South Gloucestershire Council
New Local Plan

Settlement Boundary Amendments Topic Paper

February 2025

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Introduction

Purpose of this Topic Paper

This Topic Paper presents proposed amendments to the settlement boundaries of Market Towns and Rural Villages in South Gloucestershire following review, including the methodology applied for the review and its outcome. Public views are sought on the proposed settlement boundary amendments, and on where the existing boundaries are proposed to continue.

Background to review of the settlement boundaries

The existing South Gloucestershire Local Plan Core Strategy 2006-2027 includes policy CS5 'Location of Development'. Policy CS5 sets out a framework for the location and scale of development during the plan period (i.e. up to 2027) and is represented on the currently adopted Policies Map with defined boundaries for settlements in South Gloucestershire.

The Core Strategy was adopted in December 2013 and is now over 10 years old. There has been speculative development in and adjacent to some settlements in South Gloucestershire, and so it is necessary to review whether the previously defined settlement boundaries continue to reflect their physical layout, function or perceived 'sense of place'.

The new Local Plan for South Gloucestershire will provide a new framework for development up to 2041. The existing Core Strategy policy CS5 is proposed to be replaced by a new Locational Strategy policy, together with a specific Settlement Boundaries policy, which are being consulted on as part of the Regulation 19 consultation. It is therefore also necessary to review the settlement boundaries to ensure that they remain appropriate under the new Local Plan.

This reflects the intention stated within our Regulation 18 Phase 3 consultation to firstly take account of factual changes on the ground, as well as other 'on the ground' anomalies it would be appropriate to address, and secondly to take account of new sites allocated, or land safeguarded for infrastructure in our new Local Plan. Thirdly, at settlements without major change or new allocations proposed, that their boundaries were not proposed to be reviewed and accordingly the existing settlement boundary would continue.

The Settlement Boundaries policy sets out the approach for acceptability of development within the proposed boundaries, subject to consideration of other policies in the new Local Plan. It also includes an approach for circumstances where development would normally be acceptable outside of the settlement boundaries, such as Rural Exception sites.

Settlement Boundary Review Methodology

Development of the methodology

The review of settlement boundaries has been undertaken in line with a defined methodology, in order to enable a consistent and justified approach across South Gloucestershire. The following considerations have informed the development of the methodology:

A) National policy and guidance

There is currently no specific national policy or guidance which directs how settlement boundaries should be reviewed, or how regularly. However, the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) include policy and guidance which is broadly relevant to defining settlement boundaries, such as the principle of sustainable development, the approach to siting new types of development and the protection of local character. As such, in developing the methodology and defining criteria for inclusion and exclusion from settlement boundaries, regard has been had to the NPPF and NPPG.

B) Inter-relationship with other aspects of the new Local Plan

The review of settlement boundaries interacts with other aspects of the new Local Plan evidence base, which inform the spatial strategy and policies, and direct how settlements may be likely to develop within the plan period.

In particular, some of the settlements under review are located wholly or partially within the Green Belt ('washed over'), or are 'inset' from the Green Belt (i.e. located within or adjacent to it, but not in it). There is subsequently an interaction between this work and the Green Belt assessment carried out as part of the new Local Plan, insofar as any revisions to the Green Belt may be relevant to the appropriate definition of settlement boundaries.

C) Benchmarking

In lieu of a nationally directed methodology or guidance, a benchmarking exercise has been undertaken to review the approach taken by other local authorities in reviewing settlement boundaries. This has sought to identify commonalities in approach and any 'tried and tested' best practice methods.

Assumptions

As a starting point for the review of settlement boundaries, the following assumptions apply:

a) There is a presumption of no change to existing settlement boundaries; changes proposed are factual updates, and those which take account of new Local Plan allocations, needing to be clearly justified;
b) It is not necessary to review the boundaries of every settlement in the district. The review is guided by two key drivers, growth of the settlement since adoption of the Core Strategy and whether there are proposed site allocations with a relationship to a settlement through the new local plan;

c) Both settlements with an existing boundary and those without are included in the review, where they meet one or both of the drivers above; and
d) The review methodology is a guiding tool to enable consistency. In some cases, there is a need for settlement-specific decisions and an element of professional judgement.

Methodology

An overview of the methodology is provided in Figure 1. These are explained in further detail below.

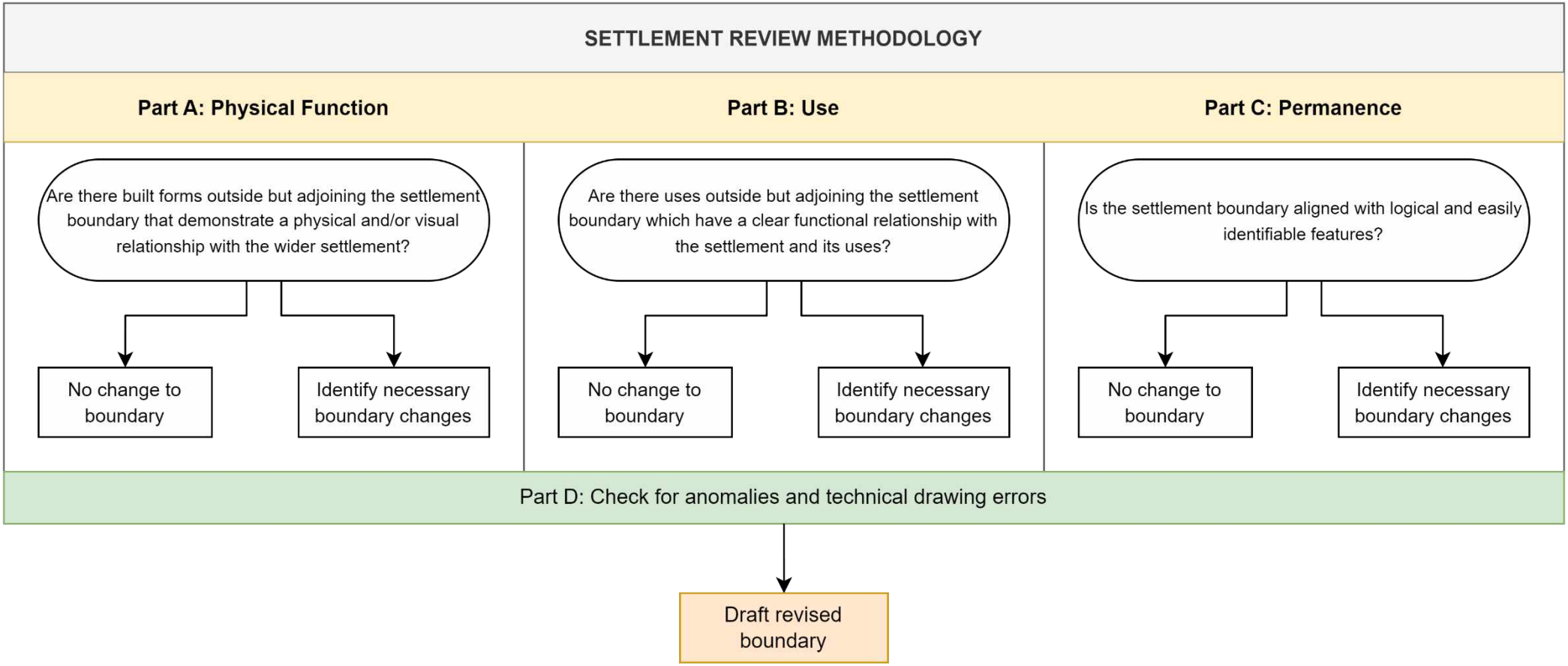

SETTLEMENT REVIEW METHODOLOGY
Part A: Physical Function
Part B: Use
Part C: Permanence
Are there built forms outside but adjoining the settlement boundary that demonstrate a physical and/or visual relationship with the wider settlement?
No change to boundary
Identify necessary boundary changes
Are there uses outside but adjoining the settlement boundary which have a clear functional relationship with the settlement and its uses?
No change to boundary
Identify necessary boundary changes
Is the settlement boundary aligned with logical and easily identifiable features?
No change to boundary
Identify necessary boundary changes
Part D: Check for anomalies and technical drawing errors
Draft revised boundary

Figure 1

Part A: Physical function

The settlement boundaries are reviewed in relation to their physical layout and function, via consideration of the following criteria for inclusion and exclusion:

Criteria to consider for inclusion	Criteria to consider for exclusion
Development that relates better to the built form of the settlement than the countryside	Open space at edge of the settlement
Open space surrounded or largely enclosed by the settlement	Large residential curtilage
Small residential curtilage	Outlying and isolated development
Appropriate infill of existing built-up area	Development at a significantly different density or character
	Gaps in development that are important to existing settlement character and form

The purpose of this stage is to identify where a boundary may need to change due to new development and/or existing built forms and functions which have a clear relationship to the built form and function of the existing settlement, ensuring that the character and containment of the settlement is protected.

Part B: Use

The settlement boundaries are reviewed in relation to surrounding uses and socioeconomic function, via consideration of the following criteria for inclusion and exclusion:

Criteria to consider for inclusion	Criteria to consider for exclusion
Adjoining developed sites	Uses typically not found within settlements (e.g. agriculture, infrastructure, out of town leisure)
Adjoining sites with planning consent	Uses not having a clear social/economic relationship with the settlement
Community use forming part of the settlement	
Employment use and previously developed land within built up area of settlement	
Permanent Gypsy and Traveller or Travelling Showpeople sites	
Small areas of land which would form part of the settlement when considered together with new site allocations	

The purpose of this stage is to consider whether there have been new uses or changes in the use of development within or adjoining the settlement which mean that they function as part of the settlement and should be included in the boundary.

Part C: Permanence

The existing boundary, and any proposed changes, are reviewed to ensure that wherever possible they align with permanent and readily recognisable physical features. This aids legibility of the boundary ‘on the ground’ and ensures that it is a logical, clear definition.

Part D: Check for anomalies and technical drawing errors

Finally, the review will check for any ‘anomalies’ in the existing boundary or technical drawing errors that may have arisen in previous definition. This will include having regard to any major constraints[1] falling within or adjacent to the boundary or could, for example, look correct any anomalies which are the result of less accurate mapping at the time of the last review. This final stage may also look to refine boundaries where there have been small changes to properties (such as extensions via permitted development) since the last review, which would benefit from a minor adjustment to the boundary to ensure they are clear and logical.

[1] As defined in the Housing and Employment Land Availability Assessment (HELAA)

Assessment

Overview

In total, following review, updates to the boundaries of 30 settlements have been identified. The following settlements have proposed amendments to their boundary:

Acton Turville	**Falfield**	**Olveston**
Almondsbury	**Frampton Cotterell**	**Pucklechurch**
Alveston	**Hallen**	**Rangeworthy**
Bitton	**Hambrook**	**Thornbury**
Charfield	**Hawkesbury Upton**	**Tockington**
Chipping Sodbury	**Hortham Village***	**Tytherington**
Coalpit Heath	**Iron Acton**	**Wick**
Cromhall	**Marshfield**	**Wickwar**
Easter Compton	**Old Sodbury**	**Winterbourne**
Engine Common	**Oldbury-on-Severn**	**Yate**

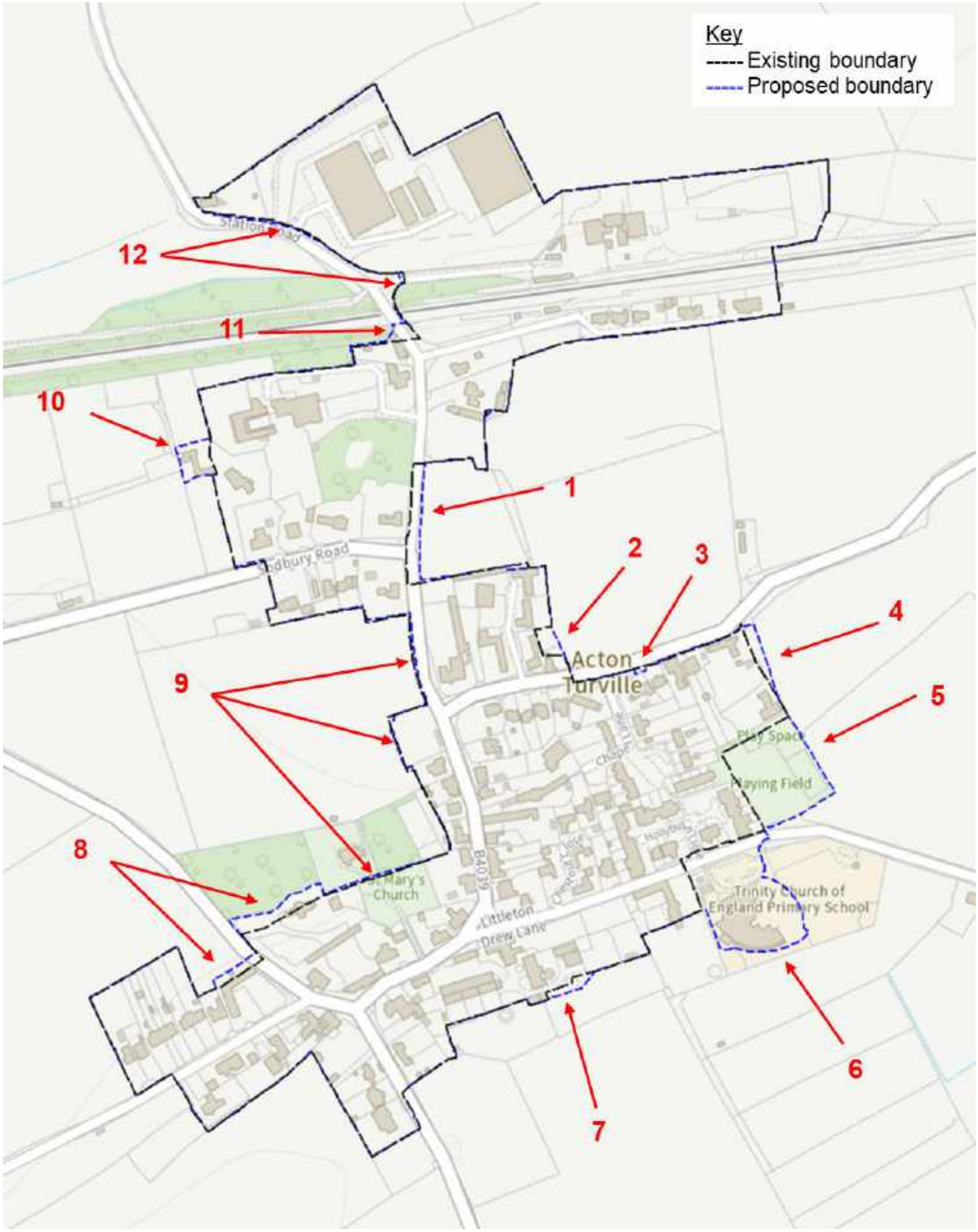
*No existing boundary, settlement boundary proposed to be introduced

A summary for each settlement proposed to be amended is provided in the remainder of this Topic Paper. In addition to the listed changes some very minor boundary amendments have been made for alignment purposes.

The amended boundaries of these settlements, as well as the boundaries of settlements where no amendments are proposed, can also be viewed on the Settlement Boundaries Policy Map.

New site allocations, including those which would adjoin proposed settlement boundaries, can be viewed on the Locational Strategy for South Gloucestershire Map.

Acton Turville

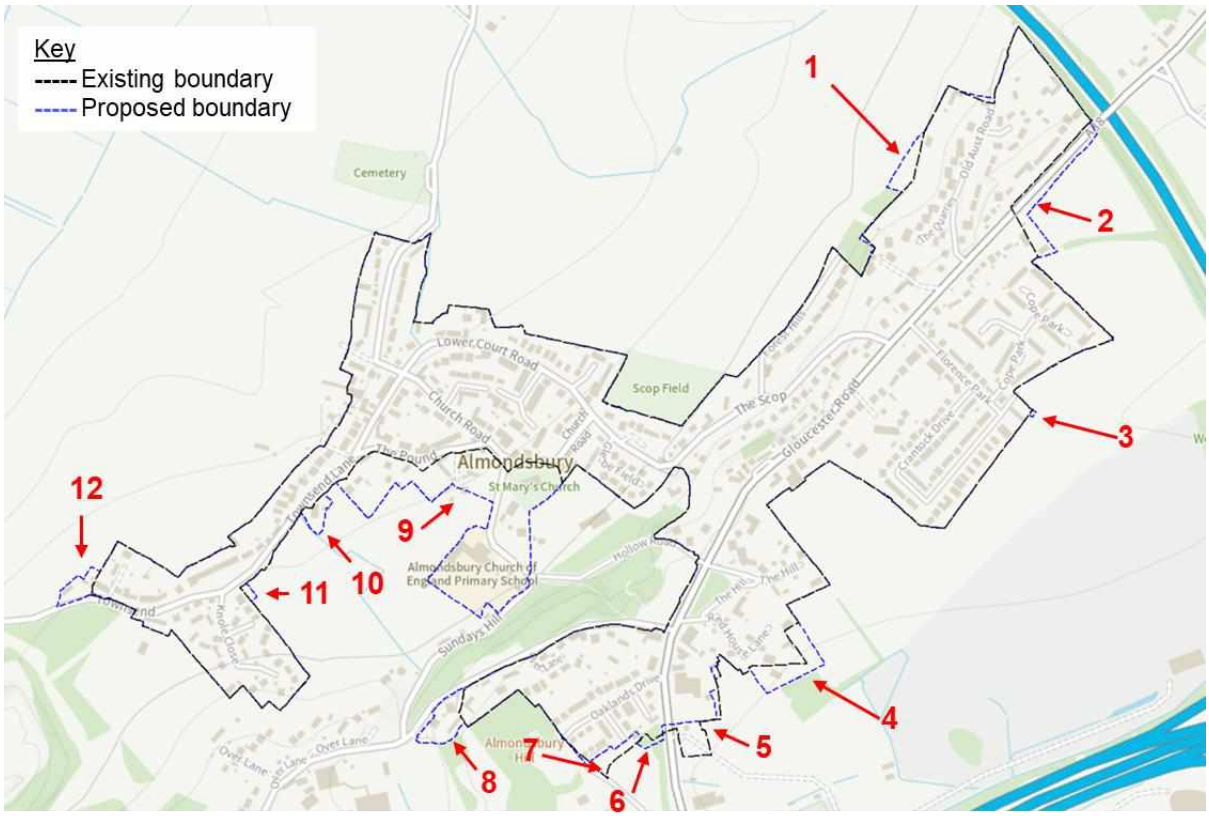


The following amendments are proposed to the Acton Turville settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	East of Badminton Road	Amend to follow curtilage and road lines	Adjustment of boundary to align with permanent and legible features
2	Barn House, Luckington Road	Extend to curtilage boundaries	Small Residential Curtilage
3	South of Luckington Road	Amend to follow curtilage boundaries and road lines	Adjustment of boundary to align with permanent and legible features
4	Weatherstone House	Extend to include residential curtilage between existing settlement and new site allocation	Small residential curtilage; Small areas of land which would form part of the settlement when considered together with new site allocations
5	North of Littleton Drew Road	Extend to include playing field adjoining the settlement, which would be enclosed by existing settlement together with new site allocation	Community use forming part of the settlement
6	Trinity Church of England Primary School	Extend to include primary school building and adjoining hardstanding	Community use forming part of the settlement
7	South of Littleton Drew Road	Amend to follow field line	Adjustment of boundary to align with permanent and legible features
8	North of Tomarton Road and West of the B4039	Extend to follow curtilage boundaries	Small Residential Curtilage
9	West of Badminton Road	Amend to follow property boundaries	Adjustment of boundary to align with permanent and legible features
10	North of Sodbury Road	Extend to include residential property at edge of the settlement	Relates better to the built form of the settlement than the countryside
11	Bank House, Station Road	Extend to curtilage boundary	Small Residential Curtilage

Change No.	Description of location	Proposed Amendment	Justification
12	North of Station Road	Amend to follow road line	Adjustment of boundary to align with permanent and legible features

Almondsbury



The following amendments are proposed to the Almondsbury settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Rear of 3-15 Old Aust Road	Extend to include residential /curtilages	Small residential curtilage
2	74/74a Gloucester Road	Extend to include residential curtilages and land between existing settlement and new site allocation	Small residential curtilage; Small areas of land which would form part of the settlement when considered together with new site allocation
3	Rear of 29/31 Florence Park	Extend to include land between settlement and new site allocation	Small areas of land which would form part of the settlement when considered together with new site allocation
4	1 and 4 Red House Lane	Extend to residential curtilage of 1 Red House Lane, and to include 4 Red House Lane	Small residential curtilage; Relates better to the built form of the settlement than the countryside

Change No.	Description of location	Proposed Amendment	Justification
5	Swan Hotel	Amend to property boundary lines. Exclude electricity substation	Adjustment of boundary to align with permanent and legible features; exclusion of uses not normally found within settlements and urban fringe type uses
6	Pear Tree Cottage	Extend to include residential curtilage	Small residential curtilage
7	South of Oaklands Drive	Amend to property/road lines, continuing to exclude care home under construction	Adjustment of boundary to align with permanent and legible features; Development at a significantly different density or character
8	43-47 Over Lane	Extend to include residential properties 43-47 Over lane and curtilages.	Relates better to the built form of the settlement than the countryside
9	The Pound/ Church Road / Sundays Hill	Extend to include residential properties, church, doctor's surgery, primary school, and employment use	Relates better to the built form of the settlement than the countryside; Community use forming part of settlement
10	15 Townsend Lane	Extend to include residential property at edge of settlement	Relates better to the built form of the settlement than the countryside
11	Rear of 1 Knole Close	Extend to include residential curtilage	Small residential curtilage
12	28 Townsend	Extend to include residential property at edge of settlement	Relates better to the built form of the settlement than the countryside

Alveston

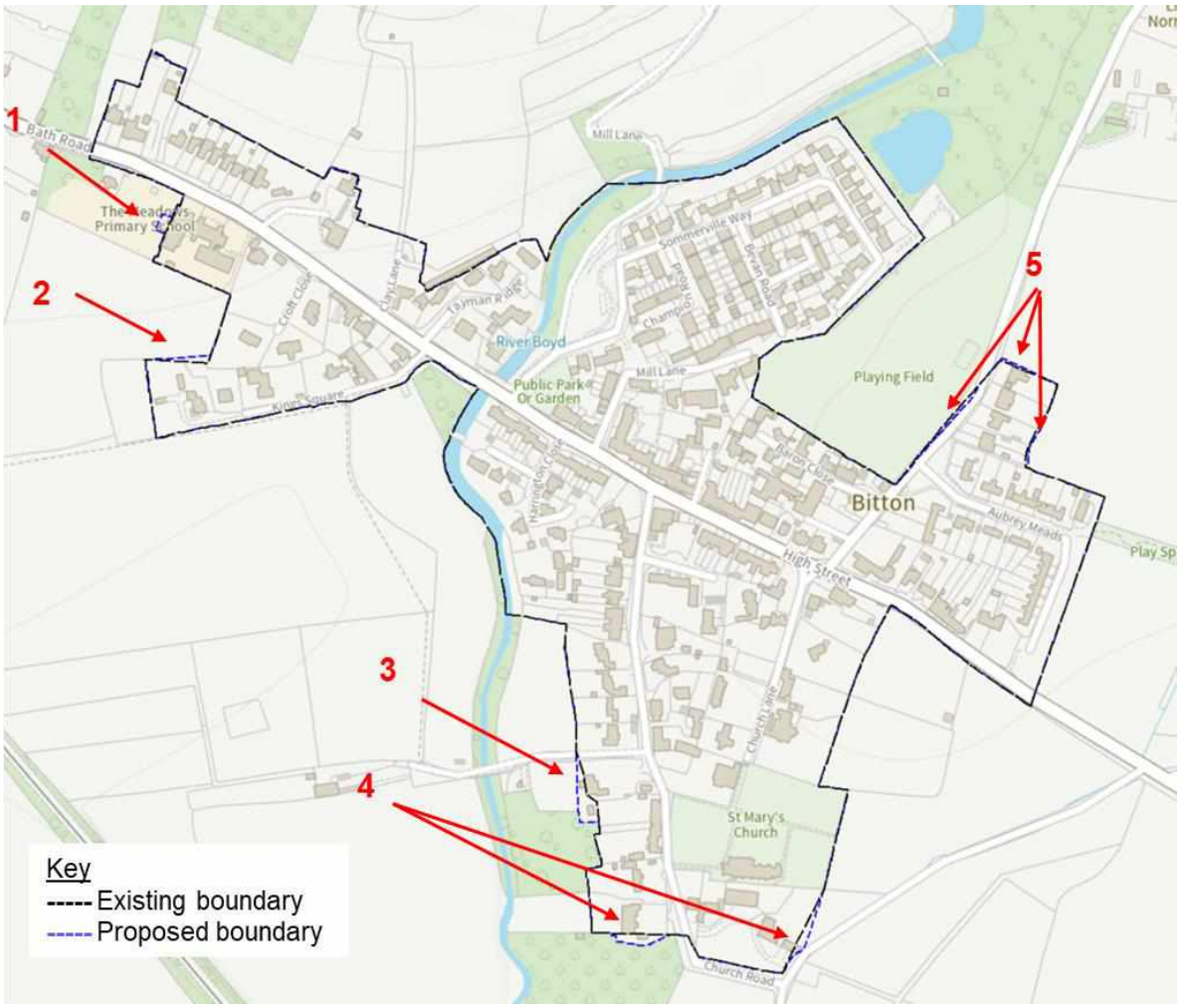


The following amendments are proposed to the Alveston settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Marlwood School, Vattingstone Lane	Extend to include secondary school, with extension under construction.	Community use forming part of the settlement
2	The Winnocks, Thornbury Road	Extend to include residential property at edge of the settlement	Relates better to the built form of the settlement than the countryside

Change No.	Description of location	Proposed Amendment	Justification
3	East of Thornbury Road	Extend to include hotel, employment uses and cricket ground which would be enclosed by existing settlement together with new site allocation	Employment uses and previously developed land; Community use forming part of the settlement
4	West of Greenhall and south of Gloucester Road	Extend to include of St Helens Primary School, St Helens Church, and public open space which would be enclosed by existing settlement together with new site allocation	Community use forming part of the settlement; Open space surrounded or largely enclosed by the settlement

Bitton

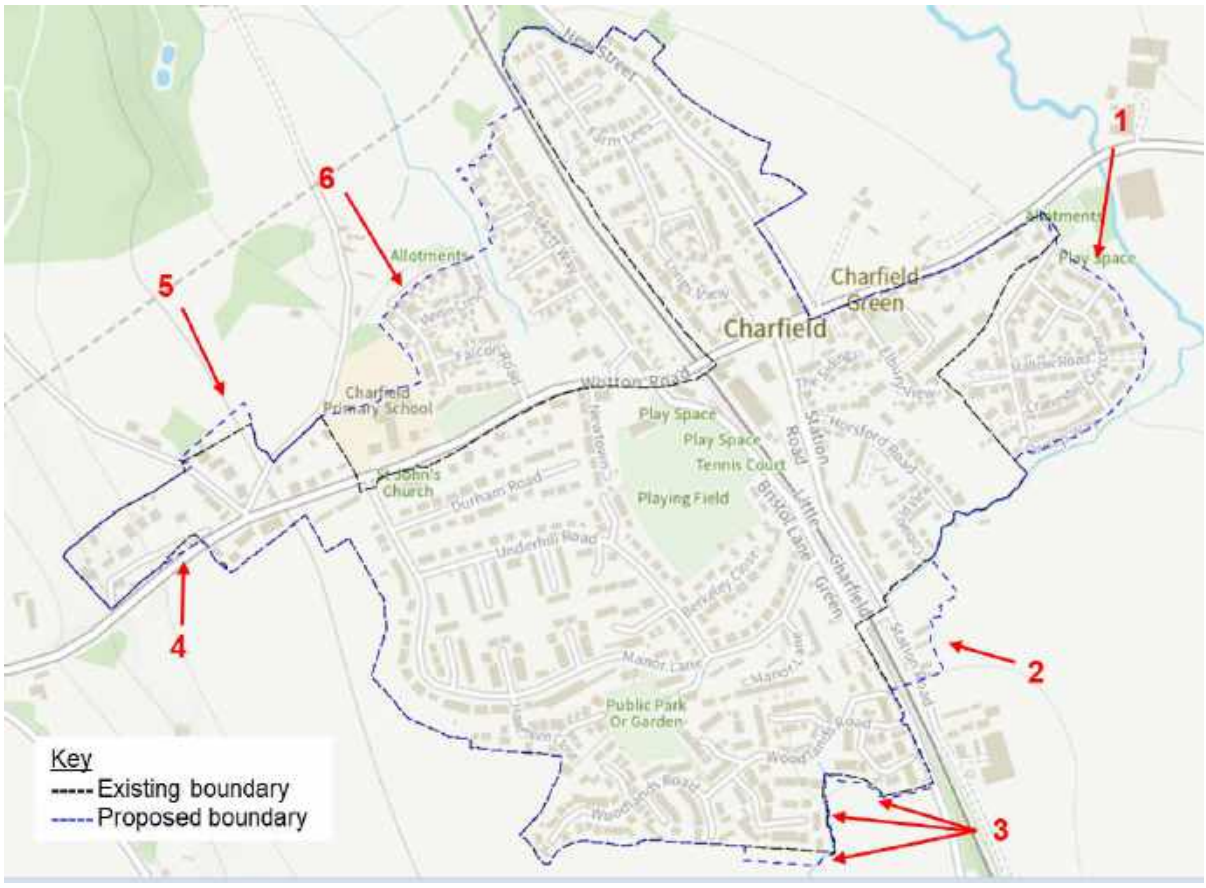


The following amendments are proposed to the Bitton settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	The Meadows Primary School	Extend to include full primary school building	Community use forming part of the settlement
2	Rear of Barrow Lodge/Barrow Court, Kings Square	Extend to include residential curtilages, continuing to exclude large residential curtilage to west	Small residential curtilage; Large residential curtilage
3	Court House, Tythe Barn, Dowser House, Church Road	Extend to include buildings within residential curtilage, continuing to exclude large curtilage beyond	Small residential curtilage; Large residential curtilage

Change No.	Description of location	Proposed Amendment	Justification
4	Tythe Barn, Dowser House, Church Road	Extend to include residential curtilages	Small residential curtilage
5	Golden Valley Lane	Minor boundary amendments to property curtilages/ road edge	Adjustment of boundary to align with permanent and legible features

Charfield



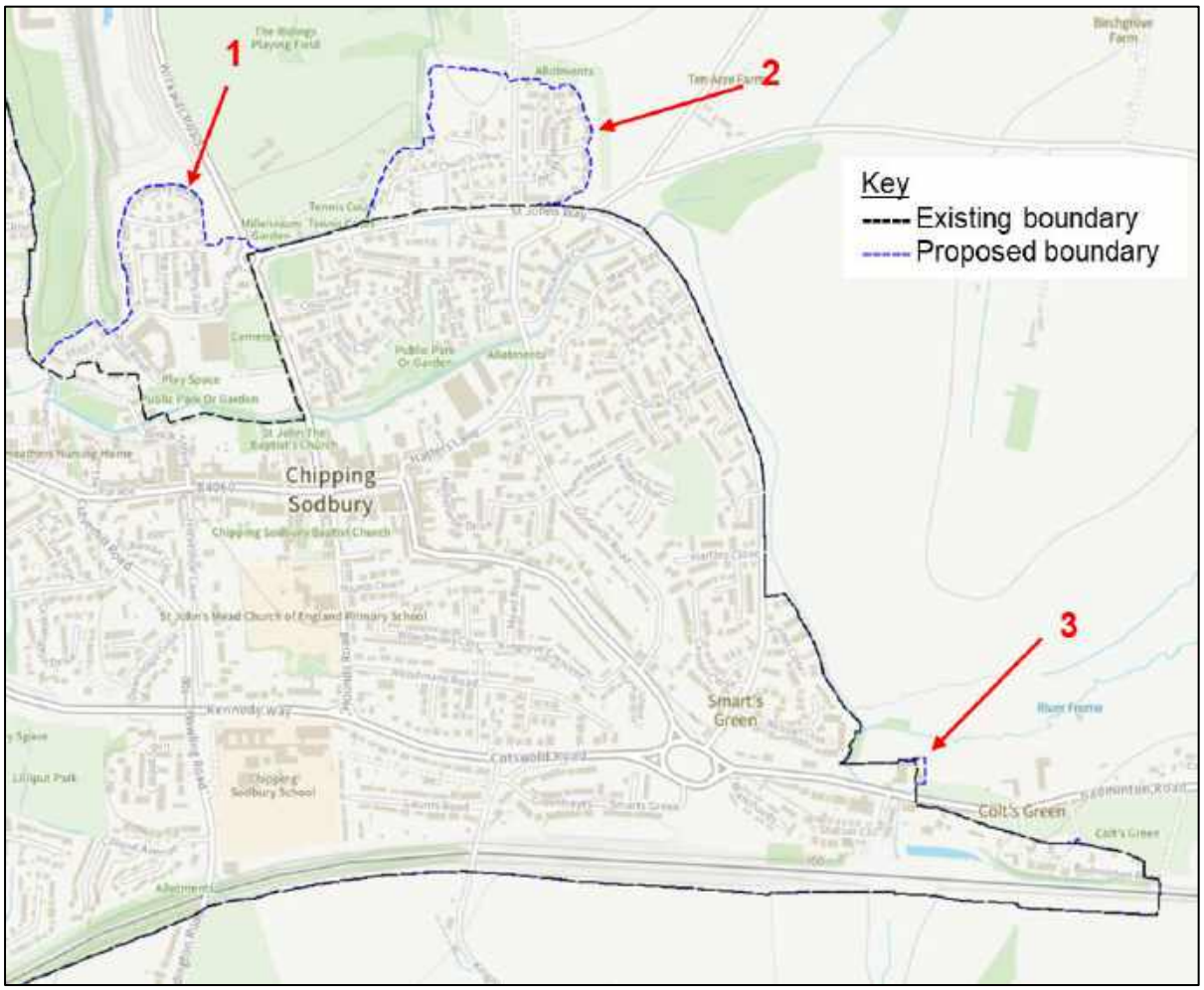
The following amendments are proposed to the Charfield settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	South of Wotton Road, off Cowslip Way	Extend to include developed residential site	Adjoining developed sites
2	East of station road	Extend to include consented rail station car park and adjoining existing residential properties	Adjoining sites with planning consent; Relates better to the built form of the settlement than the countryside
3	West of Little Bristol Lane	Extend to residential curtilage boundaries and adjoin with new site allocation.	Adjustment of boundary to align with permanent and legible features
4	North of Wotton Road	Adjustment of boundary to road edges	Adjustment of boundary to align with permanent and legible features

Change No.	Description of location	Proposed Amendment	Justification
5	Clovers, north of Wotton Road	Extend to include residential curtilage	Small residential curtilage
6	Falcon Road and Poskett Way, north of Wotton Road	Extend to include Charfield Primary School and developed residential sites excluding open space to north	Community uses forming part of settlement; adjoining developed residential sites; Open space at edge of the settlement

Chipping Sodbury

The Chipping Sodbury boundary is contiguous with the Yate boundary, given the proximity of the two settlements. Please refer to Yate boundary for continuation of the boundary presented below.



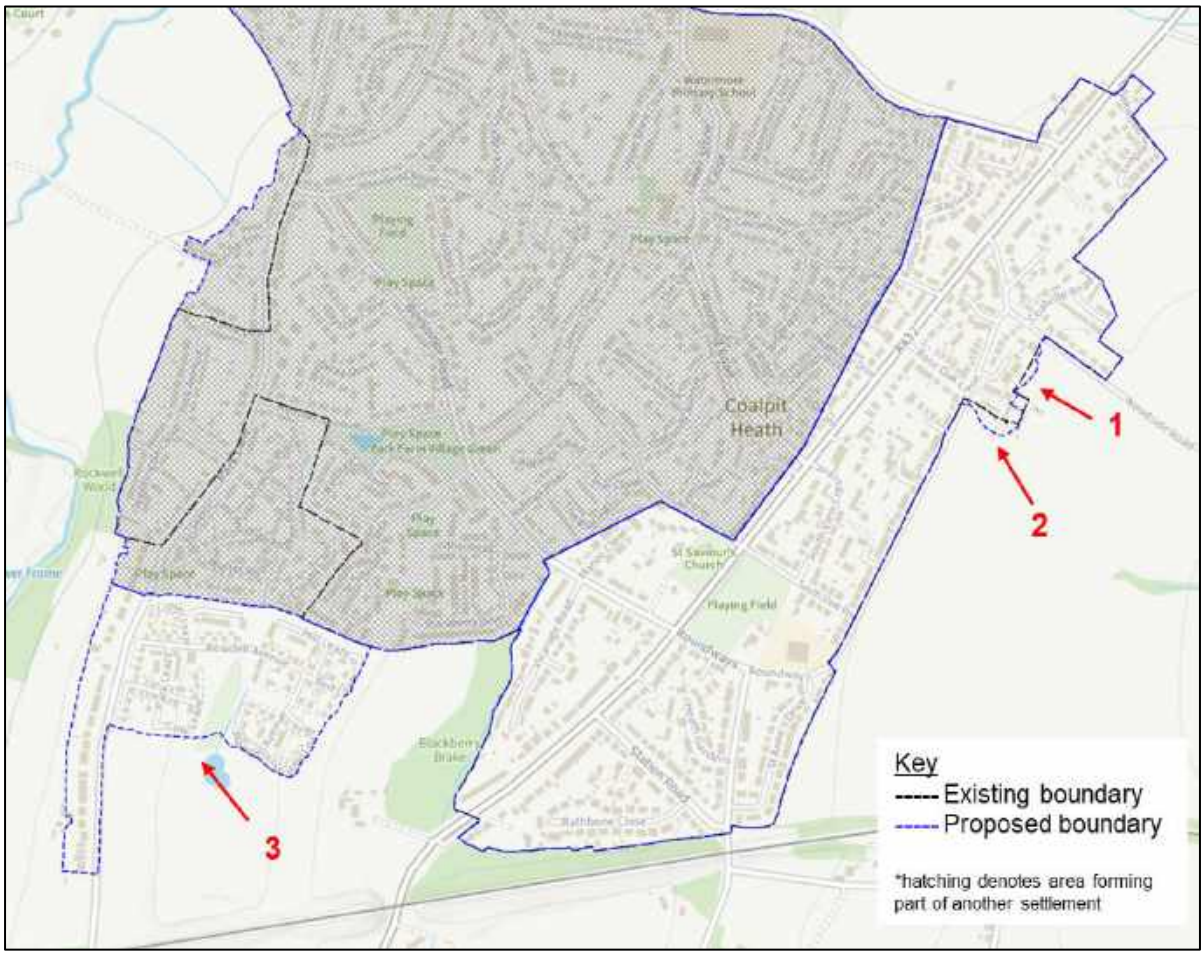
The following amendments are proposed to the Chipping Sodbury settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Land between Crassius Road and Wickwar Road	Extend to include developed residential site and supermarket	Adjoining developed sites; Relates better to the built form of the settlement than the countryside.
2	Land north of St Johns Way	Extend to include developed residential site	Adjoining developed sites relates better to the built form of the settlement than countryside.

Change No.	Description of location	Proposed Amendment	Justification
3	Properties north of Badminton Road, opposite Bell Inn	Extend to include adjoining residential properties	Relates better to the built form of the settlement than the countryside

Coalpit Heath

The following amendments are proposed to the Coalpit Heath settlement boundary:

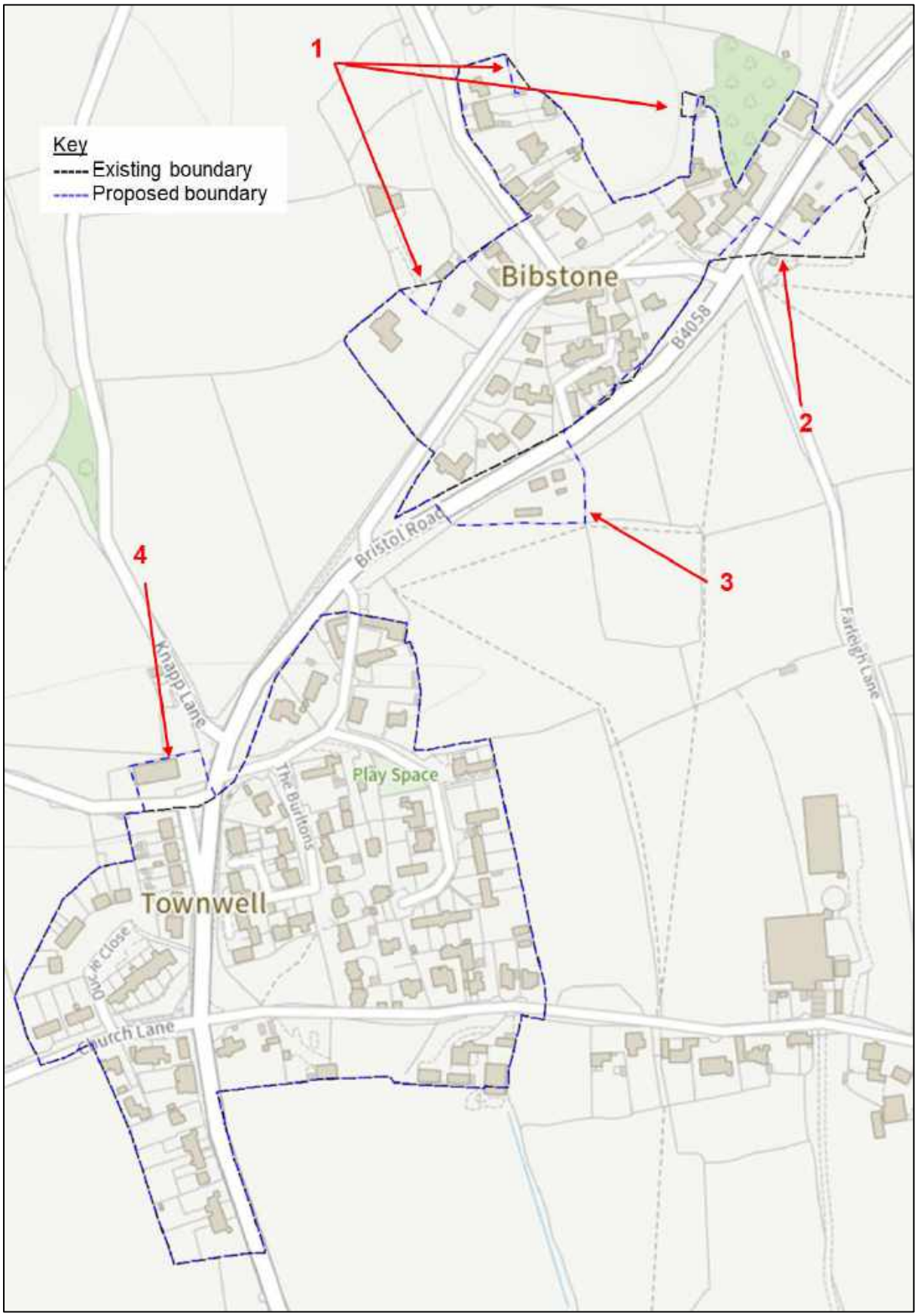


The following amendments are proposed to the Coalpit Heath settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Woodside Road	Amend to follow curtilage line	Adjustment of boundary to align with permanent and legible features
2	Paddock View	Amend to follow hedge boundary	Adjustment of boundary to align with permanent and legible features
3	East and West of Park Lane	Extend to include developed residential site east of Park Lane and extend to include existing residential properties West of Park Lane which relate better to the	Adjoining developed sites; Relates better to the built form of the settlement than the countryside

		settlement when considered together with developed site and new site allocation	

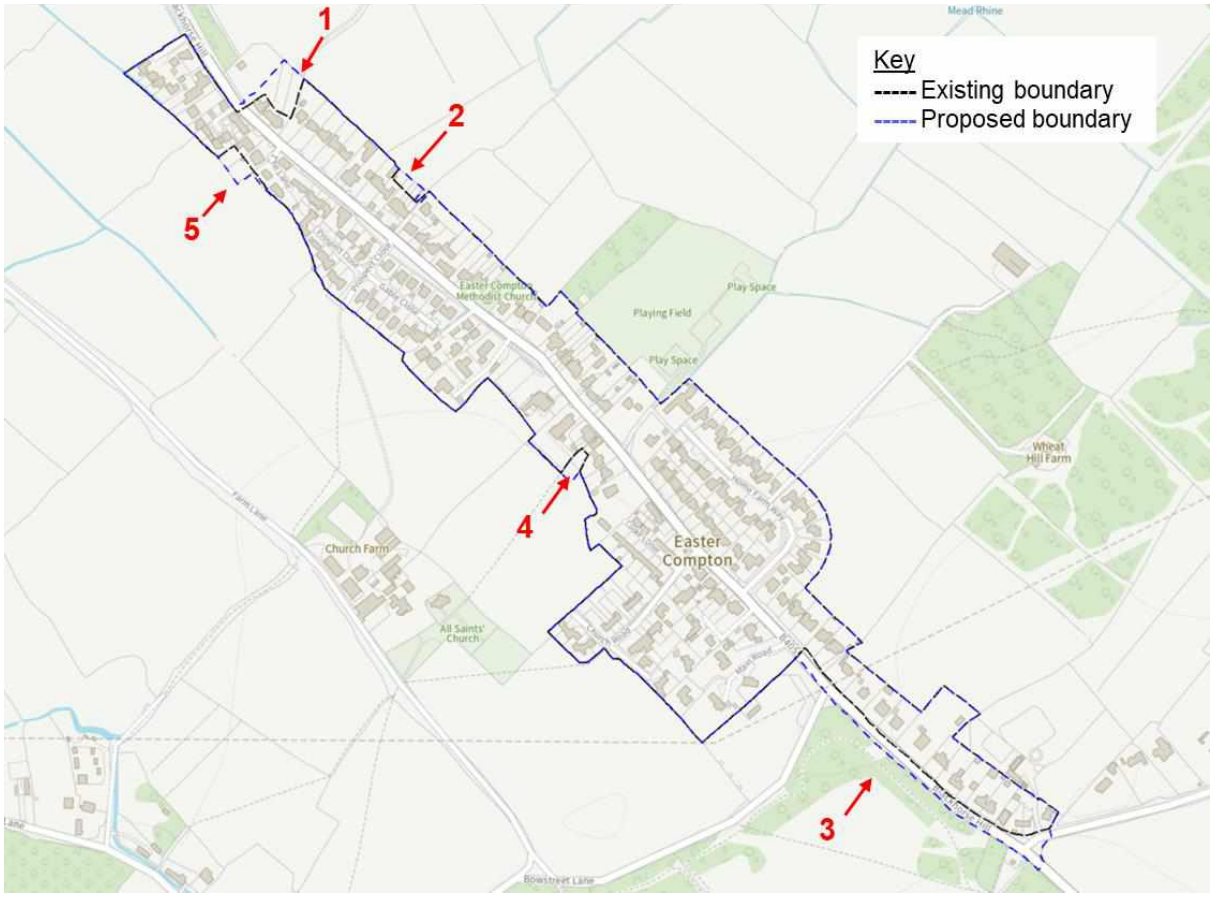
Cromhall


Key
Existing boundary
Proposed boundary
1
2
3
4
Bibstone
B4058
Bristol Road
Farleigh Lane
Knapp Lane
Play Space
The Burlions
Townwell
Church Lane
Old Rectory Close

The following amendments are proposed to the Cromhall settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Rear of Orchard House and Aurland House, Rear of Hawkers Edge and Hayes Cottage	Reduce boundary to follow property lines	Adjustment of boundary to align with permanent and legible features
2	South of Pullins Place	Reduce boundary south of Pullins Place to follow property line excluding large residential curtilages	Large residential curtilage
3	South of Bristol Road	Extend to include Travelling Showpeople safeguarded site following fence lines as legible boundary feature	Permanent Gypsy and Traveller or Travelling Showpeople sites; Adjustment of boundary to align with permanent and legible features
4	North of Spring Lane	Extend to include employment uses and hardstanding	Employment use and previously developed land

Easter Compton

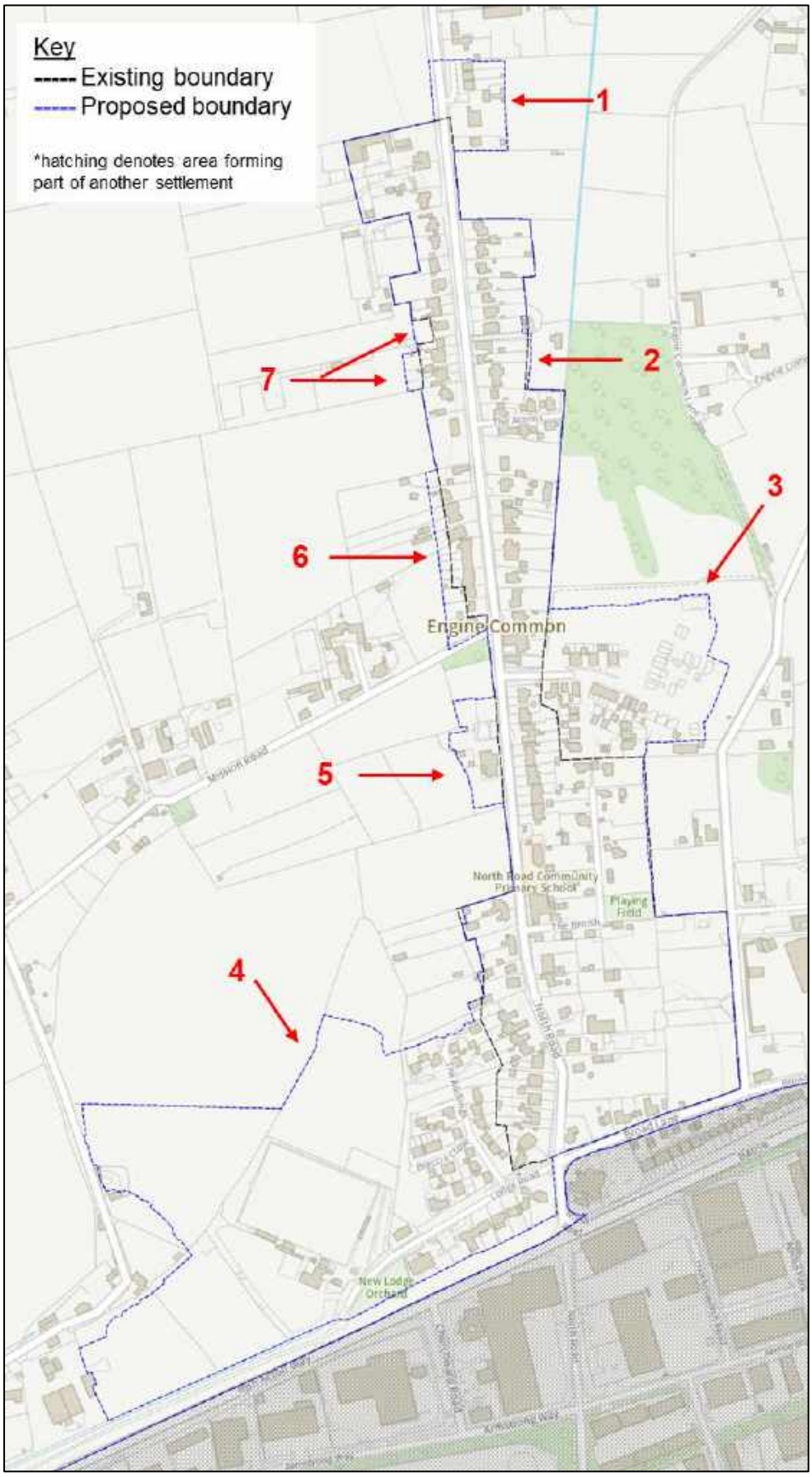


The following amendments are proposed to the Easter Compton settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Washing Pool Lodge/ Stafford house/ Washing Pool Cottage, Blackhorse Hill	Extend to include residential curtilages, continuing to exclude large curtilage to west	Small residential curtilage; Large residential curtilage
2	Rear of Pooh Corner, 1-4 The Cottages and The Farmhouse, Main Road	Extend and reduce to residential curtilages	Small residential curtilage; Adjustment of boundary to align with permanent and legible features
3	South East of Main Road	Extend to include part of Main Road between existing settlement and new site allocations.	Small areas of land which would form part of the settlement when considered together with new site allocations

4	Rear of The Reading Room, Main Road	Extend to include residential curtilage and small area of land between existing settlement and new site allocation	Small residential curtilage; Small areas of land which would form part of the settlement when considered together with new site allocations
5	Rear of Greenfields, Turnpike Cottage and 1-2 The Lane	Extend to include residential curtilages	Small residential curtilage

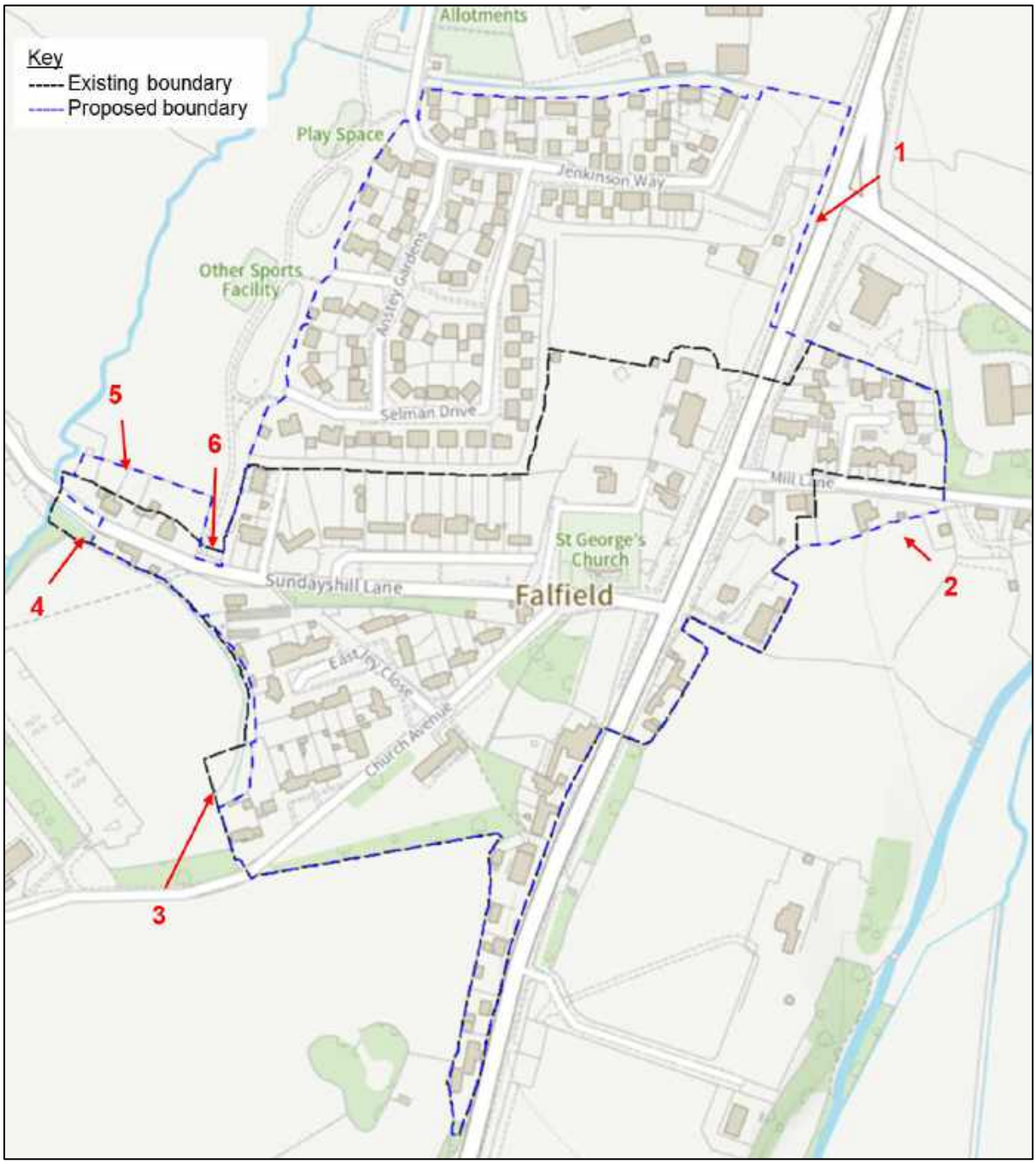
Engine Common



The following amendments are proposed to the Engine Common settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	368-376 North Road	Extend to include developed residential site and part of North road between this and new site allocation.	Adjoining developed sites; Small areas of land which would form part of the settlement when considered together with new site allocations
2	Rear of 330- 338 North Road	Amend boundary to residential curtilages	Adjustment of boundary to align with permanent and legible features
3	Molly Meadows / Willow Close	Extend to include consented residential site under construction	Adjoining sites with planning consent
4	West of North Road and north of Iron Acton Way	Extend to include developed and consented residential sites, and Yate Football Club enclosed on all sides by built or consented development	Adjoining developed sites; Adjoining sites with planning consent; Relates better to the built form of the settlement than the countryside.
5	The Codrington Arms, North Road	Extend to include The Codrington Arms Public House	Community use forming part of the settlement
6	291A-321 North Road	Extend to include 291A North Road and residential curtilages of 291-321 North Road, continuing to exclude large curtilages of 307-321 North Road	Relates better to the built form of the settlement than the countryside; Small residential curtilage; Large residential curtilage
7	Rear of 335-345 North Road	Extend to include residential curtilages	Small residential curtilage

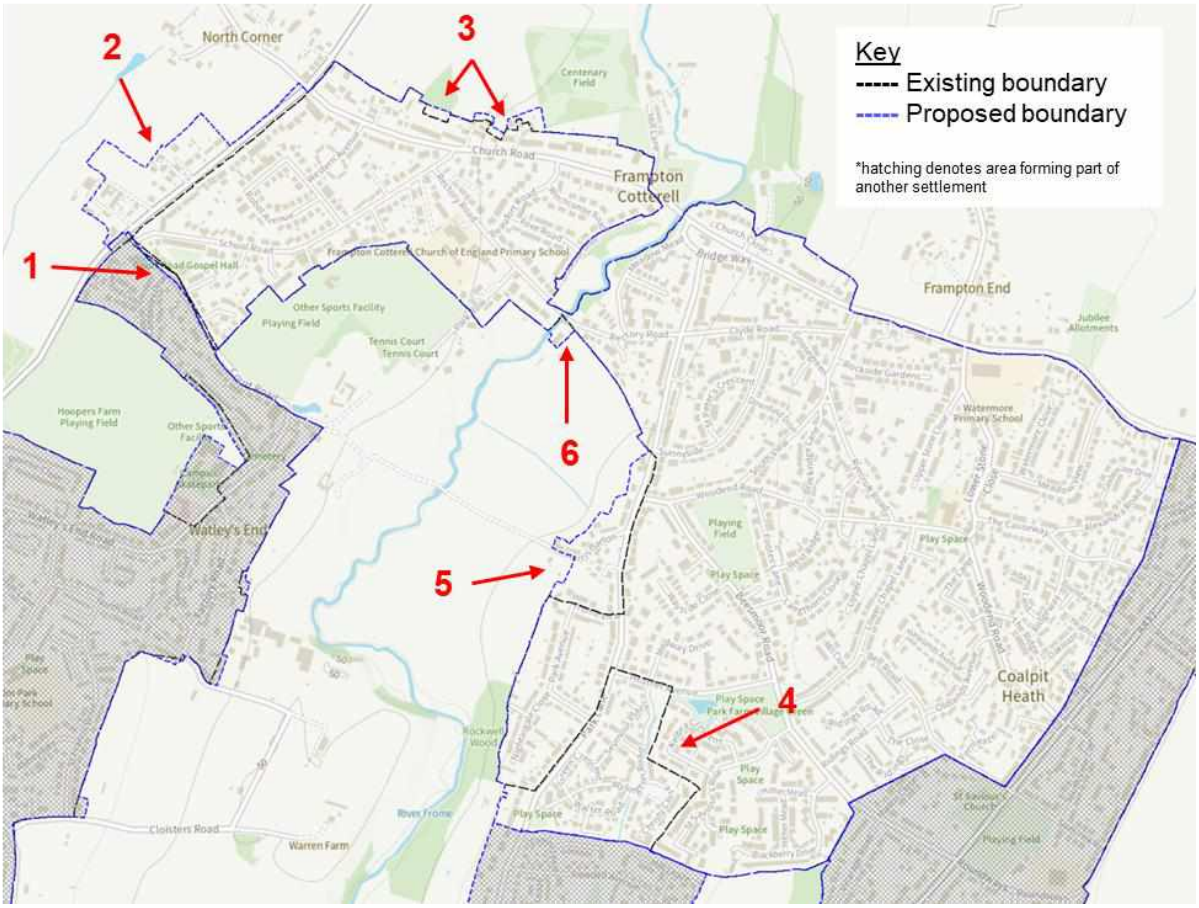
Falfield


Key
Existing boundary
Proposed boundary
Allotments
Play Space
Jenkinson Way
Other Sports Facility
Astley Gardens
Selman Drive
Mill Lane
St George's Church
Sundayshill Lane
Falfield
East Joy Close
Church Avenue
1
2
3
4
5
6

The following amendments are proposed to the Falfield settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	West of the A38 and south of Moorslade Lane	Inclusion of Extend to include developed and consented residential sites	Adjoining developed sites; Adjoining sites with planning consent;
2	Champery, Mill Lane	Extend to include residential property at edge of settlement	Relates better to the built form of the settlement than the countryside
3	North of Rear of 15-16 Church Avenue and 8-11 Eastley Close	Amend boundary to align with residential curtilages and exclude open space at edge of settlement	Adjustment of boundary to align with permanent and legible features; Open space at edge of the settlement
4	Adjacent to Woodlands Cottage,Sundayshill Lane	Reduce boundary to exclude open space at edge of settlement	Adjustment of boundary to align with permanent and legible features; Open space at edge of the settlement
5	Rear of Whitegates, Sundayshill Retreat and Sundayshill Cottage, Sundayshill Lane	Extend to residential curtilages	Small residential curtilage
6	North of Sundayshill Lane	Amend boundary to road edge	Adjustment of boundary to align with permanent and legible features

Frampton Cotterell

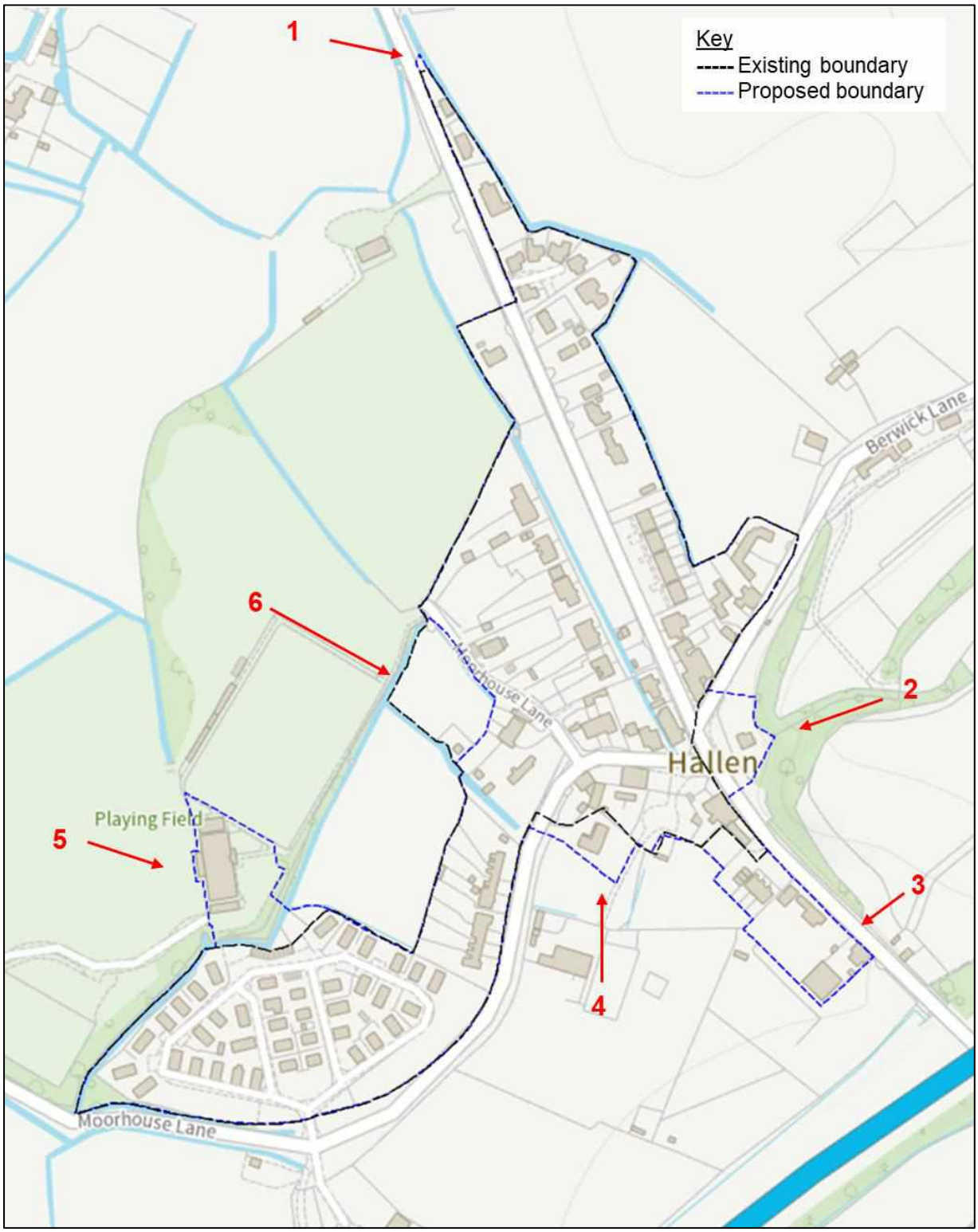


The following amendments are proposed to the Frampton Cotterell settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Court Road	Realignment of settlement boundary between Frampton Cotterell and Winterbourne to align with Parish Boundary/ Road line	Adjustment of boundary to align with permanent and legible features
2	North of Bristol Road	Extend to include developed and consented residential sites and existing adjoining residential properties.	Adjoining developed sites; Adjoining sites with planning consent; Relates better to the built form of the settlement than the countryside

Change No.	Description of location	Proposed Amendment	Justification
3	398-446 and 460-468 Church Road	Extend to include residential curtilages, and include residential property adjoining the settlement	Small residential curtilages; relates better to the built form of the settlement than the countryside
4	East and West of Park Lane	Extend to include developed residential site east of Park Lane and extend to include existing residential properties West of Park Lane which relate better to the settlement when considered together with developed site	Adjoining developed sites; Relates better to the built form of the settlement than the countryside
5	Harris Barton/ Park Lane	Extend to include residential properties adjoining the settlement boundary	Relates better to the built form of the settlement than the countryside
6	Bridge Cottage, Rectory Road	Extend to include residential property adjoining the settlement boundary	Relates better to the built form of settlement than the countryside

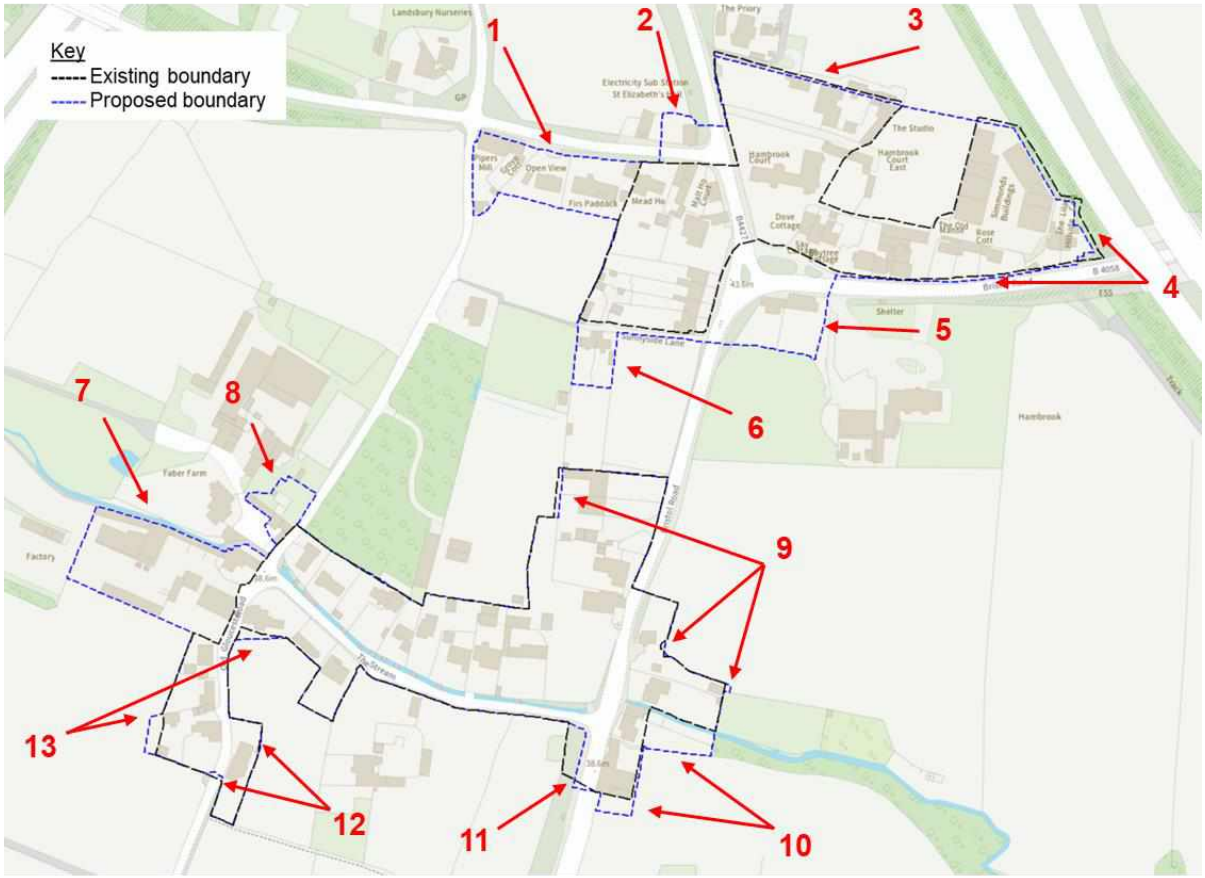
Hallen


Key
Existing boundary
Proposed boundary
1
2
3
4
5
6
Berwick Lane
Moorhouse Lane
Hallen
Playing Field
Moorhouse Lane

The following amendments are proposed to the Hallen settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	The Yard, Station Road	Amend boundary to property line	Adjustment of boundary to align with permanent and legible features
2	The Barton, Berwick Lane	Extend to include residential property at edge of the settlement	Relates better to the built form of the settlement than the countryside
3	South-west of Hallen Road	Extend to include residential properties at edge of the settlement	Relates better to the built form of the settlement than the countryside
4	Moorhouse Lodge, Moorhouse Lane	Extend to include developed residential property.	Adjoining developed sites
5	Hallen Village Hall and Recreation Centre	Extendto include village hall and hardstanding areas, continuing to exclude playing fields/ stadium	Community use forming part of settlement; Open space at edge of settlement
6	Land west of Moorhouse Cottage	Reduce boundary to remove open space at the edge of the settlement	Open space at edge of settlement

Hambrook

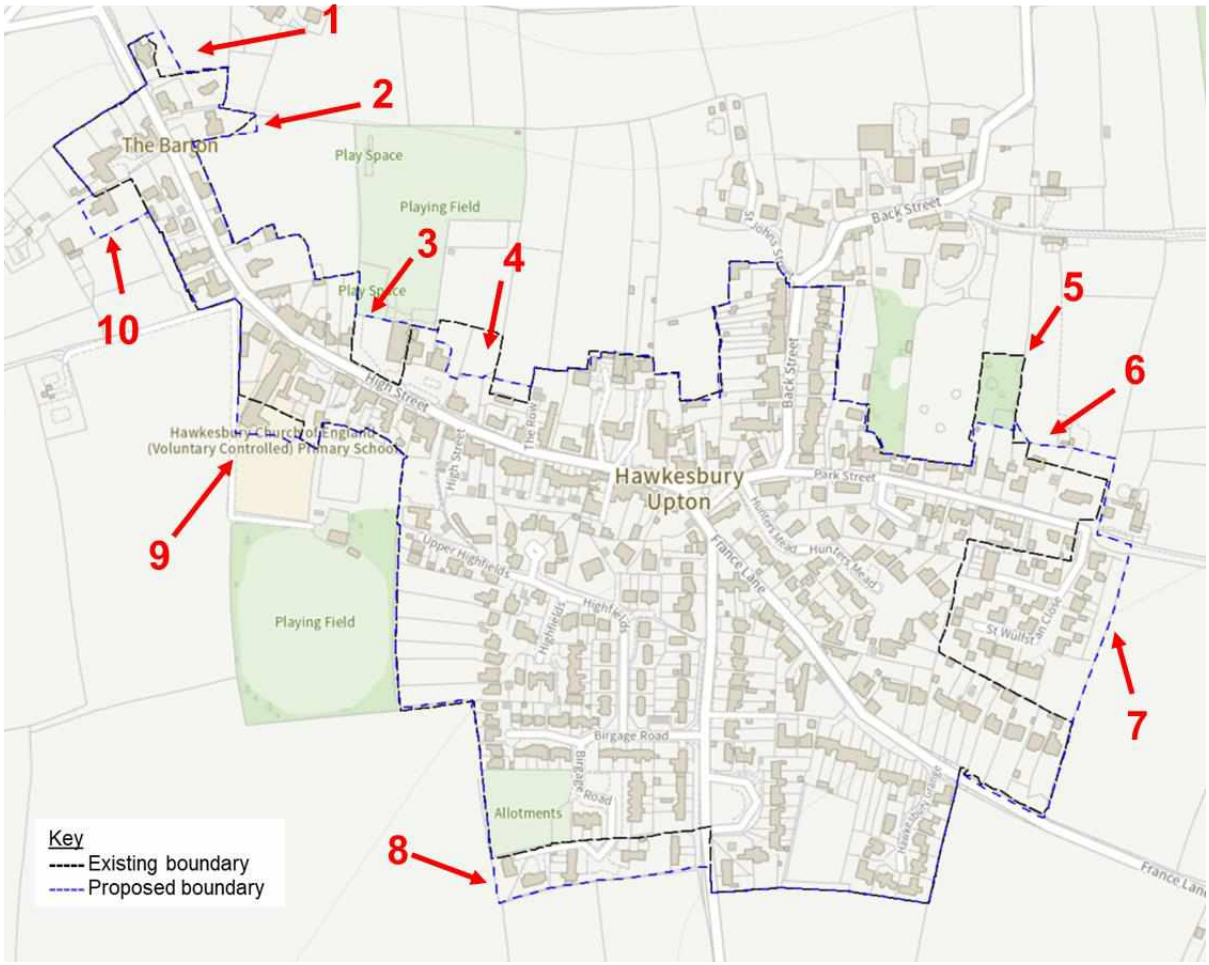


The following amendments are proposed to the Hambrook settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Pipers Mill, Grove Cott, Open View, and Firs Paddock, Hambrook Lane	Extend to include residential properties at edge of the settlement	Relates better to the built form of the settlement than the countryside
2	St Elizabeth's Hall, Hambrook Lane	Extend to include Village Hall	Community use forming part of the settlement
3	East of Old Gloucester Road	Extend to include buildings and curtilage of Hambrook Court East and amend boundary to property lines	Relates better to the built form of the settlement than the countryside; Adjustment of boundary to align with permanent and legible features
4	North of Bristol Road	Amend to residential/business curtilages	Adjustment of boundary to align with permanent and legible features

Change No.	Description of location	Proposed Amendment	Justification
5	South of Ifiginea /The Chestnuts, Bristol Road	Extend to include residential properties at edge of settlement, continuing to exclude The Coach House hotel which has different density and character	Relates better to the built form of the settlement than the countryside; Development at a significantly different density or character
6	1-2 Sunnyside Lane	Extend to include residential properties at edge of settlement and their access road	Relates better to the built form of the settlement than the countryside
7	Hambrook Business Park and 177 Old Gloucester Road	Extend to include employment uses and residential property at edge of the settlement	Employment use and previously developed land within built up area of settlement; Relates better to the built form of the settlement than the countryside
8	181 Old Gloucester Road	Extend to include converted residential property at edge of the settlement, continuing to exclude 179 Old Gloucester Road and associated agricultural uses	Relates better to the built form of the settlement than the countryside; Uses typically not found within settlements
9	The Tythings / The Tythe Barn/ the Lodge	Amend boundary to residential curtilages	Adjustment of boundary to align with permanent and legible features
10	Pennant Cottage/ The Old Post house/ the Old Bakery, Bristol Road	Extend to include residential curtilages	Small residential curtilage
11	West of Bristol Road	Amend boundary to follow property line	Adjustment of boundary to align with permanent and legible features
12	Brook House and 165 Old Gloucester Road	Extend to residential curtilages	Small residential curtilage
13	138 and 169 Old Gloucester Road	Amend boundary to residential curtilages	Adjustment of boundary to align with permanent and legible features

Hawkesbury Upton



The following amendments are proposed to the Hawksbury Upton settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Pool House, High Street	Extend to residential curtilage, excluding large curtilage to north	Small residential curtilage; Large residential curtilage
2	The Gables, High Street	Extend to residential curtilage	Small residential curtilage
3	Hawkesbury Upton Village Hall, High Street	Extend to include village hall and associated hardstanding	Community use forming part of the settlement
4	The Vicarage/ Trinity Cottage/	Amend to follow residential curtilages, excluding rear parts of	Small residential curtilage; open spaces at edge of settlement

Change No.	Description of location	Proposed Amendment	Justification
	The Barn, High Street	curtilage which relate better to adjoining fields	
5	Rear of Malt House, Park Street	Reduce boundary to exclude large curtilage	Large residential curtilage
6	Rear of Beacon's Field House/ Beacon's Field Barn/ Bunthornes, Park St	Extend to residential curtilages	Small residential curtilage
7	St Wulfstan Close	Extend to include developed residential site, continuing to exclude agricultural/ rural veterinary use east of Park Street	Adjoining developed sites; Uses not typically found in settlements
8	South of Birgcage Road	Extend to include developed residential site	Adjoining developedsites
9	Hawkesbury Primary School	Extend to include primary school and adjoining hardstanding, continuing to exclude tennis and cricket clubs at settlement edge	Community use forming part of the settlement; Open spaces at edge of settlement
10	Springfield, The Barton	Extend to include residential property at edge of settlement	Relates better to the built form of the settlement than the countryside

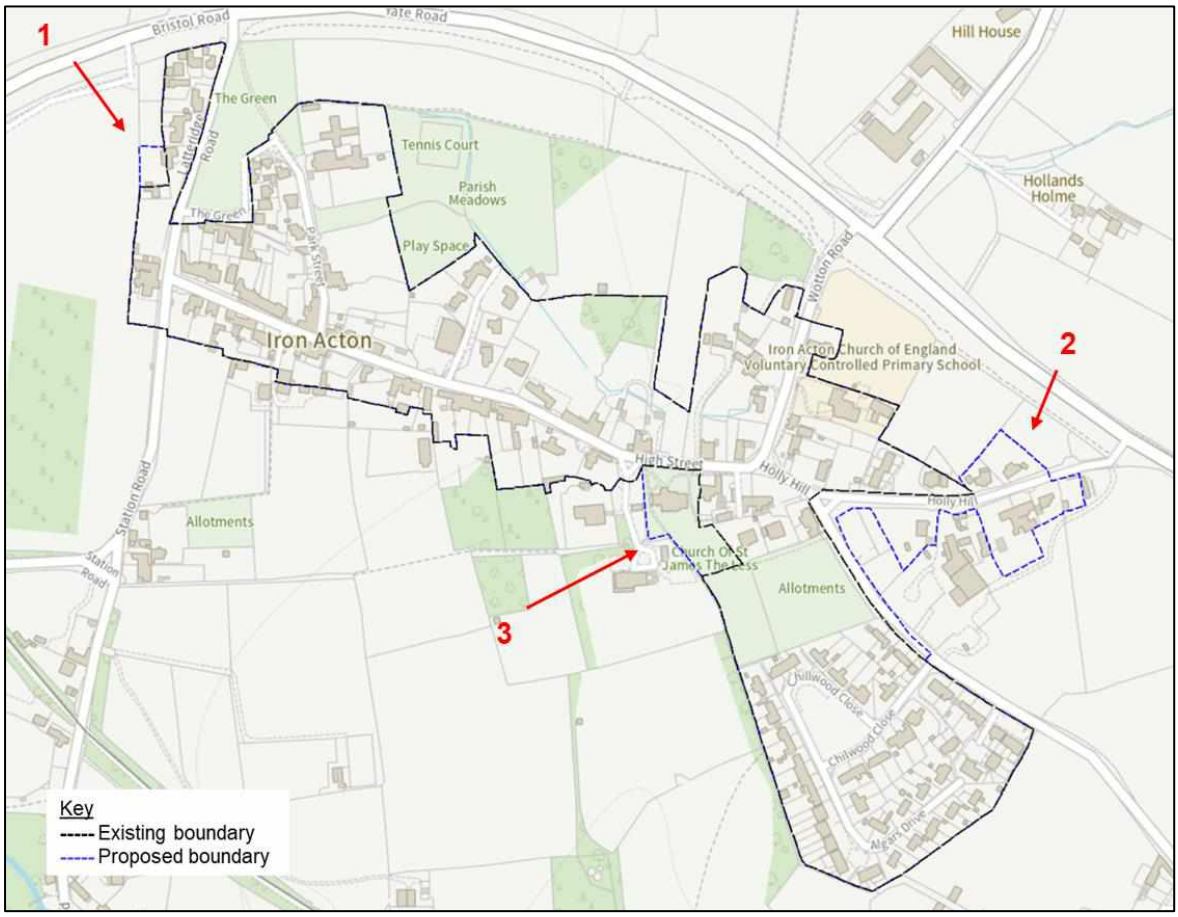
Hortham Village

Hortham village does not have an existing settlement boundary. A new boundary is proposed



Change No.	Description of location	Proposed Amendment	Justification
N/A	Hortham Village	Introduction of new settlement boundary defined by existing residential properties and land which would form part of the settlement when considered together with new site allocations. Exclude places of worship at north with separation from residential properties and at a different density and character.	Development that relates better to the built form of settlement than the countryside; Open space surrounded or largely enclosed by the settlement; Development at a significantly different density or character

Iron Acton

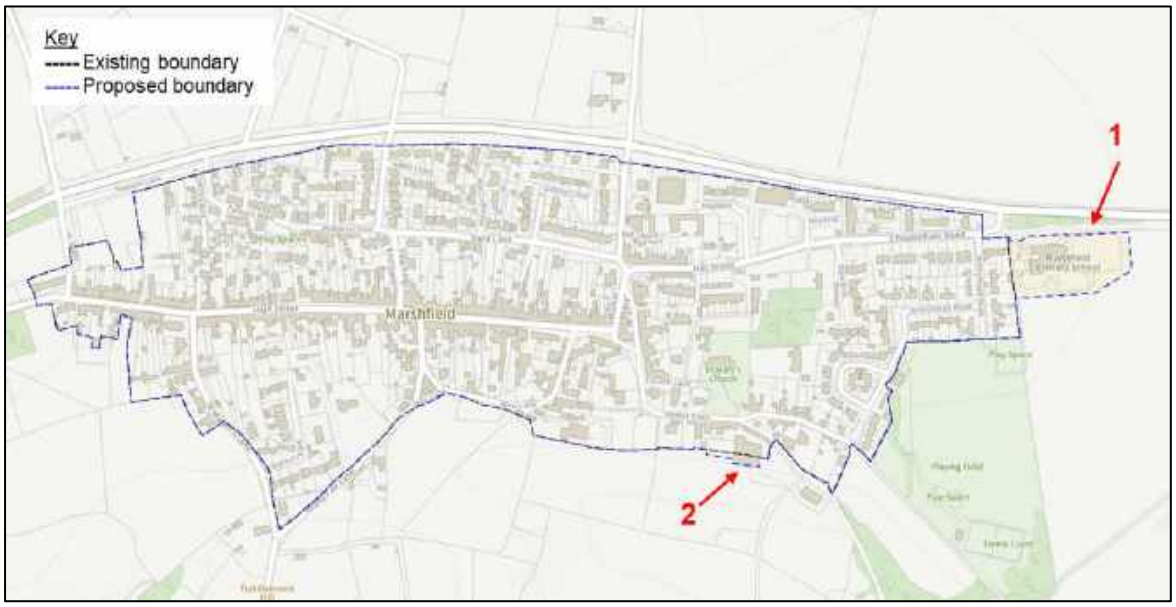


The following amendments are proposed to the Iron Acton settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Rear of Park Cottage, Latteridge Road	Extend to residential curtilage	Small residential curtilage
2	Holly Hill / Eastview	Extend to include residential properties at edge of the settlement and roads between existing settlement and new site allocation	Relates better to the built form of the settlement than the countryside; Small areas of land which would form part of the settlement when considered together with new site allocations
3	Church of St James the Less, High Street	Extend to include Church of St James the Less, continuing to exclude adjacent housing to west of different density and	Community use forming part of the settlement; Development at a significantly different density or character

		character to the settlement	

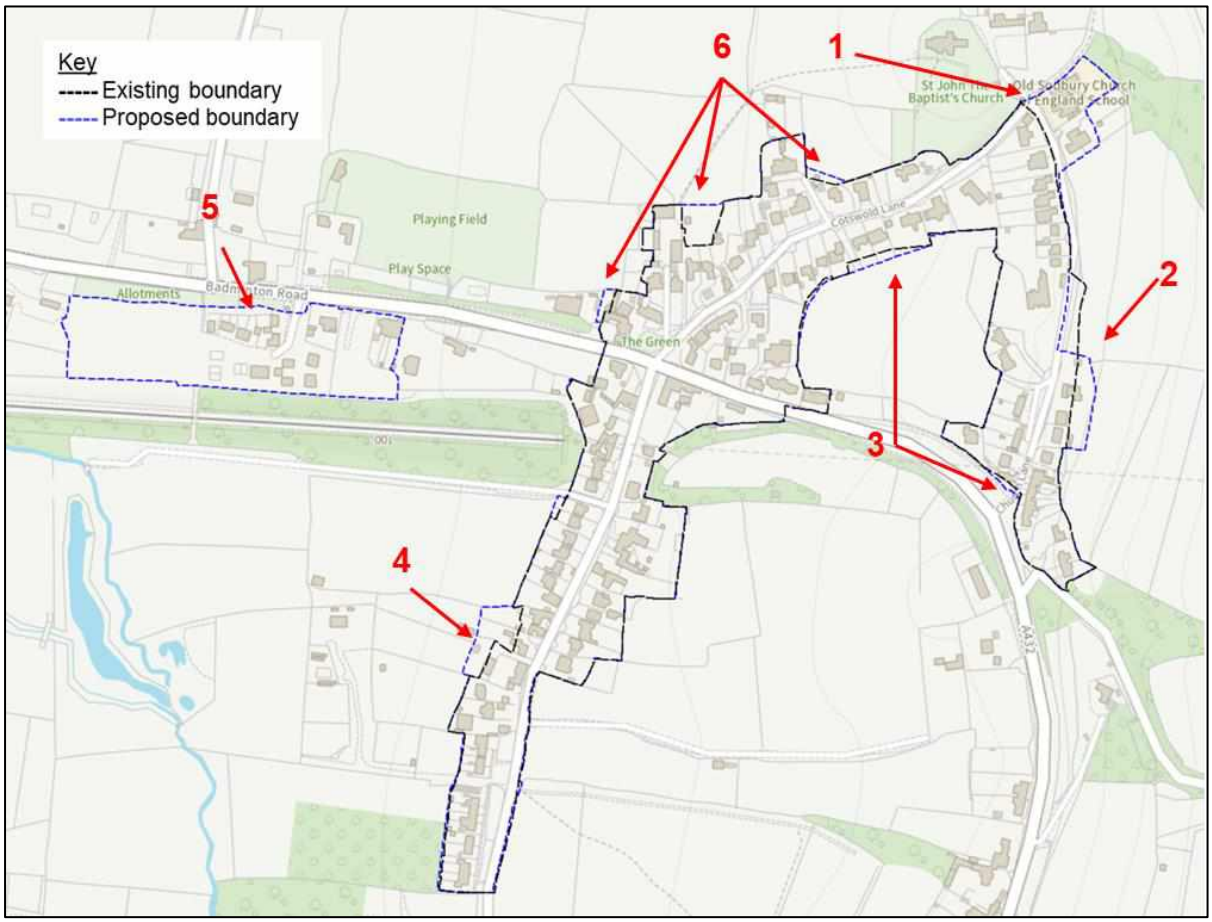
Marshfield



The following amendments are proposed to the Marshfield settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Marshfield Primary School	Extend to include primary school	Community use forming part of the settlement
2	Pitt Farm, Ringswell	Extend to building/ property line	Relates better to the built form of the settlement than the countryside

Old Sodbury

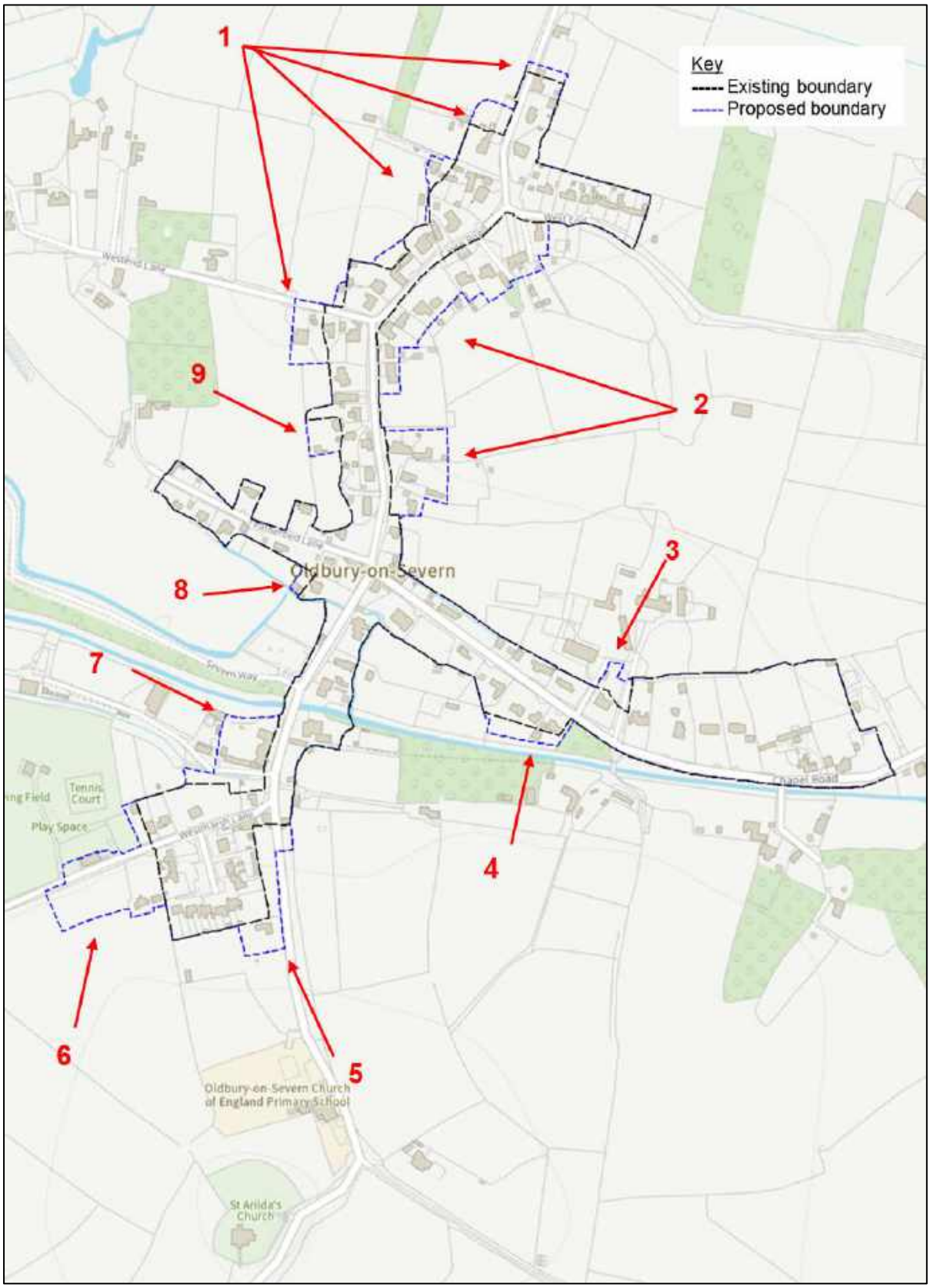


The following amendments are proposed to the Old Sodbury settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Old Sodbury Church of England School	Extend to include Old Sodbury Primary School, adjoining residential properties and minor boundary correction west side of Church Road	Community use forming part of the settlement; relates better to the built form of the settlement than the countryside; Adjustment of boundary to align with permanent and legible features
2	15 and 20/22 Church Lane	Amendments the settlement boundary to follow residential curtilages and road line	Small residential curtilage; Adjustment of boundary to align with permanent and legible features
3	Church Lane and Cotswold Lane	Amendments the settlement boundary to follow residential curtilage lines	Small residential curtilage

Change No.	Description of location	Proposed Amendment	Justification
4	Rear of 52-56 Chapel Lane	Extend to residential curtilages	Small residential curtilage
5	Land south of Badminton Road	Addition to settlement boundary to include consented and under construction residential sites where the density and character reflect built form of the settlement. Continue to exclude large residential curtilages between this and existing settlement boundary.	Relates better to the built form of the settlement than the countryside; Large residential curtilage.
6	North and west of Cotswold Way	Extend to residential curtilages.	Small residential curtilage

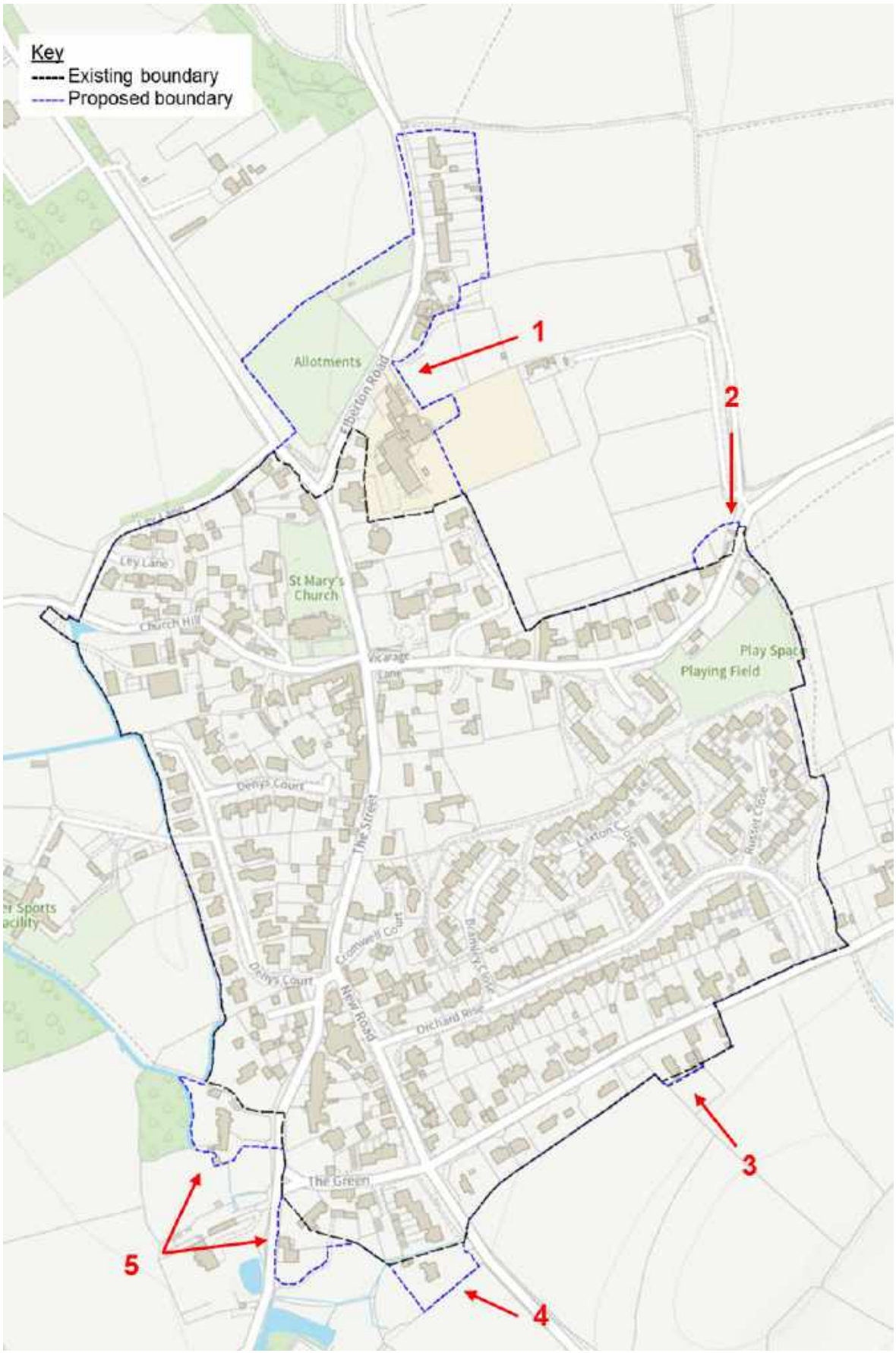
Oldbury-on-Severn



The following amendments are proposed to the Oldbury-on-Severn settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Westend Lane/ Camp Road/ Ham Lane	Extend to residential curtilages	Small residential curtilage
2	East of Camp Road	Extend to include residential properties on east side of Camp Road	Relates better to the built form of the settlement than the countryside
3	Rear of Old Orchard House, Chapel Road	Extend to residential curtilage	Small residential curtilage
4	Rear of Woodland Cottage/ Ilocandia, Chapel Road	Extend to residential curtilages	Small residential curtilage
5	The Hermitage, Ivydene, and Church Hill House, Church Road	Extend to residential curtilages and to include residential property at edge of the settlement	Small residential curtilage; Relates better to the built form of the settlement than the countryside
6	Westmarsh Lane	Extend to include Pre-School, residential properties and consented housing site at edge of settlement	Community use forming part of the settlement; relates better to the built form of the settlement than the countryside; Adjoining sites with planning consent
7	Pill House, Church Road	Extend to include residential property at edge of the settlement	Relates better to the built form of the settlement than the countryside
8	The Pound, Church Road	Extend to residential curtilage	Small residential curtilage
9	Rose Cottage Camp Road	Extend to include residential property at edge of the settlement	Relates better to the built form of the settlement than the countryside

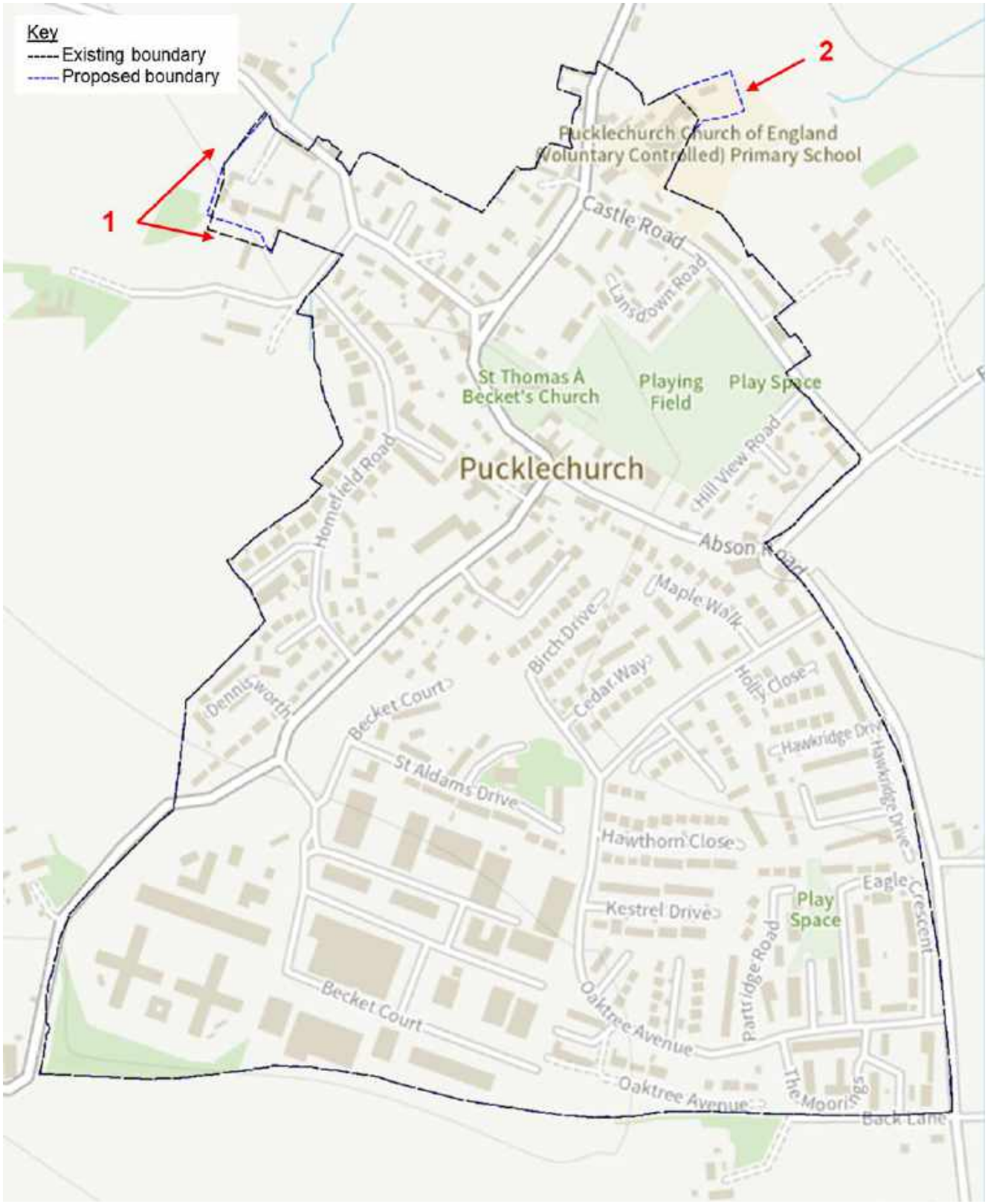
Olveston


Key
Existing boundary
Proposed boundary
Allotments
Elberton Road
St Mary's Church
Church Hill
Ley Lane
Vicarage Lane
Play Space
Playing Field
Denys Court
The Street
Cromwell Court
Orchard Rise
New Road
The Green
1
2
3
4
5

The following amendments are proposed to the Olveston settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Elberton Road	Extend to include primary school and consented residential site, together with allotments and residential properties on east of Elberton Road which form part of the settlement when considered together with new site allocation , dwellings to north under construction, existing dwellings to east, allotments and associated green space.	Community uses forming part of the settlement; Development that relates better to the built form of the settlement than the countryside
2	Rear of Fernhill Cottage and Sunnyside, Vicarage Lane	Extend to residential curtilages	Small residential curtilage
3	Rear of Hillside House, Haw Lane	Extend to include buildings within residential curtilage, continuing to exclude larger curtilage area to south	Relates better to the built form of the settlement than countryside; Large residential curtilage
4	Little Port, Upper Tockington Road	Extend to include residential property at edge of settlement	Relates better to the built form of the settlement than countryside; Large residential curtilage
5	The Old Meeting House, Green Farm, Rose Cottage and Sunnyside, Catherine Hill	Extend to include residential properties at edge of the settlement, continuing to exclude Hill House of different density and character to the settlement and large curtilage area of Rose Cottage.	Relates better to the built form of the settlement than the countryside; Development at a significantly different density or character; Large residential curtilage

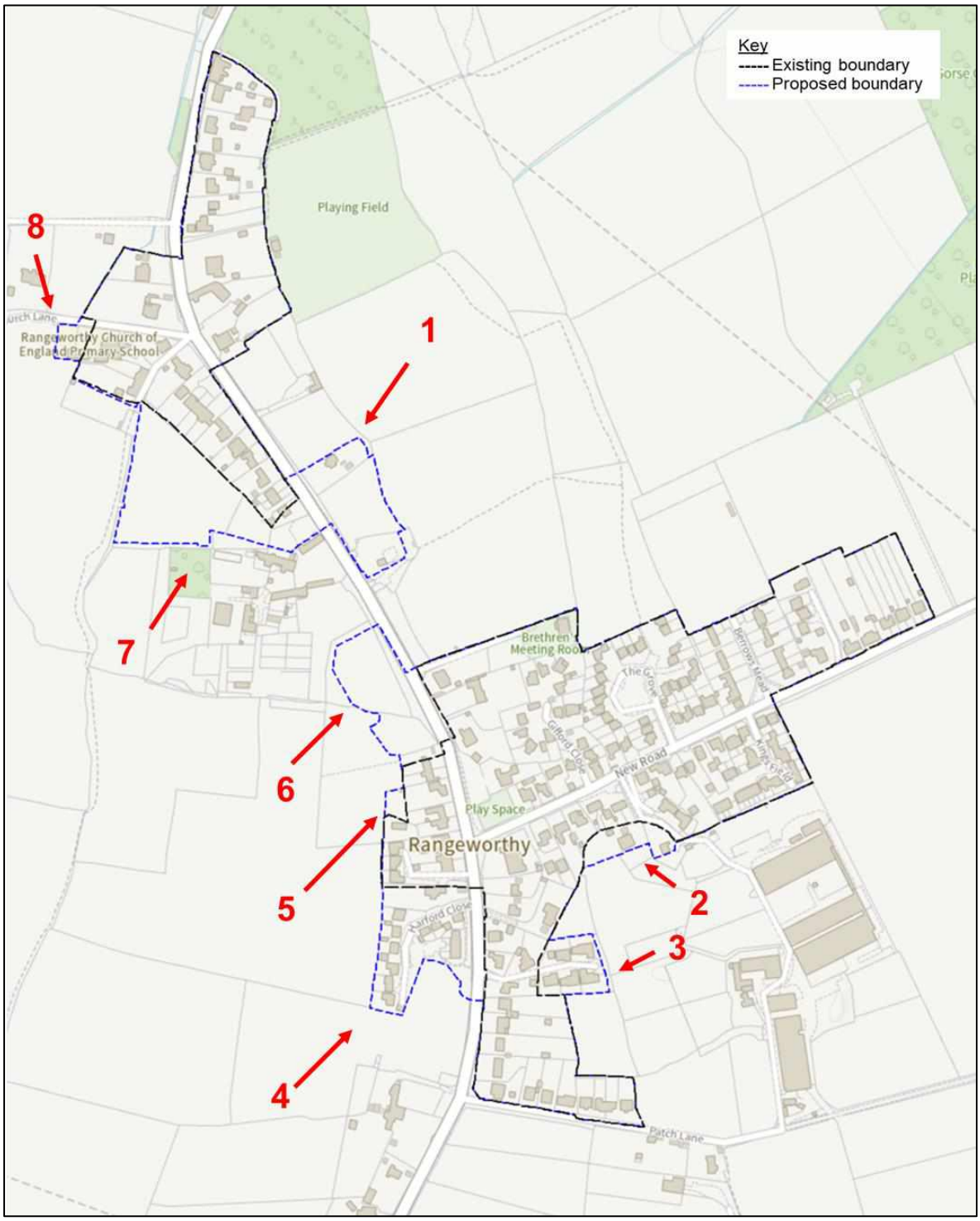
Pucklechurch



The following amendments are proposed to the Pucklechurch settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	1-5 Farlands	Amend boundary to residential curtilages, continuing to exclude Regency House of a different density and character to the settlement	Small residential curtilage; Development at a significantly different density or character
2	Pucklechurch Church of England Primary School	Extend to include school buildings and adjoining hardstanding	Community use forming part of the settlement

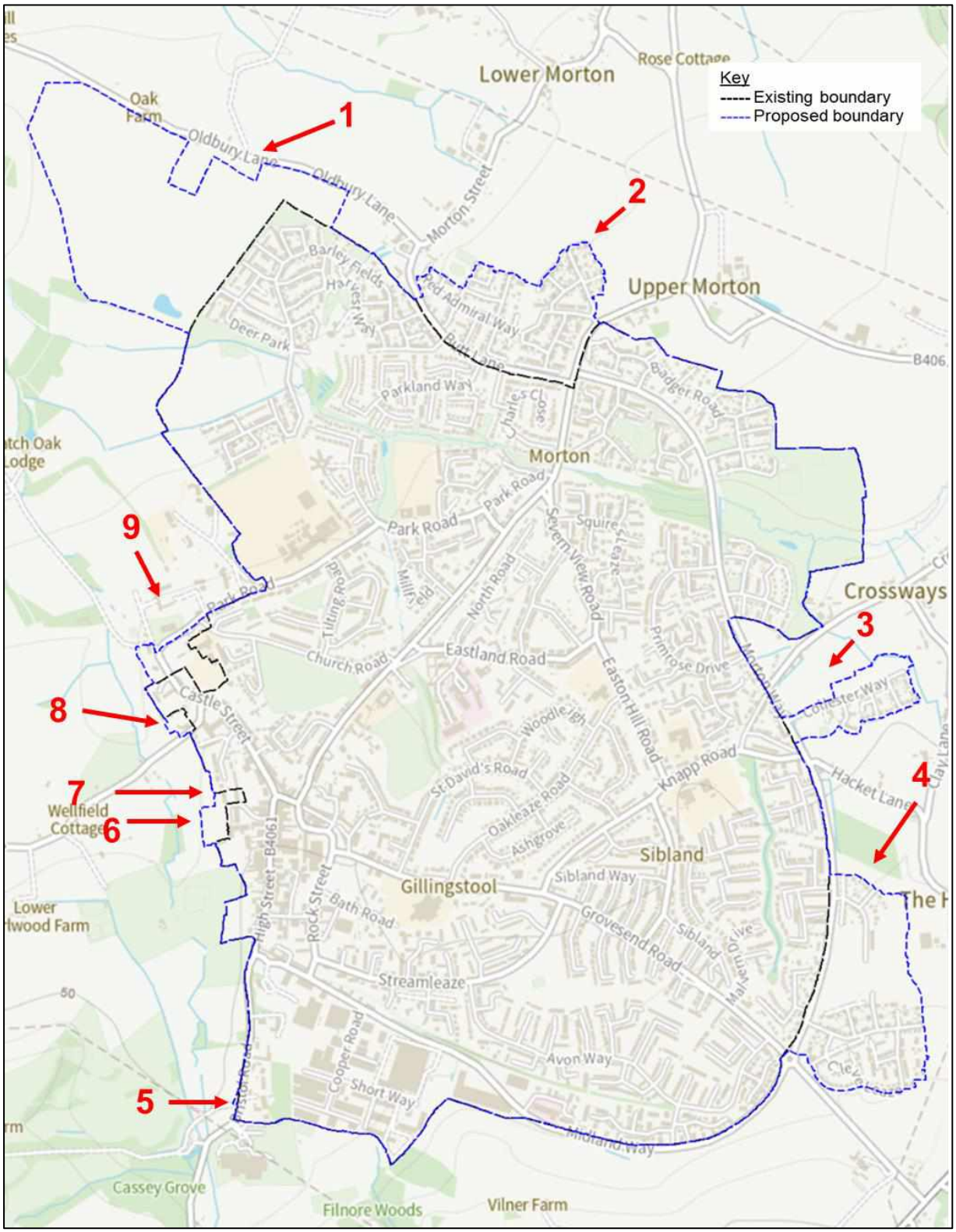
Rangeworthy



The following amendments are proposed to the Rangeworthy settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Westways and land to south, Wotton Road	Extend to include Westways and consented residential site	Relates better to the built form of the settlement than the countryside; Adjoining sites with planning consent
2	Holly Bungalow, South of New Road	Extend to include residential properties at edge of the settlement	Relates better to the built form of the settlement than the countryside
3	Redmay Grove, east of Wotton Road	Extend to include developed residential site	Adjoining developed sites
4	Harford Close, west of Wotton Road	Extend to include developed residential site	Adjoining developed sites
5	Hard House, Wotton Road	Extend to residential curtilage	Small residential curtilage
6	North of The Clovers, Wotton Road	Extend to include consented and under construction residential site	Adjoining sites with planning consent
7	South of Wyke Cottages, Wotton Road	Extend to include consented residential and employment site, and to residential curtilage of Woodbury Cottage	Adjoining sites with planning consent; Small residential curtilage
8	Rangeworthy Primary School	Extend to include primary school	Community use forming part of the settlement

Thornbury


Key
Existing boundary
Proposed boundary
1
2
3
4
5
6
7
8
9
Lower Morton
Upper Morton
Morton
Crossways
Sibland
Gillingstool
Wellfield Cottage
Oak Farm
Oldbury Lane
Morton Street
Deer Park
Parkland Way
Park Road
North Road
Church Road
Eastland Road
Castle Street
High Street – B4061
Rock Street
Bath Road
Knapp Road
Sibland Way
Grovesend Road
Streamleaze
Avon Way
Short Way
Midland Way
Cassey Grove
Filnore Woods
Vilner Farm
B406

The following amendments are proposed to the Thornbury settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Land west of Park Farm	Extend to include consented residential site	Adjoining sites with planning consent
2	North of Butt Lane	Extend to include developed residential site	Adjoining developed sites
3	Collester Way, East of Morton Way	Extend to include consented and under construction residential and employment site	Adjoining sites with planning consent
4	Cleve Wood Road, East of Morton Way	Extend to include consented and under construction residential site	Adjoining sites with planning consent
5	Corner of Bristol Road and Loverose Way	Extend to include footway/ verge between existing settlement and new site allocation	Small areas of land which would form part of the settlement when considered together with new site allocations
6	Castle Court Car Park	Extend to include car park	Relates better to the built form of the settlement than the countryside
7	51-58 Castle Court	Extend to include residential properties at edge of settlement	Relates better to the built form of the settlement than the countryside
8	The Hatch Camphill Community, Kington Lane	Extend to include community centre	Community use forming part of the settlement
9	South of St Mary's Church, Castle Street	Extend to include St Mary's VA Primary School, and residential properties at edge of the settlement up to south side of Castle Street as permanent and legible settlement edge.	Community use forming part of the settlement; Relates better to the built form of the settlement than the countryside; Adjustment of boundary to align with permanent and legible features

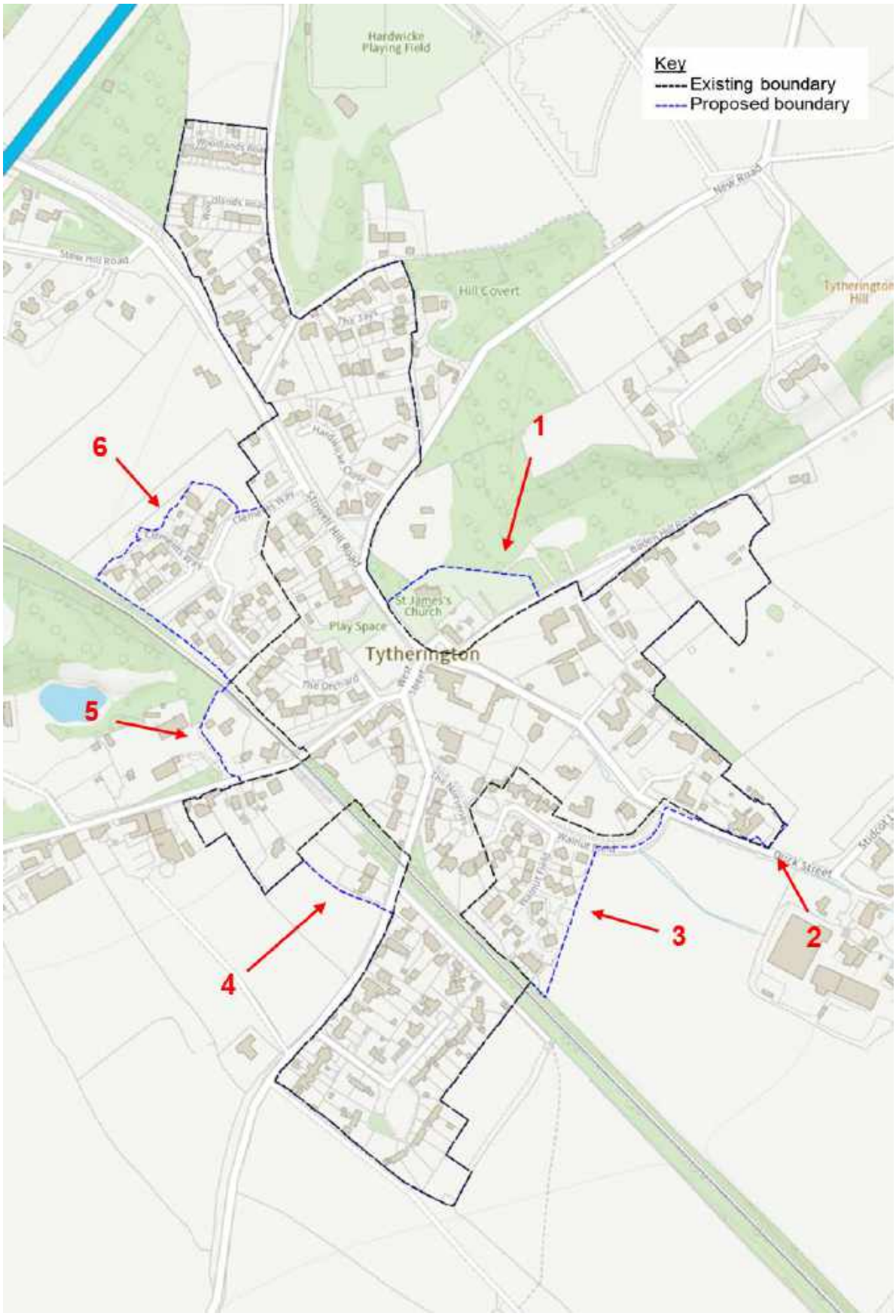
Tockington



The following amendments are proposed to the Tockington settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	North of Upper Tockington Road	Extend to include residential properties, Parish Hall, Tennis Club and car park at edge of settlement	Relates better to the built form of the settlement than the countryside; Community use forming part of the settlement

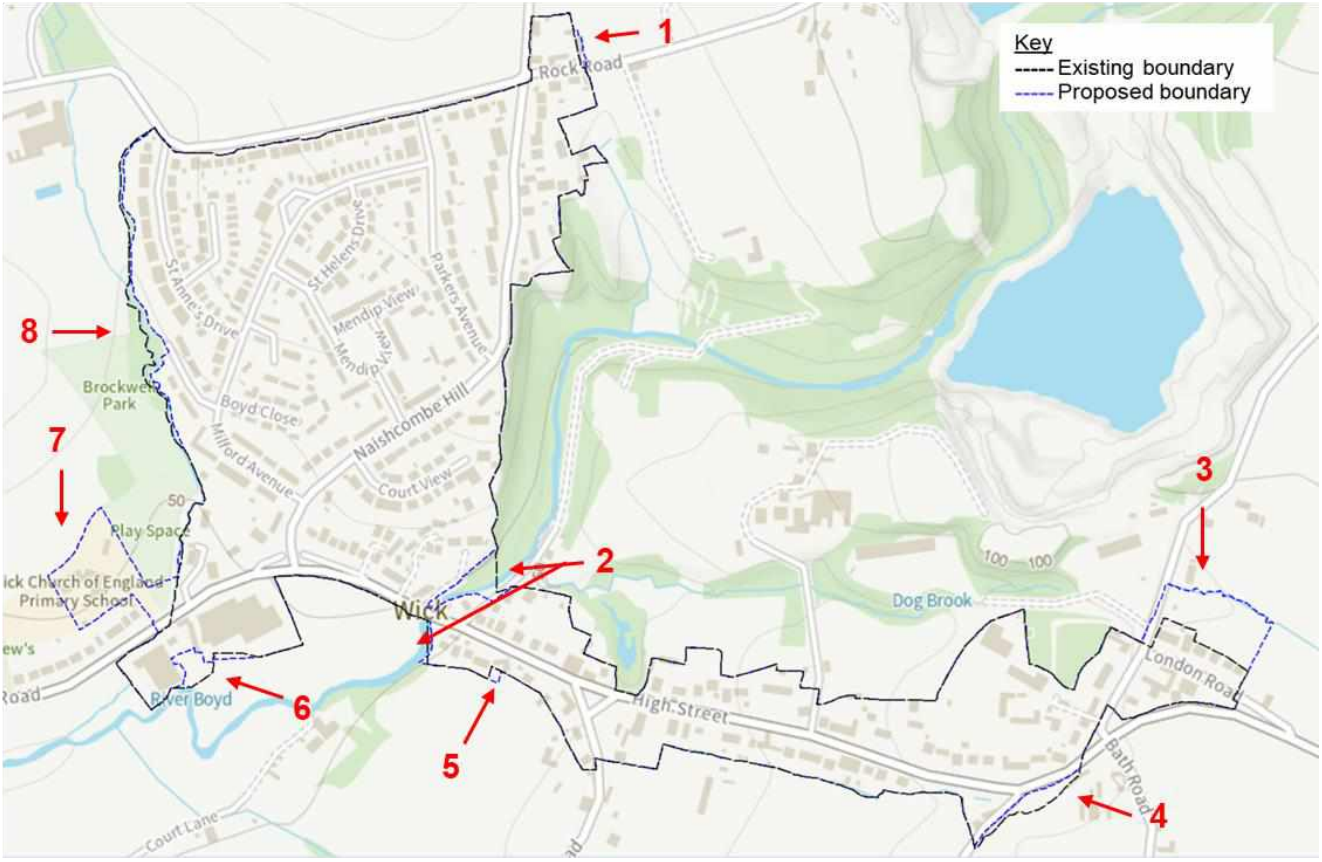
Tytherington



The following amendments are proposed to the Tytherington settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	St James Church, Duck Street	Extend to include St James Church and associated grounds	Community use forming part of the settlement
2	Malt Cottages / The Malt House, Duck Street	Amend boundary to property lines; continuing to exclude Malt Barn which is outlying from the settlement	Adjustment of boundary to align with permanent and legible features; Outlying and isolated development
3	Walnut Field	Extend to include developed residential site	Adjoining developed sites
4	Linfield and Rosewood, Itchington Road	Extend to include residential properties at edge of the settlement	Relates better to the built form of the settlement than the countryside
5	The Copse and The Spinney, West Street	Extend to include residential properties at edge of the settlement	Relates better to the built form of the settlement than the countryside
6	Clements Way	Extend to include developed residential site	Adjoining developed sites

Wick

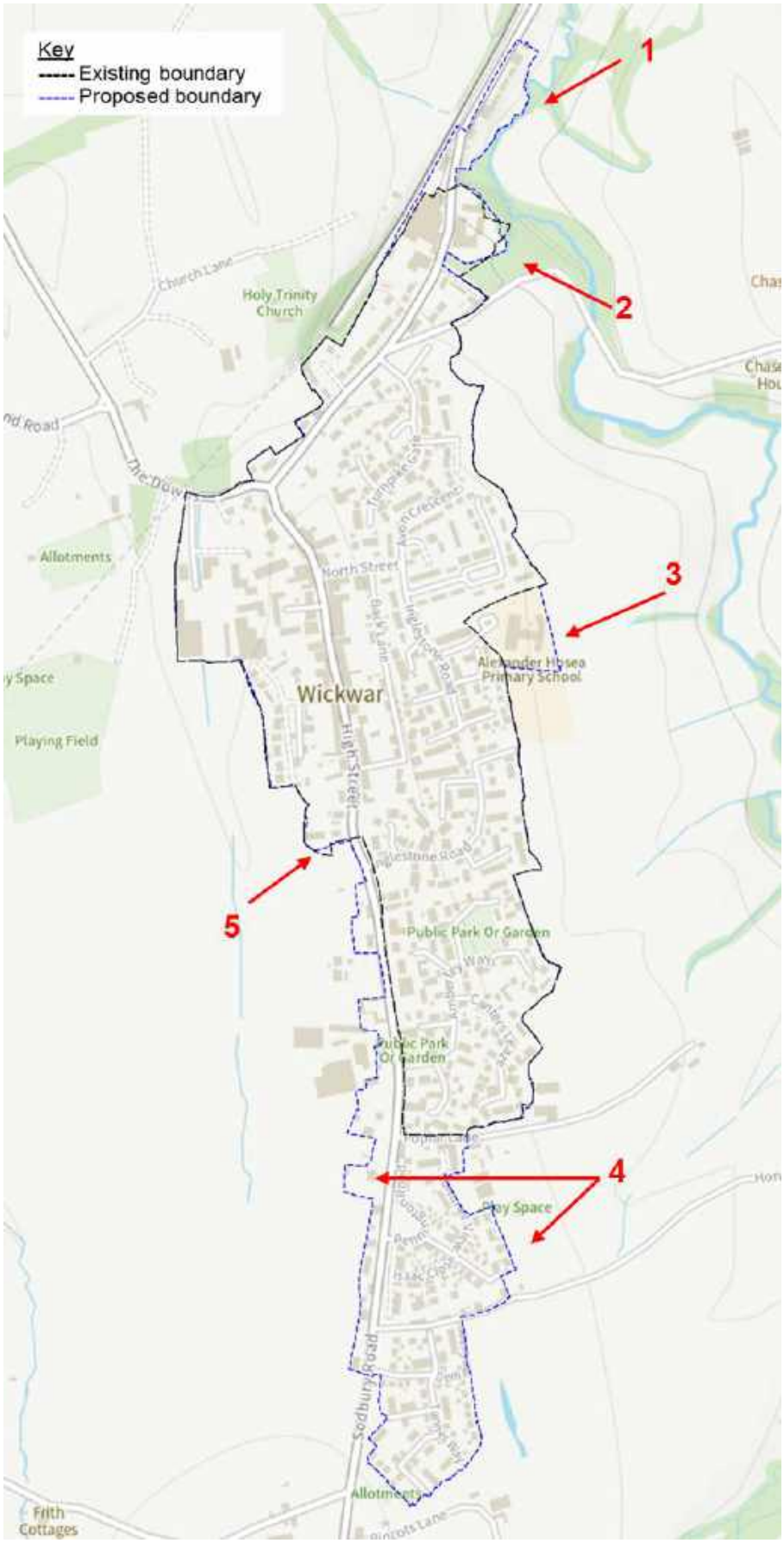


The following amendments are proposed to the Wick settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	North of Rock Road	Extend to residential curtilages	Small residential curtilage
2	High Street/ Golden Valley Road	Reduce boundary to property lines excluding large rear curtilage of 1-3 High Street	Adjustment of boundary to align with permanent and legible features; Large residential curtilage
3	North of London Road	Extend to include part of Bury Lane, new site allocation to rear of 23-27a London Road and to residential curtilages of 27b-33 London Road following line of river to provide consistent boundary between new site allocations east and west.	Small areas of land which would form part of the settlement when considered together with new site allocations; Adjustment of boundary to align with permanent and legible features Relates better to the built form of the settlement than the countryside

Change No.	Description of location	Proposed Amendment	Justification
4	Oldbury Lane to High Street	Reduce boundary to exclude open space at edge of the settlement	Open space at edge of the settlement; Adjustment of boundary to align with permanent and legible features
5	Rear of 14 High Street	Extend to residential curtilage	Small residential curtilage
6	South of Church Road	Amend boundary with property curtilages excluding open space at edge of the settlement	Adjustment of boundary to align with permanent and legible features; Open space at edge of settlement
7	Wick Primary School and Wick Car Park, Church Road	Extend to include Wick Primary School and Wick Car Park, and amend to follow line of river by 1 Willow Close	Community use forming part of settlement; Relates better to the built form of the settlement than the countryside; Adjustment of boundary to align with permanent and legible features
8	West of St Anne's Drive / Milford Avenue	Amend boundary to follow residential property lines as legible features and exclude open space at edge of settlement	Adjustment of boundary to align with permanent and legible features; Open space at edge of settlement

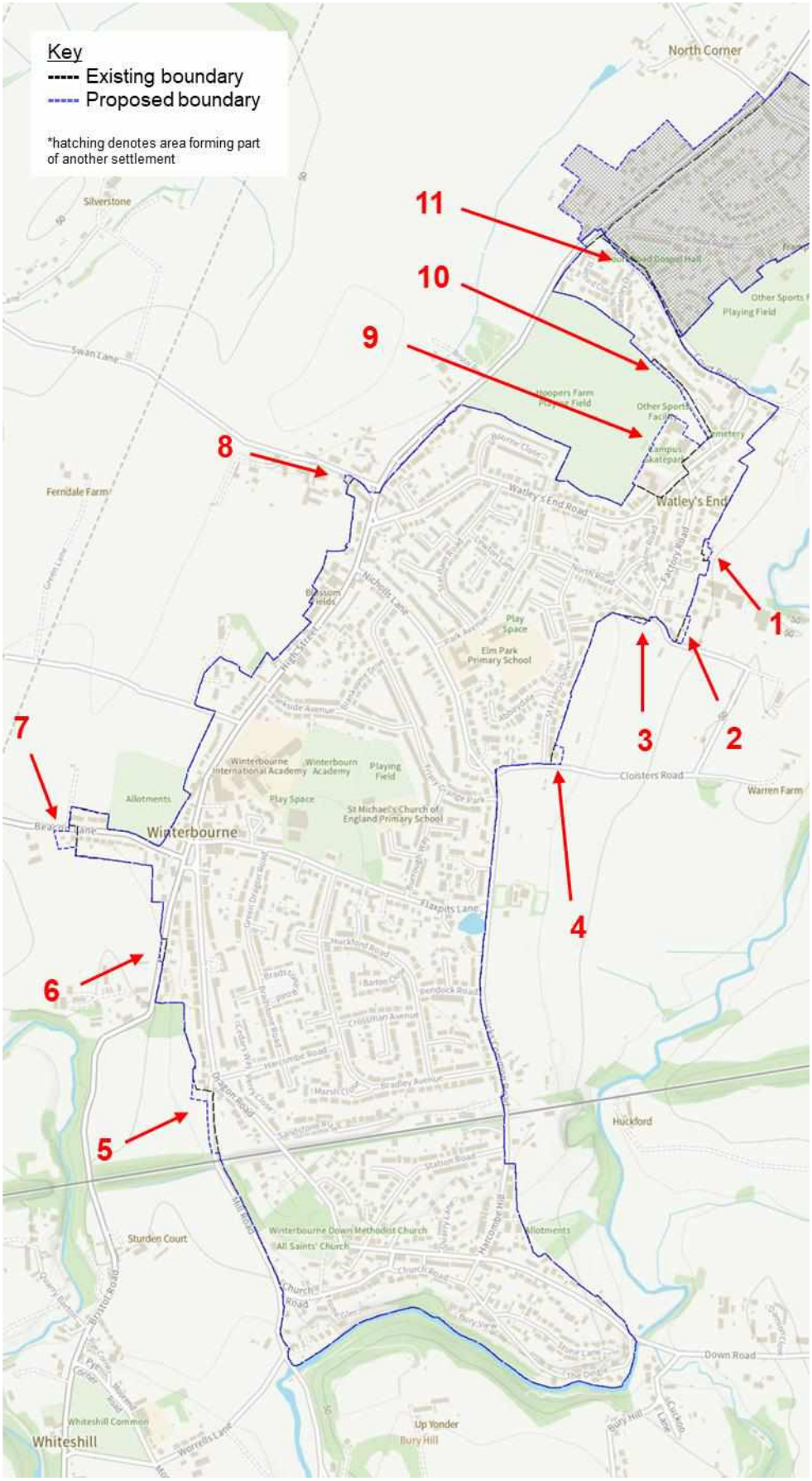
Wickwar


Key
Existing boundary
Proposed boundary
1
2
3
4
5
Wickwar
Holy Trinity Church
Church Lane
Allotments
Playing Field
North Street
High Street
Alexander Hosea Primary School
Public Park Or Garden
Play Space
Sodbury Road
Allotments
Frith Cottages

The following amendments are proposed to the Wickwar settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	East of Station Road	Extend to include residential and employment properties at the edge of the settlement	Relates better to the built form of the settlement than the countryside
2	Land between Turnpike Gate and Chase Lane	Amend boundary to property lines	Adjustment of boundary to align with permanent and legible features
3	Alexander Hosea Primary School	Extend to include primary school building and associated hardstanding	Community use forming part of the settlement
4	Land either side of Sodbury Road	Extend to include consented, under construction and developed residential sites on eastern side of Sodbury Road, together with residential properties on western side which form part of the settlement when considered together	Adjoining sites with planning consent; Adjoining developed sites; Relates better to the built form of the settlement than the countryside
5	8 Sodbury Road	Amend to property lines	Adjustment of boundary to align with permanent and legible features

Winterbourne



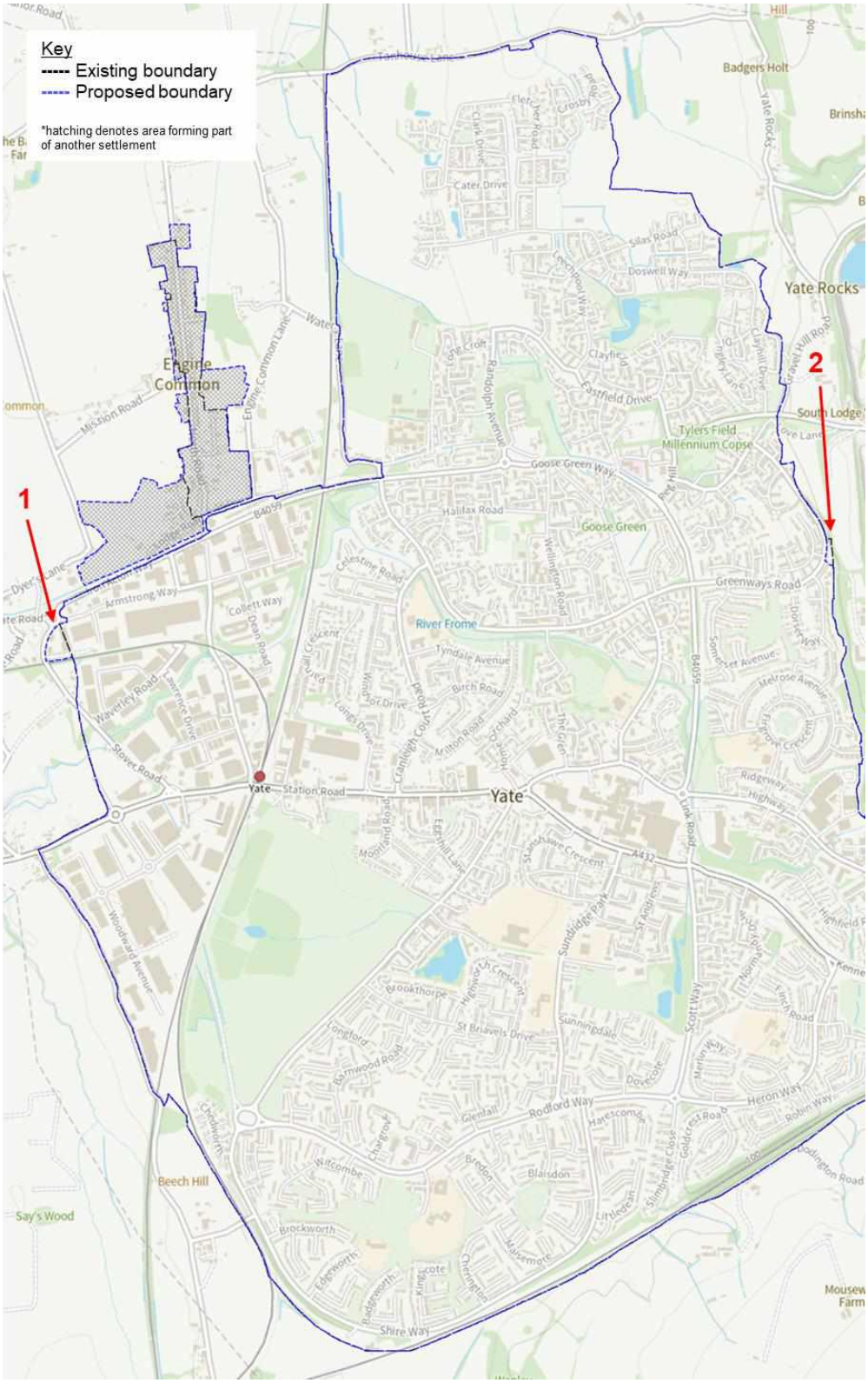
The following amendments are proposed to the Winterbourne settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Rear of 23-27 Factory Road,	Extend to residential curtilages	Small residential curtilage
2	Hedgeland House, Cloisters Road.	Extend to built areas of curtilage, excluding large garden to east	Relates better to the built form of the settlement than the countryside; Large residential curtilage
3	Rear of 82-88 North Road	Extend to residential curtilages	Small residential curtilage
4	Sunnyfields, Cloisters Road	Extension to include built areas of residential property at edge of settlement, excluding large garden.	Relates better to the built form of the settlement than the countryside; Large residential curtilage
5	Rear of 82-84 Dragon Road and part of Mill road to rear of 86-106 Dragon Road	Extend to residential curtilages and to include part of Mill Road between existing settlement and new site allocation	Small residential curtilage; Small areas of land which would form part of the settlement when considered together with new site allocations
6	Part of Winterbourne Hill to front of Pine Ridge	Extend to include part of road between existing settlement and new site allocation	Small areas of land which would form part of the settlement when considered together with new site allocations
7	The Garden House and Five Fields, Beacon Lane	Extend to include residential properties at edge of settlement	Relates better to the built form of the settlement than the countryside
8	5 Swan Lane	Extension to include converted residential property at edge of settlement	Adjoining developed sites
9	Winterbourne Community Centre, Watley's End Road	Extend to include community centre, sports centre, and nursing home	Community use forming part of the settlement
10	York Gardens	Extend to include part of road between existing settlement and new site allocation	Small areas of land which would form part of the settlement when considered together with new site allocations

Change No.	Description of location	Proposed Amendment	Justification
11	Bristol Road	Realignment of settlement boundary between Frampton Cotterell and Winterbourne to align with Parish Boundary/ Road line	Adjustment of boundary to align with permanent and legible features

Yate

The Yate boundary is contiguous with the Chipping Sodbury boundary, given the proximity of the two settlements. Please refer to the Chipping Sodbury boundary for continuation of the boundary presented below.



The following amendments are proposed to the Yate settlement boundary:

Change No.	Description of location	Proposed Amendment	Justification
1	Armstrong Business Park, Yate Road	Extend to included developed employment site	Adjoining developed sites
2	North of 1 Greenways Road	Reduce boundary to exclude open space at edge of the settlement and follow road/ curtilage lines.	Open space at edge of the settlement; Adjustment of boundary to align with permanent and legible features