

Wiltshire Housing Site Allocations Plan Examination in Public

Position Statement on Matter 4

Settlement Boundaries

PS/M4/01

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Matter 4: Settlement Boundaries

Issue 6: Are the proposed settlement boundaries justified, effective and consistent with national policy?

Issue 6.1 - What is the policy basis for use of settlement boundaries and their review?

1. Core Policies 1 and 2, on pages 40-55, of the Wiltshire Core Strategy (WCO.01)¹ provide the overarching policy basis for the use of settlement boundaries. Core Policy 1 establishes a hierarchy of settlements. It retains settlement boundaries for the higher four tiers (i.e. principal settlements, market towns, local service centres and large villages) but removes them from the lower tier of small villages. Core Policy 2 has a general presumption in favour of sustainable development within settlement boundaries. It prohibits development outside settlement boundaries, other than in circumstances permitted by other 'exceptions' policies listed in paragraph 4.25 of the Wiltshire Core Strategy (WCO.01). Therefore, settlement boundaries are a policy tool enabling the application of policies in the Wiltshire Core Strategy (WCO.01); developed consistent with the National Planning Policy Framework (NPPF), published March 2012 (NPP.01A)². Settlement boundaries are consistent with paragraphs 17 and 53 of the NPPF (NPP.01A) because they support the active management of sustainable patterns of development and resist inappropriate development in locations where it might cause harm to the local area. The use of settlement boundaries as a policy tool is supported by paragraph 001; Reference ID: 50-001-20160519 of the Planning Practice Guidance (NPP.02)³.
2. The policy basis for the review of settlement boundaries is set out in Chapter Two, on pages five to seven, of Topic Paper 1 Settlement Boundary Review Methodology Submission version July 2018 (TOP.01)⁴. Paragraph 4.13, on page 41, of the Wiltshire Core Strategy (WCO.01) allows for the review of settlement boundaries through the Wiltshire Housing Site Allocations Plan (WHSAP.01.01)⁵. The settlement boundary for Chippenham has been reviewed separately through the Chippenham Site Allocations Plan (WCO.02)⁶. Settlement boundaries can also be reviewed by the local community through the neighbourhood planning process.
3. Appendix A on page 25 of Topic Paper 1 Settlement Boundary Review Methodology Submission version July 2018 (TOP.01) contains a list of settlements that have retained their settlement boundaries, showing those that have been reviewed by this Plan and those reviewed by the Chippenham Site Allocations Plan (WCO.02) or a sufficiently advanced neighbourhood planning process.

Issue 6.2 - Is the Council's methodology for reviewing settlement boundaries soundly based?

4. Yes, the methodology is soundly based. The Council's methodology for reviewing settlement boundaries is set out on page 23 of Topic Paper 1 Settlement Boundary Review Methodology Submission version July 2018 (TOP.01). The earlier chapters chart the basis for the settlement boundaries and the development and refinement of

¹ [\[WCO.01\]](#) Wiltshire Council – Wiltshire Core Strategy, January 2015

² [\[NPP.01A\]](#) National Planning Policy Framework, March 2012

³ [\[NPP.02\]](#) Planning Practice Guidance, May 2016

⁴ [\[TOP.01\]](#) Wiltshire Council – Topic Paper 1 Settlement Boundary Review Methodology, July 2018

⁵ [\[WHSAP.01.01\]](#) Wiltshire Council – Wiltshire Housing Site Allocations Plan, July 2018

⁶ [\[WCO.02\]](#) Wiltshire Council – Chippenham Site Allocations Plan, May 2017

the methodology for review. This clarifies that the methodology has been developed in the light of consultation.

Issue 6.3 - Has the review of settlement boundaries been carried out in a consistent manner across the plan area?

5. Yes, the review of settlement boundaries by the Council has been carried out in a consistent manner across the plan area by applying the same methodology, as set out on page 23 of Topic Paper 1 Settlement Boundary Review Methodology Submission version July 2018 (TOP.01)⁷, to each settlement reviewed through the preparation of the plan. The purpose of the settlement boundary review is to have a consistent approach to settlement boundaries across the county and update the settlement boundaries established by the former district local plans, each having been based upon one of four different approaches. As recognised by the Wiltshire Core Strategy (WCO.01)⁸ and paragraph 2.10 of Topic Paper 1 Settlement Boundary Review Methodology Submission version July 2018 (TOP.01) “*settlement boundaries can also be reviewed by the community through the neighbourhood planning process*”. Appendix A of Topic Paper 1 Settlement Boundary Review Methodology Submission version July 2018 (TOP.01) therefore identifies where settlement boundaries have been/ are being reviewed through neighbourhood plans. In these circumstances, while neighbourhood plan makers will be able to exercise their own judgement when reviewing settlement boundaries, they will need to be broadly consistent in their application to ensure general conformity with strategic policies in the Wiltshire Core Strategy (WCO.01) and their use as a policy tool.
6. The review of settlement boundaries began with the Regulation 18 consultation on the plan, between March and May 2014, which signalled that the plan would review settlement boundaries across Wiltshire. The report on this consultation is set out in Consultation Statement Reg 18 Consultation Report 24 March-5 May 2014 (PSCON.14B)⁹.
7. Between July and September 2014, the Council then undertook a targeted consultation with all town and parish councils upon draft settlement boundaries, as set out in Informal Consultation with Town and Parish Councils (INFCON.01-95)¹⁰. The draft settlement boundaries followed the draft settlement boundary methodology, as set out on page 13 of Topic Paper 1 Settlement Boundary Review Methodology Submission version July 2018 (TOP.01). The report on this consultation is set out in Consultation Statement Report on the Informal Consultation on Settlement Boundaries 2014 (PSCON.14C)¹¹. The feedback from this consultation informed the revised settlement boundary methodology, as set out on page 23 of Topic Paper 1 Settlement Boundary Review Methodology Submission version July 2018 (TOP.01).
8. Between July and September 2017, the Council undertook a public consultation on pre-submission settlement boundaries, as set out in the Draft Wiltshire Housing Site Allocations Plan Appendix A (PSCON.01.02-05)¹² and the accompanying Community Area Topic Papers June 2017 (PSCON.15-34)¹³. The pre-submission settlement boundaries followed the revised settlement boundary review methodology, as set out

⁷ [TOP.01] Wiltshire Council – Topic Paper 1 Settlement Boundary Review Methodology, July 2018

⁸ [WCO.01] Wiltshire Council – Wiltshire Core Strategy, January 2015

⁹ [PSCON.14B] Wiltshire Council – Regulation 18 Consultation Report, June 2017

¹⁰ [INFCON.01-95] Wiltshire Council – Informal Consultation with Town and Parish Councils, July 2014

¹¹ [PSCON.14C] Wiltshire Council – Informal Consultation with Town and Parish Councils Report, June 2017

¹² [PSCON.01.02-05] Wiltshire Council - Draft Wiltshire Housing Site Allocations Plan Appendix A, June 2017

¹³ [PSCON.15-34] Wiltshire Council – Community Area Topic Papers, June 2017

on page 23 of Topic Paper 1 Settlement Boundary Review Methodology Submission version July 2018 (TOP.01)¹⁴.

9. Following consideration of representations on the pre-submission settlement boundaries, the Council presented a Schedule of Proposed Changes to Cabinet in May 2018, as set out in Schedule of Proposed Changes September 2018 Annex K 1-19 (EXAM.01.02-46)¹⁵. The proposed changes involved amendments to 45 of the pre-submission settlement boundaries in order to ensure consistency with the revised methodology. No amendments were made to the revised settlement boundary review methodology itself.
10. Cabinet deferred a decision on the Wiltshire Housing Site Allocations Plan, as set out in the printed minutes of the Cabinet meeting held on 15 May 2018 (DEM.02A)¹⁶. Between 15 May and 11 June, 2018, the Council then undertook a further period of consultation on the Plan (including the pre-submission settlement boundaries and the Schedule of Proposed Changes) with Wiltshire Councillors and town and parish councils. Following consideration of the representations received, the Council proposed further amendments to three of the pre-submission settlement boundaries (i.e. Seend, Winterslow and Codford) in the interests of consistency with the methodology, as reported on in the Report on consultation with Wiltshire Councillors and town and parish councils on the proposed changes to the Wiltshire Housing Site Allocations Plan 15th May -11th June 2018 (WHSAP.31)¹⁷. These further proposed changes were presented to Cabinet and then approved by Full Council in July 2018. Again, no amendments were made to the revised settlement boundary review methodology itself.
11. Maps of the final submission settlement boundaries, which include both the proposed changes to the pre-submission settlement boundaries presented to Cabinet in May 2018 and those presented to Cabinet in July 2018, are included in Appendix A of the relevant Community Area Topic Paper September 2018 (CATP.01A to CATP.20A)¹⁸, Appendix A of the Wiltshire Housing Site Allocations Plan (WHSAP.01.02 to WHSAP.01.05)¹⁹ and the Schedule of Proposed Changes September 2018 (EXAM.01.02-46).
12. Following submission of the Wiltshire Housing Site Allocations Plan, a further round of consultation was undertaken on the plan and proposed changes between September and November 2018, as reported upon in WC Report on Focussed Consultation Nov 18 (EXAM.08)²⁰, Addendum to WC Report on Focussed Consultation Nov 18 (EXAM.10)²¹ and Appendix D – Schedule of Duly Made Reps Jan 19 (EXAM.10)²².
13. Prior to publication of an adopted plan, the Council intends to update the settlement boundaries to take account of more recent implemented planning consents and sufficiently advanced neighbourhood plans, as indicated in paragraph 7.26, on pages 19 and 20 of Topic Paper 1 Settlement Boundary Review Methodology Submission version July 2018 (TOP.01).

¹⁴ [\[TOP.01\]](#) Wiltshire Council – Topic Paper 1 Settlement Boundary Review Methodology, July 2018

¹⁵ [\[EXAM.01.02-46\]](#) Wiltshire Council – Schedule of Proposed Changes, September 2018

¹⁶ [\[DEM.02A\]](#) Wiltshire Council – Printed Minutes of Cabinet Meeting held on 15 May 2018, May 2018

¹⁷ [\[WHSAP.31\]](#) Wiltshire Council – Report on Consultation on Proposed Changes May-Jun 2018, June 2018

¹⁸ [\[CATP.01A-CATP.20A\]](#) Wiltshire Council – Community Area Topic Papers, September 2018

¹⁹ [\[WHSAP.01.02-WHSAP.01.05\]](#) Wiltshire Council – Wiltshire Housing Site Allocations Plan, September 2018

²⁰ [\[EXAM.08\]](#) Wiltshire Council – Report on Focused Consultation Sep-Nov 2018, November 2018

²¹ [\[EXAM.10\]](#) Wiltshire Council – Addendum to Report on Focused Consultation Sep-Nov 2018, November 2018

²² [\[EXAM.10\]](#) Wiltshire Council – Appendix D to Report on Focused Consultation Sep-Nov 2018, November 2018

Issue 6.4 - For specific settlements, are there any factors which indicate the settlement boundary is not justified or effective?

14. No, there are no factors that indicate a specific settlement boundary is either not justified or effective. As set out in Issue 6.3 the Council has applied a consistent methodology to each settlement reviewed by the plan and has responded to consultation through the plan making process to refine boundaries where appropriate. Maps of the submission settlement boundaries are included in Appendix A of the relevant Community Area Topic Paper September 2018 (CATP.01a to CATP.20a)²³, Appendix A of the Wiltshire Housing Site Allocations Plan (WHSAP.01.02 to WHSAP.01.05)²⁴ and the Schedule of Proposed Changes September 2018 (EXAM.01.01-46)²⁵. The methodology, as set out on page 23 of Topic Paper 1 Settlement Boundary Review Methodology Submission version July 2018 (TOP.01)²⁶, has been applied consistently to each settlement reviewed and reasons for changes set out in the Community Area Topic Papers. As such, the settlement boundaries for specific settlements are justified, in that they are based upon sound evidence and effective, in that they have been brought up to date and adequately reflect changes that have happened since they were first established enabling their use as a policy tool to support the application of policies in the Core Strategy.

²³ [\[CATP.01A-CATP.20A\]](#) Wiltshire Council – Community Area Topic Papers, September 2018

²⁴ [\[WHSAP.01.02-WHSAP.01.05\]](#) Wiltshire Council – Wiltshire Housing Site Allocations Plan, September 2018

²⁵ [\[EXAM.01.02-46\]](#) Wiltshire Council – Schedule of Proposed Changes, September 2018

²⁶ [\[TOP.01\]](#) Wiltshire Council – Topic Paper 1 Settlement Boundary Review Methodology, July 2018