

Bath and North East Somerset Council
Local Plan 2025 – 2043

Options Consultation (Reset)
October 2025

Topic Paper: Housing Development
Boundary (HDB) Review

Bath & North East
Somerset Council

Improving People's Lives

Contents

1. Introduction	3
2. Background and purpose of HDBs	4
3. Methodology for reviewing the HDBs	7
Bishop Sutton	8
Camerton	10
Compton Martin	12
East Harptree	14
Hallatrow	16
Hinton Blewett	18
Keynsham	20
Midsomer Norton	22
Paulton	24
Peasedown	26
Radstock	28
Temple Cloud	30
Timsbury	32
Westfield	34
4. Option to amend the HDB guiding principles	36

1. Introduction

1.1 This Topic Paper explains the background to the review of the Housing Development Boundaries (HDBs) as part of the preparation of the Local Plan (2025 –2043).

1.2 HDBs are designated areas within towns and villages where residential development is considered appropriate in principle. They are defined to support the delivery of housing, including small windfall sites, within the Local Plan's policy framework, subject to other relevant policies e.g. relating to quality of development, site access etc.

1.3 This Topic Paper outlines the:

- Background and the purpose of HDBs
- Methodology for reviewing the HDBs
- Option to amend the HDB guiding principles

1.4 A set of draft boundaries have been prepared following the review and are presented in this document. In addition, an alternative set of draft boundaries has been prepared to illustrate how the option to amend the HDB guiding principles might further affect the extent of HDBs.

1.5 Parish and town councils have been informally consulted and were invited to view and comment on the proposed boundaries and the option to amend the HDB guiding principles prior to formal consultation.

2. Background and purpose of HDBs

2.1 HDBs were last defined during preparation of the Local Plan Partial Update in 2021¹ and fully reviewed during preparation of the Placemaking Plan in 2015².

2.2 HDBs should be delineated to allow small site windfall housing development to come forward within the policy framework of the Local Plan (2025 – 2043), 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 for housing development.

2.4 As part of the Local Plan (2025 – 2043), HDBs are being reviewed to account for recent housing development, planning consents, potential allocations, and any identified anomalies. The purpose of the review is not to allocate land at the settlement edge for new housing.

2.5 Council data on completions and commitments has been used to inform a set of draft boundaries. Requests received from members of the public and other stakeholders since the HDBs were last defined have also been considered.

2.6 The HDBs in Bath and North East Somerset have been well established through a succession of Local Plans and are reviewed when new plans are prepared. The guiding principles for HDBs were originally developed for consistency in defining boundaries, any adjustments must take into consideration the HDB principles, as detailed below. The main principle sets out the fundamental approach, and the sub-principles provide further clarification.

¹ [LPPU Consultation Statement: Annex 3 - Response to Local Plan Partial Update requests to amend Housing Development Boundaries \(August 2021\)](#)

² [Placemaking Plan: Housing Development Boundaries Review \(December 2015\)](#)

Main principle:

The HDB will be defined tightly around the housing (i.e. permanent dwellings) of the settlement, excluding non-housing uses on the edge of the settlement. Sub-principles 1, 2 and 3 provide further clarification.

Sub-principle 1:

HDBs 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. These elements should normally consist of the core housing of the settlement but exclude small clusters of housing (i.e. usually less than ten dwellings). HDBs should not be drawn to exclude pockets of land within a larger HDB. If such land requires protection from development, this should be done using another policy tool. HDBs should not give rise to conflict with Green Belt policy.

Sub-principle 2:

HDBs will include:

- a. Existing housing commitments (i.e. unimplemented planning permissions for housing and site allocations for housing (including those proposed in the Draft Placemaking Plan))
- b. Land within residential curtilages, except large gardens or other open areas which are visually detached from the settlement.

Sub-principle 3:

HDBs will exclude (non-exhaustive):

- a. Playing fields or open space at the settlement edge (existing or proposed)
- b. Large gardens or other areas at the settlement edge, where development or intensification would harm the character, form or structure of the settlement or the landscape
- c. 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)
- d. Holiday accommodation or other housing permitted through farm diversification schemes at the settlement edge (Placemaking Plan Policy RE3), are not considered as housing for the purposes of the HDB guiding principles. This is because requirements contained within farm diversification policies are less strict than policies on new dwellings in the countryside (Local Plan Policy RE4).
- e. Significant employment sites at the settlement edge.

2.7 The towns and villages with a defined HDB and the respective policy frameworks are identified in the table below. Villages washed over by the Green Belt are subject to Policy GB2 and have a defined infill boundary instead of a HDB. In addition, there are a range of smaller villages 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.

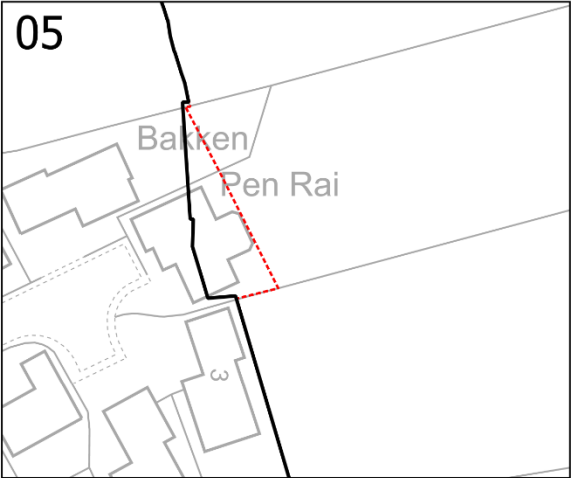
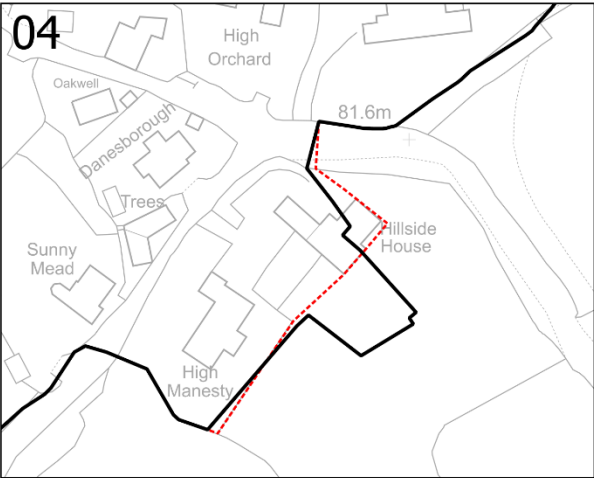
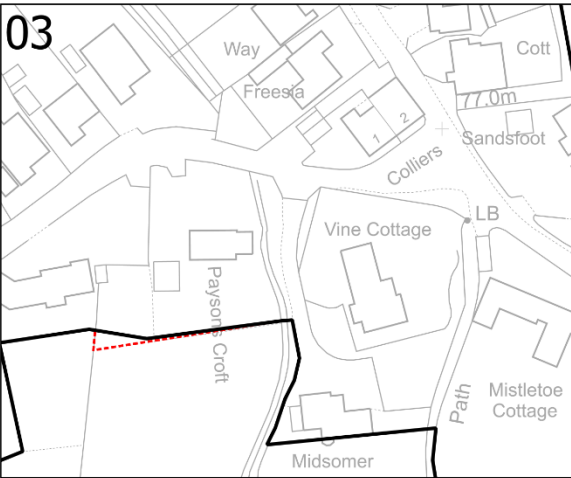
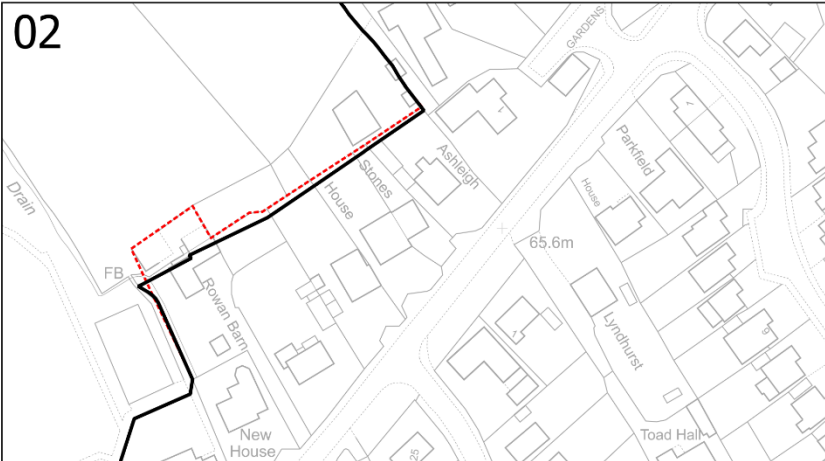
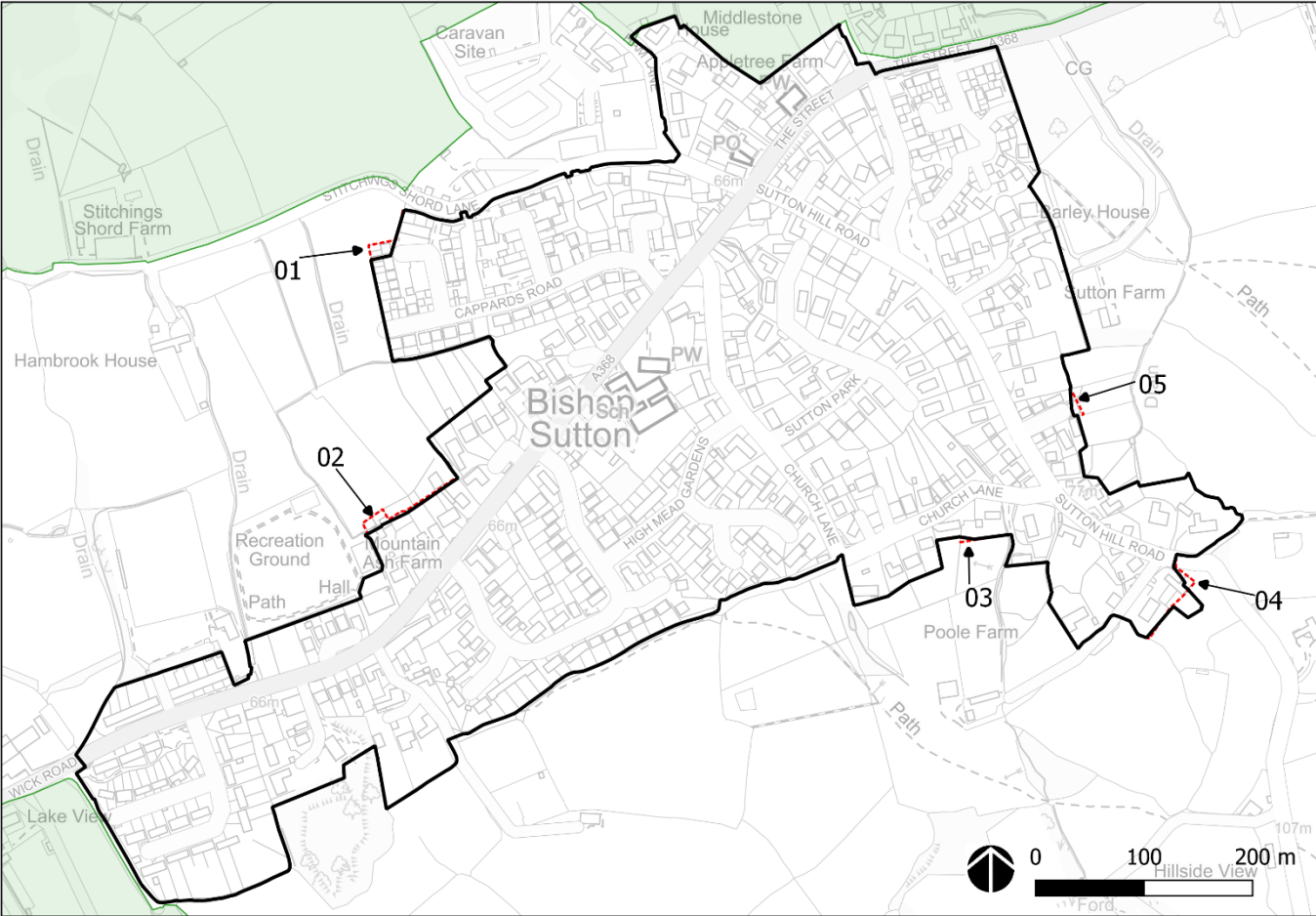
Locational Policies	
The Policy Framework for the location of new development is as follows:	
Bath	Policies B1, B2, B3, B3A, B3C, B4
Keynsham	Policies KE1, KE2, KE3A & B, KE4
Midsomer Norton, Westfield & Radstock	Policies SV1, SV2, SV3
Paulton, Peasedown St. John	Policy SV1
Timsbury, Camerton, Hallatrow, High Littleton, Farrington Gurney	Policy SV1, and Policy RA1 or RA2
Bathampton, Batheaston, Bathford, Bishop Sutton, Clutton/Temple Cloud, Compton Martin, East Harptree, Farrington Gurney, Farmborough, Hinton Blewett, Saltford, Camerton, Ubley, West Harptree and Whitchurch	Policy RA1 or RA2
Whitchurch	Policy RA5

3. Methodology for reviewing the HDBs

- 3.1 The methodology for reviewing the housing development boundaries is outlined below.
- 3.2 B&NES conducted an initial desk top review of the HDBs using aerial photography and GIS maps. Proposed changes to existing HDBs were identified to account for recent housing development, planning consents, potential allocations, and identified anomalies.
- 3.3 Anomalies can occur as maps and aerial photography consistently improve in quality. For the purpose of this review, an anomaly is described as an instance where the existing boundary intersects a dwelling(s) or needs to be amended slightly to better reflect the current extent of a residential building and/or curtilage.
- 3.4 Where it was considered that the boundary may need to be altered it was recorded and has resulted in a set of draft boundaries.
- 3.5 The following pages shall set out draft HDBs including the proposed changes following the review using the methodology outlined above.
- 3.6 Parish and town councils were invited to view and comment on the proposed HDB boundaries prior to formal consultation.

Bishop Sutton

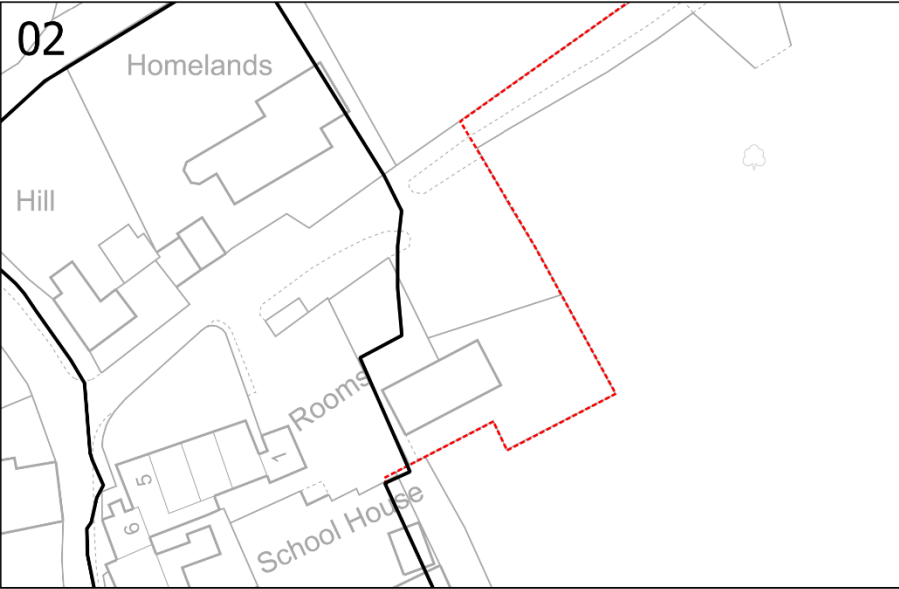
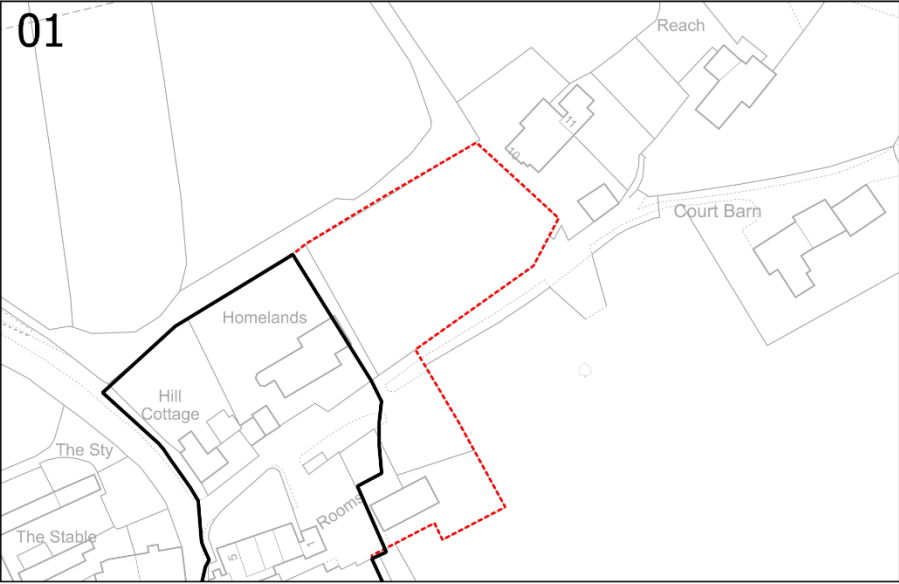
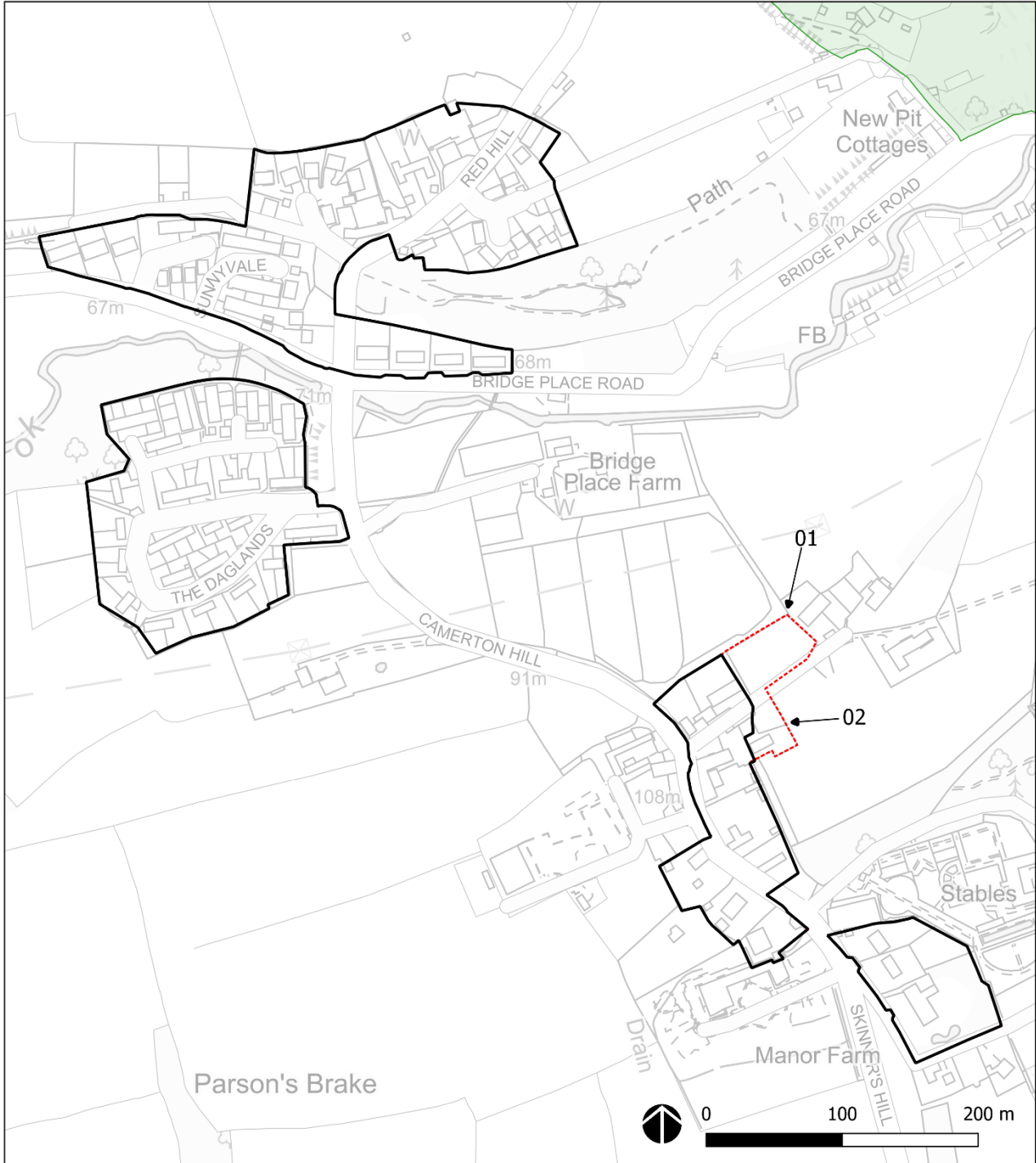
Amendment	Location	Explanation
01	Tom Price Way, Bishop Sutton	Anomaly: Include 17 and 19 Tom Price Way, amending the boundary which currently intersects 15 Tom Price Way
02	Rowan Barn, Bishop Sutton	Anomaly: No longer intersect the dwelling and better reflect surrounding residential curtilages.
03	Colliers, Bishop Sutton	Permission: Include parcel with permission for the erection of a dwelling (20/00257/FUL)
04	Hillside House, Bishop Sutton	Anomaly and consistency with sub-principle 3: No longer intersect dwelling and amend the boundary to exclude large garden at the edge of the settlement.
05	Yew Tree Close, Bishop Sutton	Anomaly: No longer intersect the Pen Rai dwelling



- Key**
- Existing HDB
 - Proposed HDB amendments
 - Green Belt
 - Parish boundary
 - BANES Boundary

Camerton

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

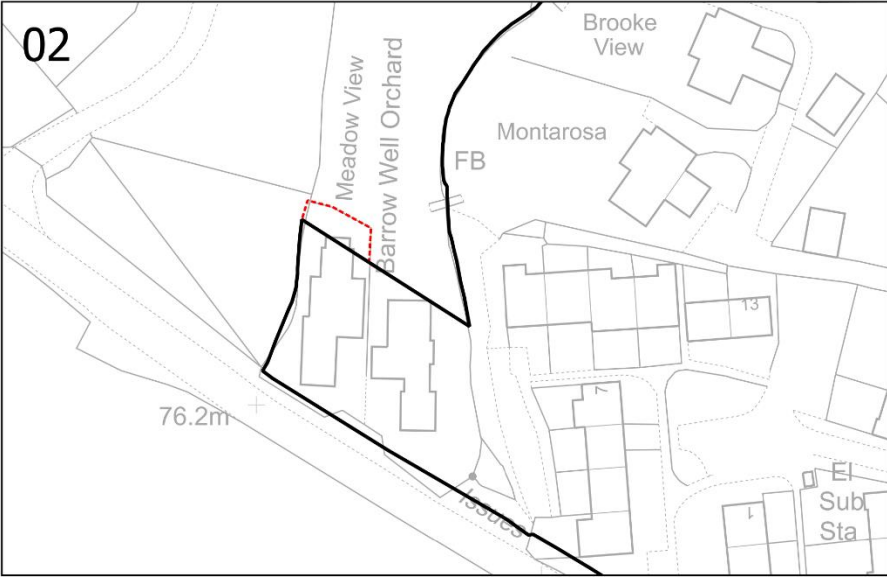
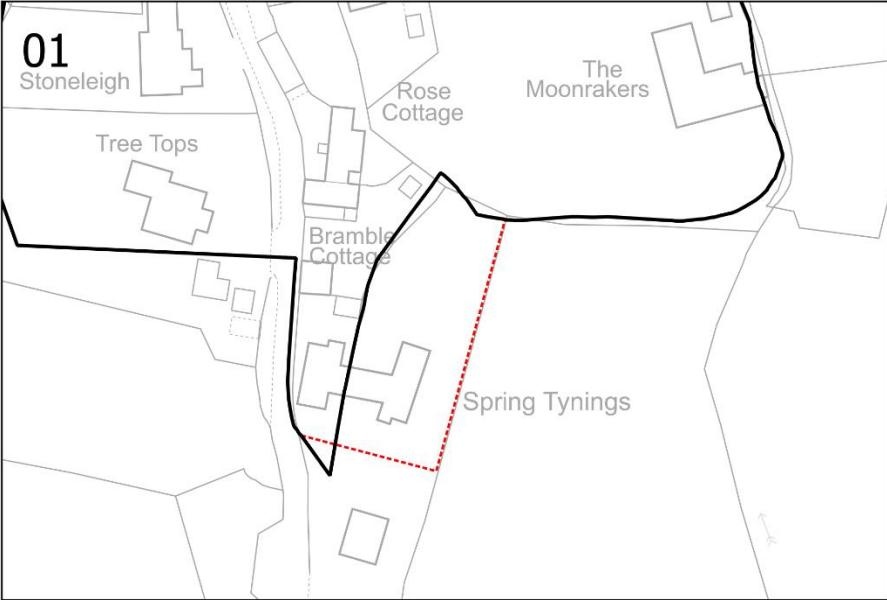
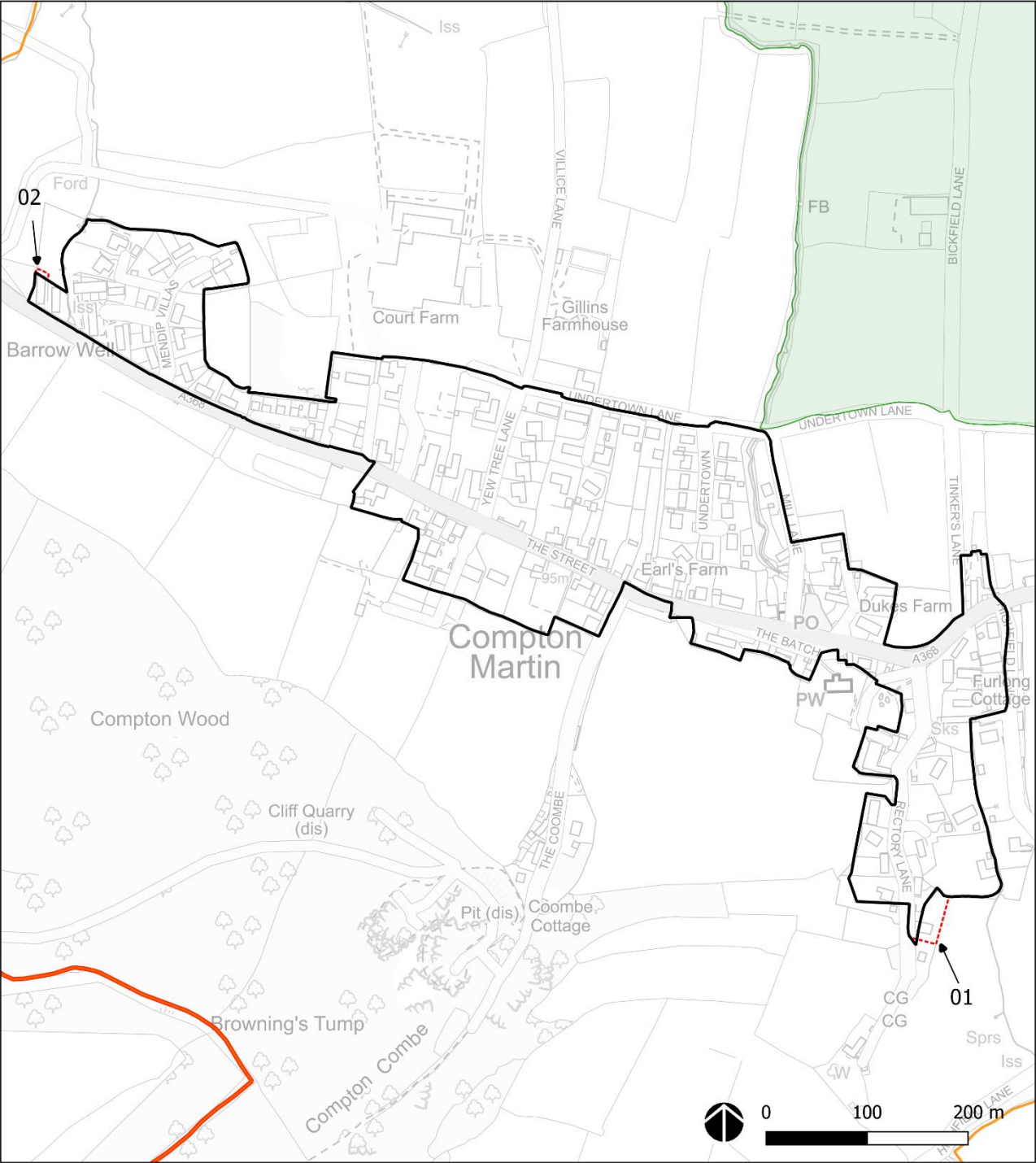


Key

- Existing HDB
- Proposed HDB amendments
- Green Belt
- Parish boundary
- BANES Boundary

Compton Martin

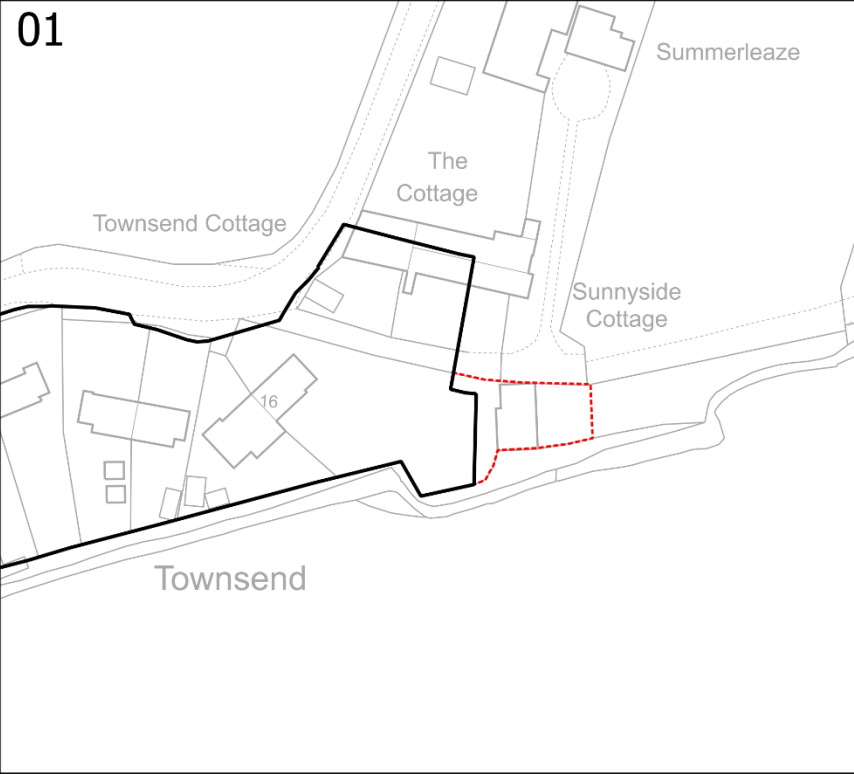
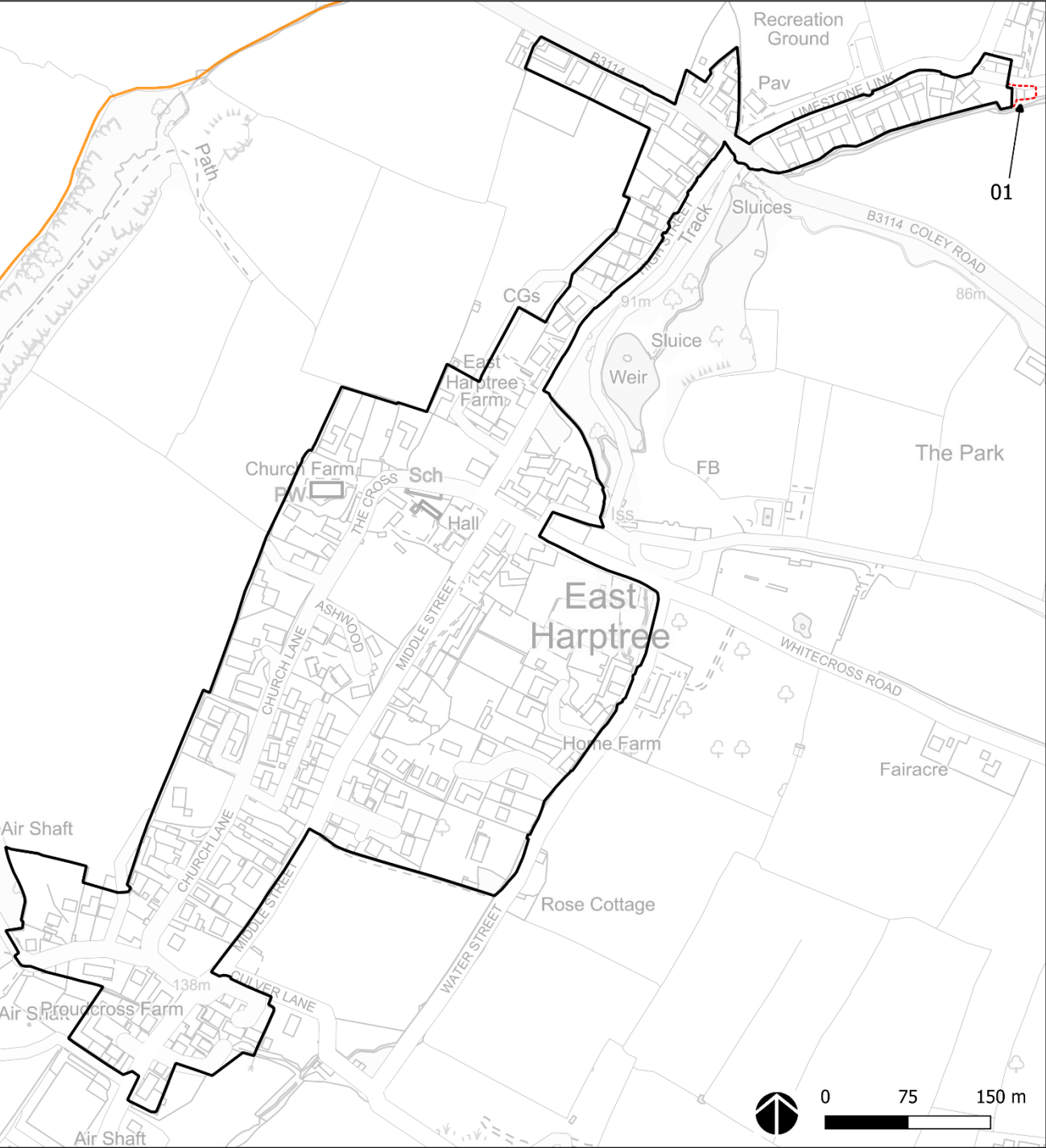
Amendment	Location	Explanation
01	Spring Tynings, Compton Martin	Anomaly: No longer intersect the dwelling and better reflect the built form of the garden
02	Meadow View, Compton Martin	Anomaly: No longer intersect the dwellings and better reflect the built form of the garden



- Key
- Existing HDB
 - Proposed HDB amendments
 - Green Belt
 - Parish boundary
 - BANES Boundary

East Harptree

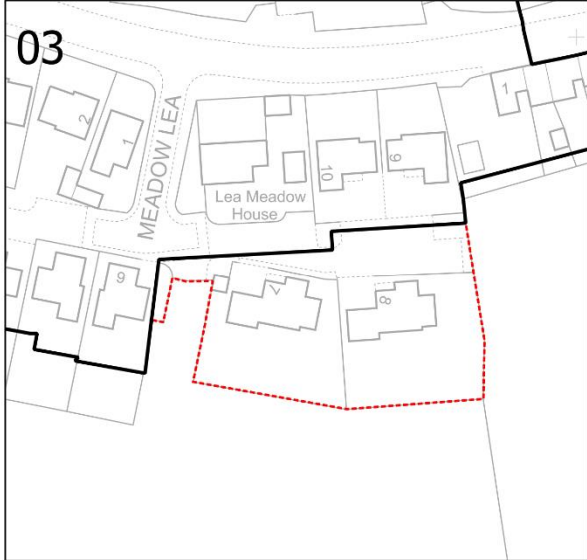
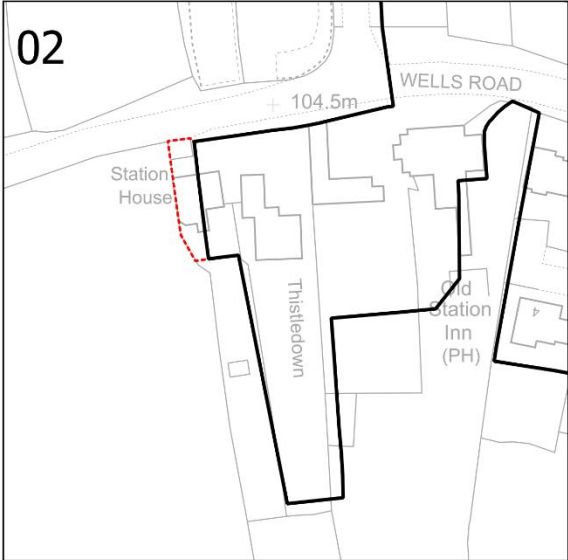
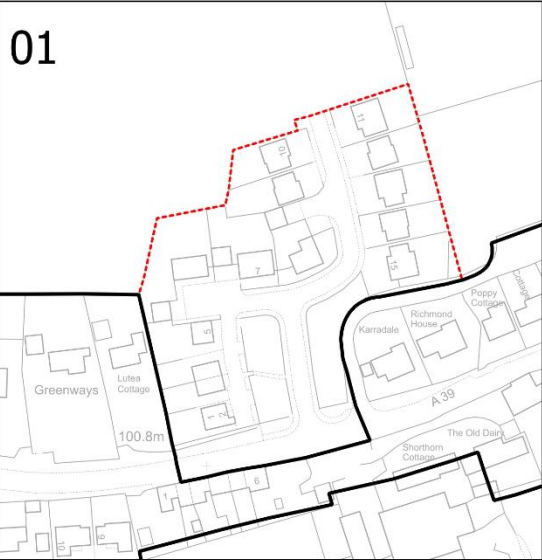
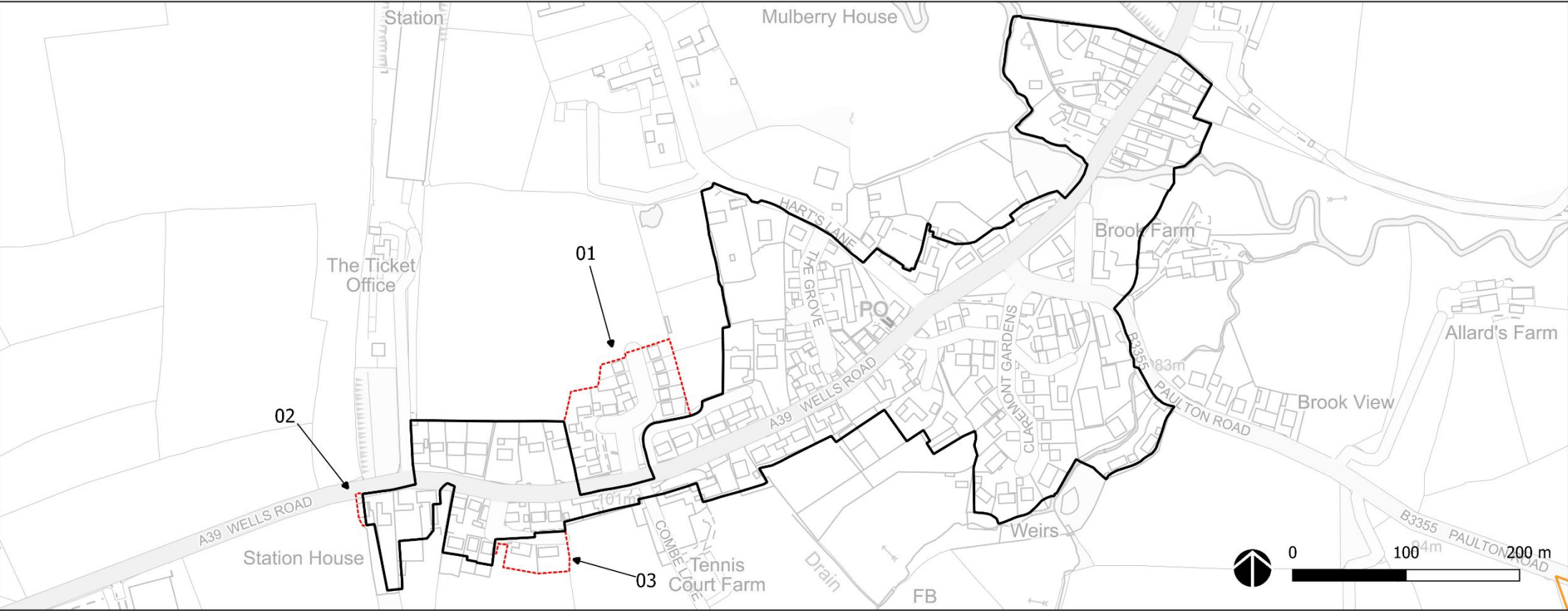
Amendment	Location	Explanation
01	Summerleaze, Townsend, East Harptree	Permission: Include permission to erect a single dwelling (22/00201/FUL)



- Key
- Existing HDB
 - Proposed HDB amendments
 - Green Belt
 - Parish boundary
 - BANES Boundary

Hallatrow

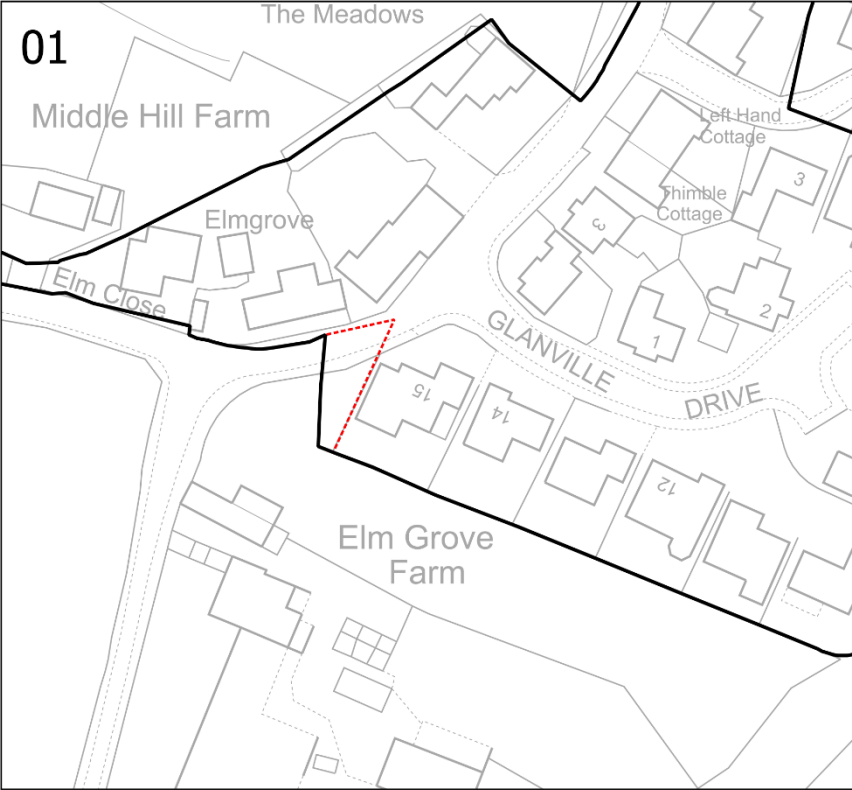
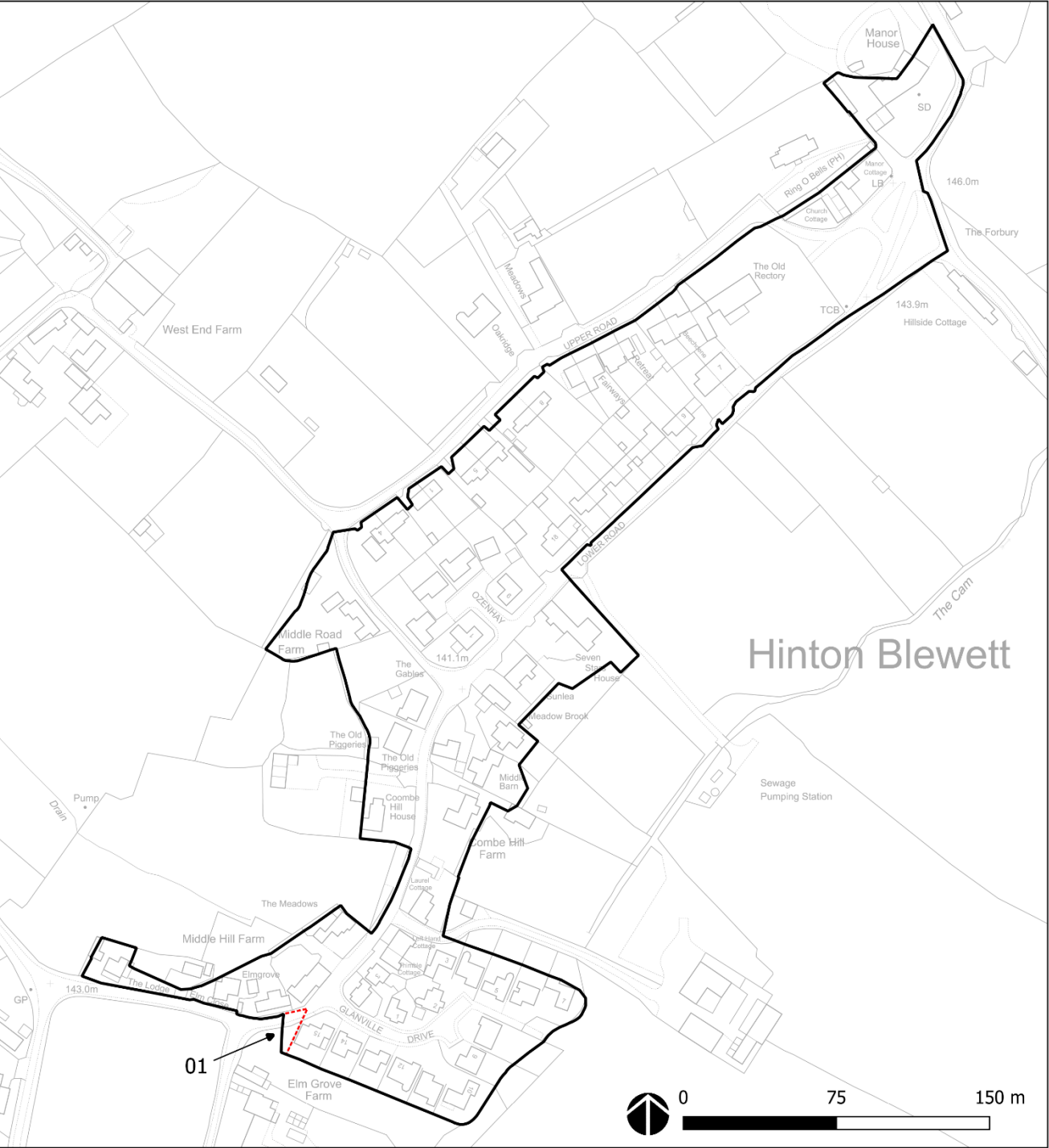
Amendment	Location	Explanation
01	Parcel 3615, Wells Road, Hallatrow	Completions: Inclusion of completions (15/01335/OUT)
02	Station House	Anomaly: No longer intersect dwelling
03	Lea Meadow House, Wells Road	Completions: Inclusion of completions (16/03724/FUL)



- Key
- Existing HDB
 - Proposed HDB amendments
 - Green Belt
 - Parish boundary
 - BANES Boundary

Hinton Blewett

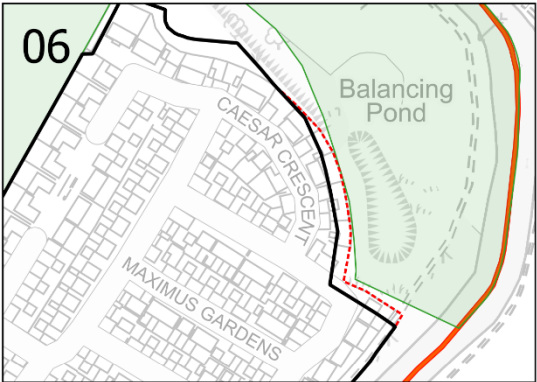
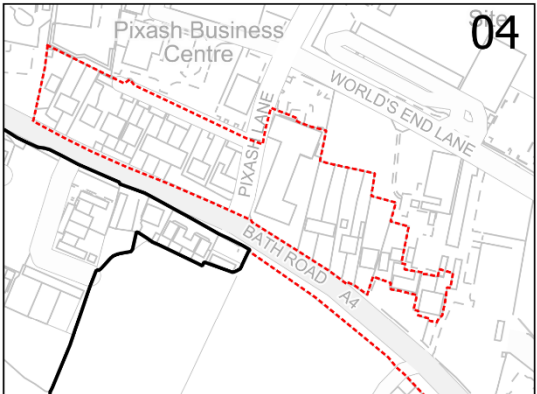
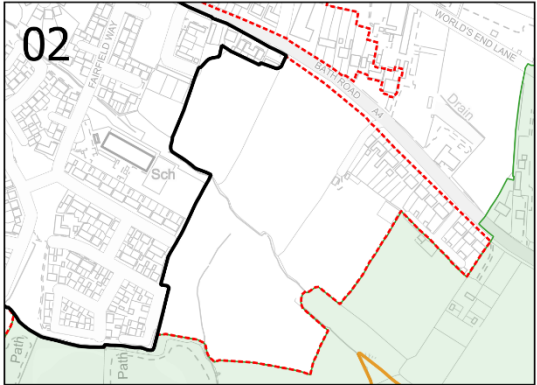
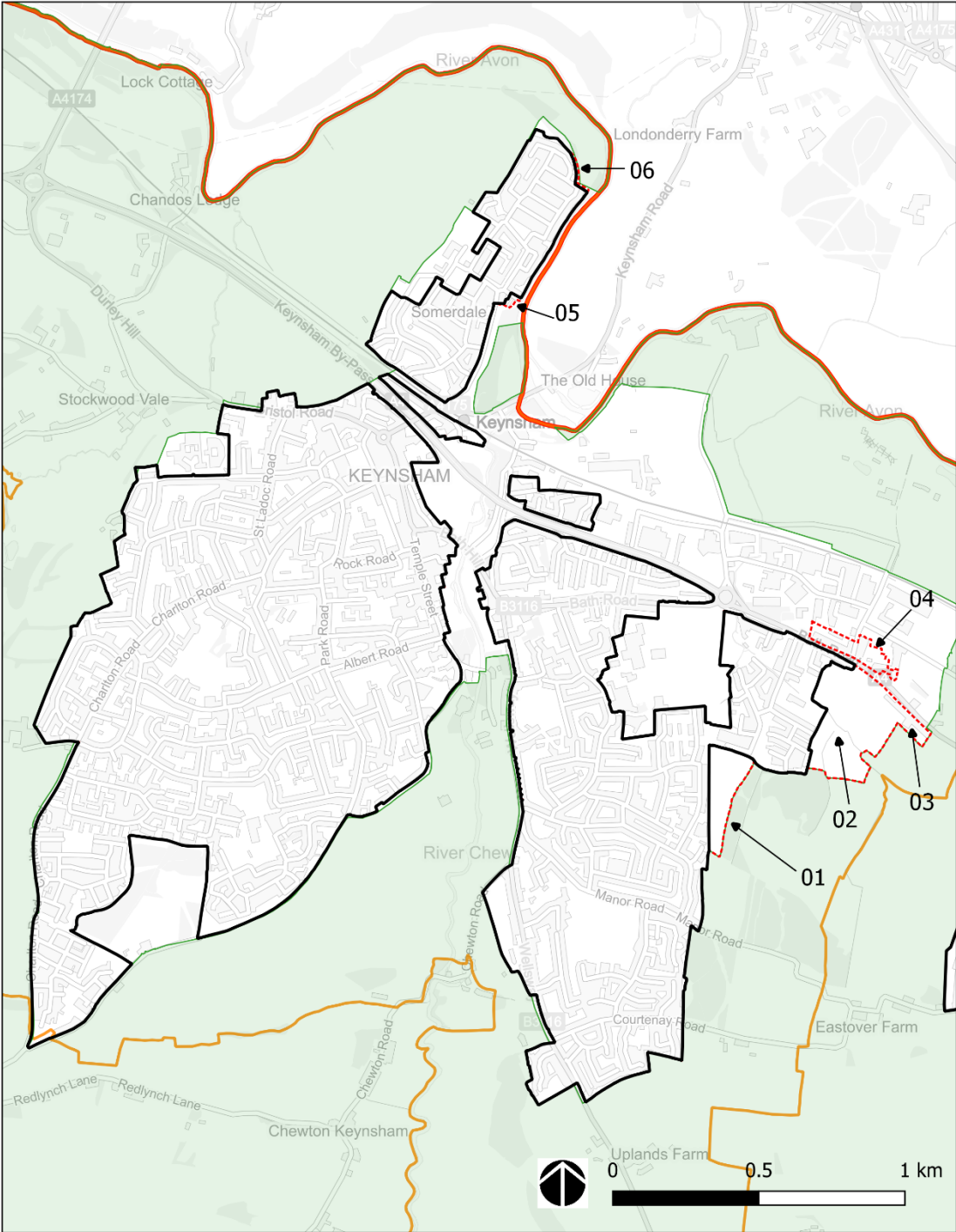
Amendment	Location	Explanation
01	South-West of Glanville Drive	Anomaly: Better reflect extent of residential curtilage



- Key**
- Existing HDB
 - Proposed HDB amendments
 - Green Belt
 - Parish boundary
 - BANES Boundary

Keynsham

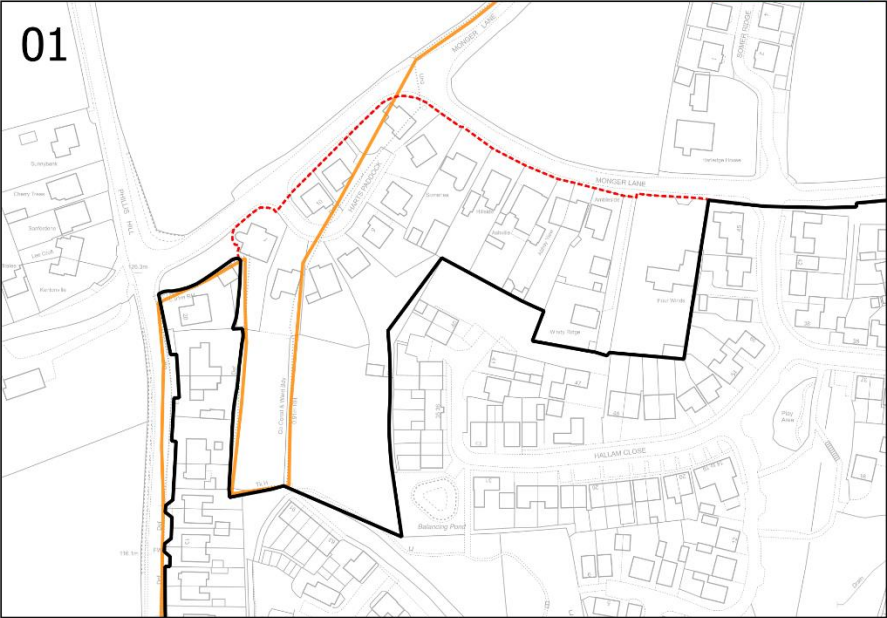
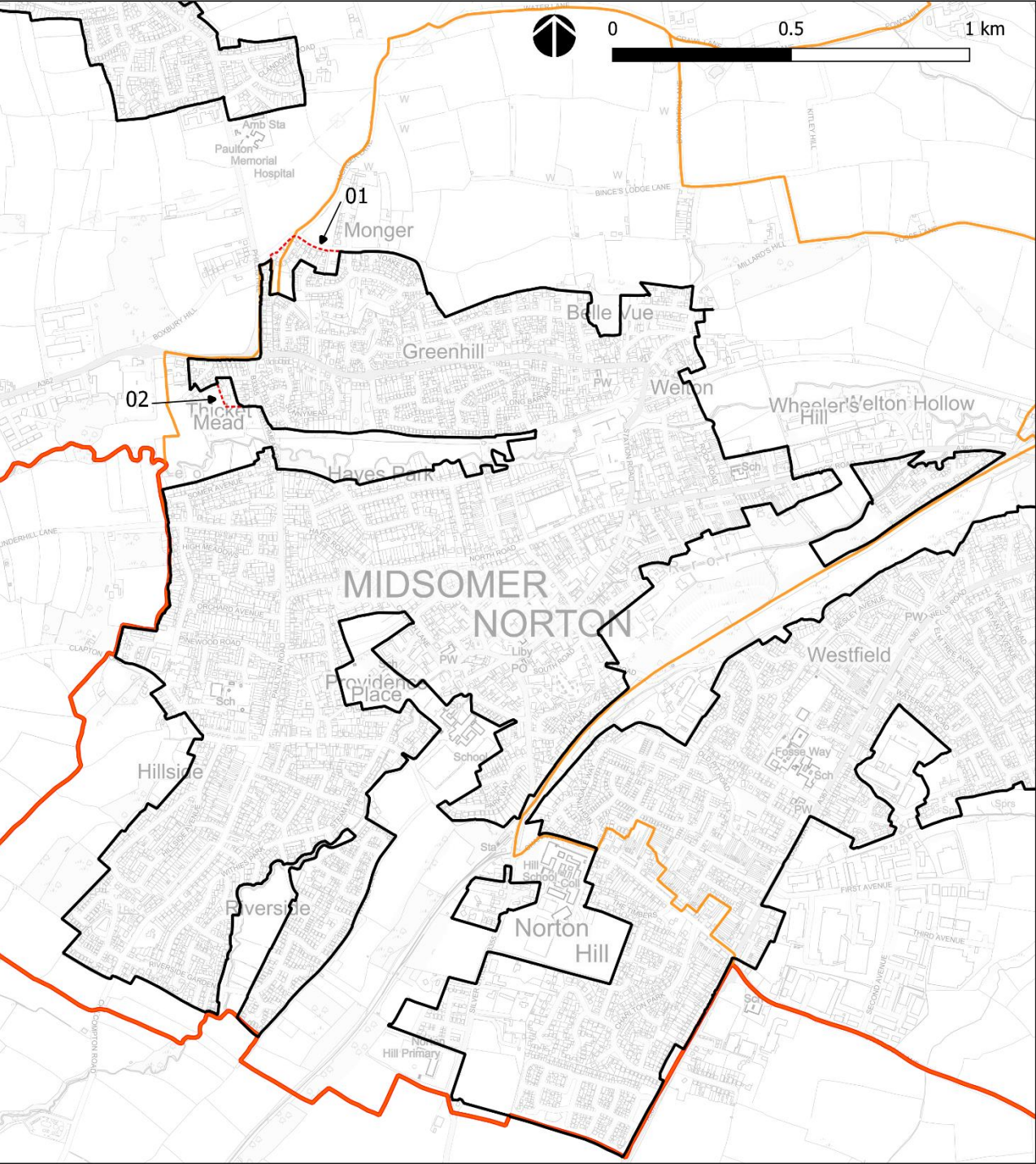
Amendment	Location	Explanation
01	Parcel 5159, Minsmere Road	Allocation: Inclusion of outline permission (21/05471/OUT)
02	Land Parcel 0005, Bath Road	Allocation: Inclusion of outline permission (20/02673/OUT)
03	Dwellings adjoining 20/02673/OUT, opposite the filling station	Consistency with Principles (Main Principle): With the inclusion of 20/02673/OUT, include the 20+ dwelling adjoining the extent of the outline permission
04	Dwellings opposite Harding Place	Consistency with Principles (Sub-principle 1): Include the 10+ dwellings (including Meryton Place Nursing Home) as they look to consist of the core housing.
05	223 Trajectus Way, Keynsham	Permission: Inclusion of completed permissions (21/04507/FUL)
06	Caesar Crescent	Anomaly: No longer intersect dwelling and to better reflect the built form of gardens



- Key
- Existing HDB
 - Proposed HDB amendments
 - Green Belt
 - Parish boundary
 - BANES Boundary

Midsomer Norton

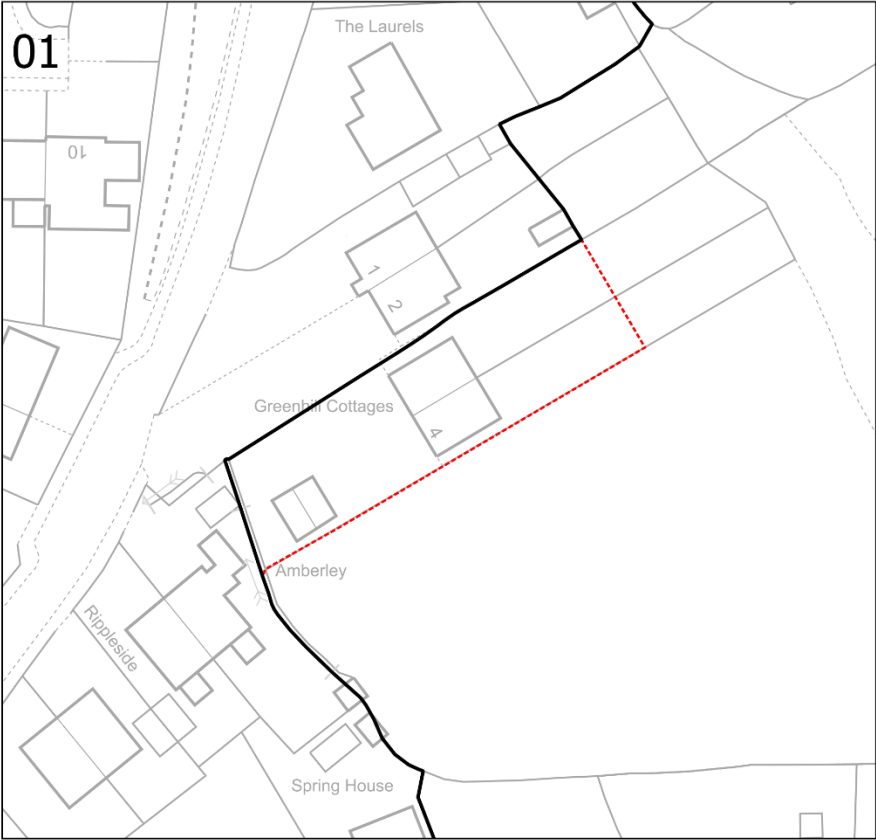
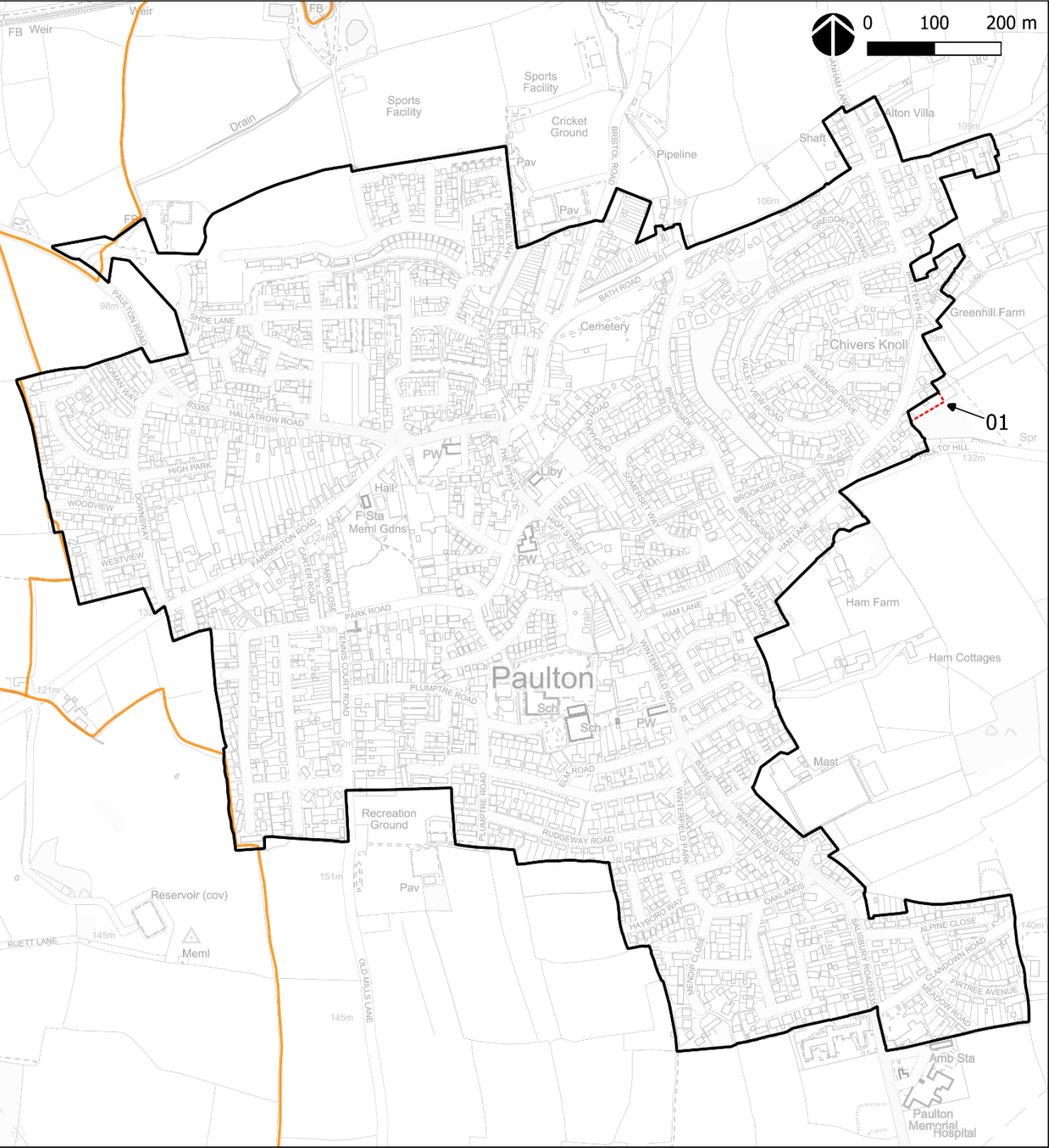
Amendment	Location	Explanation
01	Monger Lane	Permission and consistency with Principles (Main principle): Inclusion of permission (18/01711/OUT) and the adjoining dwellings, including those around Harts Paddock
02	East of Northmead Road	Request: Inclusion of dwellings down the alleyway



- Key**
- Existing HDB
 - Proposed HDB amendments
 - Green Belt
 - Parish boundary
 - BANES Boundary

Paulton

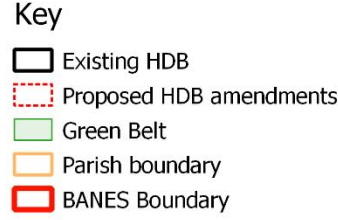
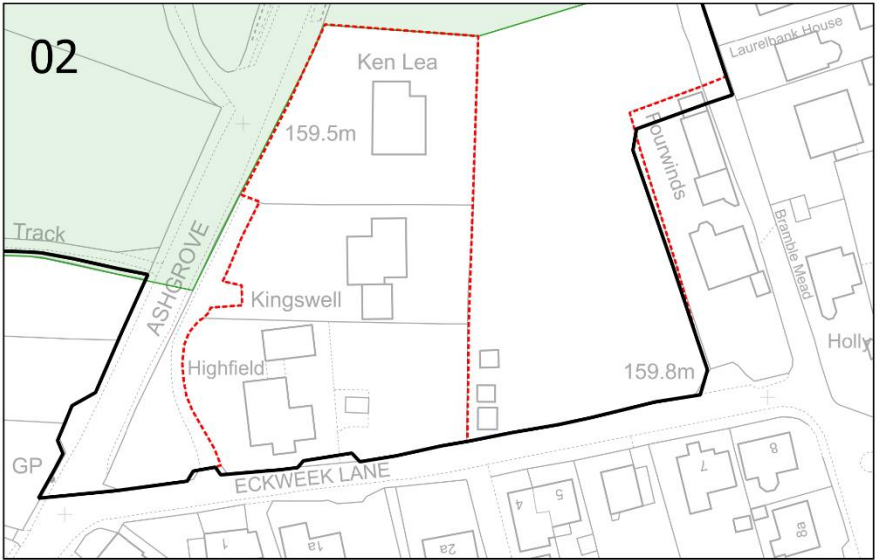
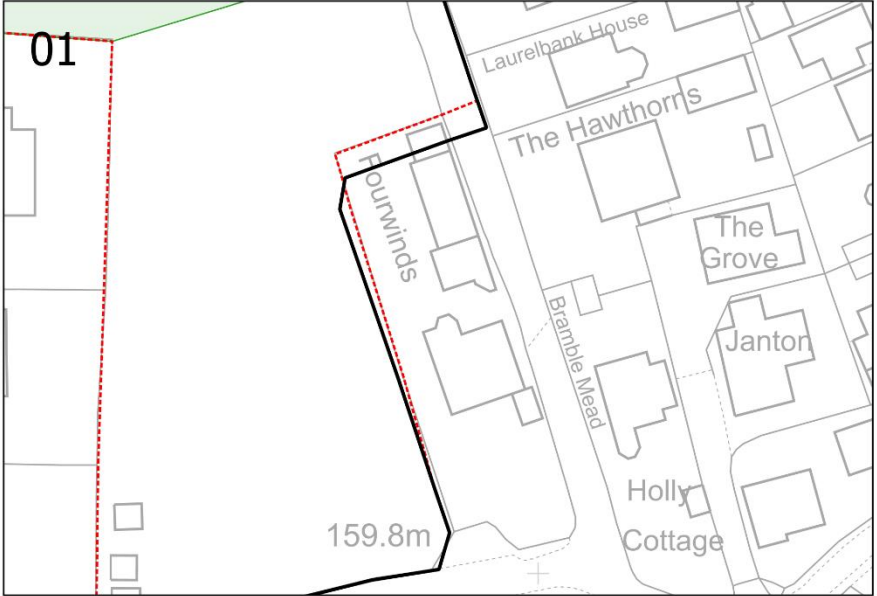
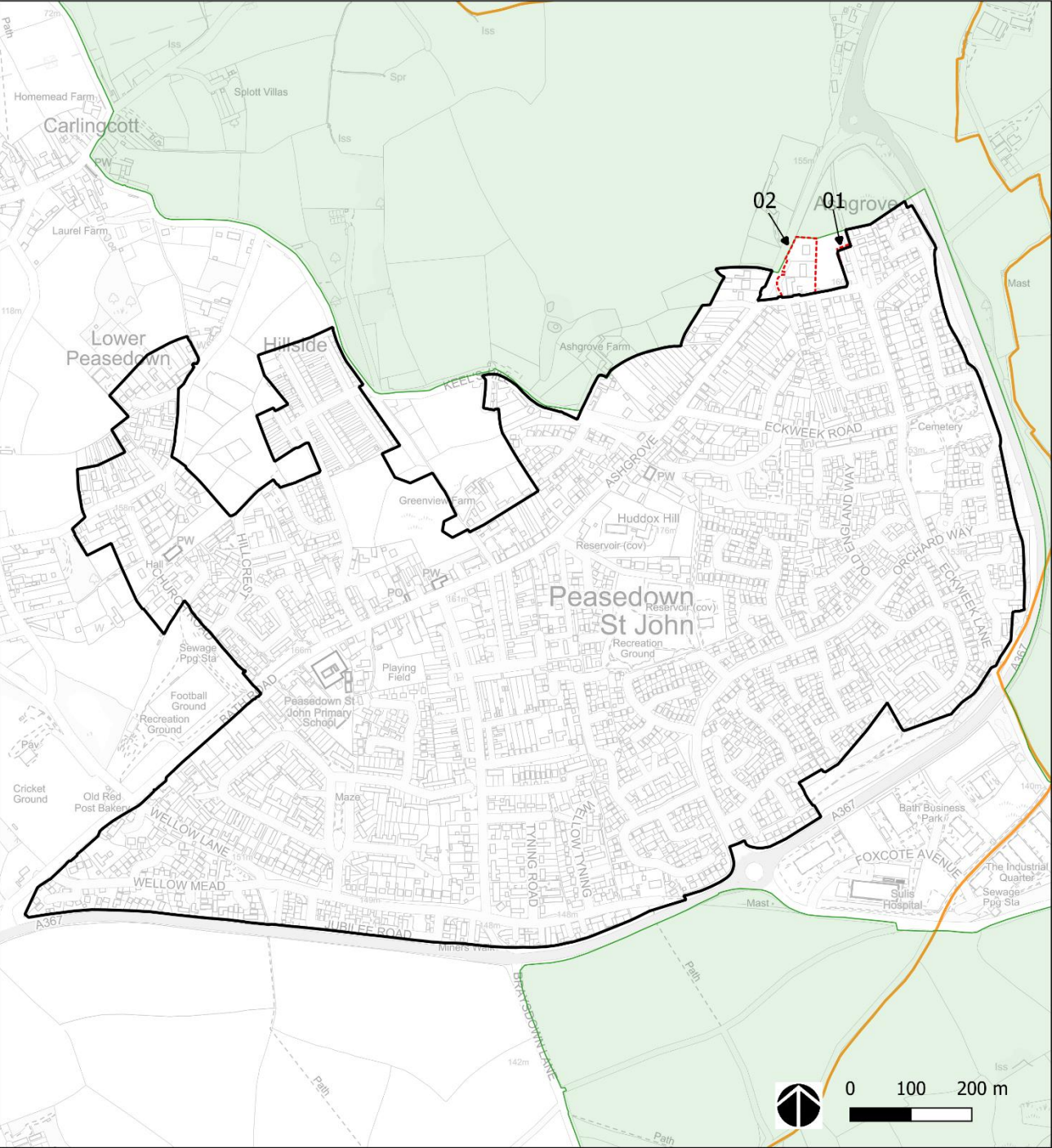
Amendment	Location	Explanation
01	2 Greenhill Cottages	Permission: Inclusion of permission (20/00299/FUL)



- Key
- Existing HDB
 - Proposed HDB amendments
 - Green Belt
 - Parish boundary
 - BANES Boundary

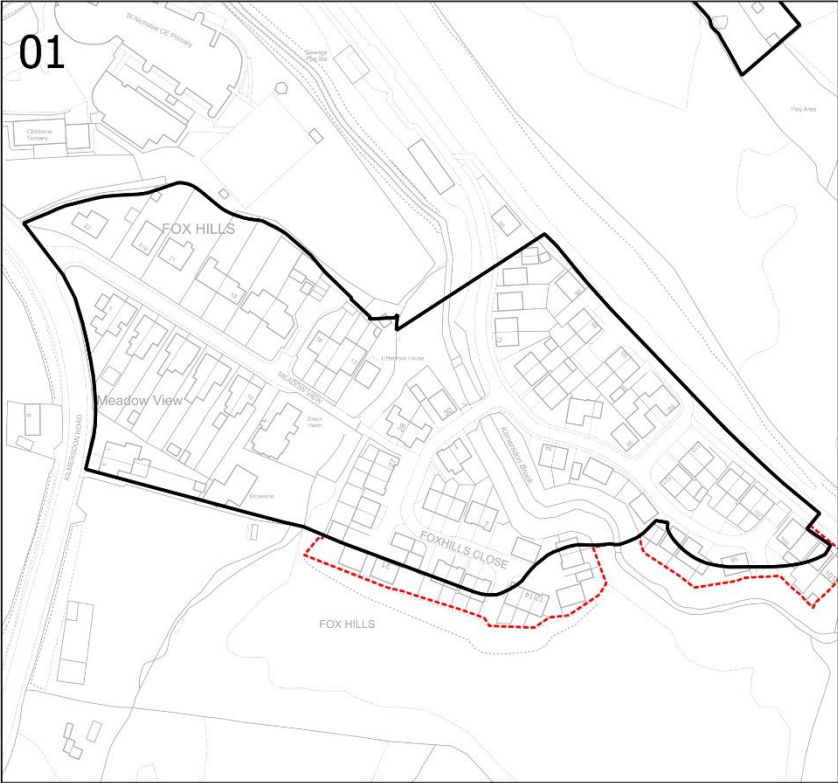
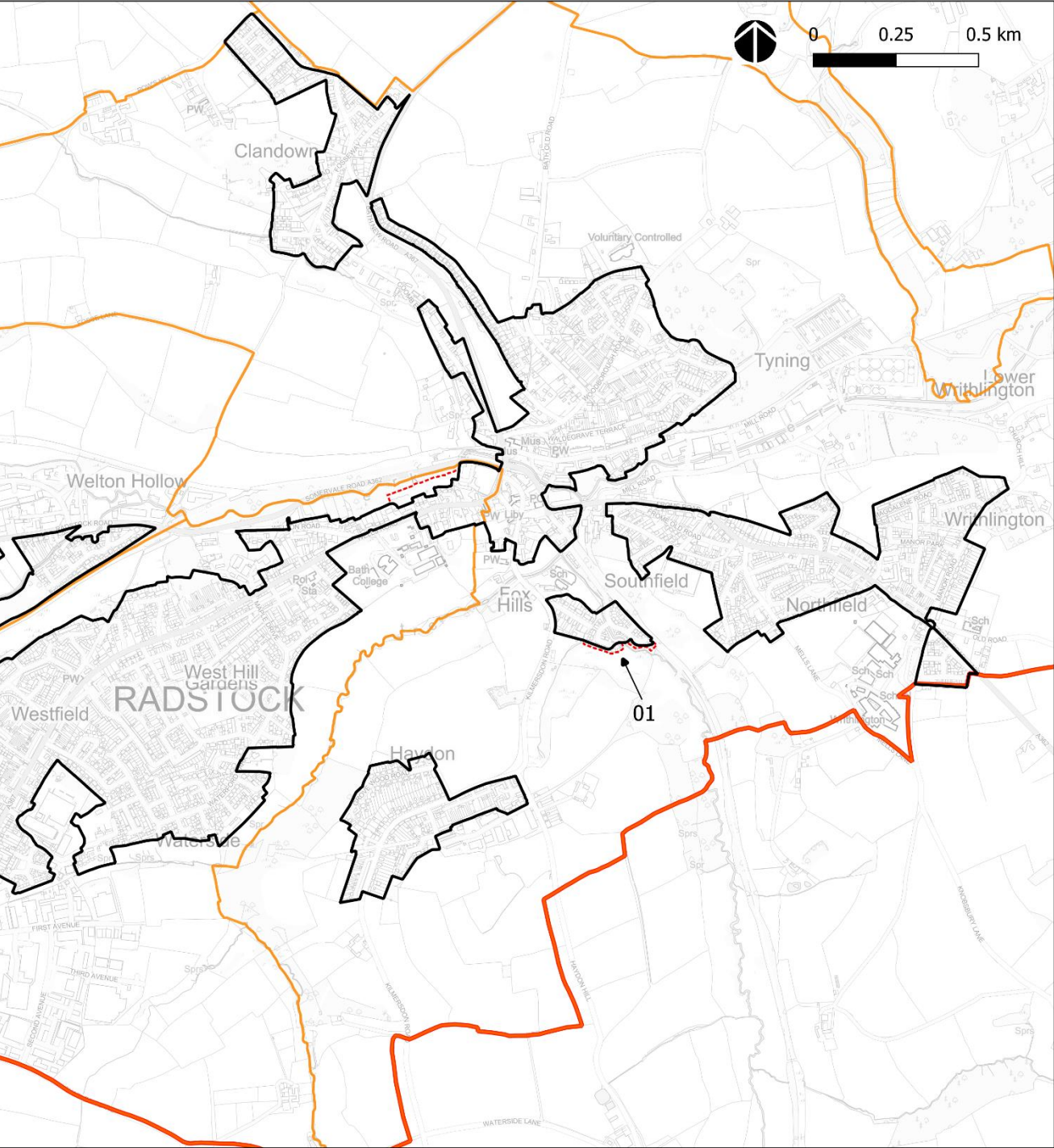
Peasedown

Amendment	Location	Explanation
01	Fourwinds, Peasedown	Anomaly: No longer intersect the dwelling
02	Ashgrove Road, Peasedown	Permission: Include permission (17/00147/FUL) and (19/04775/FUL) and the adjoining dwellings.



Radstock

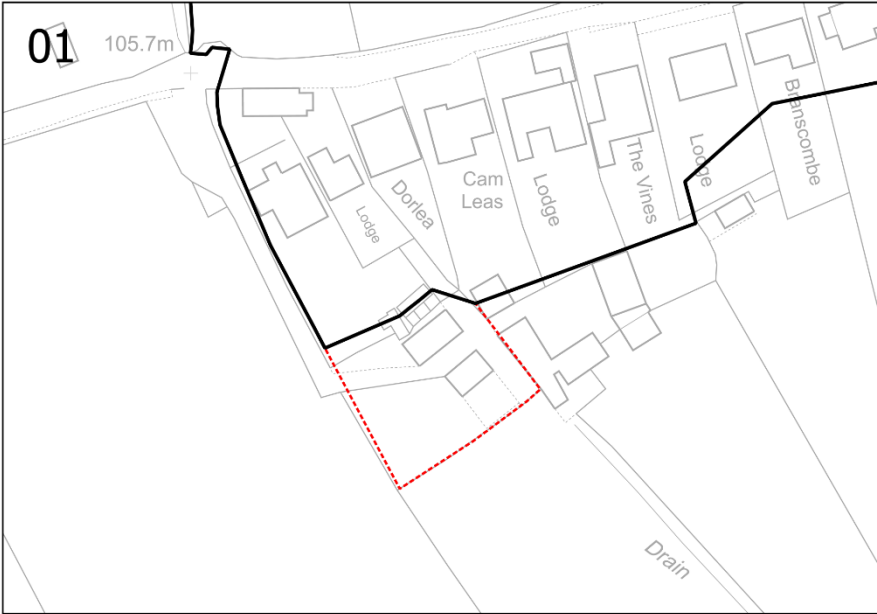
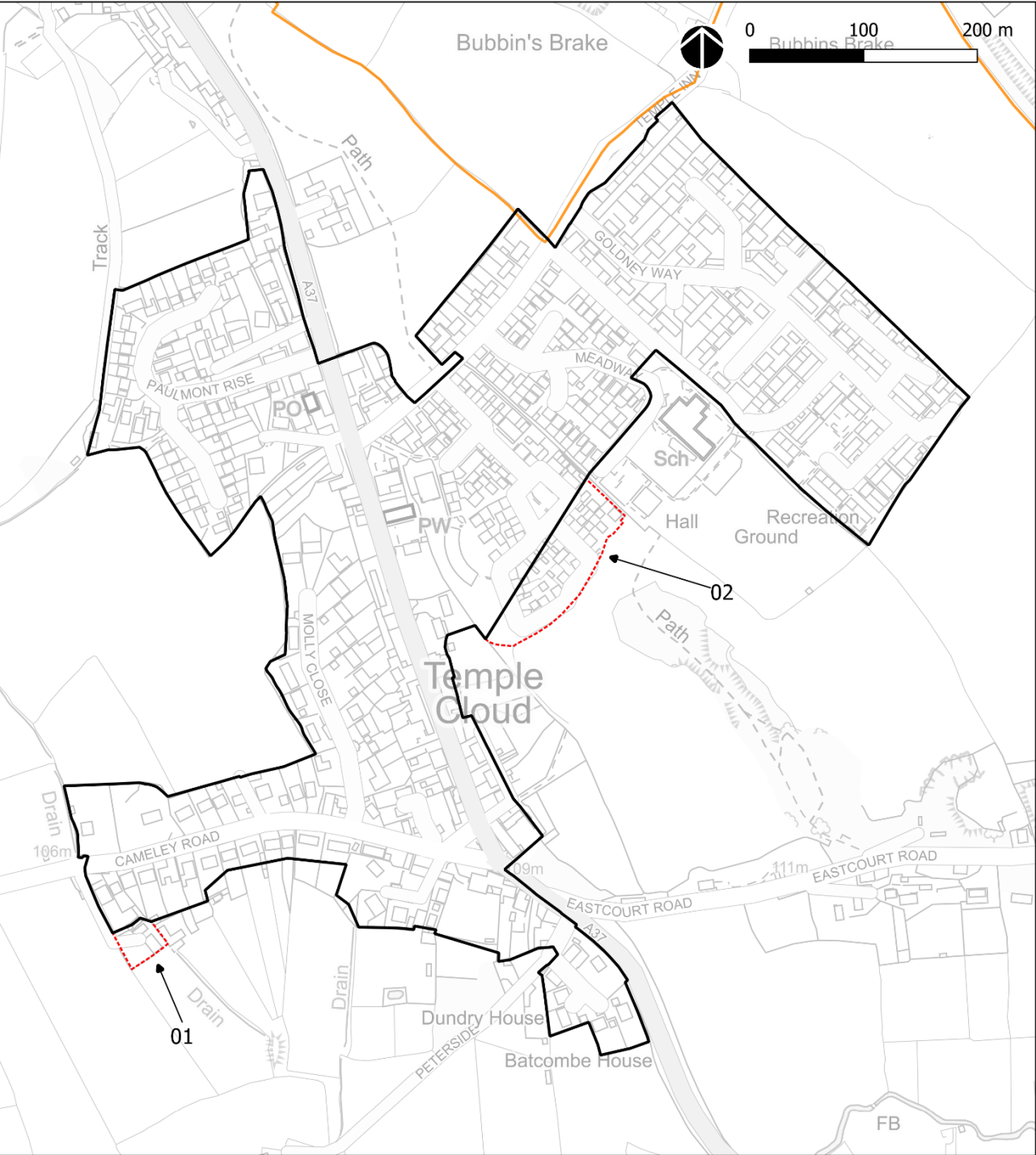
Amendment	Location	Explanation
01	Meadow View/Foxhills Close	Anomaly: No longer intersect dwellings and to better reflect the built form of the cluster of dwellings



- Key
- Existing HDB
 - Proposed HDB amendments
 - Green Belt
 - Parish boundary
 - BANES Boundary

Temple Cloud

Amendment	Location	Explanation
01	Cinderlands, Camley Road	Permission: Inclusion of permission (23/04104/ADCOU)
02	Houses South-West of Cameley Primary School	Anomaly: No longer intersect houses

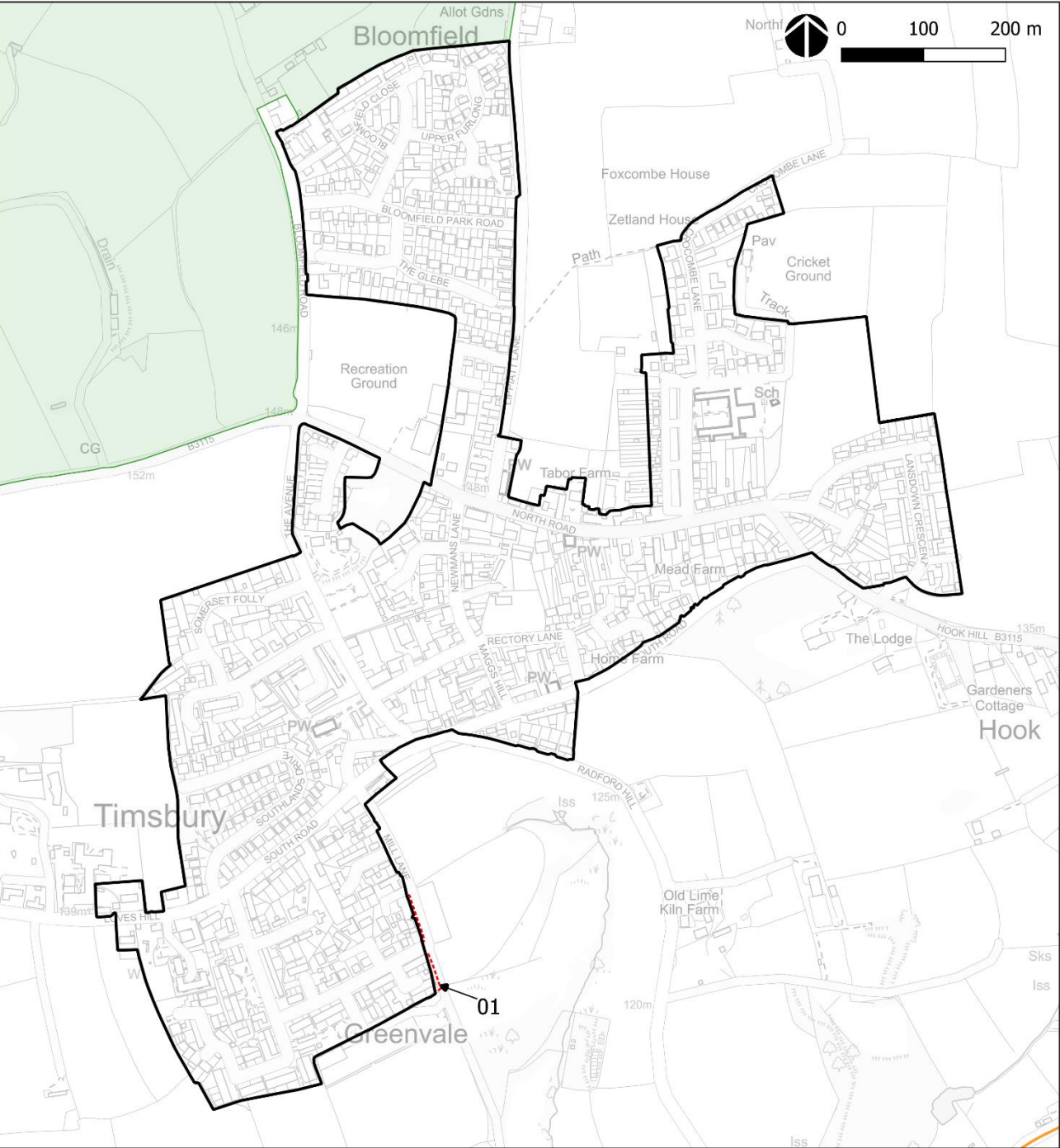


Key

- Existing HDB
- Proposed HDB amendments
- Green Belt
- Parish boundary
- BANES Boundary

Timsbury

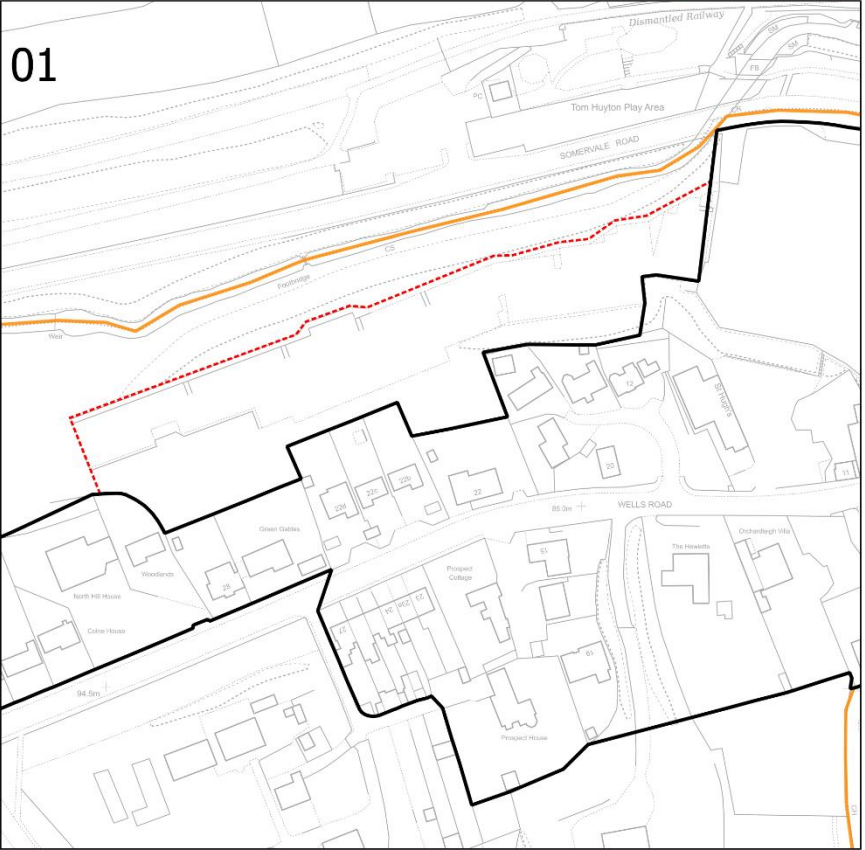
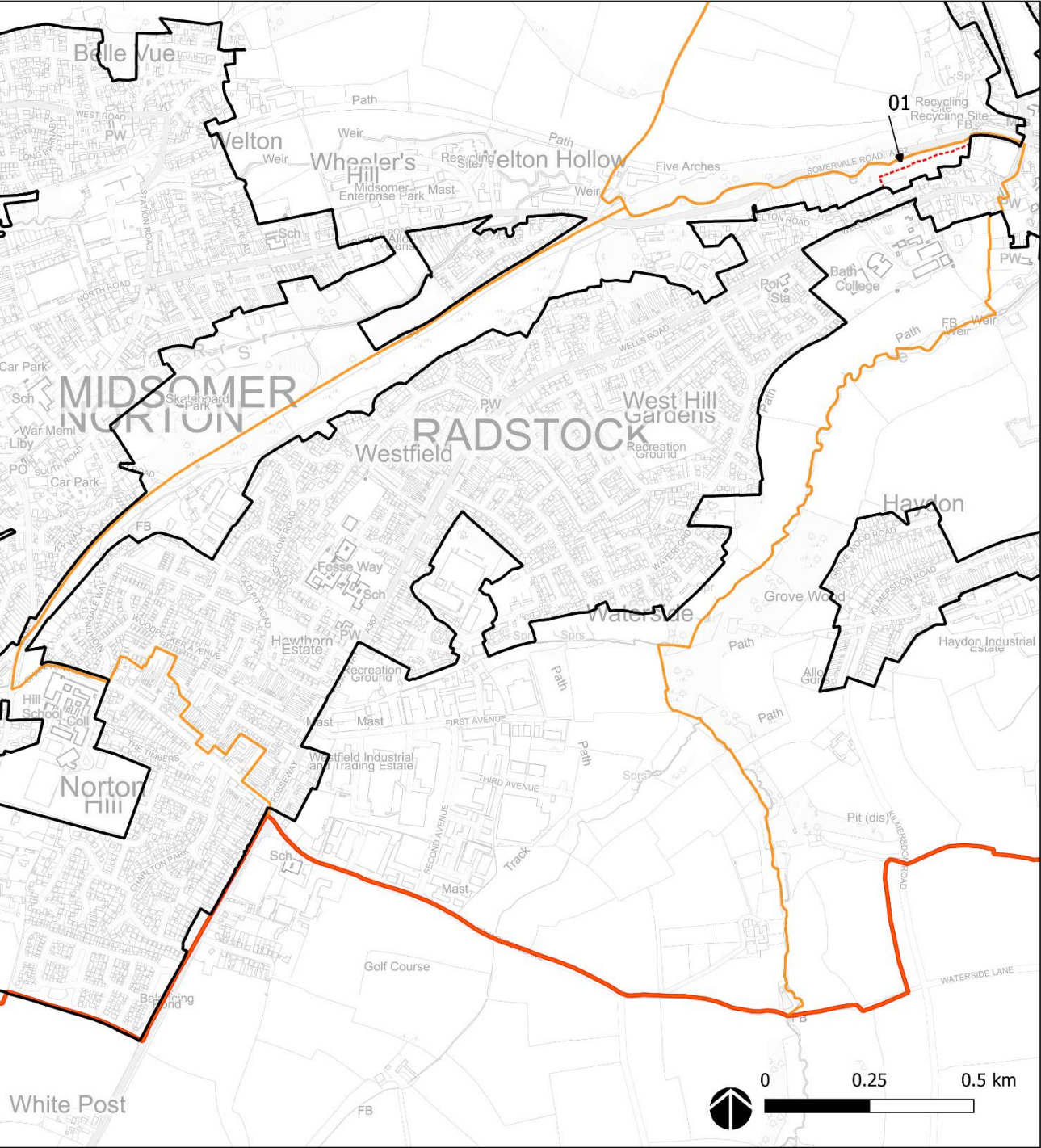
Amendment	Location	Explanation
01	Mill Lane	Anomaly: No longer intersect housing on the edge of the settlement and better reflect the built form of the properties



- Key
- Existing HDB
 - Proposed HDB amendments
 - Green Belt
 - Parish boundary
 - BANES Boundary

Westfield

Amendment	Location	Explanation
01	Wells Road, Westfield	Allocation: Inclusion of outline permission (18/05623/OUT)



- Key
- Existing HDB
 - Proposed HDB amendments
 - Green Belt
 - Parish boundary
 - BANES Boundary

4. Option to amend the HDB guiding principles

- 4.1 It is recognised that in addition to taking account for any changes in circumstances since HDBs were last defined, this review provides an opportunity to consider if the HDB guiding principles need to be revised.
- 4.2 Currently, the principles state that a HDB should be defined tightly around the housing of a settlement, excluding large residential gardens at the edge of settlements. It is worthwhile to explore an option to amend the HDB guiding principles to define boundaries around the residential curtilage of housing, therefore including larger gardens.
- 4.3 The inclusion of larger gardens within HDBs could enable some small-scale opportunities for additional housing to come forward in villages, subject to other policy controls. Minor incremental change in villages is helpful to maintain rural population levels and therefore, services and facilities, as well as making a modest contribution to meeting overall housing requirements.
- 4.4 Furthermore, this amendment would provide consistency between the HDBs. The current principles do not define what constitutes a 'large garden', therefore, there are inconsistencies between the size of gardens included or excluded within the existing HDB of different settlements.
- 4.5 It should be acknowledged that this is not an attempt to allocate land at the settlement edge for new housing, HDBs act as a starting point for assessment, the appropriateness of development will be assessed subject to further planning controls. For example, under Local Plan policy D2 proposals will continue to be supported where they contribute positively to and do not harm local character and distinctiveness.
- 4.6 Amendments to the guiding principles which have been explored as part of this review are set out below.

Main principle:

The HDB will be defined ~~tightly~~ around the housing (i.e. permanent dwellings) of the settlement, excluding non-housing uses on the edge of the settlement. Sub-principles 1, 2 and 3 provide further clarification.

Sub-principle 1:

HDBs 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. These elements should normally consist of the core housing of the settlement, but should exclude small clusters of housing (i.e., usually fewer than ten dwellings). HDBs should not be drawn to exclude pockets of land within a larger HDB. If such land requires protection from development, this should be done using another policy tool. HDBs should not give rise to conflict with Green Belt policy.

Sub-principle 2:

HDBs will include:

- a. Existing housing commitments (i.e. unimplemented planning permissions for housing and site allocations for housing (including those proposed in the Draft Placemaking Plan))
- b. Land within residential curtilages, except ~~large gardens or other~~ open areas which are visually detached from the settlement.

Sub-principle 3:

HDBs will exclude (non-exhaustive):

- a. Playing fields or open space at the settlement edge (existing or proposed)

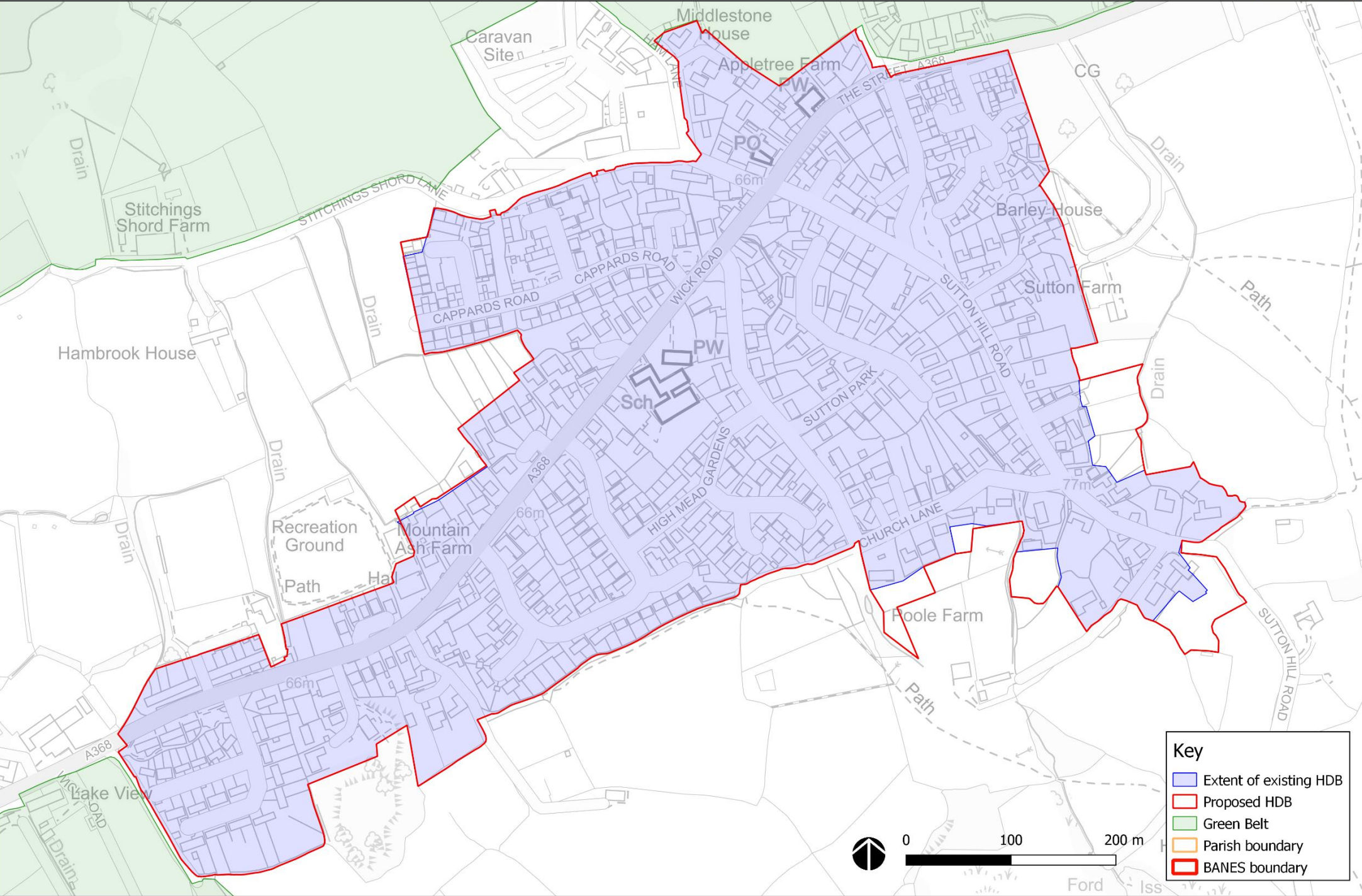
~~Large gardens or other areas at the settlement edge, where development or intensification would harm the character, form or structure of the settlement or the landscape~~

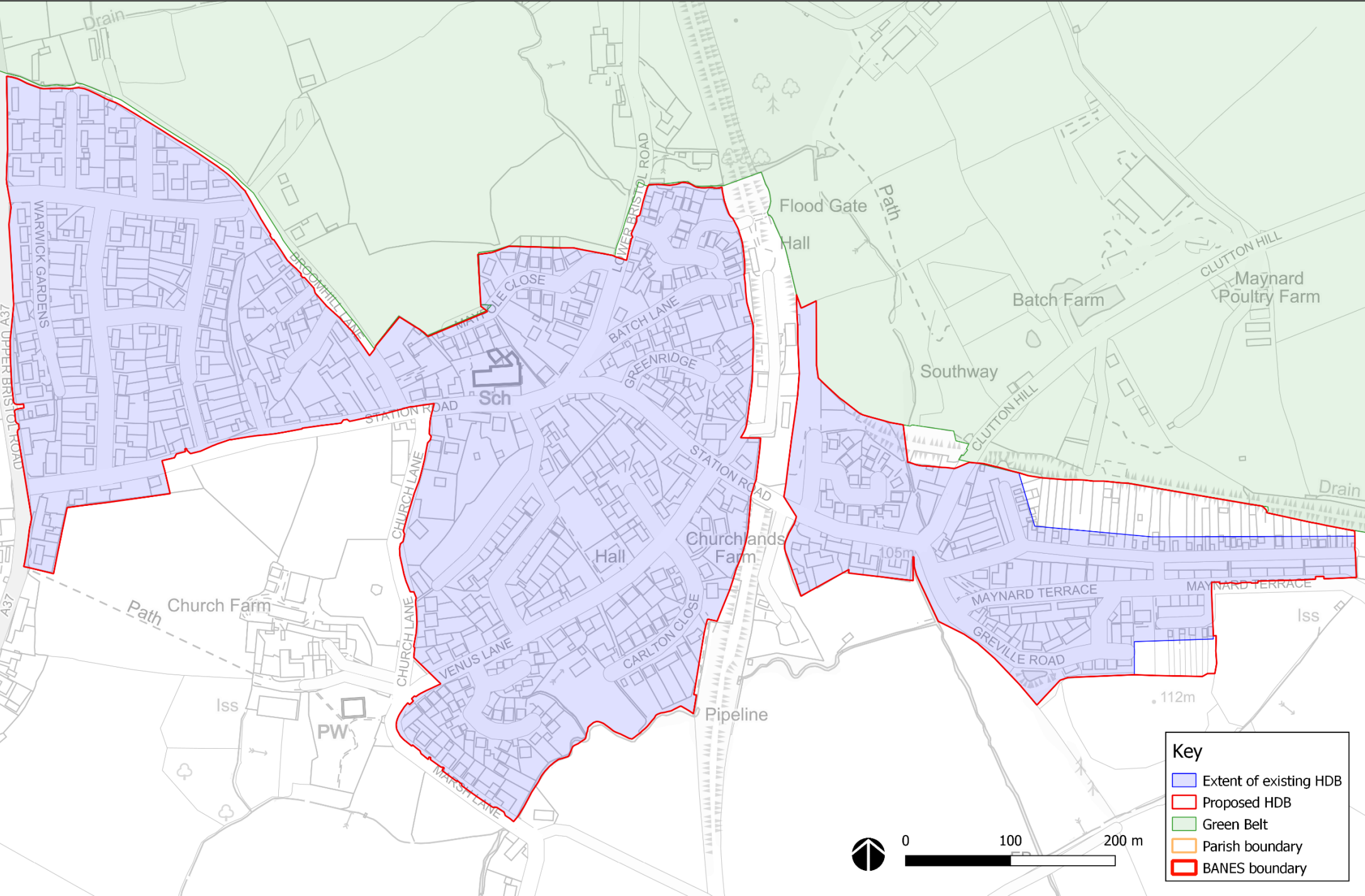
- b. Developments which are physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement)
- c. Holiday accommodation or other housing permitted through farm diversification schemes at the settlement edge (Placemaking Plan Policy RE3), are not considered as housing for the purposes of the HDB guiding principles. This is because the requirements contained within farm diversification policies are less strict than policies on new dwellings in the countryside (Local Plan Policy RE4).
- d. Significant employment sites at the settlement edge.

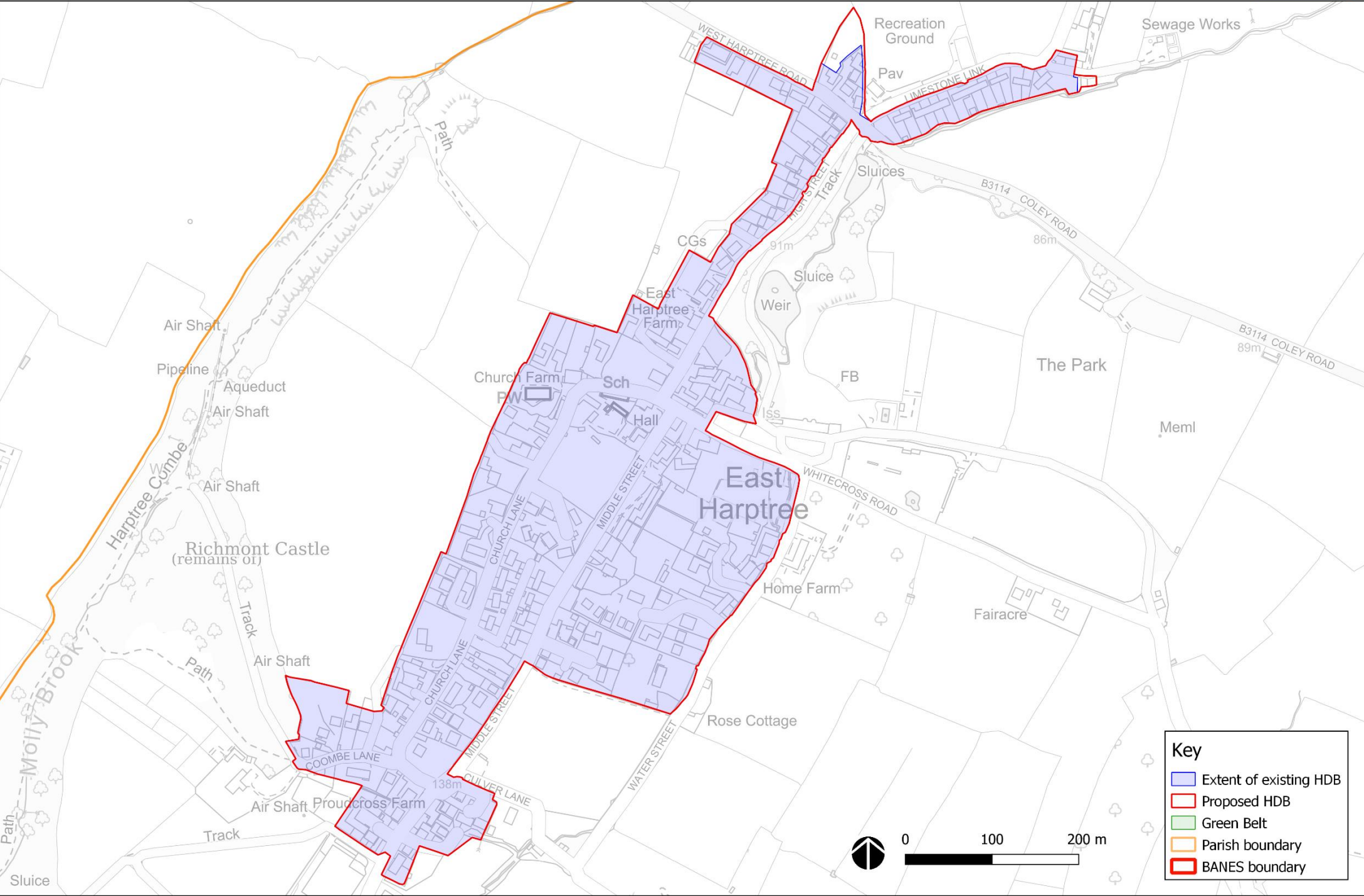
4.7 The following maps illustrate how the option to amend the principles would affect the extent of existing HDB boundaries. It should be noted that these amendments are proposed in addition to the initial desk-top review, therefore if amendments were suggested in the initial desk-top review these are included in the following maps.

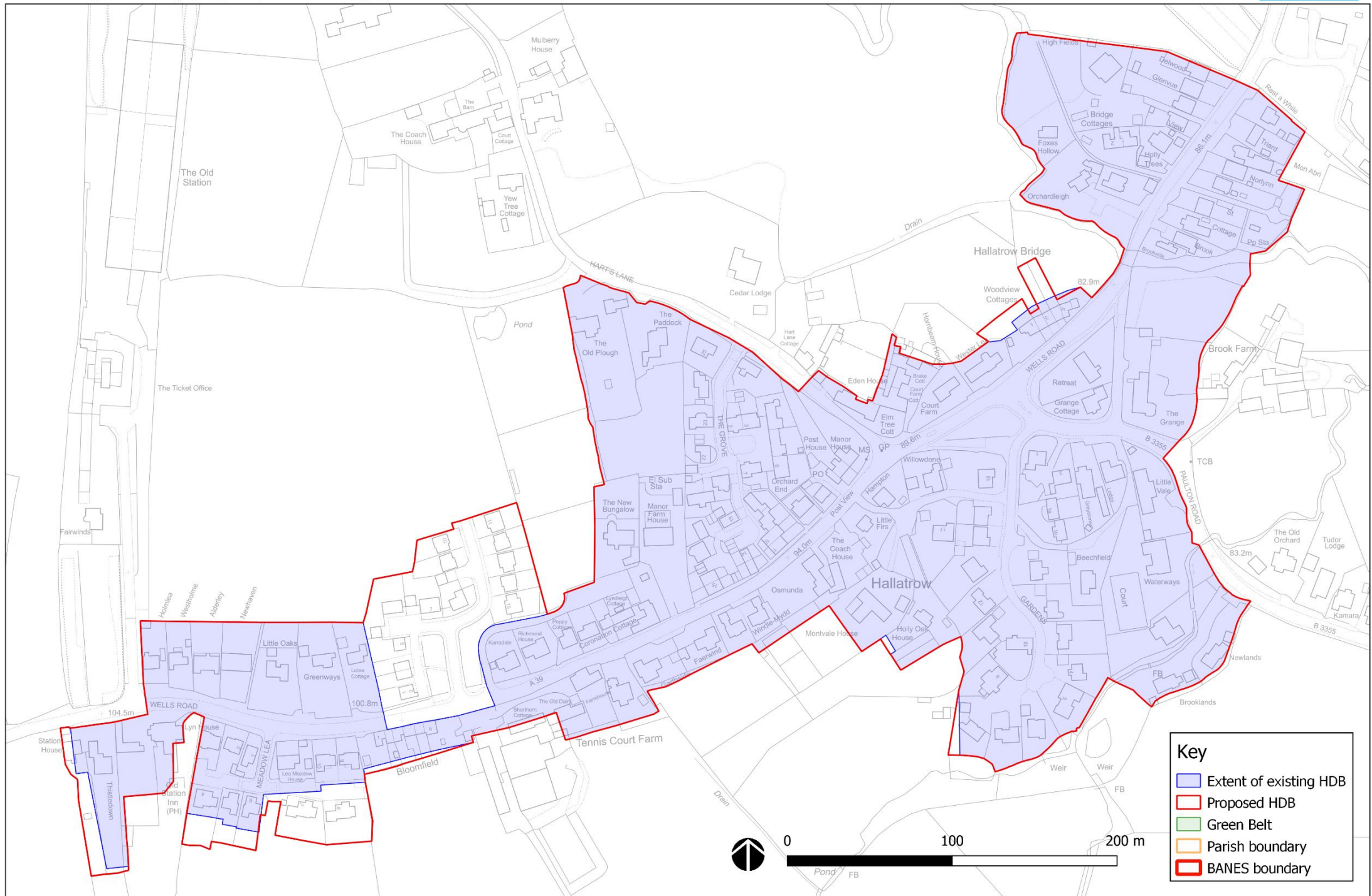
4.8 Parish and town councils were invited to comment on the option to amend the guiding principles, and to view and comment on maps which illustrate how such changes might affect the extent of HDBs.

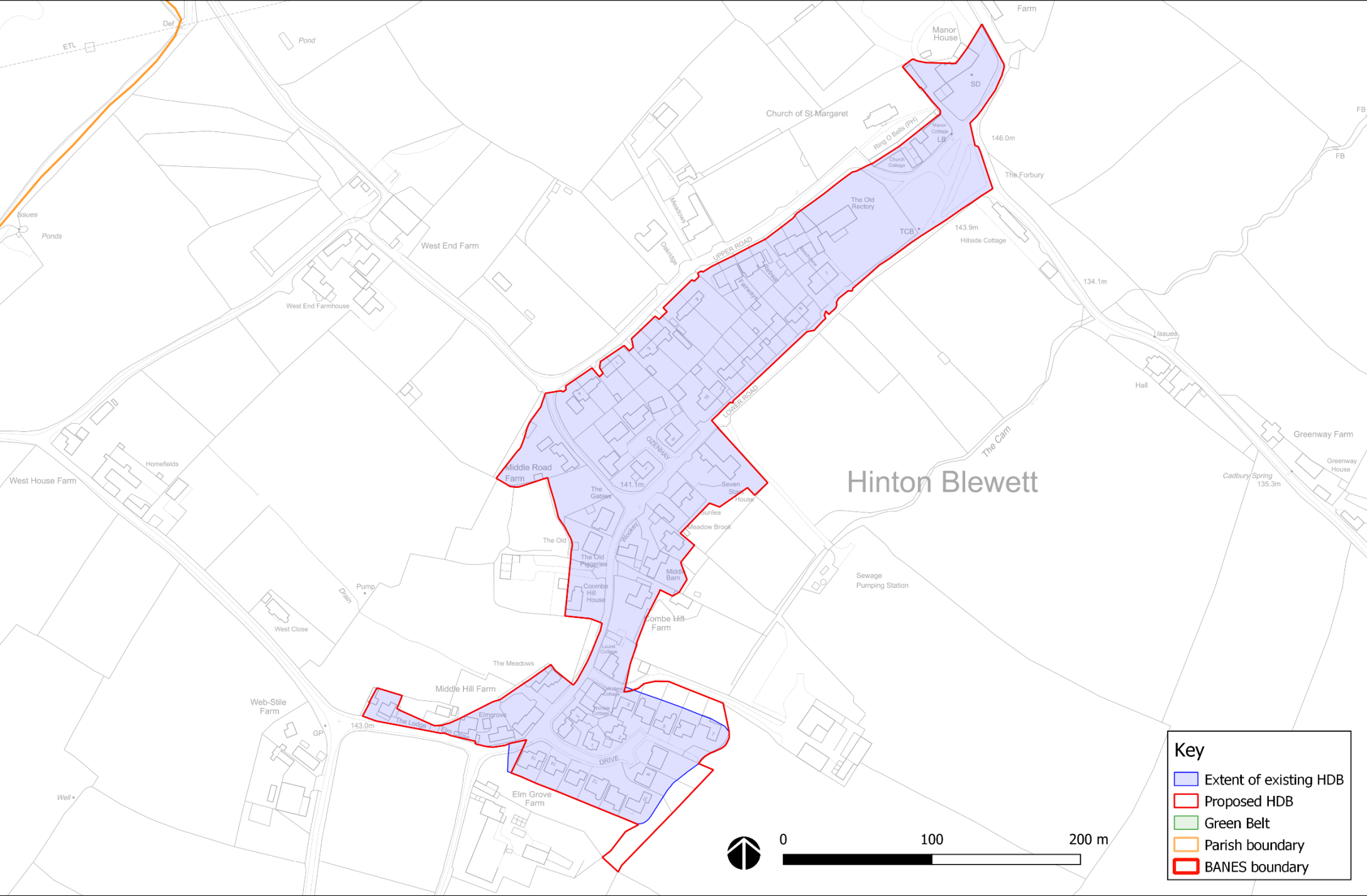
4.9 Some boundaries will not need to be amended to reflect the option to amend the principles as this is because the existing boundary already reflects the entire residential curtilage of its housing.

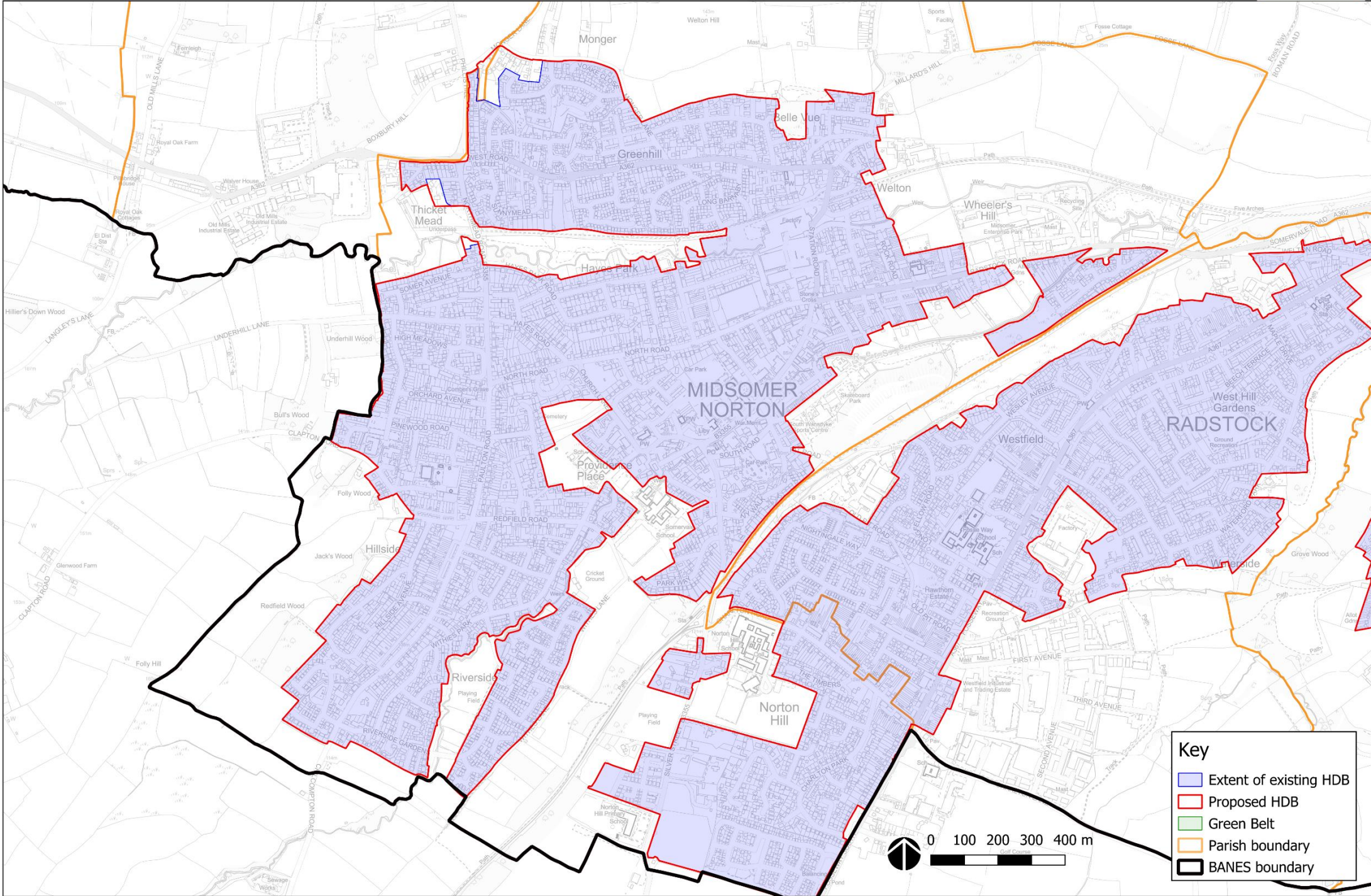












HDB Review Option: Amend guiding principles to include large gardens

