch at the north of the settlement.</p> 	<p>This cluster of properties is located in the Green Belt and is of a significantly different density and character to the main part of the settlement. For these reasons it is not considered appropriate to include them within the settlement boundary of Wrington.</p>	<p>No change</p>



Map ref	Location	Proposed amendment	Response	Recommendation
b	Recreation Ground	<p>Suggested inclusion of recreation ground within the settlement boundary.</p> 	<p>This area is located within the Green Belt. Additionally, the methodology (criterion 4) sets out that playing fields, allotments, cemeteries and other open space which is located on the periphery of the settlement should not be included within the settlement boundary.</p>	<p>No change</p>

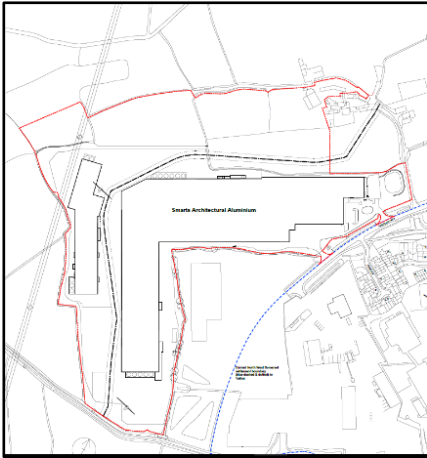


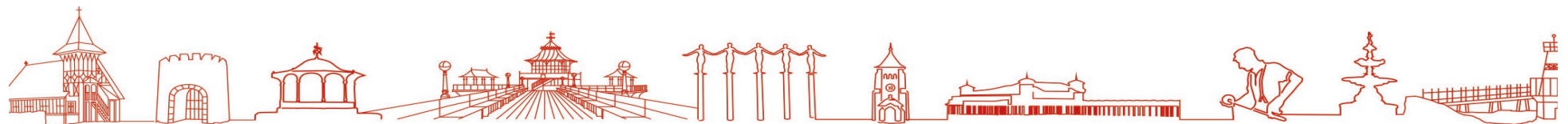




**YATTON:**

**Proposed amendments submitted to the Preferred Options (Regulation 18) consultation and response.**

Map ref	Location	Proposed amendment	Response	Recommendation
a	Smart Systems, Yatton	<p>Extend the settlement boundary further around Smart Systems to allow for expansion.</p> 	<p>The settlement boundary has been extended to incorporate the Smart Systems employment site within the settlement boundary of Yatton as per criteria 7 of the methodology. The revised boundary includes the built-up area of the site. It would be contrary to criteria 9 and 12 to include the additional greenfield areas proposed.</p>	No change
b	The Grange at north end Yatton (BS49 4AT) and its curtilage.	<p>Suggestion that The Grange at north end Yatton (BS49 4AT) and its curtilage should be included as it relates closely to the built up form of settlement, particularly in light of proposed allocations, particularly Box Bush Farm, and the new rugby club referencing SP6, SP8 and LP6. A dwelling of over 400 yrs and in the original hamlet of north end should be included.</p>	<p>Despite being located opposite North End in Yatton The Grange is a relatively isolated group of buildings separated from the main built-up form of the settlement of Yatton by North End Road to the south and open land to the south-east. It is of a different character and density to the main built up area of Yatton. For these reasons it is considered to be too remote from the settlement to be included within the boundary.</p>	No change



**Additional amendments for Pre-submission plan and justification.**

Map ref	Location	Description of amendment	Justification (based on criteria)
c	Rectory Farm, Chescombe Road, Yatton	Inclusion of land at north and south of Biddle Street.	Criterion 2: This site has outline planning consent (21/P/0236/OUT) for a residential development of up to 100no. dwellings and associated infrastructure.

