

**Matter 6 – Other matters**

**6.2 It is stated at para 4.12 that the settlement boundaries have been reviewed as part of the SAP – can the Council identify any documents which set out the process followed in this review?**

1. The settlement boundaries were reviewed in the sense of an assessment undertaken during the plan making process to determine whether significant changes were required to accommodate the Core Strategy housing requirement. This was a matter of judgement undertaken by officers preparing the plan and was not set out in any documents.
2. Settlement boundaries define the locations where housing windfall is acceptable in principle. New allocations are defined separately. The Core Strategy was based on the existing settlement boundaries as set out in the Replacement Local Plan pending any changes coming forward through subsequent plans (Policy CS14 paragraph 3.199). The Core Strategy approach identifies the types of development which can be delivered both within settlement boundaries and adjacent to but outside settlement boundaries at Weston-super-Mare, the towns and service villages. The Core Strategy approach means that existing settlement boundaries are not a straightjacket on further development, but provide the basis for assessing sustainable growth adjacent to settlement boundaries.
3. Settlement boundaries are necessary to deliver the Core Strategy settlement policies as policies CS28, CS31, CS32 and CS33 all reference settlement boundaries. The conclusion reached when assessing whether the boundaries required review was that overall the existing boundaries remain fit for purpose and would not compromise the ability of the plan to deliver the housing requirement. The approach taken to new allocations on the edge of settlements is that it would be premature to amend the settlement boundary in advance of development taking place. Should these sites be delivered then the boundary may be revised in the future.
4. In a number of limited cases amendments have been made to settlement boundaries where these have become out of date. These were largely proposed in the 2013 version of the Sites and Policies Plan and are listed in Appendix 1 with a summary of the justification for each change.

## Appendix 1

### List of Settlement Boundary Changes proposed in the Sites and Policies 2013 Plan (Consultation Version)

Town/Village	Description	Included in Site Allocation Plan (Oct 2016)?	Notes /Justification
Banwell	Minor amendment to settlement limit at 'Country View, Goding Lane'	Yes	To include new dwelling that was granted consent.
Bleadon	An adjustment to the settlement boundary at Bleadon Quarry	Yes	To take into account residential proposals for the site.
Sandford	Minor amendment at Thatchers. The settlement boundary in the Replacement Local Plan includes a number of employment buildings, but the Settlement Boundary now exclude the whole site.	No	Resolved at Oct 18 <sup>th</sup> 2016 Executive Committee that settlement boundary should revert back to that shown in the Replacement Local Plan (see para 3.32 of Oct 18 <sup>th</sup> Committee Report SD/16). Publication version map will require amendment.
Yatton/Claverham	A break between the settlements has been identified.	Yes	To reflect the different policy approach in the Service and Infill village.
Weston-super-Mare	An extension to include the land at Winterstoke Village.	Yes	To reflect detailed delivery of the strategic housing allocation in the Core Strategy.
	An extension to include Locking Parklands.	Yes	To reflect detailed delivery of the strategic housing allocation in the Core Strategy.
	A slight contraction of the settlement limits to reflect the proposed deletion of the existing Replacement Local Plan employment site E9, Lynx Crescent, Weston.	Yes	This deletion was proposed since much of that site was flood zone 3b so the highest risk category and not appropriate for allocation for employment use Flood Zone. However subsequent to this the Flood Zone has been reassessed and site now has planning consent for residential development.

	Boundary has been extended towards Hutton near Totterdown Farm.	Yes	Logical boundary change to reflect existing development.
	The settlement boundary revised around the Tropicana to follow the existing footprint of the building.	Yes	Settlement boundary in the Replacement Local Plan included a larger boundary based on a previous planning permission.
	Extension of settlement boundary at 14 Mountbatton Close, Weston-super-Mare.	Yes	To follow a better defined boundary