

Bath and North East Somerset Council
Local Plan 2025 – 2043

Pre-Submission Draft Local Plan (Reg 19)
September 2026

Settlement Boundary Review Topic Paper

**Bath & North East
Somerset Council**

Improving People's Lives

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1. Introduction

1.1 This document explains the background to the Settlement Boundary Review undertaken as part of the preparation of the Pre-Submission Draft Local Plan (2025 –2043).

1.2 B&NES Local Plan 2025-2043 is being prepared under the transitional arrangements and will be examined against the December 2024 NPPF, as amended in February 2025. The revised National Planning Policy Framework (NPPF, 2026) provides the following national policy definition of a settlement. A settlement *“Includes cities, towns, villages and other predominantly built-up areas, including land which is allocated or has permission for development which will form part of the built-up area once the development is complete. This includes areas defined as a settlement in the development plan (whether using defined settlement boundaries or equivalent terms, or criteria for identifying settlement extents where boundaries have yet to be defined). Settlements do not include hamlets and scattered groups of houses located outside predominantly built-up areas, unless specifically defined as a settlement in the development plan. For the purpose of this Framework they also exclude villages which lie within and are defined as part of the Green Belt in the development plan.”*

1.3 Settlement boundaries are a well-established planning tool for defining the extent of a town or village where new development is generally acceptable in principle.

1.4 This document outlines the:

- Background and the purpose of the settlement boundary review
- Methodology for defining settlement boundaries

1.5 A set of boundaries have been prepared following the review and are presented in this document.

1.6 Parish and town councils have been informally consulted and were invited to view and comment on the draft settlement boundaries prior to the publication of the Regulation 19 Draft Local Plan.

2. Background and purpose of the settlement boundary review

- 2.1 Bath and North East Somerset (B&NES) Council currently defines and shows 'Housing Development Boundaries' (HDBs) on its adopted Local Plan Policies Map. They have been defined through a succession of Local Plans, being reviewed during preparation of the Placemaking Plan in 2015¹ and the preparation of the Local Plan Partial Update in 2021². Most recently, the Housing Development Boundaries were reviewed at an earlier stage of Local Plan 2025-2043 preparation and consulted upon during the Regulation 18 consultation in Autumn 2025³.
- 2.2 B&NES defined HDBs to allow housing development (including small windfall sites) to come forward within the policy framework of a Local Plan, reflecting the roles of each settlement.
- 2.3 HDBs are not the same as settlement boundaries. Settlement Boundaries are broader and define the extent of a settlement, whereas HDBs enable greater specificity and control of areas that are appropriate specifically for housing development.
- 2.4 The government commenced a consultation on an update to the NPPF in December 2025 which, amongst other things, set out a comprehensive suite of National-Decision Making Policies (NDMPs) which once issued will hold substantial weight in determining planning applications.
- 2.5 Moreover, Local Plan policies can only duplicate or modify national policies if the NPPF specifically directs them to do so (e.g., setting specific local design codes or, in limited circumstances, higher environmental standards). Therefore, any duplicating or conflicting Local Plan policies will have very limited weight in determining planning applications.

¹ [Placemaking Plan: Housing Development Boundaries Review \(December 2015\)](#)

² [LPPU Consultation Statement: Annex 3 - Response to Local Plan Partial Update requests to amend Housing Development Boundaries \(August 2021\)](#)

³ [Options Consultation \(Reset\) October 2025 - Housing Development Boundary Review Topic Paper](#)

2.6 The introduction of the new NDMPs will seek to widen the scope of the presumption in favour of sustainable development, widening the presumption across new circumstances (Policy S3).

2.7 Policy S4 expects development proposals to be approved within settlements unless the benefits would be substantially outweighed by any adverse effects. Policy S5 provides a list of certain forms of development which should be approved outside settlements.

2.8 In line with the NPPF definition of a settlement and the Draft NPPF 2025 (NDMPs S4 and S5), B&NES Council has the authority to define settlement boundaries through the Local Plan. This review therefore focuses on redefining existing HDBs as settlement boundaries to provide clarity about where Local Plan policies relating to development within and outside settlements apply, supporting consistent and effective decision-making.

2.9 Policy 1.4 of the Pre-Submission Draft Local Plan sets out the overarching approach to development within and outside settlements with a defined settlement boundary. Policy 1.4 draws on the Draft NPPF 2025 (NDMPs S4 and S5), the B&NES Core Strategy, and the Placemaking Plan, and reflects the spatial strategy set out in Policy 1.1 of the Pre-Submission Draft Local Plan.

2.10 The towns and villages with a defined settlement boundary are as follows:

Bathampton; Batheaston; Bathford; Bishop Sutton; Camerton; Clandown; Clutton; Compton Martin; East Harptree; Farmborough; Farrington Gurney; Hallatrow; Haydon; High Littleton; Hinton Blewett; Keynsham; Midsomer Norton; Paulton; Peasedown; Saltford; Temple Cloud; Timsbury; Ubley; West Harptree; Whitchurch

2.11 As established through appeal decisions and court judgements settlement boundaries defined on Local Plan Policies Map will represent a robust starting point to determining whether an application site is within or outside a settlement. The decision-maker will still need to consider the situation 'on the ground' on a case-by-case basis.

2.12 Villages washed over by the Green Belt are subject to Policy GB2 and have a defined infill boundary instead of a HDB. The infill boundaries serve a different purpose to both HDBs and settlement boundaries and therefore, are not included

within the scope of this review. It is proposed that infill boundaries defined in the LPPU for villages washed over by the Green Belt will be retained. In addition, there are a range of smaller settlements and hamlets in the district where a HDB or an Infill Boundary is not defined. These settlements are treated as open countryside with regard to the policy framework for residential development.

3. Methodology for reviewing the settlement boundaries

3.1 The main aims for reviewing settlement boundaries are:

- to identify what parts of the settlement should and should not be included within a settlement boundary.
- to redefine existing HDB as settlement boundaries, for clarity around the approach to development within and outside settlements.

3.2 The methodology for the settlement boundary review is outlined in detail below.

3.3 HDBs are drawn tightly around the extent of housing within a settlement to enable greater specificity and control of areas that are appropriate specifically for housing development. HDBs exclude other uses on the edge of settlements, such as employment uses and community facilities. B&NES conducted an initial desk top review of the existing HDBs using aerial photography and GIS maps. Where it is considered that a HDB may need to be altered so that it can better reflect a settlement boundary, then it is recorded and results in a set of draft boundaries.

3.4 Previous reviews of HDBs accounted for recent housing development, allocations, planning consents, and any identified anomalies.

3.5 This settlement boundary review follows the same process, but additionally, it identifies changes to the boundary to account for community facilities (i.e. schools, recreational facilities, healthcare facilities) and employment uses which are directly connected to or adjoining an existing settlement.

3.6 Guiding principles were originally developed for consistency in defining HDBs, but for the purpose of this review the criteria have been adapted for the assessment and definition of settlement boundaries. Any adjustments to the existing boundaries must take into consideration the principles, as detailed below.

Principle 1:

Settlement boundaries should be drawn tightly around built form, where practicable following defined physical features, such as walls, fences, roads and watercourses.

Principle 2:

Settlement boundaries do not need to be continuous. It may be appropriate given the nature and form of the settlement to define two or more separate elements.

Boundaries should not be drawn to exclude pockets of land within a larger settlement boundary. If such land requires protection from development, this should be done using another policy tool (i.e. Local Green Space, Character, Conservation). Settlement boundaries should not give rise to conflict with Green Belt policy.

Principle 3:

Settlement boundaries will include:

- a. New residential development (i.e. site(s) which adjoin the existing settlement and which have been developed since the boundary has last been defined in an adopted Local Plan).
- b. Existing housing commitments (i.e. unimplemented planning permissions for housing and site allocations for housing (including those proposed in the Draft Local Plan) which will form part of the settlement once complete)
- c. Land within residential curtilages, except for open areas which are visually detached from the settlement.
- d. Correction of anomalies (i.e. instances where the existing HDB intersects a dwelling(s) or needs to be amended slightly to better reflect the current extent of a residential building and/or curtilage).
- e. Existing community facilities (i.e. schools, doctor's surgeries, village halls, etc.) directly connected to or adjoining the settlement.
- f. Employment uses and previously developed land which form part of the built-up area of the settlement.

Principle 4:

Settlement boundaries will exclude (non-exhaustive):

- a. Playing fields or open space at the settlement edge (existing or proposed)
- b. Developments which are physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement)
- c. Farms on the edge of settlements. This included holiday accommodation or other housing permitted through farm diversification schemes at the settlement edge

(Placemaking Plan Policy RE3). They are not considered as housing for the purposes of the guiding principles. This is because requirements contained within farm diversification policies are less strict than policies on new dwellings in the countryside (Placemaking Plan Policy RE4).

3.7 Where it was considered that the boundary may need to be altered it was recorded and has resulted in a set of revised boundaries.

3.8 The following pages set out the Pre-Submission Draft Local Plan settlement boundaries, including the rationale for proposed changes following the review using the methodology outlined above. The boundaries presented also include revisions which were consulted upon as part of the Regulation 18 Housing Development Boundary review in Autumn 2025.

3.9 Parish and town councils were invited to view and comment on changes to the HDBs before and during the Regulation 18 consultation, and the proposed settlement boundaries prior to publication of the Regulation 19 Draft Local Plan.

3.10 The settlements which have been revised because of the Regulation 18 HDB review and the Regulation 19 settlement boundary review are summarised below:

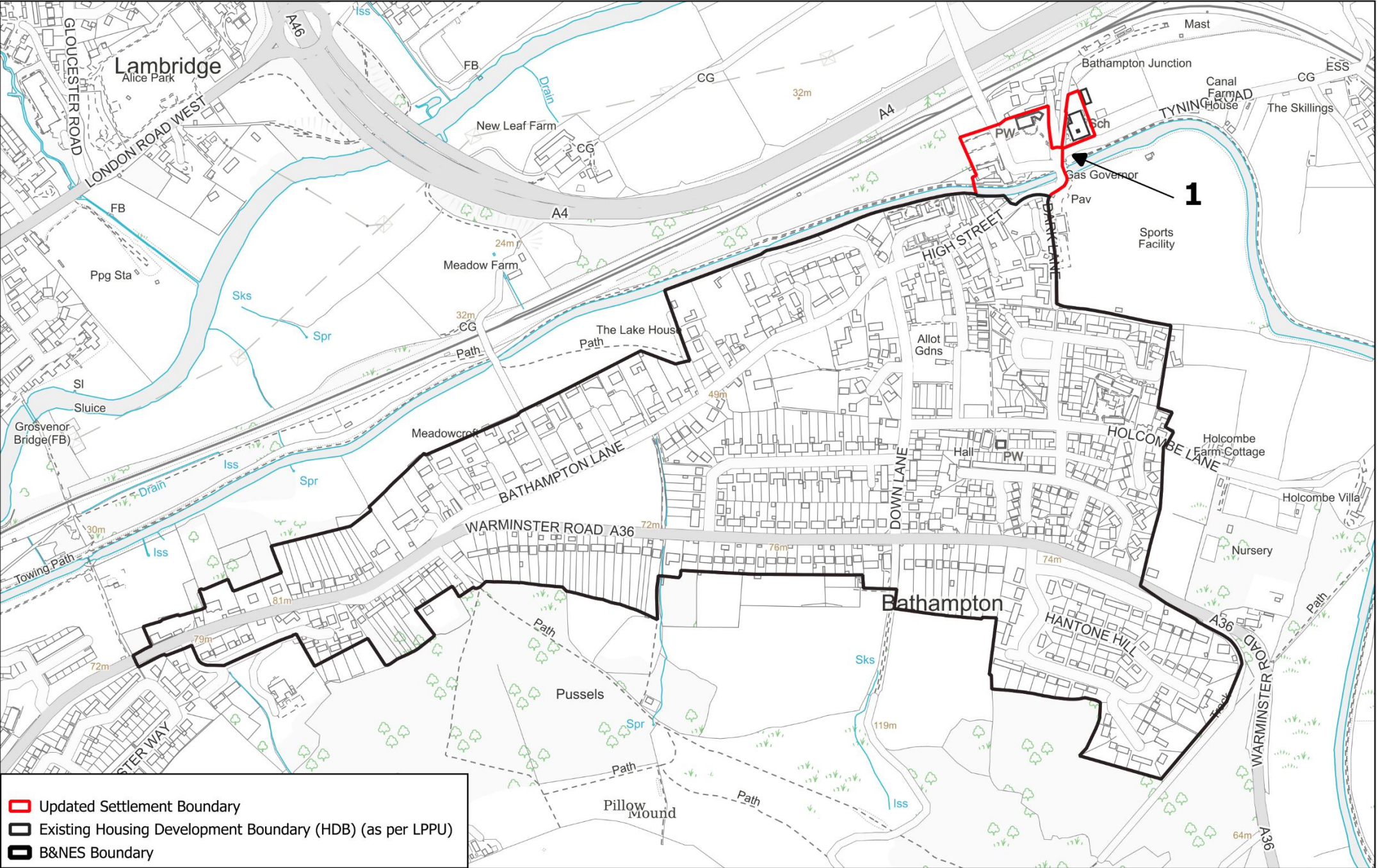
Settlement Name	Have changes been made through this review?
Bathampton	Changes made
Batheaston	Changes made
Bathford	Changes made
Bishop Sutton	Changes made
Camerton	Changes made
Clandown	-
Clutton	Changes made
Compton Martin	Changes made
East Harptree	Changes made
Farmborough	Changes made
Farrington Gurney	Changes made
Hallatrow	Changes made
Haydon	Changes made
High Littleton	-
Hinton Blewett	Changes made
Keynsham	Changes made
Midsomer Norton	Changes made

Paulton	Changes made
Peasedown	Changes made
Radstock	Changes made
Saltford	Changes made
Temple Cloud	Changes made
Timsbury	Changes made
Ubley	-
Westfield	Changes made
West Harptree	Changes made
Whitchurch	Changes made

Bathampton

Amendment	Location	Explanation
1	Mill Lane and Tynning Road, Bathampton	Existing community facilities (Principle 3): Drawn tightly to include Bathampton Primary School, St Nicholas Church, the George Inn and adjoining dwellings.

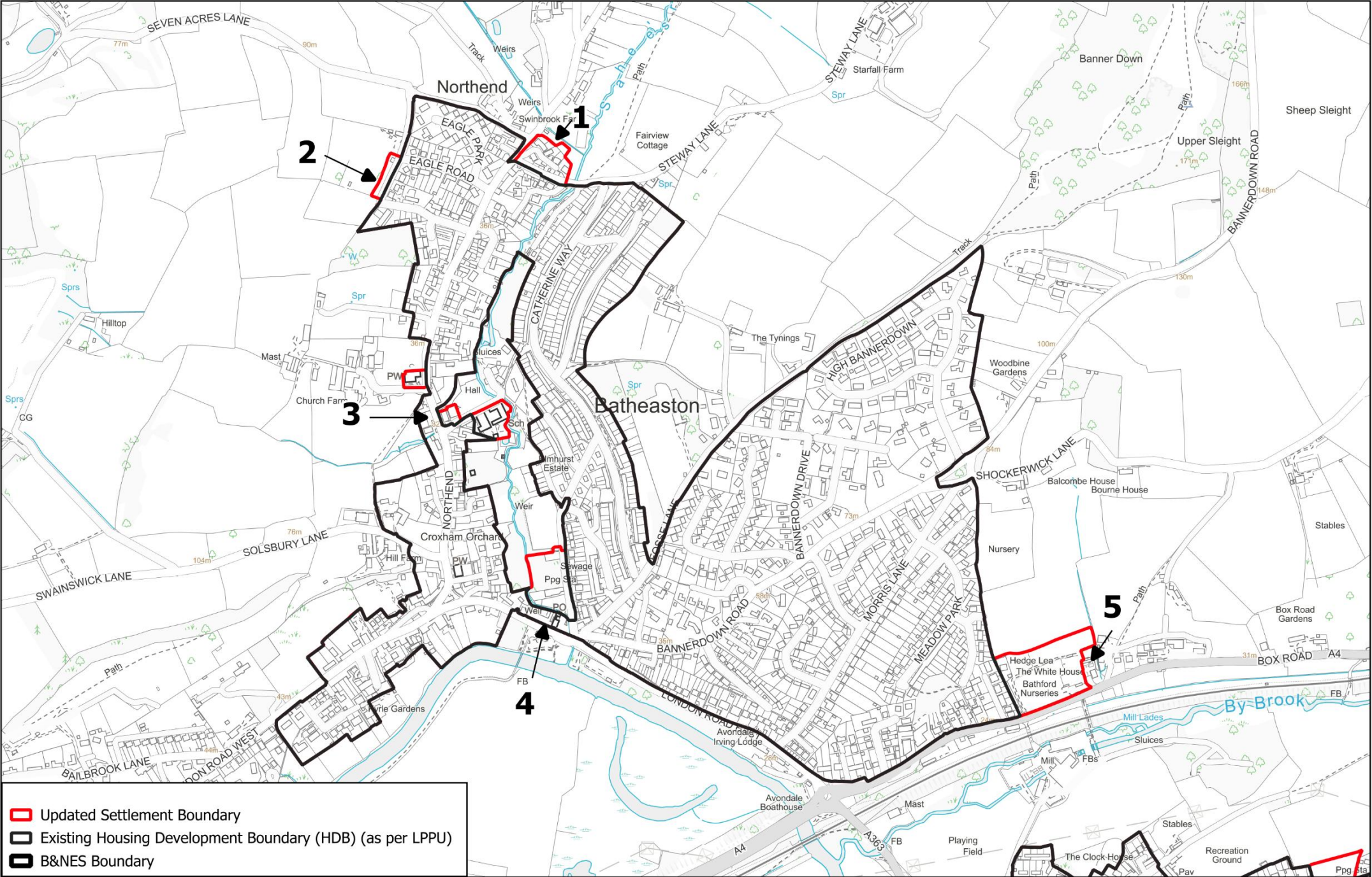
Settlement Boundary Review - Bathampton
Pre-Submission Draft Local Plan (Regulation 19)



- Updated Settlement Boundary
- Existing Housing Development Boundary (HDB) (as per LPPU)
- B&NES Boundary

Batheaston

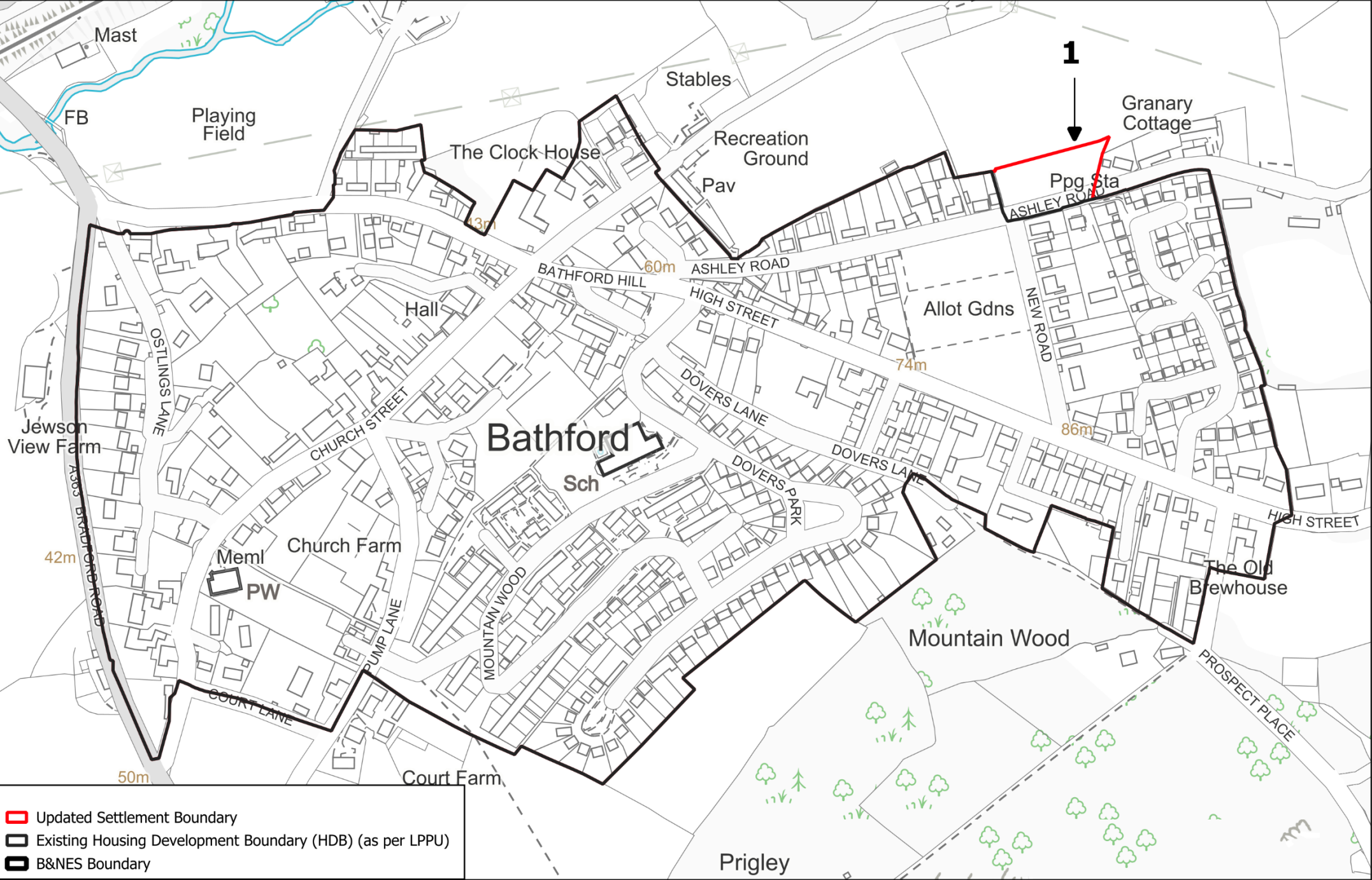
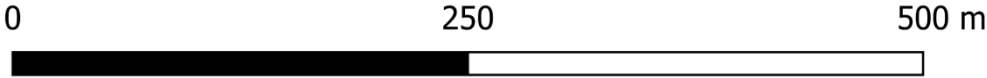
Amendment	Location	Explanation
1	Hawkers Yard, Batheaston	Recent housing completions (principle 3): Include the completion of 8 dwellings permitted under reference 17/00187/FUL .
2	Seven Acres Lane, Batheaston	Planning consent (principle 3): Inclusion of permitted consent for a single 4-bed dwellings (25/01972/FUL)
3	Uses adjoining Northend, Batheaston	Existing community facilities (principle 3): Drawn tightly to include Batheaston C of E Primary School, Batheaston Village Hall, and St John the Baptist Church
4	Coalpit Road, Batheaston	Employment uses (principle 3): Include existing medical centre and sewerage works.
5	Bathford Nurseries	Allocation (principle 3): Inclusion of the Bathford Nurseries site allocation (Policy 5.1)



Bathford

Amendment	Location	Explanation
1	Ashley Road	Allocation (principle 3): Inclusion of Ashley Road site allocation (Policy 5.3)

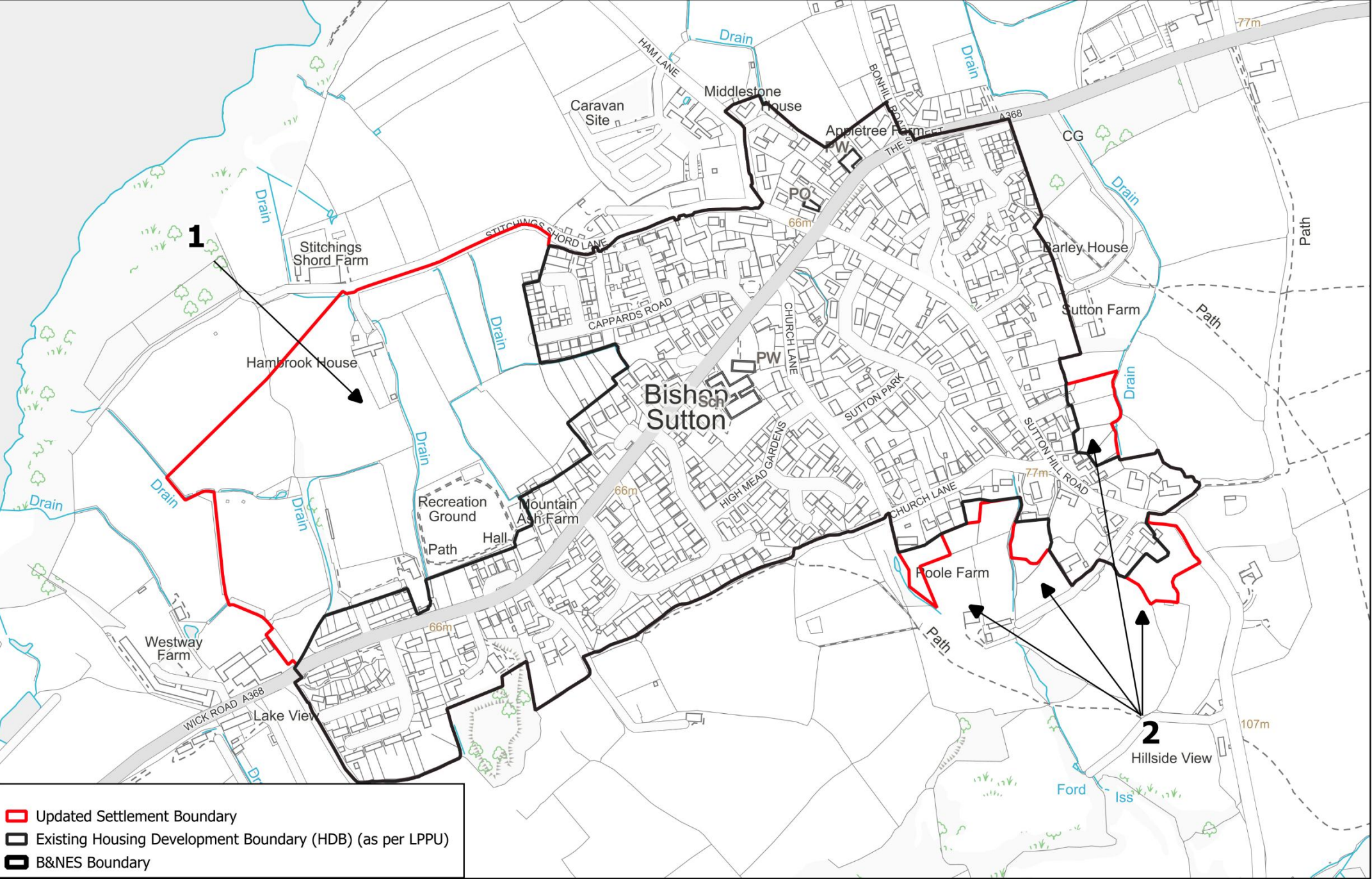
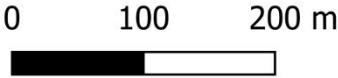
Settlement Boundary Review - Bathford
Pre-Submission Draft Local Plan (Regulation 19)



Bishop Sutton

Amendment	Location	Explanation
1	West Bishop Sutton	Allocation (principle 3): Inclusion of West Bishop Sutton site allocation (Policy 5.14)
2	Various gardens, South East Bishop Sutton	Inclusion of large gardens (principle 3): Boundary amended to include large gardens which account for land within residential curtilages

Settlement Boundary - Bishop Sutton
Pre-Submission Draft Local Plan (Regulation 19)

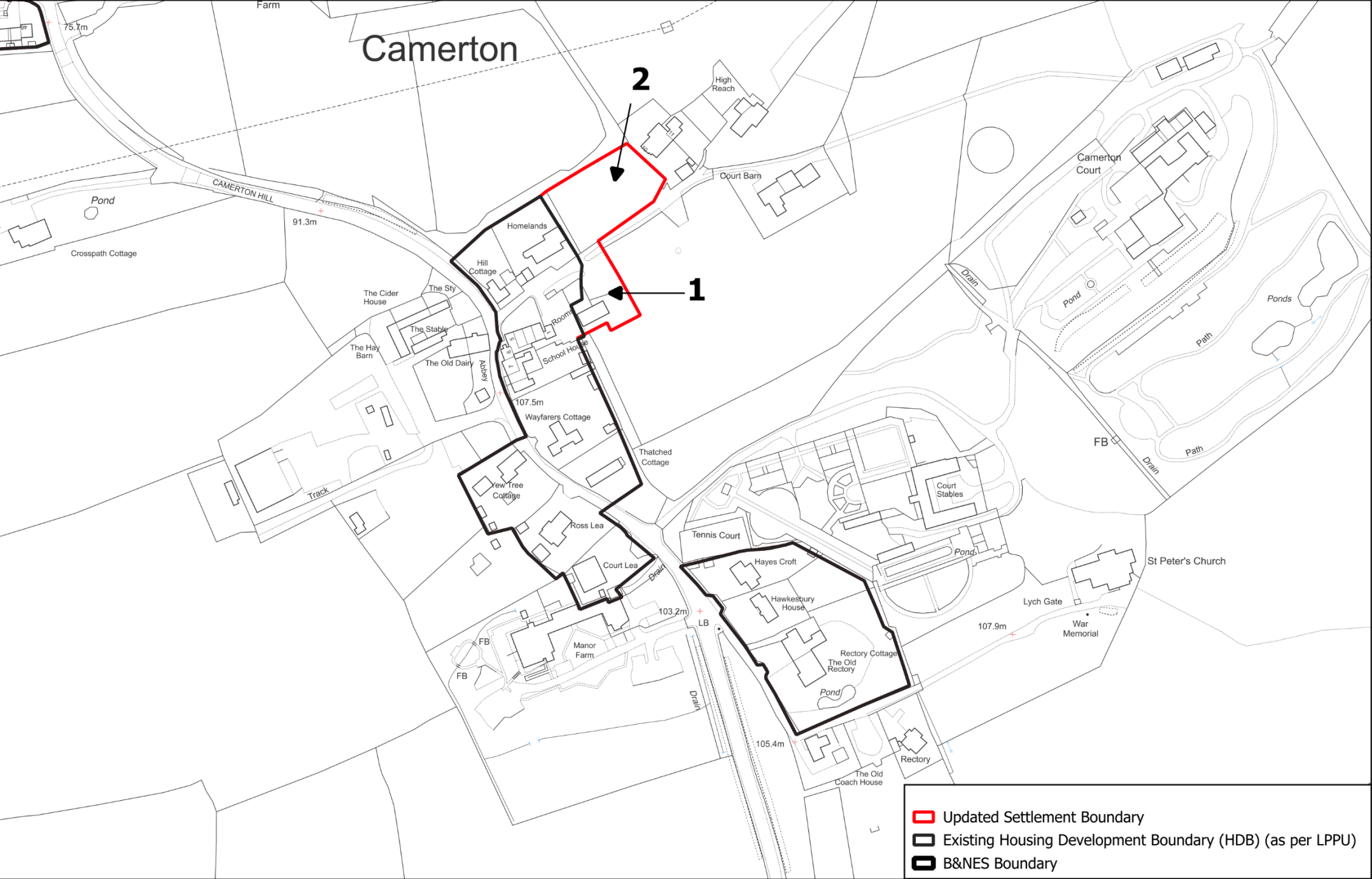
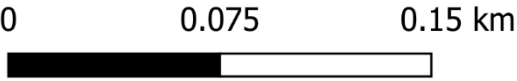


- Updated Settlement Boundary
- Existing Housing Development Boundary (HDB) (as per LPPU)
- B&NES Boundary

Camerton

Amendment	Location	Explanation
1	Court Rooms, Camerton Hill	Permission (principle 3): Include permission for 2 dwellings (23/01117/FUL)
2	Land Between Homelands and 10, Camerton Hill, Camerton, Bath	Application (principle 3): Include outline application for the erection of one dwelling (17/00299/OUT)

Settlement Boundary Review - Camerton
Pre-Submission Draft Local Plan (Regulation 19)



Clutton

Amendment	Location	Explanation
1	West Clutton	Allocation (principle 3): Inclusion of West Clutton site allocation (Policy 5.9)
2	Maypole Close	Allocation (principle 3): Inclusion of Maypole Close site allocation (Policy 5.10)
3	Land either side of Maynard Terrace	Inclusion of large gardens (principle 3): Boundary amended to include large gardens which account for land within residential curtilages

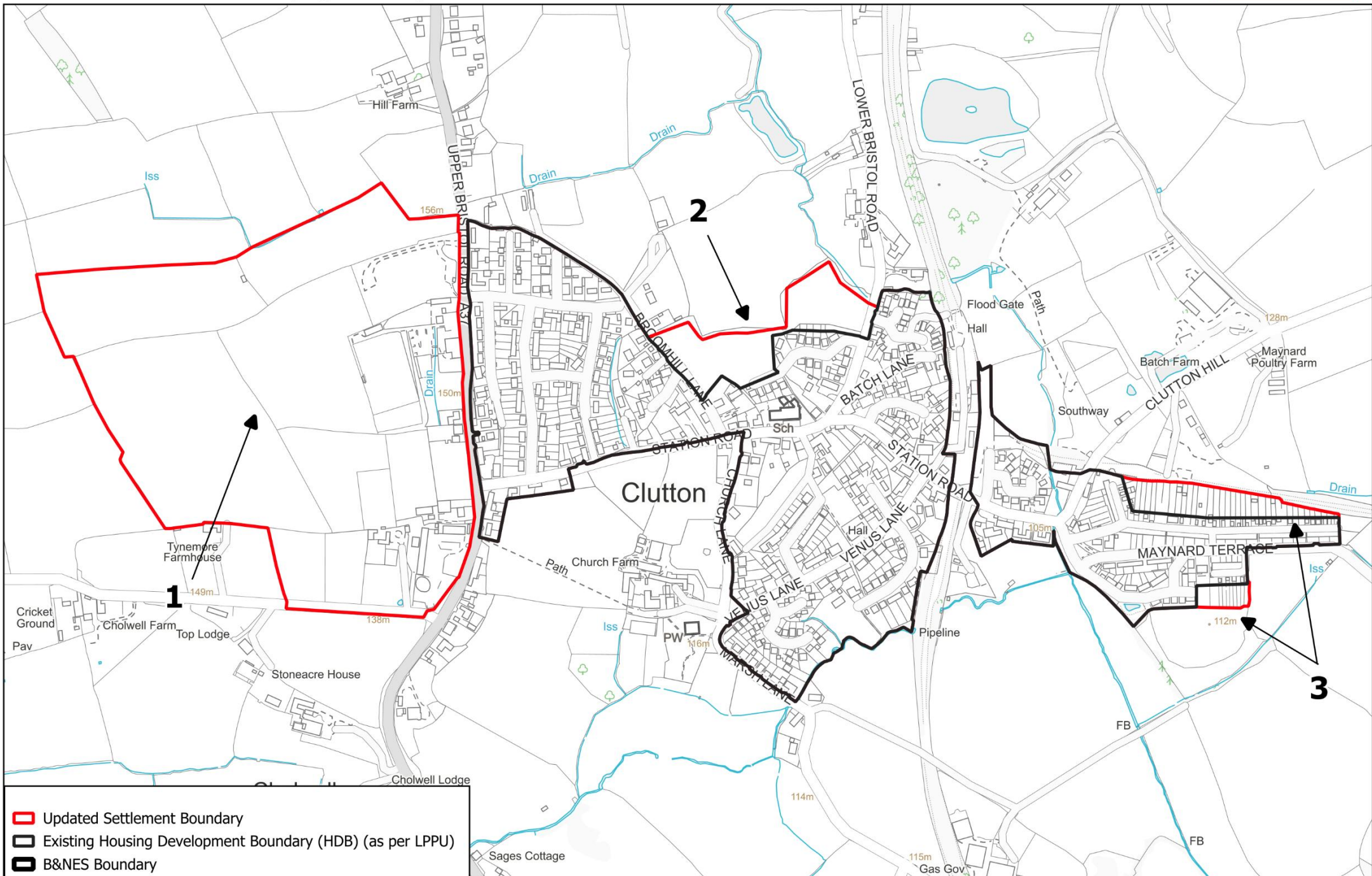
Settlement Boundary Review - Clutton

Pre-Submission Draft Local Plan (Regulation 19)

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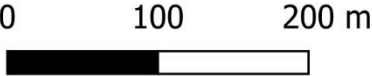
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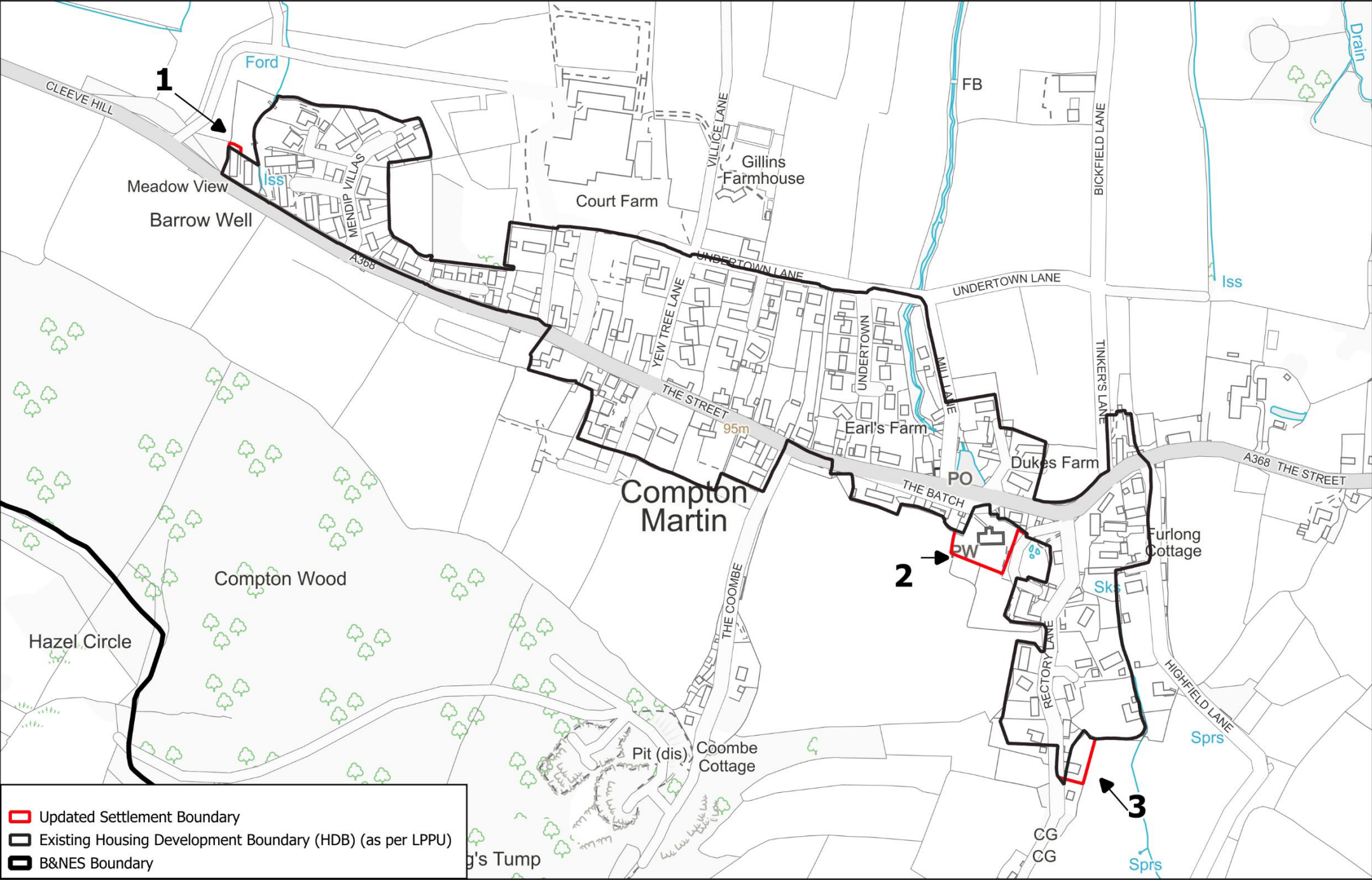
Compton Martin

Amendment	Location	Explanation
1	Meadow View, Compton Martin	Anomaly: No longer intersect the dwellings and better reflect the built form of the garden
2	St Michael's Church, Compton Martin	Existing community facilities (principle 3): Inclusion of St Michael's Church
3	Spring Tynings, Compton Martin	Anomaly: No longer intersect the dwelling and better reflect the built form of the garden

Settlement Boundary - Compton Martin
Pre-Submission Draft Local Plan (Regulation 19)



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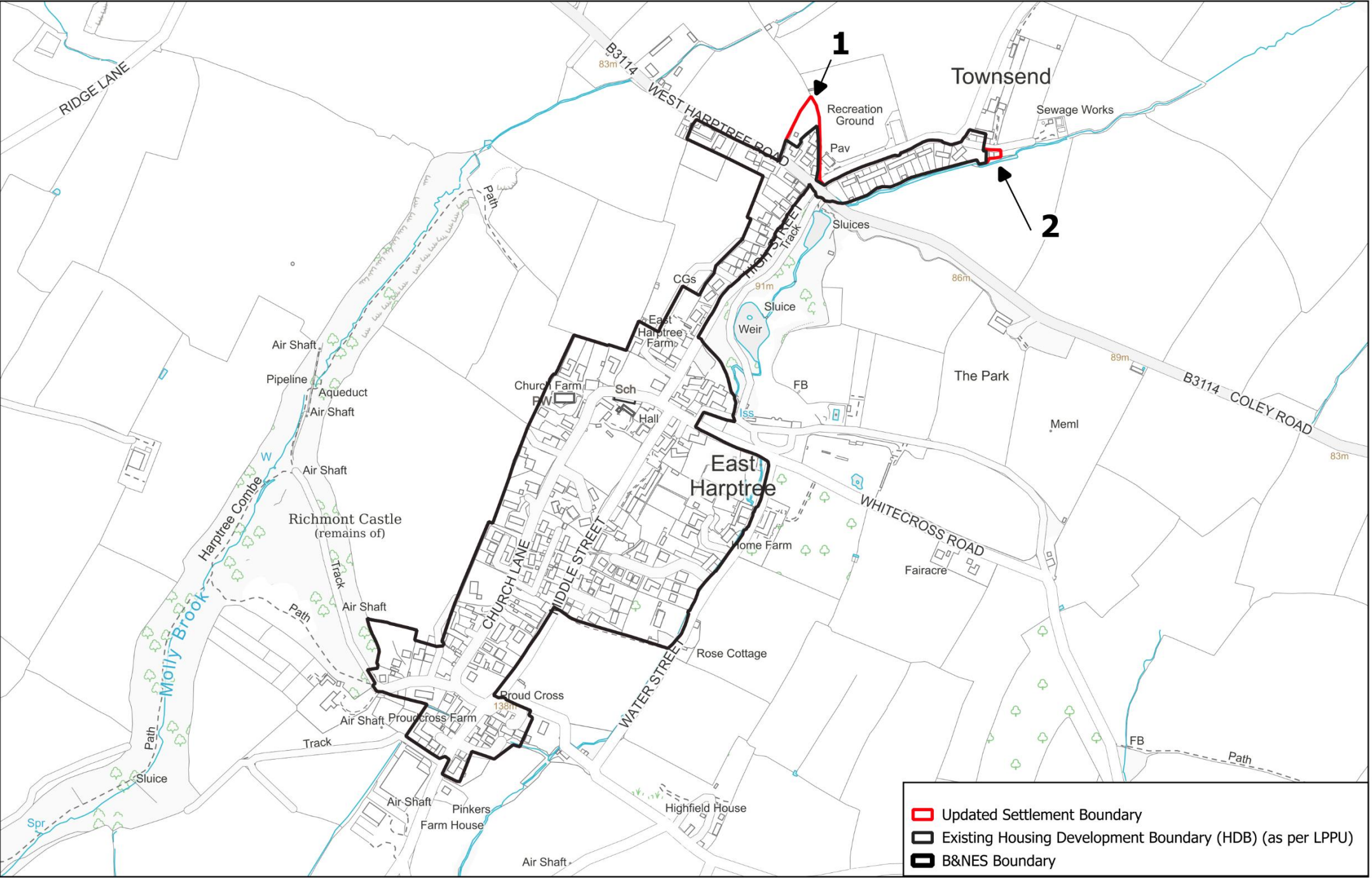
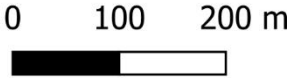


- Updated Settlement Boundary
- Existing Housing Development Boundary (HDB) (as per LPPU)
- B&NES Boundary

East Harptree

Amendment	Location	Explanation
1	Mendhip Leigh, East Harptree	Inclusion of large gardens (principle 3): Boundary amended to include large gardens which account for land within residential curtilages
2	Summerleaze, Townsend, East Harptree	Permission (principle 3): Include permission to erect a single dwelling (22/00201/FUL)

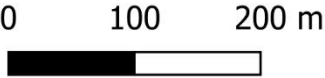
Settlement Boundary - East Harptree
Pre-Submission Draft Local Plan (Regulation 19)



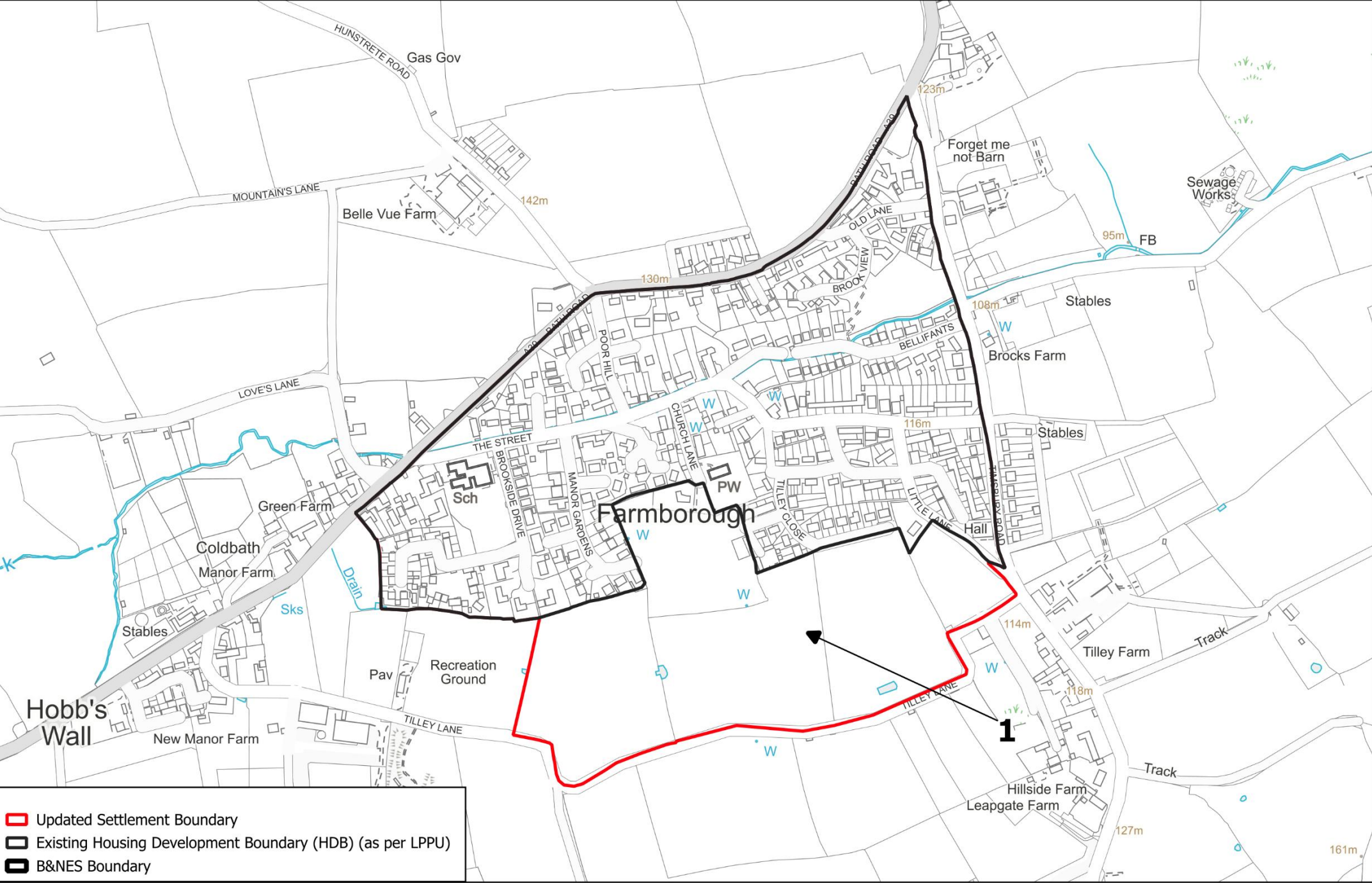
Farmborough

Amendment	Location	Explanation
1	Timsbury Road	Allocation (principle 3): Inclusion of Timsbury Road site allocation (Policy 5.5)

Settlement Boundary Review - Farmborough
Pre-Submission Draft Local Plan (Regulation 19)



Bath & North East
Somerset Council

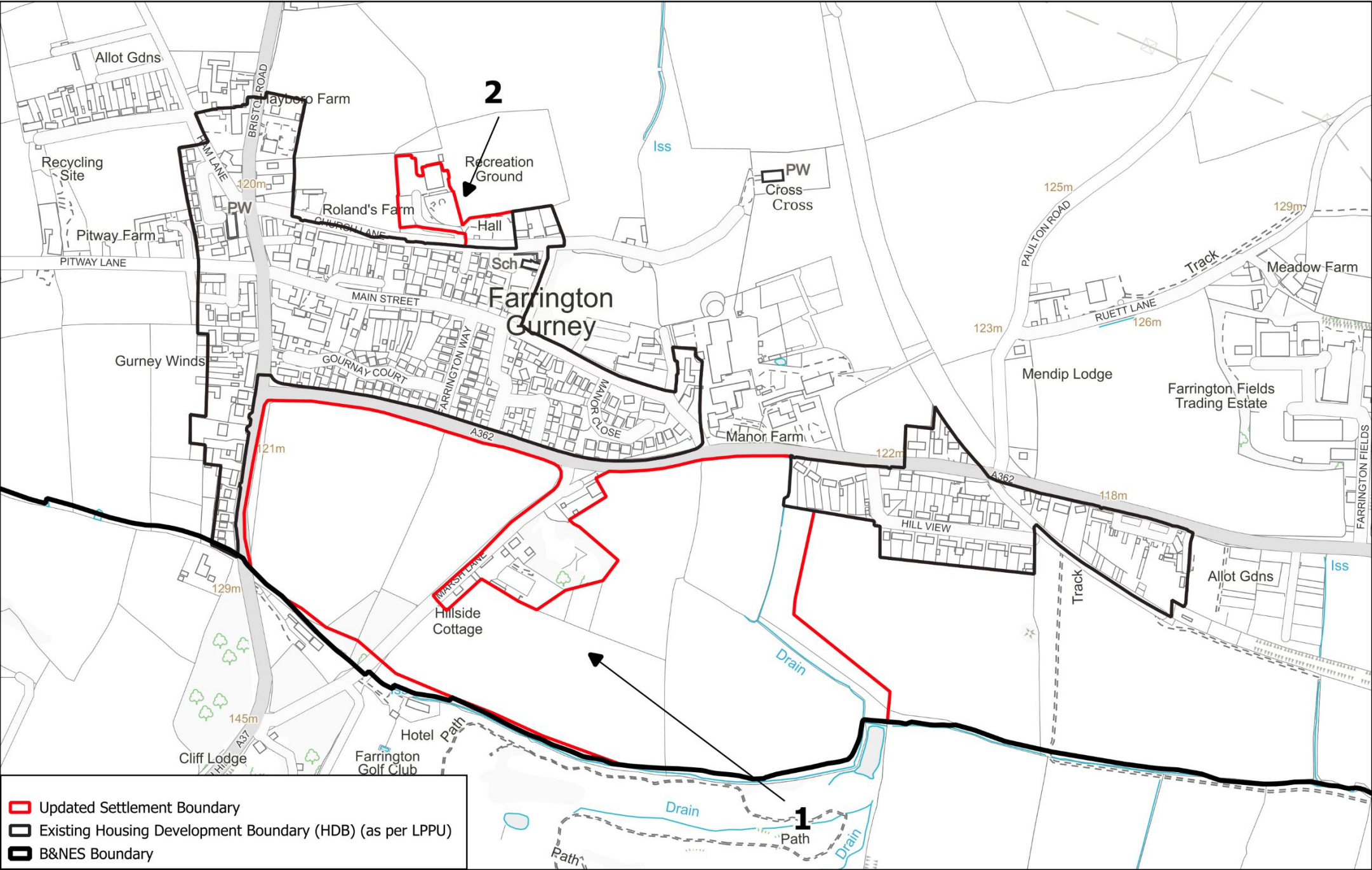


- Updated Settlement Boundary
- Existing Housing Development Boundary (HDB) (as per LPPU)
- B&NES Boundary

Farrington Gurney

Amendment	Location	Explanation
1	Farrington Gurney South	Allocation (principle 3): Inclusion of Farrington Gurney South site allocation (Policy 4.15)
2	Church Lane, Farrington Gurney	Existing community facilities (principle 3): Inclusion of Farrington Gurney Social Club, Memorial Hall, and adjoining parking facilities

Settlement Boundary Review - Farrington Gurney
Pre-Submission Draft Local Plan (Regulation 19)



Hallatrow

Amendment	Location	Explanation
1	North of Fox Fields	Allocation (principle 3): Inclusion of North of Fox Fields site allocation (Policy 5.8) Completions (principle 3): Inclusion of completions (15/01335/OUT)
2	Various residences south of Wells Road (including Station House and Lea Meadow House)	Anomaly: No longer intersect dwelling Completions (principle 3): Inclusion of completions (16/03724/FUL) Inclusion of large gardens (principle 3): Boundary amended to include large gardens which account for land within residential curtilages
3	Residences west of Claremont Gardens	Inclusion of large gardens (principle 3): Boundary amended to include large gardens which account for land within residential curtilages
4	Woodview Cottages, Hallatrow	Inclusion of large gardens (principle 3): Boundary amended to include large gardens which account for land within residential curtilages

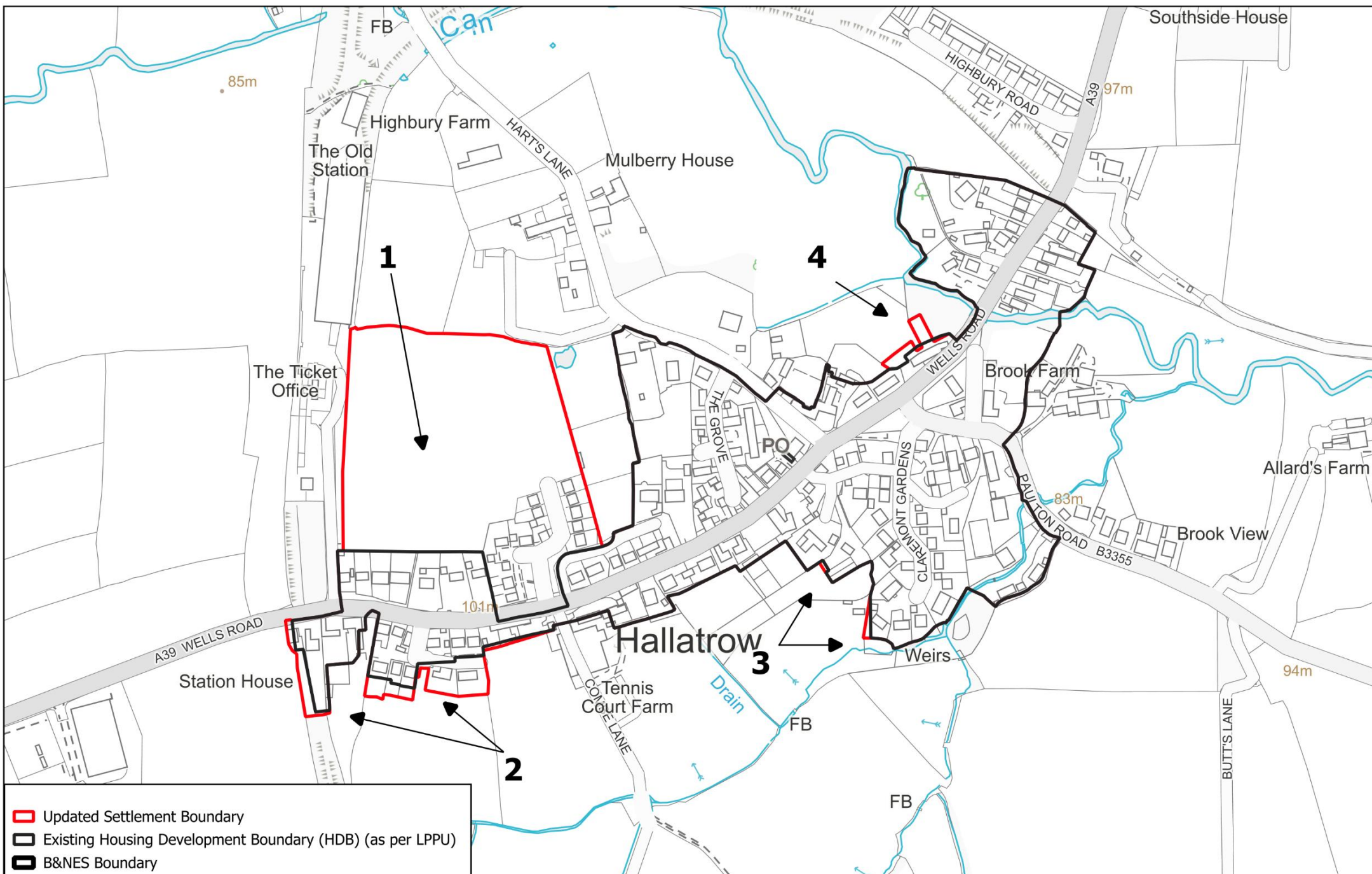
Settlement Boundary Review - Hallatrow

Pre-Submission Draft Local Plan (Regulation 19)

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Haydon

Amendment	Location	Explanation
1	Haydon	Allocation (principle 3): Inclusion of Haydon site allocation (Policy 4.6)
2	Haydon Industrial Estate	Employment uses (principle 3): Include existing Haydon Industrial Estate

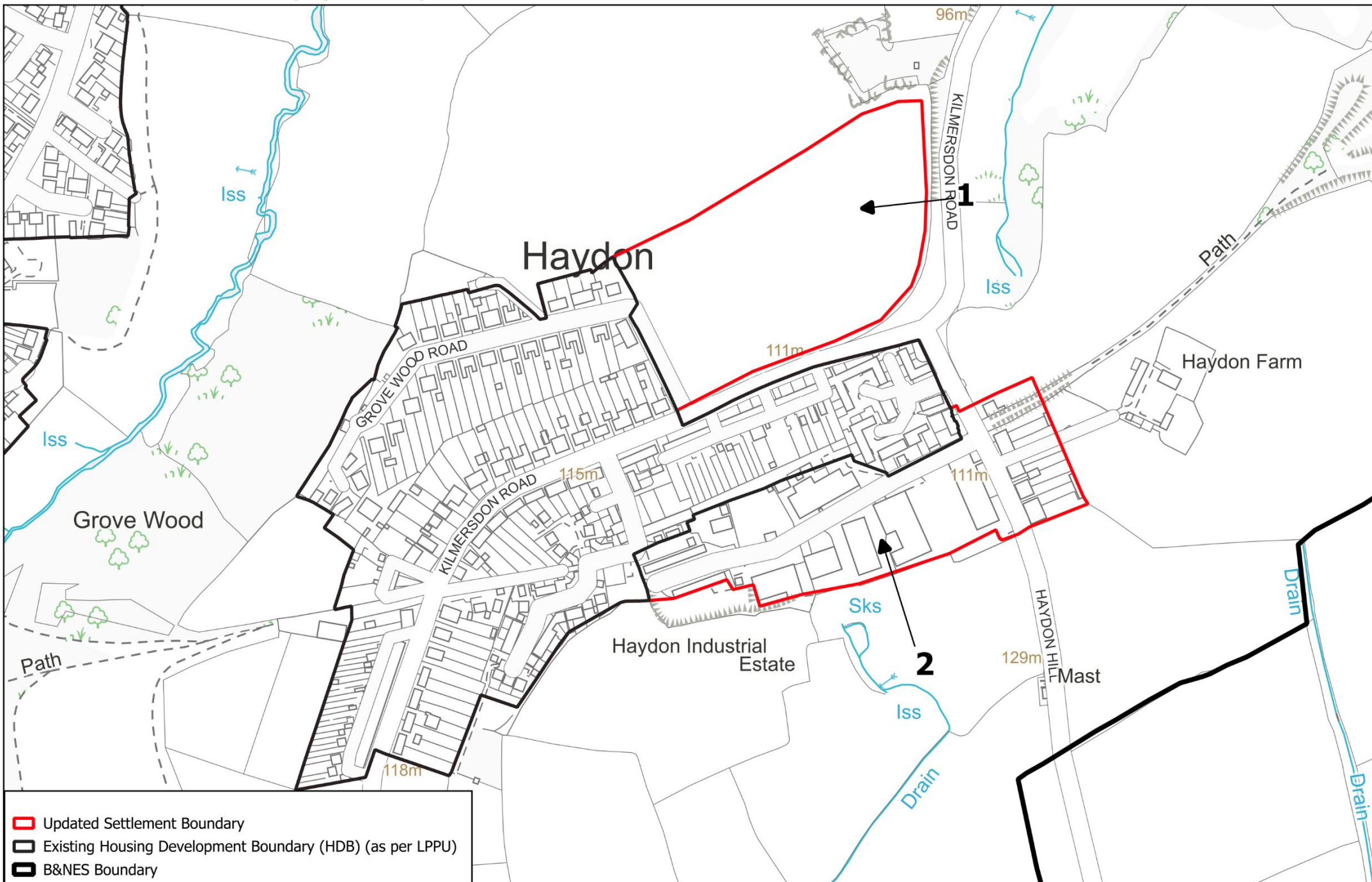
Settlement Boundary - Haydon

Pre-Submission Draft Local Plan (Regulation 19)

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Bath & North East
Somerset Council

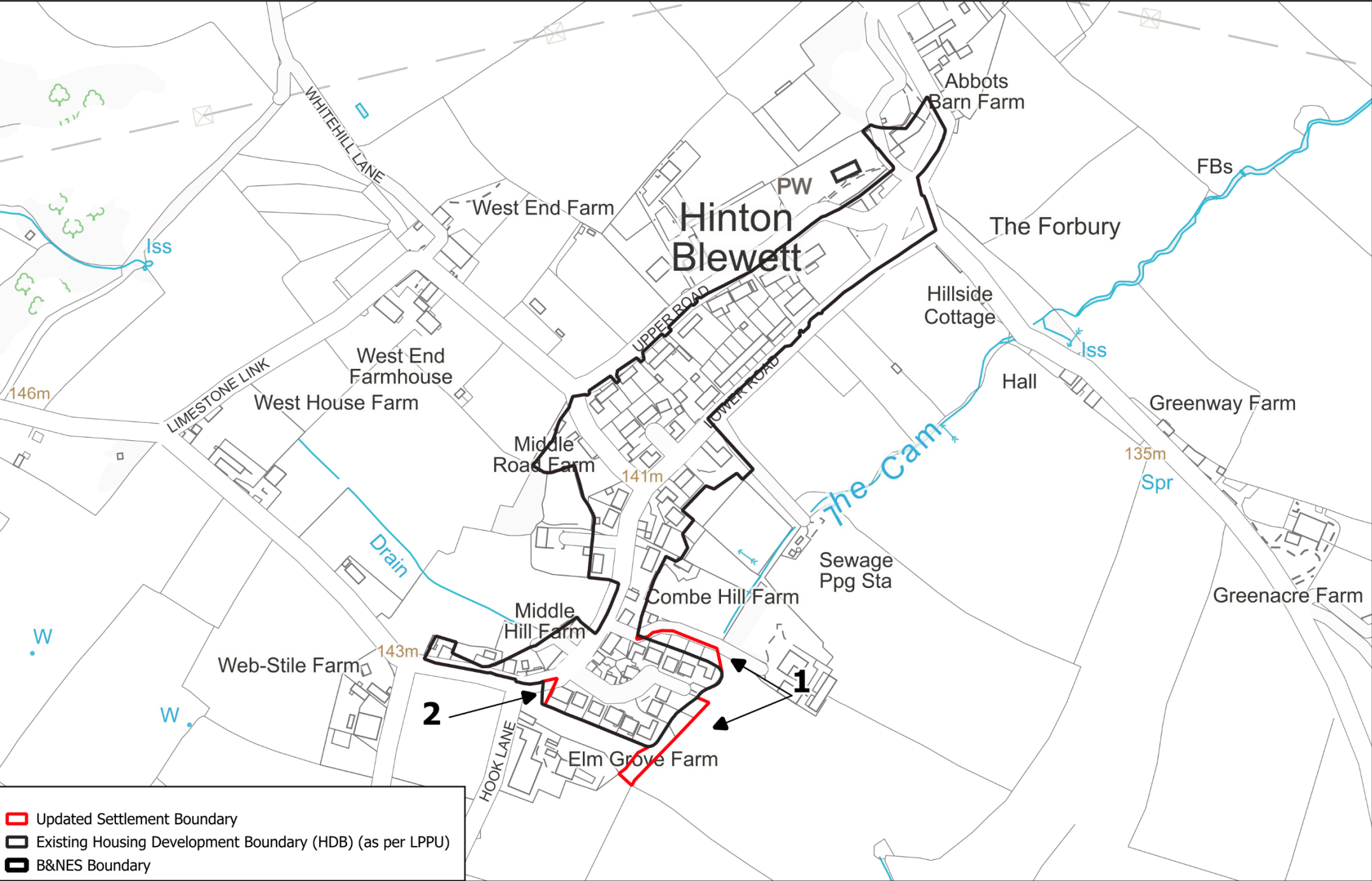
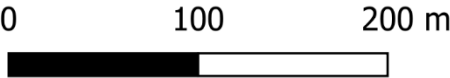


- Updated Settlement Boundary
- Existing Housing Development Boundary (HDB) (as per LPPU)
- B&NES Boundary

Hinton Blewett

Amendment	Location	Explanation
1	Residences surrounding Glanville Drive	Inclusion of large gardens (principle 3): Boundary amended to include large gardens which account for land within residential curtilages
2	South-West of Glanville Drive	Anomaly: Better reflect extent of residential curtilage

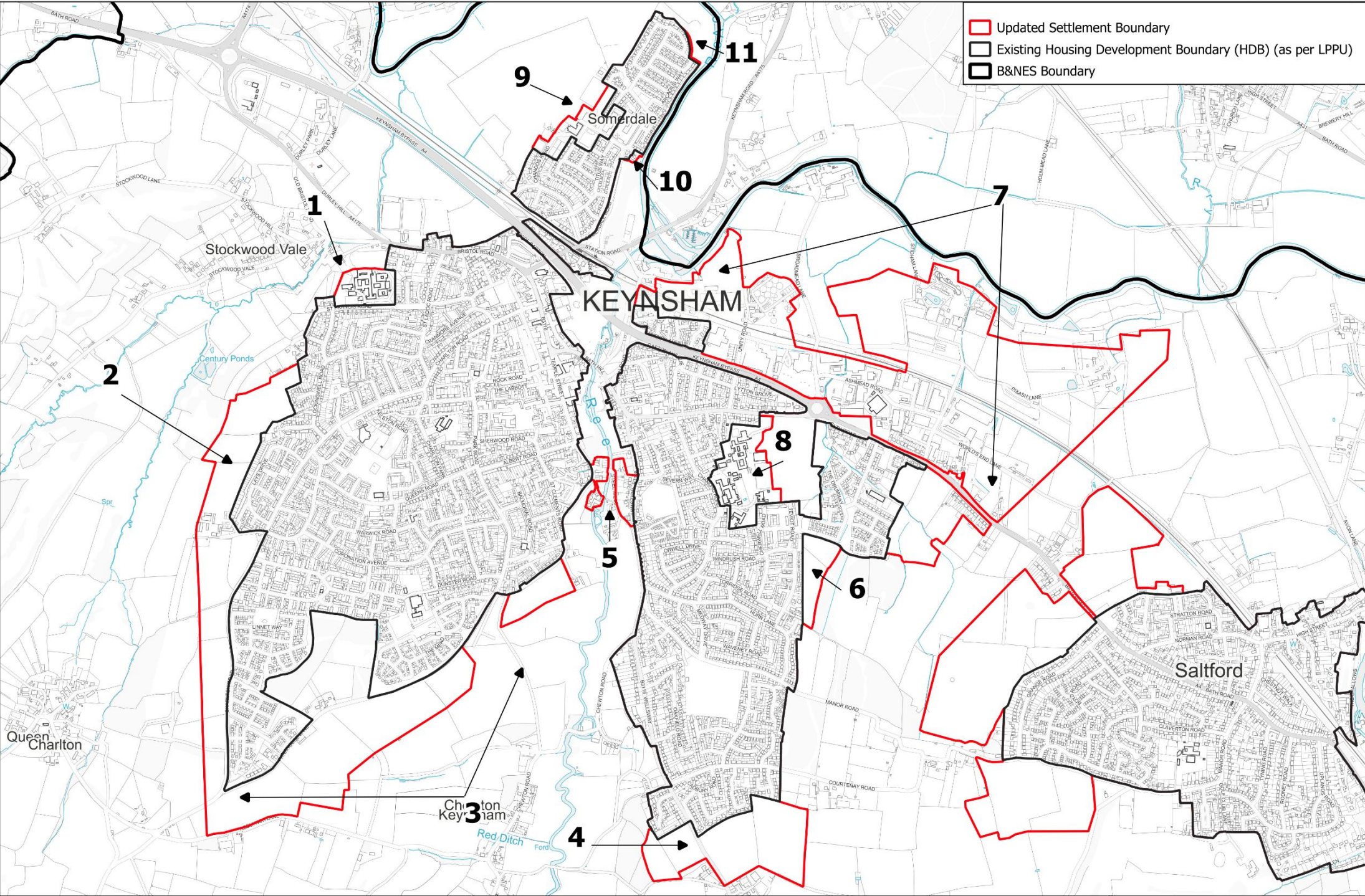
Settlement Boundary - Hinton Blewett
Pre-Submission Draft Local Plan (Regulation 19)



Keynsham

Amendment	Location	Explanation
1	Broadlands Academy, Keynsham	Existing community facilities (principle 3): Drawn tightly to include the built extent of Broadlands Academy
2	West Keynsham	Allocation (principle 3): Inclusion of West Keynsham site allocation (Policy 3.4)
3	South West Keynsham	Allocation (principle 3): Inclusion of South West Keynsham site allocation (Policy 3.5)
4	South East Keynsham	Allocation (principle 3): Inclusion of South East Keynsham site allocation (Policy 3.6)
5	Steel Mills/Gooseberry Lane, Keynsham	Existing residential (principle 1): Amend the boundary to include existing residential development which is visually attached to the settlement
6	Parcel 5159, Minsmere Road	Permission (principle 3): Inclusion of outline permission (21/05471/OUT)
7	North Keynsham	Allocation (principle 3): Inclusion of North Keynsham site allocation (Policy 3.1)
8	Chandag Road, Keynsham	Existing community facilities (principle 3): Drawn tightly to include the built extent of Wellsway School and Chandag Infant School
9	Trajectus Way, Keynsham	Existing community facilities (principle 3): Drawn tightly to include the built extent of Somerdale Pavillion,

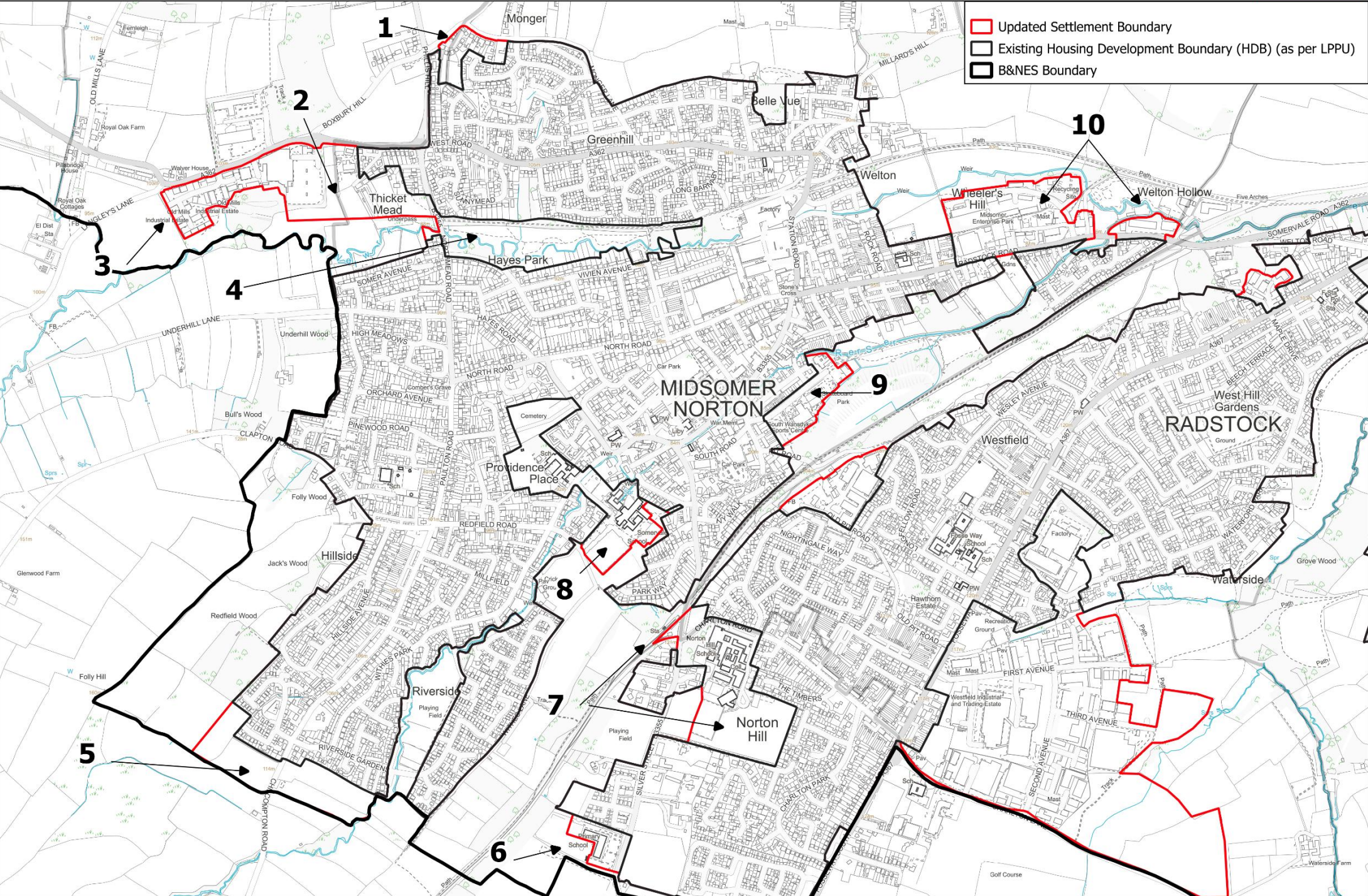
		Somerdale Educate Together Primary School and adjoining formal recreational facilities.
10	223 Trajectus Way, Keynsham	Permission: Inclusion of completed permissions (21/04507/FUL)
11	Caesar Crescent	Anomaly: No longer intersect dwelling and to better reflect the built form of gardens



Midsomer Norton (Parish)

Amendment	Location	Explanation
1	Monger Lane	Permission (principle 3): Inclusion of permission (18/01711/OUT) and the adjoining dwellings, including those around Harts Paddock
2	Thicket Mead	Allocation (principle 3): Inclusion of Thicket Mead site allocation (Policy 4.9)
3	Old Mills Court, Midsomer Norton	Consistency with principle 1: With the inclusion of the Thicket Mead allocation, extend the settlement boundary to include housing and employment land which will make up the built form of the settlement.
4	Hayes Park	Consistency with principle 2: Boundaries should not be drawn to exclude pockets of land within a larger settlement boundary
5	Chilcompton Road	Allocation (principle 3): Inclusion of Chilcompton site allocation (Policy 4.8)
6	Silver Street, Midsomer Norton	Existing community facilities (principle 3): Drawn tightly to include the built extent of Norton Hill Primary School
7	Silver Street, Midsomer Norton	Existing community facilities (principle 3): Drawn tightly to include the built extent of Midsomer North Sixth Form and Midsomer Norton South Station.
8	Somervale School and St Johns C of E Primary School	Existing community facilities (principle 3): Drawn tightly to include the

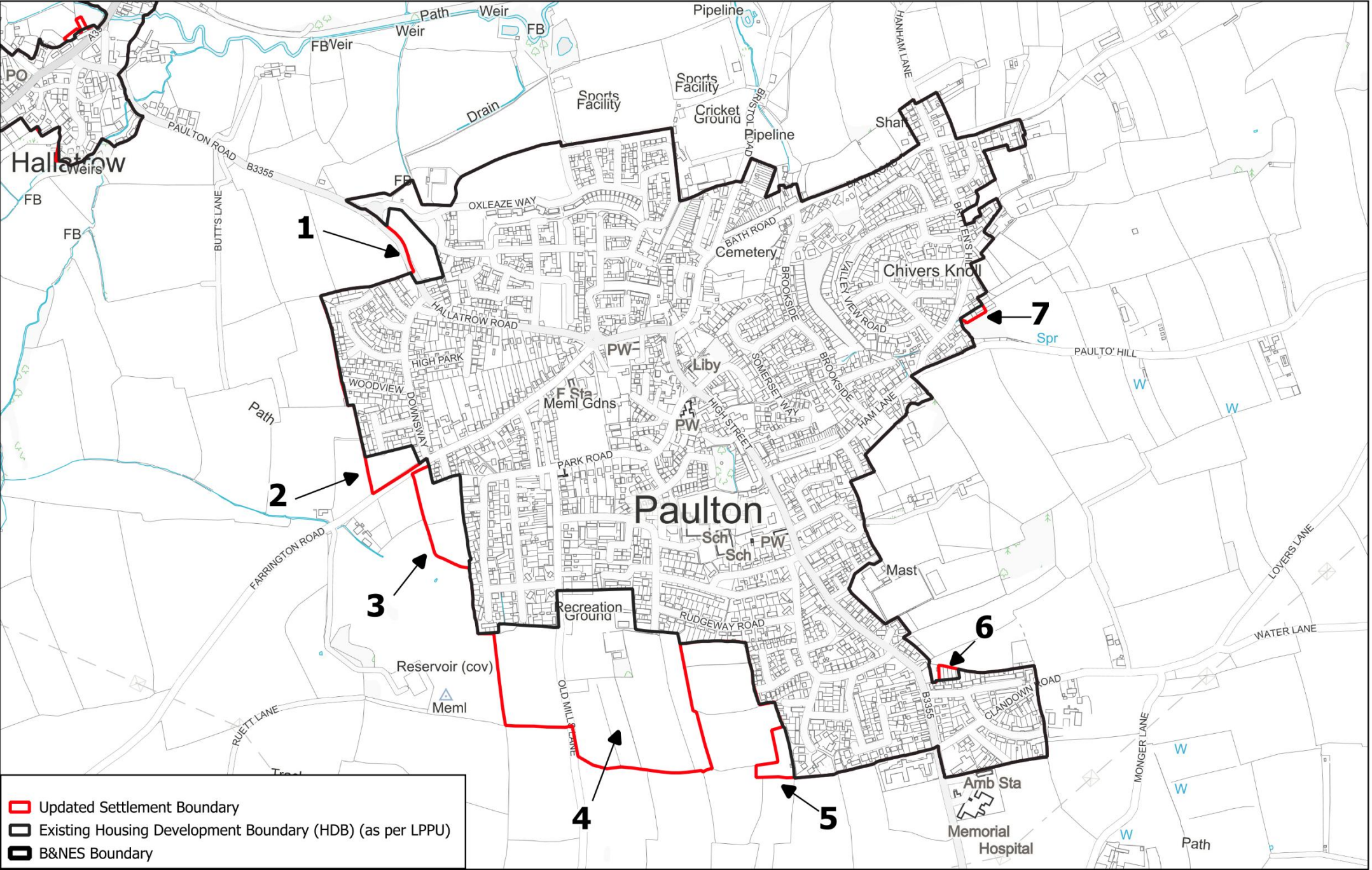
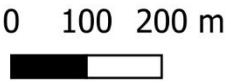
		built extent of Somervale School and St Johns C of E Primary School.
9	Gullock Tynning, Midsomer Norton	Existing community facilities (principle 3): Drawn tightly to include the built extent of the leisure centre and associated sports pitches and skatepark, community hall, and healthcare centre.
10	Wheeler's Hill/Welton Hollow, Radstock Road	Employment uses (principle 3): Drawn tightly to include the employment and industrial uses at Midsomer Enterprise Park



Paulton

Amendment	Location	Explanation
1	Parcel 5378, Hallatrow Road	Permission: Inclusion of care home (25/02196/OUT)
2	Farrington Road North	Allocation (principle 3): Inclusion of Farrington Road North site allocation (Policy 4.11)
3	Farrington Road South	Allocation (principle 3): Inclusion of Farrington Road South site allocation (Policy 4.12)
4	Paulton South	Allocation (principle 3): Inclusion of Paulton South site allocation (Policy 4.13)
5	Paulton Mendip Close	Allocation (principle 3): Inclusion of Paulton Mendip Close site allocation (Policy 4.14)
6	Dwellings north of Alpine Road	Inclusion of large gardens (principle 3): Boundary amended to include large gardens which account for land within residential curtilages
7	2 Greenhill Cottages	Permission: Inclusion of permission (20/00299/FUL)

Settlement Boundary - Paulton
Pre-Submission Draft Local Plan (Regulation 19)

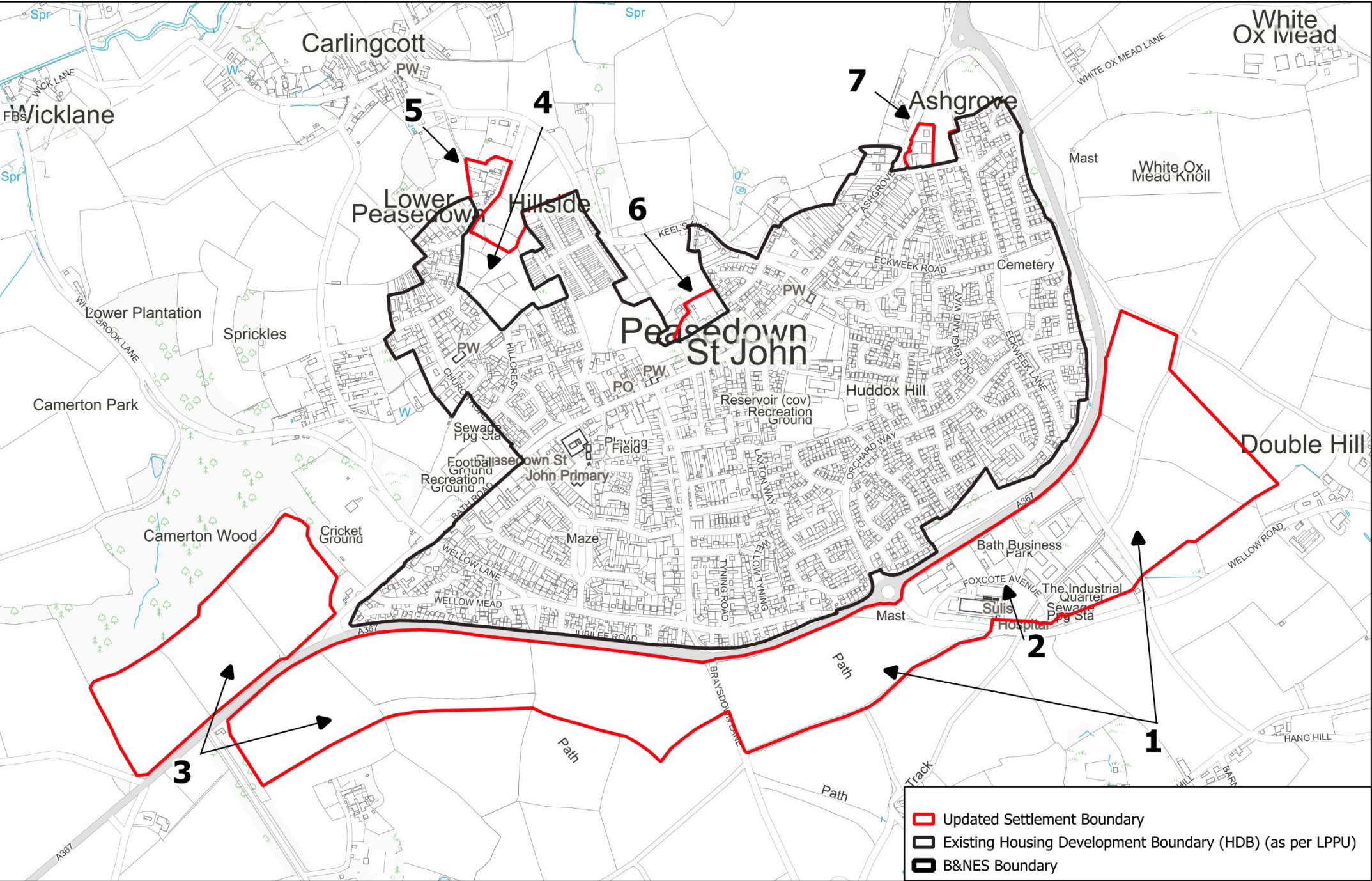


- Updated Settlement Boundary
- Existing Housing Development Boundary (HDB) (as per LPPU)
- B&NES Boundary

Peasedown St John

Amendment	Location	Explanation
1	Land adjacent to Bath Business Park	Allocation (principle 3): Inclusion of the land adjacent to Bath Business Park allocation (Policy 4.2)
2	Bath Business Park, Peasedown St John	Employment uses: Drawn tightly to include the employment and industrial uses at Bath Business Park.
3	South Peasedown	Allocation (principle 3): Inclusion of the South Peasedown allocation (Policy 4.1)
4	Lower Peasedown	Allocation (principle 3): Inclusion of the Lower Peasedown allocation (Policy 4.3)
5	Dwellings adjacent to Church Road	Consistency with principle 1: Include dwellings adjacent to Church Road as settlement boundaries should be drawn tightly around built form
6	Dwellings adjacent to Bath Road	Consistency with principle 1: Include dwellings adjacent to Bath Road as settlement boundaries should be drawn tightly around built form
7	Ashgrove Road, Peasedown	Permission: Include permission (17/00147/FUL) and (19/04775/FUL) and the adjoining dwellings.

Settlement Boundary Review - Peasedown St John
Pre-Submission Draft Local Plan (Regulation 19)

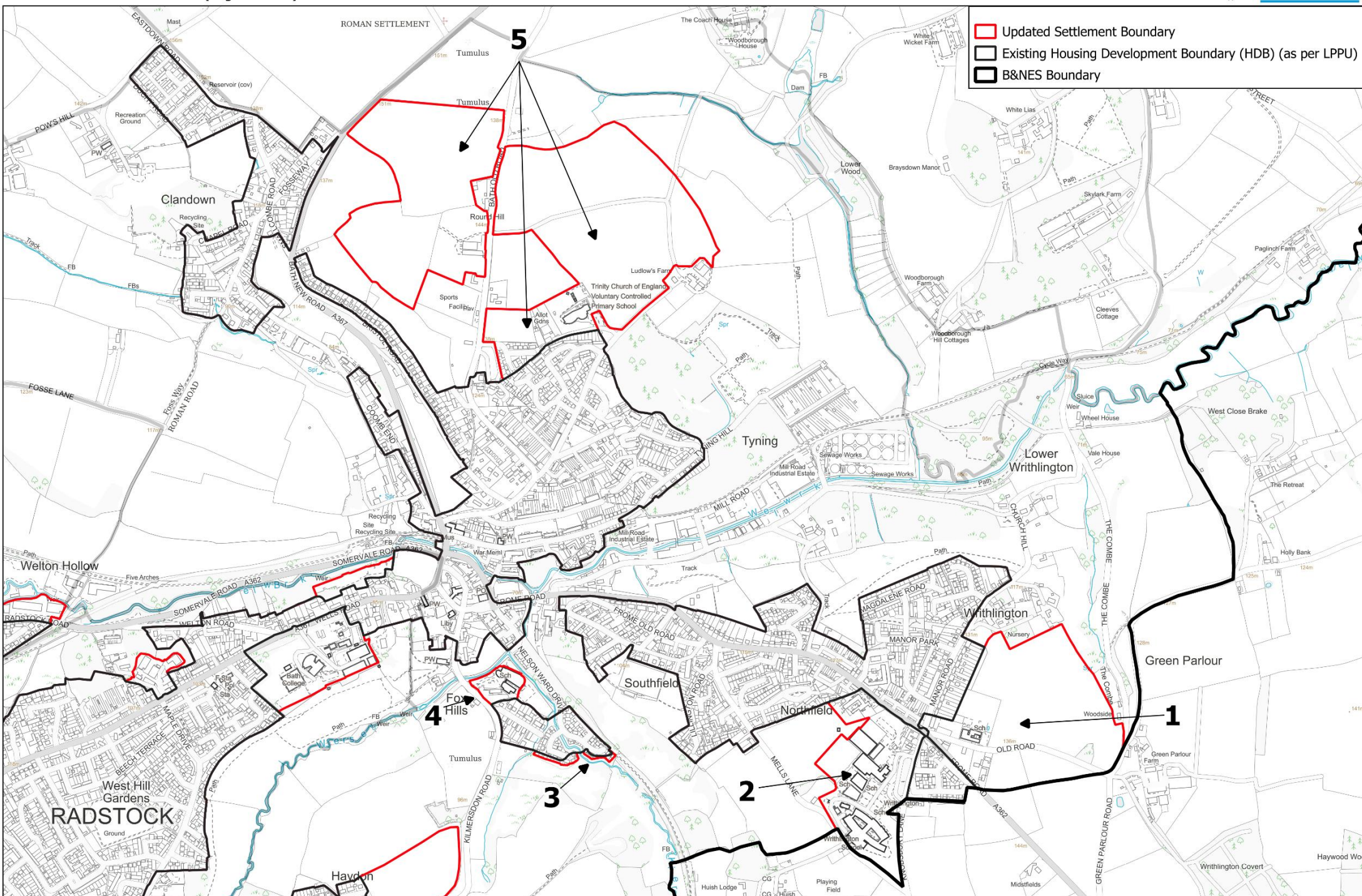


Radstock (Parish)

Amendment	Location	Explanation
1	Writhlington	Allocation (principle 3): Inclusion of the Writhlington site allocation (Policy 4.5)
2	Frome Road, Writhlington	Existing community facilities (principle 3): Drawn tightly to include the built extent of schools and sports facilities around Frome Road
3	Meadow View/Foxhills Close	Anomaly: No longer intersect dwellings and to better reflect the built form of the cluster of dwellings
4	St Nicholas Primary Church School, Fox Hills	Existing community facilities: Drawn tightly to include the built extent of St Nicholas Primary Church School.
5	North Radstock	Allocation (principle 3): Inclusion of the North Radstock site allocation (Policy 4.4) Inclusion of recent housing completions and existing community facilities: Include the completion of residential development under permission 16/05181/OUT. Include Trinity Church School and allotments.

Pre-Submission Draft Local Plan (Regulation 19)

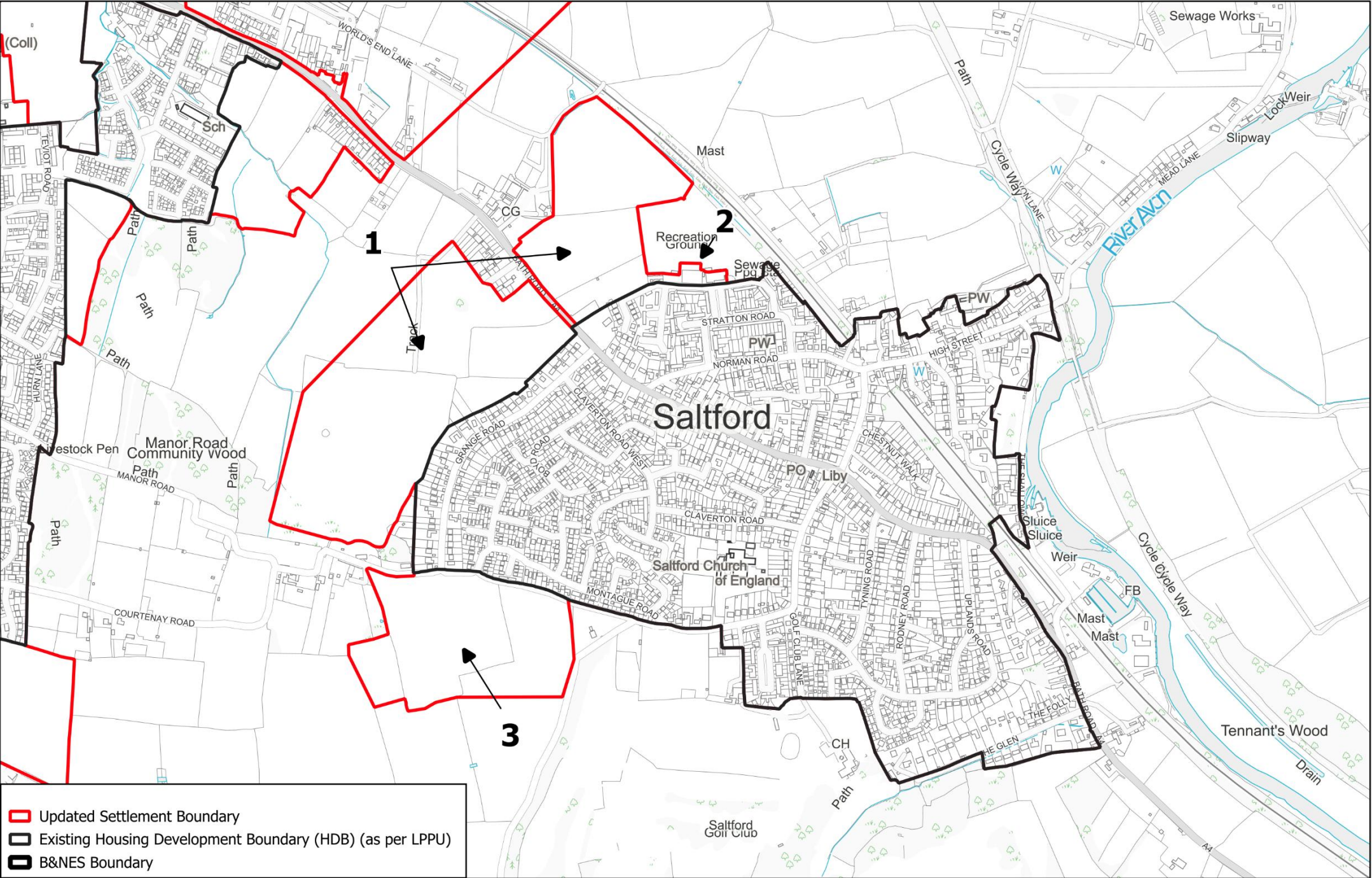
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Saltford Village

Amendment	Location	Explanation
1	West Saltford	Allocation (principle 3): Inclusion of the West Saltford site allocation (Policy 3.7)
2	Wedmore Road, Saltford	Existing community facilities: Drawn tightly to include the built extent of Saltford Hall, Wedmore Road Car Park, and associated sports facilities.
3	South Saltford	Allocation (principle 3): Inclusion of the South Saltford site allocation (Policy 3.8)

Settlement Boundary Review - Saltford
Pre-Submission Draft Local Plan (Regulation 19)

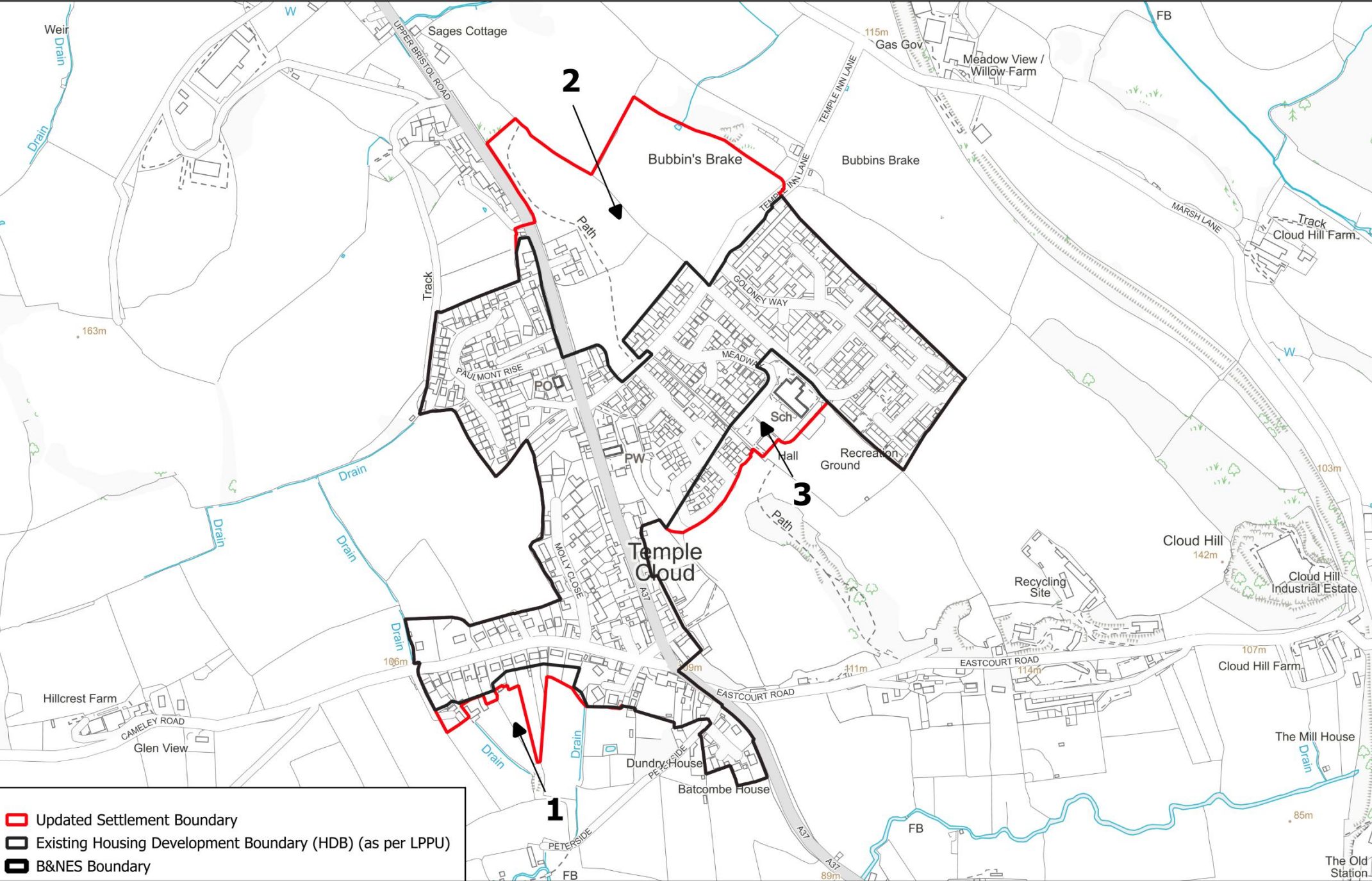


- Updated Settlement Boundary
- Existing Housing Development Boundary (HDB) (as per LPPU)
- B&NES Boundary

Temple Cloud

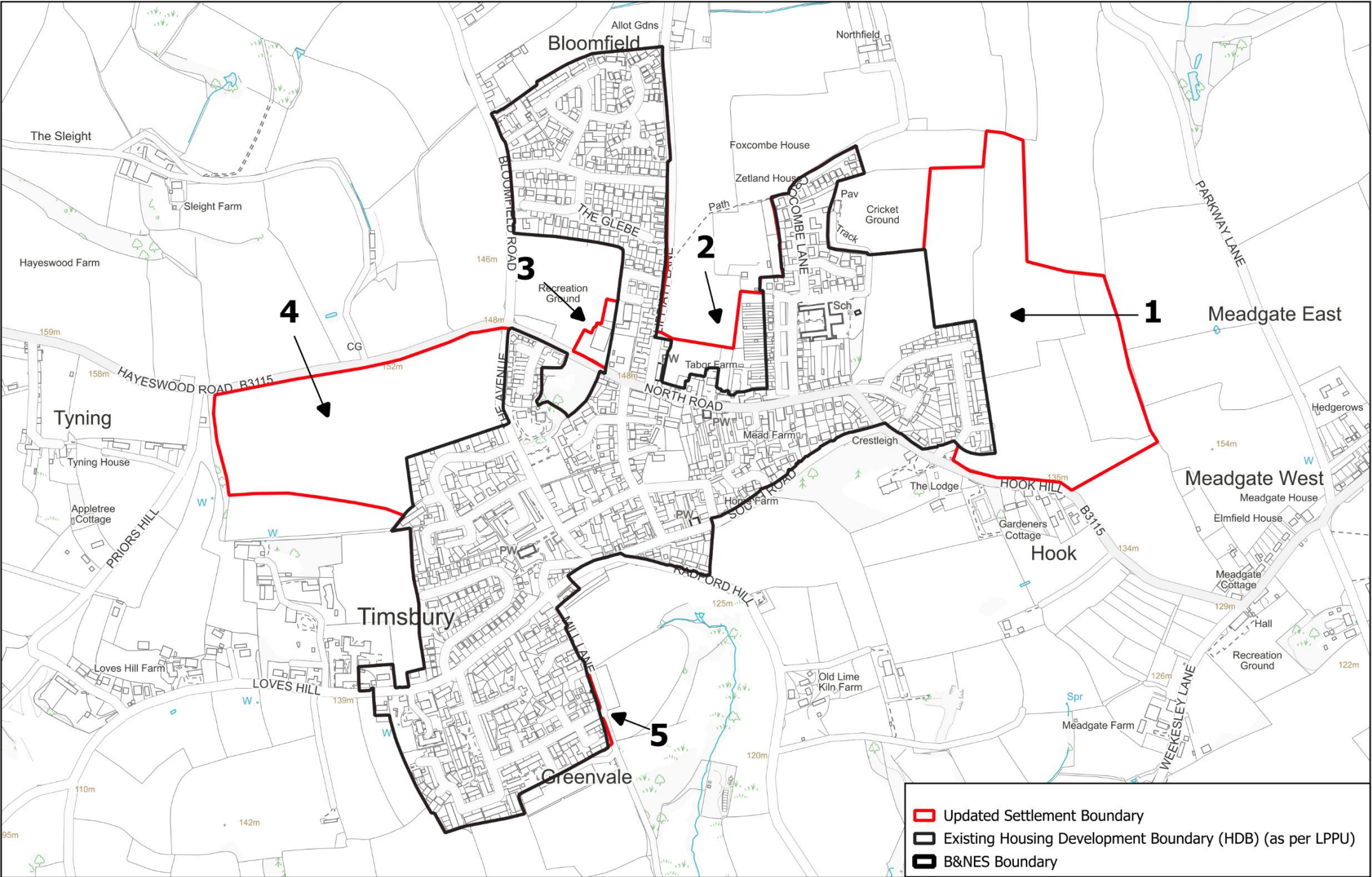
Amendment	Location	Explanation
1	Dwellings South of Cameley Road	Inclusion of large gardens (principle 3): Boundary amended to include large gardens which account for land within residential curtilages
	Cinderlands, Cameley Road	Permission (principle 3): Inclusion of permission (23/04104/ADCOU)
2	North of Temple Cloud	Allocation (principle 3): Inclusion of the North of Temple Cloud site allocation (Policy 5.11)
3	Meadway, Temple Cloud	Anomaly: No longer intersect dwellings and better reflect the built form of the dwellings south east of Cameley C of EVC Primary School Existing community facilities (principle 3): Drawn tightly to include the built extent of Cameley C of EVC Primary School and Temple Cloud Village Hall.

Settlement Boundary Review - Temple Cloud
Pre-Submission Draft Local Plan (Regulation 19)



Timsbury

Amendment	Location	Explanation
1	East Timsbury	Allocation (principle 3): Inclusion of the East Timsbury site allocation (Policy 5.7)
2	Land north of North Road, Timsbury	Inclusion of large gardens (principle 3): Boundary amended to include large gardens which account for land within residential curtilages
3	Land north of North Road, Timsbury	Existing community facilities (principle 3): Drawn tightly to include the built extent of Timsbury Conygre Hall and adjoining formal recreational facilities.
4	West Timsbury	Allocation (principle 3): Inclusion of the West Timsbury site allocation (Policy 5.6)
5	Mill Lane	Anomaly: No longer intersect housing on the edge of the settlement and better reflect the built form of the properties



Updated Settlement Boundary

Existing Housing Development Boundary (HDB) (as per LPPU)

B&NES Boundary

West Harptree

Amendment	Location	Explanation
1	Land west of Bristol Road, West Harptree	Existing community facilities (principle 3): Drawn tightly to include the built extent of Harptree Surgery.

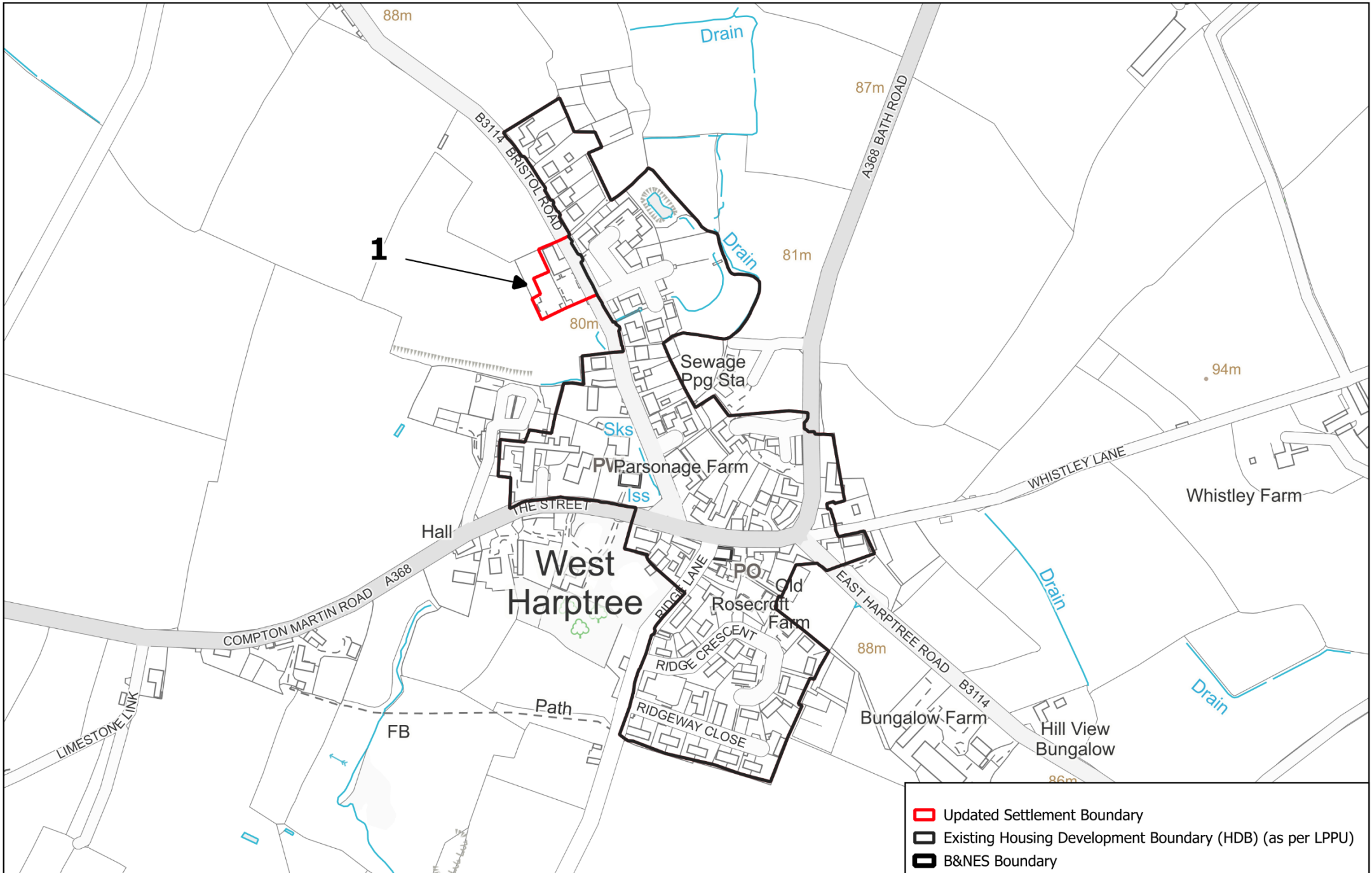
Settlement Boundary - West Harptree

Pre-Submission Draft Local Plan (Regulation 19)

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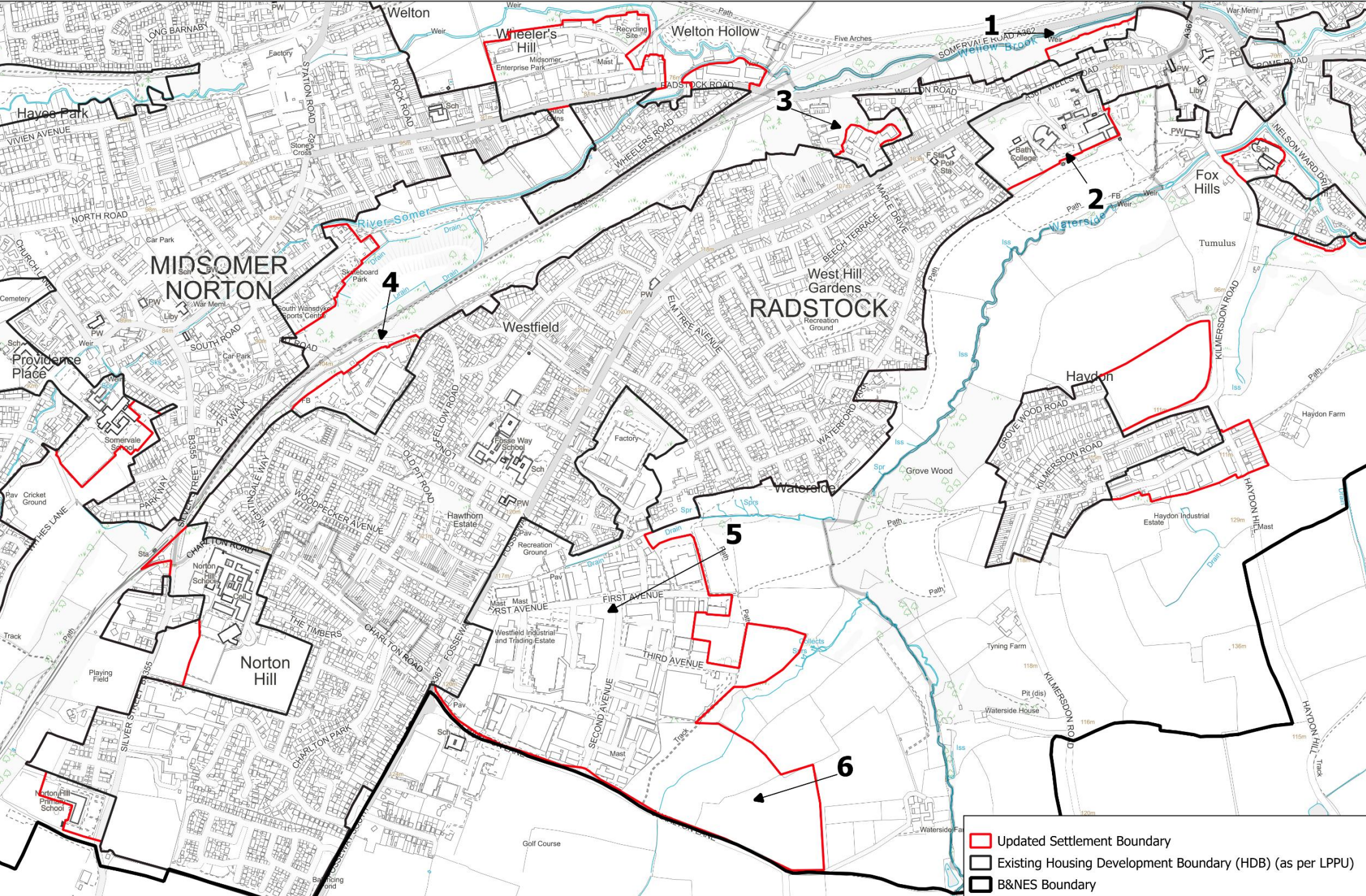


Bath & North East
Somerset Council



Westfield (Parish)

Amendment	Location	Explanation
1	Wells Road, Westfield	Allocation (principle 3): Inclusion of outline permission (18/05623/OUT)
2	Land south of Wells Road	Existing community facilities (principle 3): Drawn tightly to include the built extent of Bath College Somer Valley Campus.
3	Land north of Wells Road	Employment uses (principle 3): Drawn tightly to include the built extent of employment uses at Wellsway Work, Wells Road.
4	Old Pit Road	Employment uses (principle 3): Drawn tightly to include the built extent of industrial uses at the end of Old Pit Road.
5	Westfield Industrial Estate	Employment uses (principle 3): Drawn tightly to include the built extent of employment uses at Westfield Industrial Estate.
6	Westfield Industrial Estate	Allocation (principle 3): Inclusion of the Westfield Industrial Estate site allocation (Policy 4.7)



Whitchurch Village

Amendment	Location	Explanation
1	North Whitchurch Village	Allocation (principle 3): Inclusion of the North Whitchurch Village secondary school site allocation (Policy 3.12)
2	East Whitchurch Village	Allocation (principle 3): Inclusion of the East Whitchurch Village site allocation (Policy 3.13)
3	South Whitchurch Village	Allocation (principle 3): Inclusion of the South Whitchurch Village site allocation (Policy 3.14)

**Bath & North East
Somerset Council**

