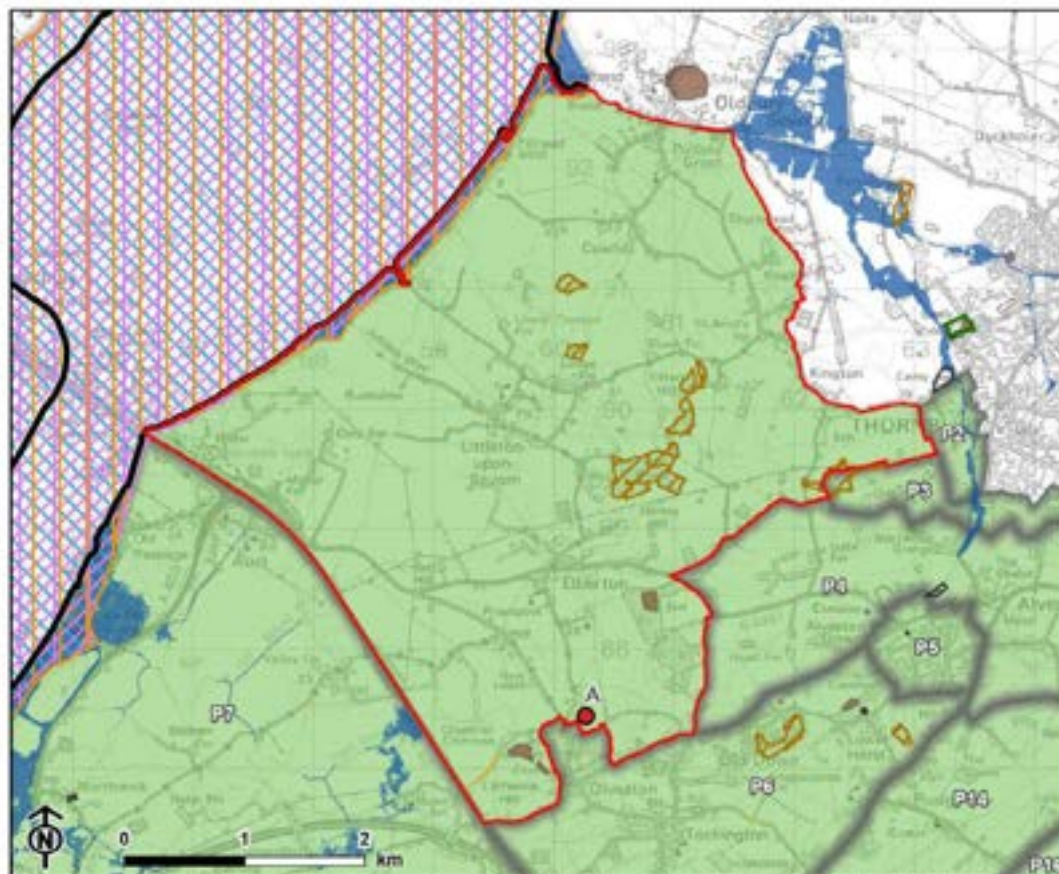


## **Appendix B**

### **Strategic Assessment Proforma**

# Parcel P1



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WECA boundary	<b>Statutory constraints</b>
Parcel	Ramsar
Neighbouring parcel	Site of Special Scientific Interest
Green Belt	Special Area of Conservation
Location referenced in assessment text	Special Protection Area
	Ancient woodland
	Cemeteries
	Registered Parks and Gardens
	Common land
	Scheduled monument
	Flood zone 3b

Land bordered by the Severn Estuary to the northwest and the M48 to the southwest. The northeastern edge of the parcel is the Green Belt's outer boundary, defined by Oldbury Pill and Pool Brook, and to the southeast the parcel extends as far as the edge of Olveston. The parcel is mostly in agricultural use, and includes low-lying land adjacent to the Severn Estuary and higher ground to the east. The parcel includes only small, dispersed settlements, at Littleton upon Severn, Elberton and several smaller hamlets,

none of which have any significant impact on Green Belt openness.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The edge of the parcel is over 3km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), so development in this parcel would not constitute sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

The parcel is peripheral to a gap between the town of Thornbury and the Bristol urban area which, although relatively wide, is weakened by intervening urbanising development, principally at Alveston and along the A38.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel generally has rural uses, and all of it has strong distinction from existing non-Green Belt development - the nearest of which is at Thornbury about 0.5km to east of the parcel's eastern boundary. Development would therefore be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

Land does not have a strong enough visual relationship with either Bristol or Thornbury to make more than a limited contribution to the historic setting of either settlement.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

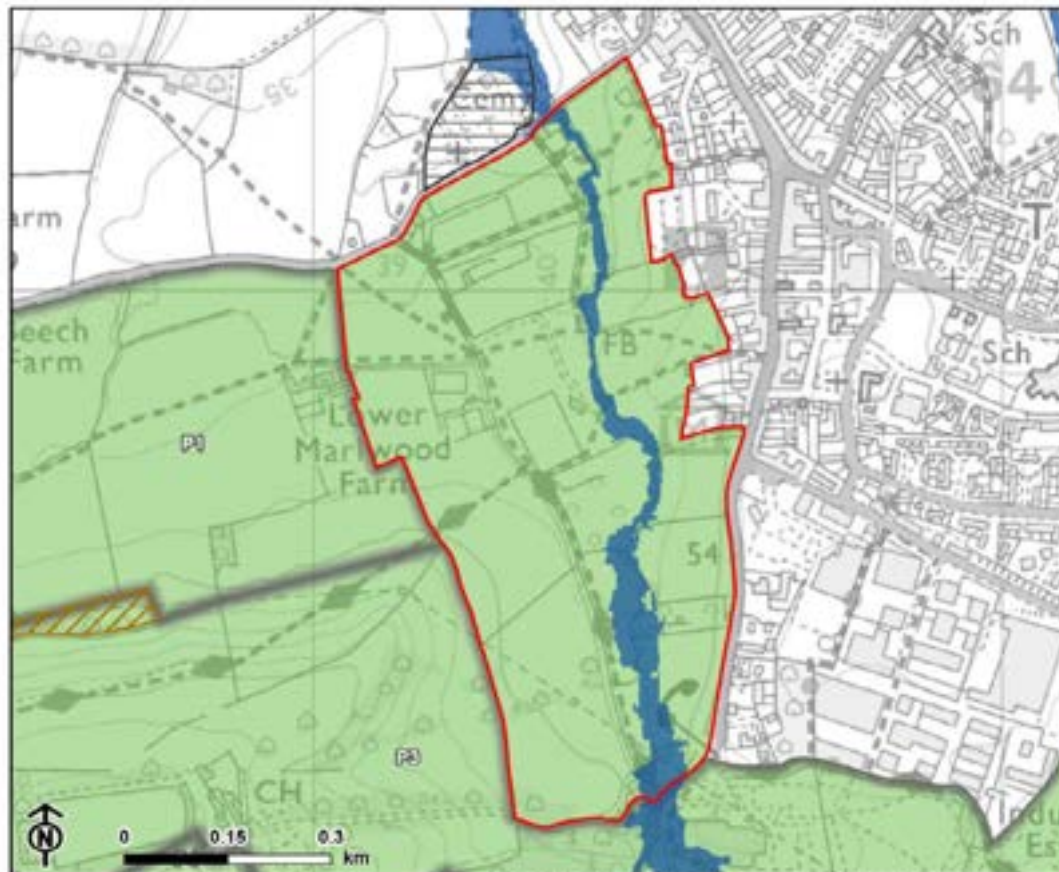
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although land here also contributes to preventing coalescence of towns (Purpose 2). All of the parcel has strong distinction from existing non-Green Belt development, but Olveston, on the southeastern edge of the parcel, lacks Green Belt openness. Hills to the east and west of the village have strong distinction from the urban area, but land adjacent to its northern edge has weaker distinction (map point A), and so makes a weaker (moderate) contribution to Purpose 3. Any strategic-scale release here would be likely to have some knock-on impact on the contribution of adjacent Green Belt land.

## Parcel P2



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- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Ancient woodland             |
| Neighbouring parcel                    | Cemeteries                   |
| Green Belt                             | Flood zone 3b                |
| Location referenced in assessment text |                              |

The parcel is located to the west of Thornbury and is comprised of agricultural fields and the Mundy Playing Fields.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The parcel lies adjacent to the south of Thornbury, over 5.8km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development in this parcel would therefore constitute expansion of Thornbury, and would not constitute sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

The parcel is peripheral to the gap between the town of Thornbury and the city of Bristol. Although the gap between Thornbury and the Bristol urban area is relatively wide, it is compromised by the A38, which is a connecting feature, and intervening urbanising development at Alveston, Rudgeway and Almondsbury. Some of the land within the parcel has strong distinction from the urban area.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel mostly has rural uses, and includes land which, through a combination of distance and screening by boundary features, has strong distinction from Thornbury. The parcel as a whole therefore makes a significant contribution to preventing encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Moderate contribution**

The Green Belt plays a limited role in protecting Thornbury's historic setting, only abutting the southern and southwestern edges of the settlement. However, most of the fields along the urban edge within the parcel are located within Thornbury Conservation Area, reflecting the importance of these 'closes', with stone boundary walls and stream beyond, in vistas of the church



tower and the Severn Estuary. The parcel contributes to the setting and character of Thornbury as a medieval market town.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

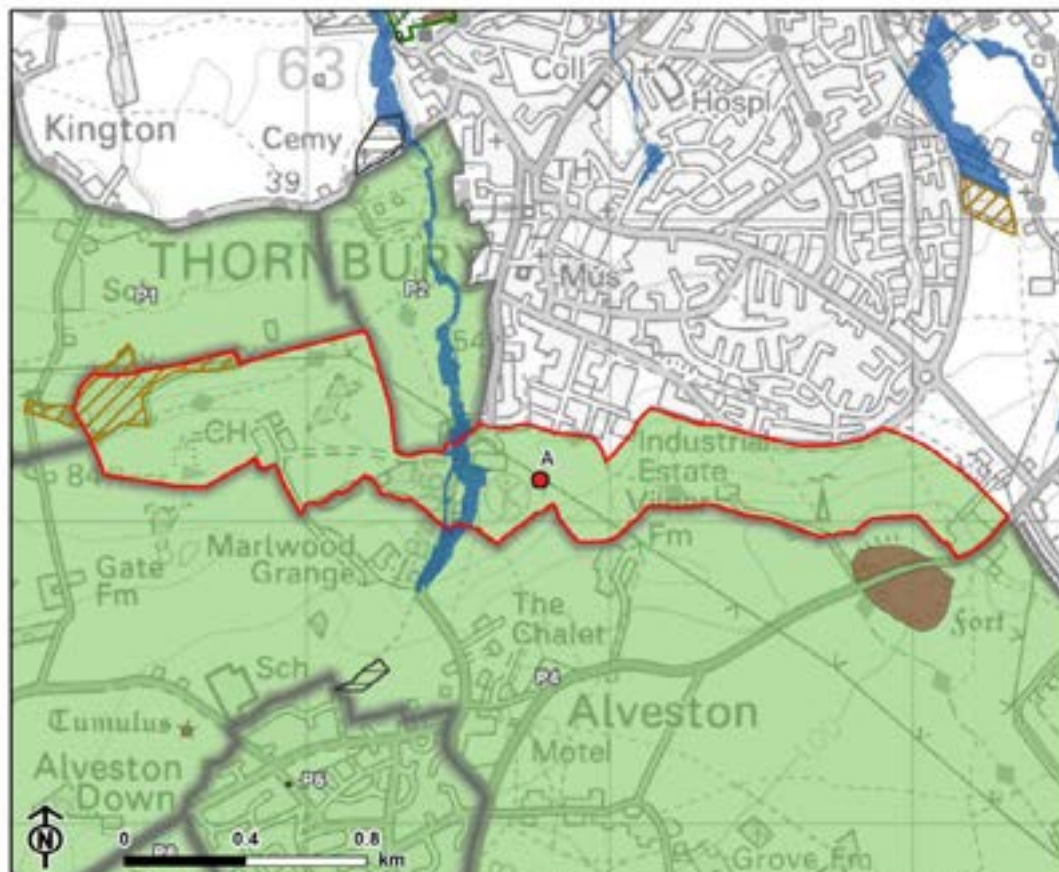
#### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

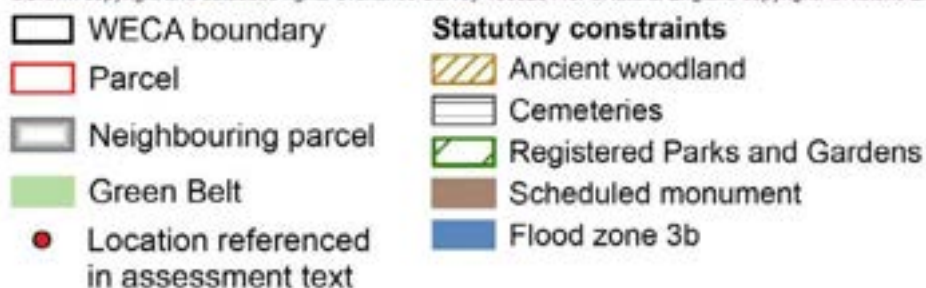
### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the parcel directly adjacent to Thornbury has weaker distinction from the inset area, given that it is only separated by garden boundaries at the inset edge of the settlement, and so makes a weaker contribution to Purpose 3, but in the absence of any strong alternative boundary features any expansion would cause some knock-on weakening of the adjacent Green Belt. The eastern part of the parcel is within Thornbury Conservation Area, so any strategic expansion of Thornbury to the west would require loss of land within it, harming contribution to Thornbury's historic setting and special character (Purpose 4).

## Parcel P3



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The parcel consists of escarpment slopes rising up above the southern edge of Thornbury, including agricultural fields in its eastern section, part of Thornbury Golf Centre to the west and, in the centre at the slope foot, Thornbury Leisure Centre. The western section in particular has strong tree cover. The leisure centre has only a very localised impact on openness.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel lies adjacent to the south of Thornbury, over 5.8km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development in this parcel would therefore constitute expansion of Thornbury, and would not constitute sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Moderate contribution

The parcel lies between the town of Thornbury and the Bristol urban area. Although the gap between Thornbury and the large built-up area is relatively wide, it is compromised by the A38, which is a connecting feature, and intervening urbanising development at Alveston, Rudgeway and Almondsbury.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

Aside from the leisure centre, the parcel's uses lack association with the urban area, and the rising slopes have strong distinction from Thornbury. The parcel therefore makes a significant contribution to preventing encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Moderate contribution

Thornbury is a historic town, and the parcel occupies an escarpment which provides views out from the settlement and forms part of the elevated setting that characterises the southern and eastern sides of Thornbury. Its principal relationship, however, is with modern development on the southern edge of the settlement, rather than with the historic core.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

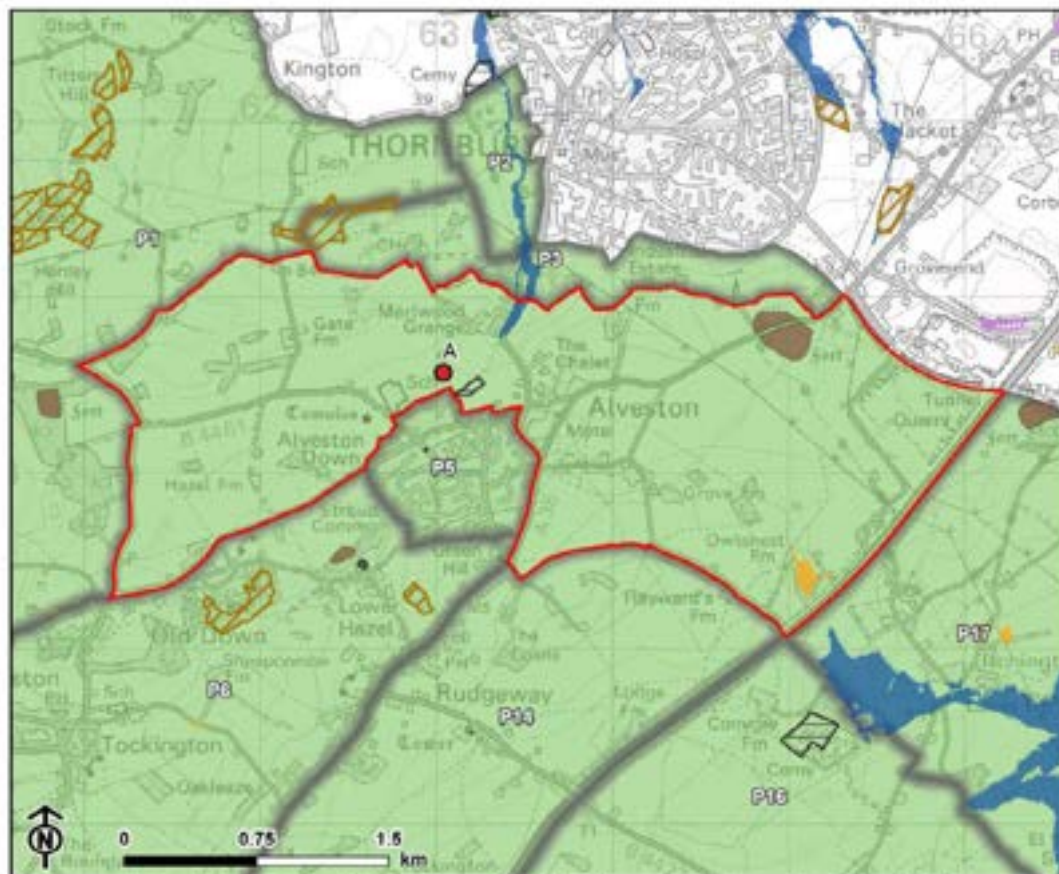
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although land here also contributes to preventing coalescence of towns (Purpose 2) and to the preservation of the setting and historic character of a historic town (Purpose 4). Most land within the parcel occupies an escarpment with strong distinction from the inset area, offering no scope for strategic development without weakening the clear boundary formed by the slope foot. The exception is the area around Thornbury Leisure Centre (map point A), which sits on flatter ground at the base of the escarpment.

## Parcel P4



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WECA boundary	<b>Statutory constraints</b>
Parcel	Site of Special Scientific Interest
Neighbouring parcel	Ancient woodland
Green Belt	Cemeteries
Location referenced in assessment text	Registered Parks and Gardens
	Common land
	Scheduled monument
	Flood zone 3b

The parcel is set upon a raised plateau to the south of Thornbury and to the north of Alveston, between the M5 to the east and the B4461 to the west. Most of the land is agricultural, although Thornbury Golf Centre lies to the west of the B4061, which links the two settlements. The parcel includes an area of low density development on the northeastern edge of Alveston, but this does not significantly affect the openness of the parcel as a whole.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel lies adjacent to the north of Alveston, and close to the south of Thornbury, over 5km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development in this parcel would therefore constitute expansion of Alveston or Thornbury, and would not constitute sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Moderate contribution

The parcel lies between the town of Thornbury and the Bristol urban area. Although the gap between Thornbury and the large built-up area is relatively wide, it is compromised by the A38, which is a connecting feature, and intervening urbanising development at Alveston, Rudgeway and Almondsbury. Much of the land within the parcel has very strong distinction from both Thornbury and Alveston.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses, and includes land which has strong distinction from both Thornbury and Alveston, where development would therefore be considered a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land here is mostly lacking in any direct visual relationship with Thornbury, with only the escarpment edge forming part of the elevated setting to the south of the historic town.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

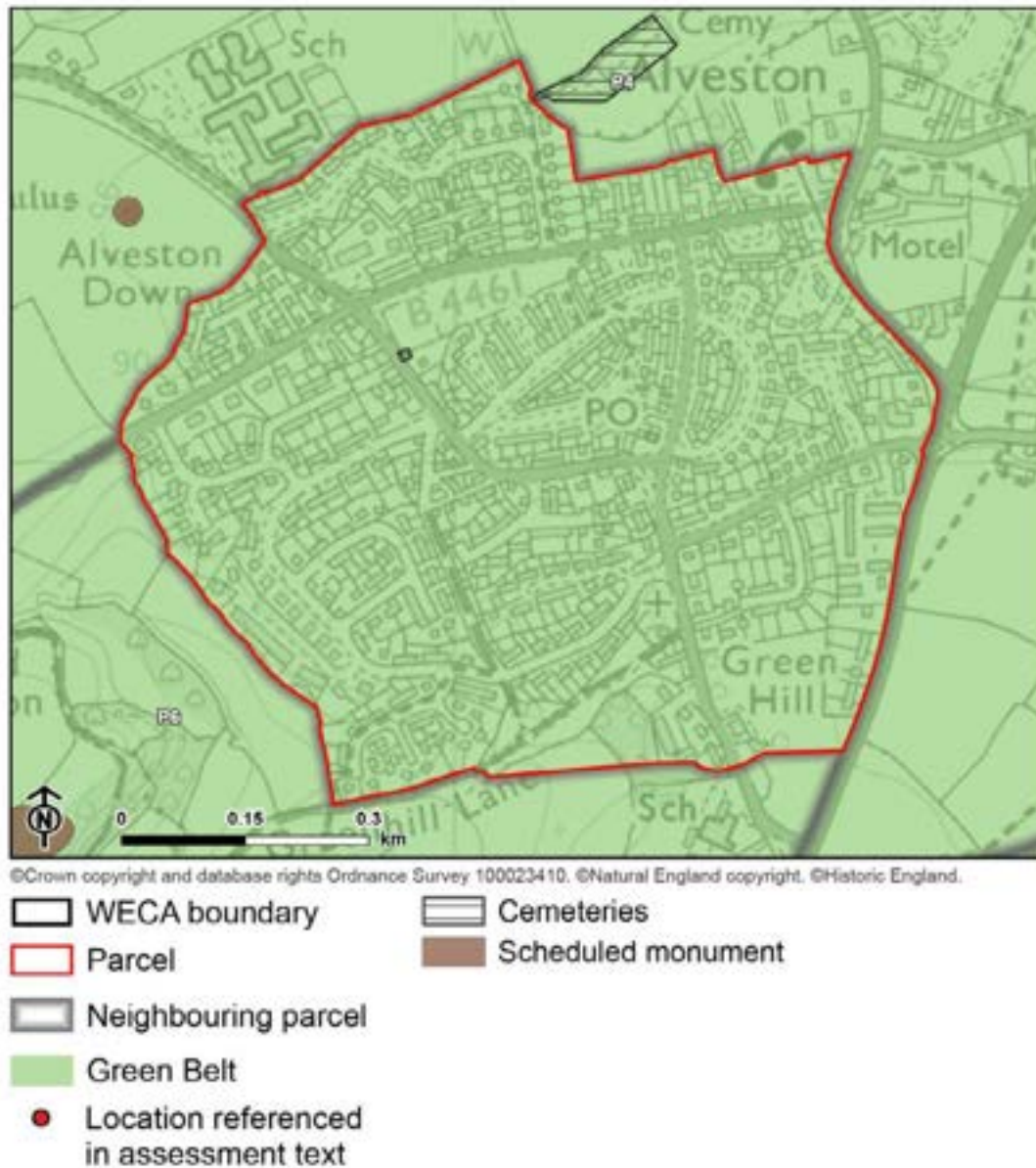
### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although any southward expansion of Thornbury up to this raised plateau would significantly weaken separation between Thornbury and the washed-over but densely developed village of Alveston, and in turn would weaken the gap between the Bristol urban area and Thornbury (Purpose 2).

The northward expansion of Alveston would constitute slightly less harm, because land here has less distinction from the edge of the settlement (map point A). Any expansion into the large fields to the east of the B4061 would still weaken the remaining Green Belt land in the gap to Thornbury, but woodland on and to the north of the golf course creates stronger settlement separation to the west of the B4061, so an expansion of Alveston into this area (with associated release of the existing urban area) would have less knock-on impact on the strength of Green Belt land to the north.



## Parcel P5



The parcel comprises the village of Alveston, to the south of Thornbury and west of the A38. It is relatively densely developed and urban in form, with insufficient remaining open spaces to make any significant contribution to Green Belt openness.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel is already developed, and is not associated with the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), and so makes no contribution to preventing its sprawl.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

The parcel is already developed, and so makes no contribution to settlement gaps.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Weak / no contribution

Remaining open land within the parcel has an urban context and is not considered part of the countryside. Development would not therefore be considered a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

This developed land makes no contribution to the setting of any historic town.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

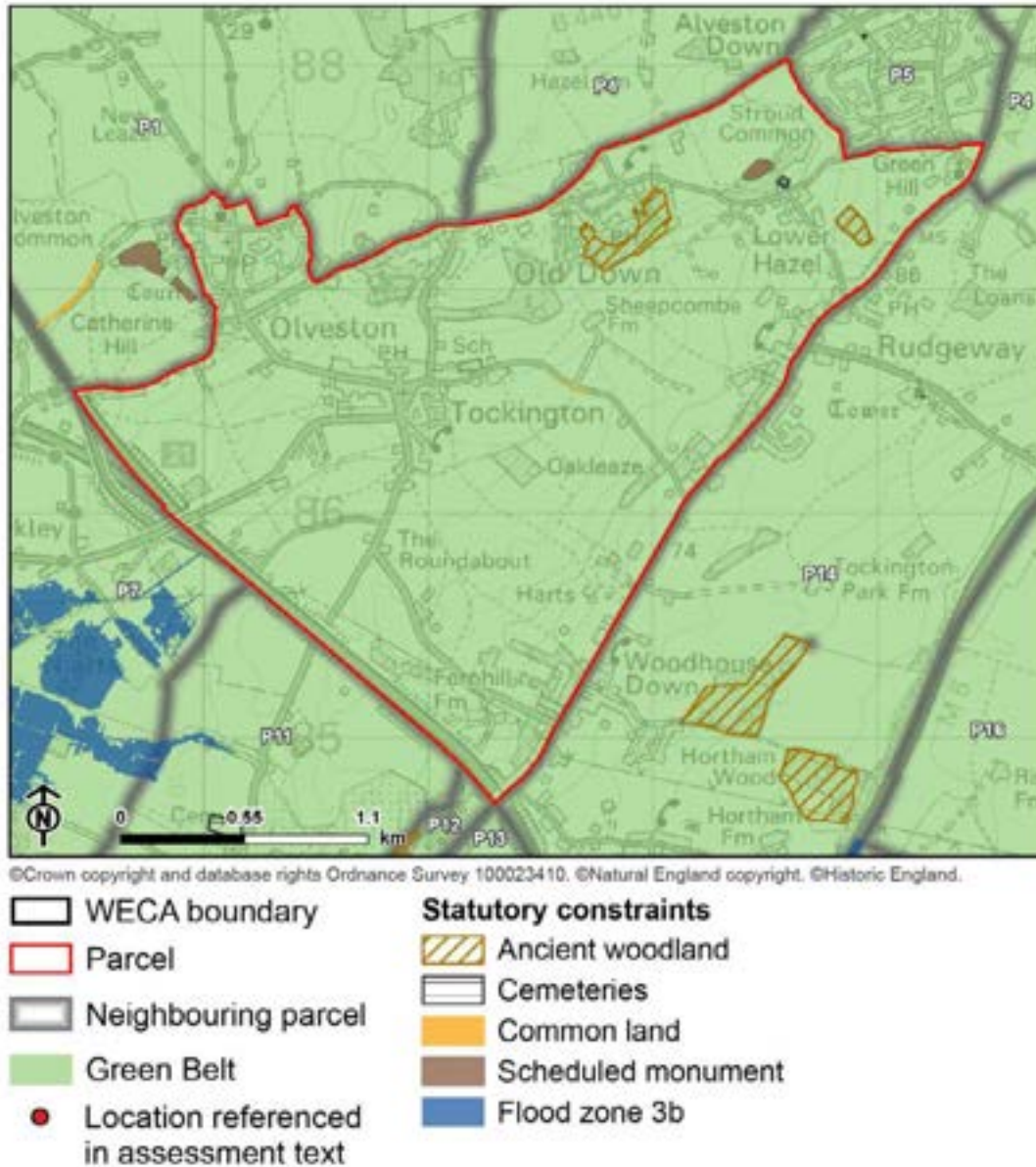
All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

The parcel is already developed, so release of all or part of it would not

weaken the contribution of adjacent Green Belt land.

## Parcel P6



The parcel is a valley between the southern edge of Alveston and the M4, defined along its eastern edge by the A38 and to the west by minor roads which roughly follow the ridge crest. It contains the villages of Tockington and Olveston, both of which are relatively densely developed. However, the former retains a more open form than the latter, and Olveston's physical setting, with hills on three sides, means that it has little urbanising influence on the surrounding countryside. The parcel is predominantly agricultural land, with

quite a strong woodland component.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

Land is not close enough to the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) to be associated with it. Development in this parcel would not therefore constitute sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

The parcel lies between the town of Thornbury and the Bristol urban area. Although the gap is relatively wide, perceived Green Belt separation is reduced by intervening urbanising development at Alveston, Rudgeway and Almondsbury, along the A38. Much of the land within the parcel has strong distinction from urban development.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel generally has rural uses, and includes land which has strong distinction from the nearest non-Green Belt settlements (the Bristol urban area and Thornbury) and also from those settlements within and adjacent to the parcel that have reduced Green Belt openness (Olveston and Tockington within the parcel, and Alveston to the north). Development would therefore be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

The parcel is isolated from the historic core of Bristol, and is not prominent in the context of any principal routes into the city.



## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

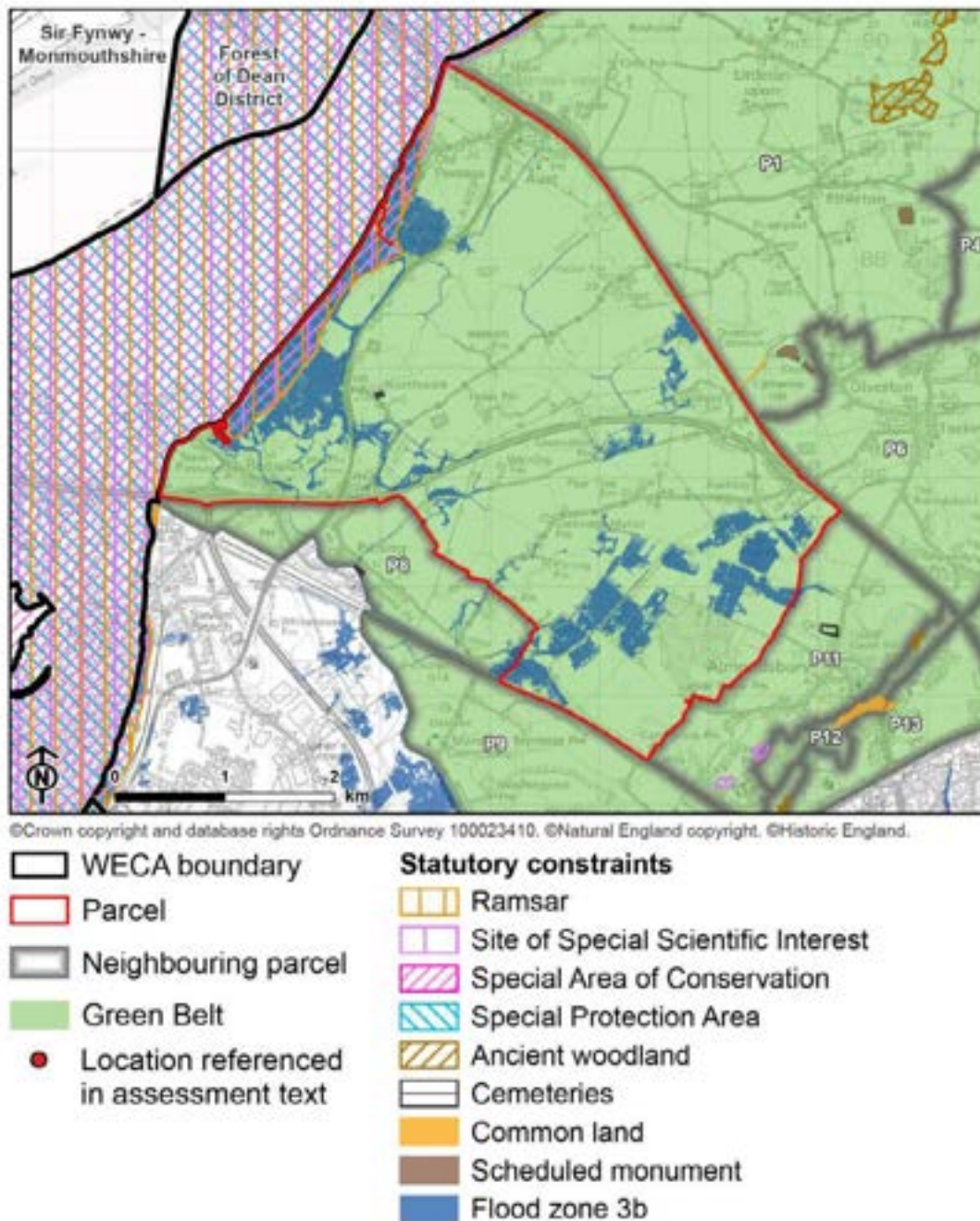
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although land here also contributes to preventing the coalescence of towns (Purpose 2). Any strategic-scale release of land associated with existing inset development (the nearest settlement is Bristol) would constitute significant encroachment on the countryside, and an expansion of the washed-over but urban village of Alveston would likewise be significant encroachment, as the landform at the head of the valley, and associated woodland belts, form a strong settlement edge. There is likewise no scope for any reduced harm from strategic expansion into the parcel from Olveston, due to the village's containment by hills, or from Tockington, which is similarly contained by the valley sides and by Tockington Mill Rhine. Any strategic development would weaken existing Green Belt boundaries, which for the Bristol urban area and Thornbury are clearly defined by landform and, for Bristol, motorways, and development in the vicinity of the A38 in particular would be likely to weaken the gap between the Bristol urban area and Thornbury (Purpose 2).

## Parcel P7



The parcel is located to the northwest of Bristol (which includes both the main city area and the largely industrial development alongside the Severn Estuary that terminates at the village of Pilning). It is mostly flat, low-lying farmland, with only low-density dispersed development, principally at Aust and Redwick. The parcel's northern boundary is defined by the M48, and south of the M4 it extends eastwards until the land rises up towards Almondsbury.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

There is sufficient separation from the edges of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) at Pilning and at Patchway for land in this parcel not be associated with it. Development in this parcel that was not a direct expansion of the large built-up area would not constitute sprawl of it.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

The parcel is peripheral to a gap between the town of Thornbury and the Bristol urban area which, although relatively wide, is weakened by intervening urbanising development, principally at Alveston and along the A38.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel generally has rural uses, and includes land which has strong distinction from the nearest inset development, at Pilning, and from washed-over but urbanising development at Almondsbury. Development would therefore be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

The parcel is isolated from the historic core of Bristol, and is not prominent in the context of any principal routes into the city.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

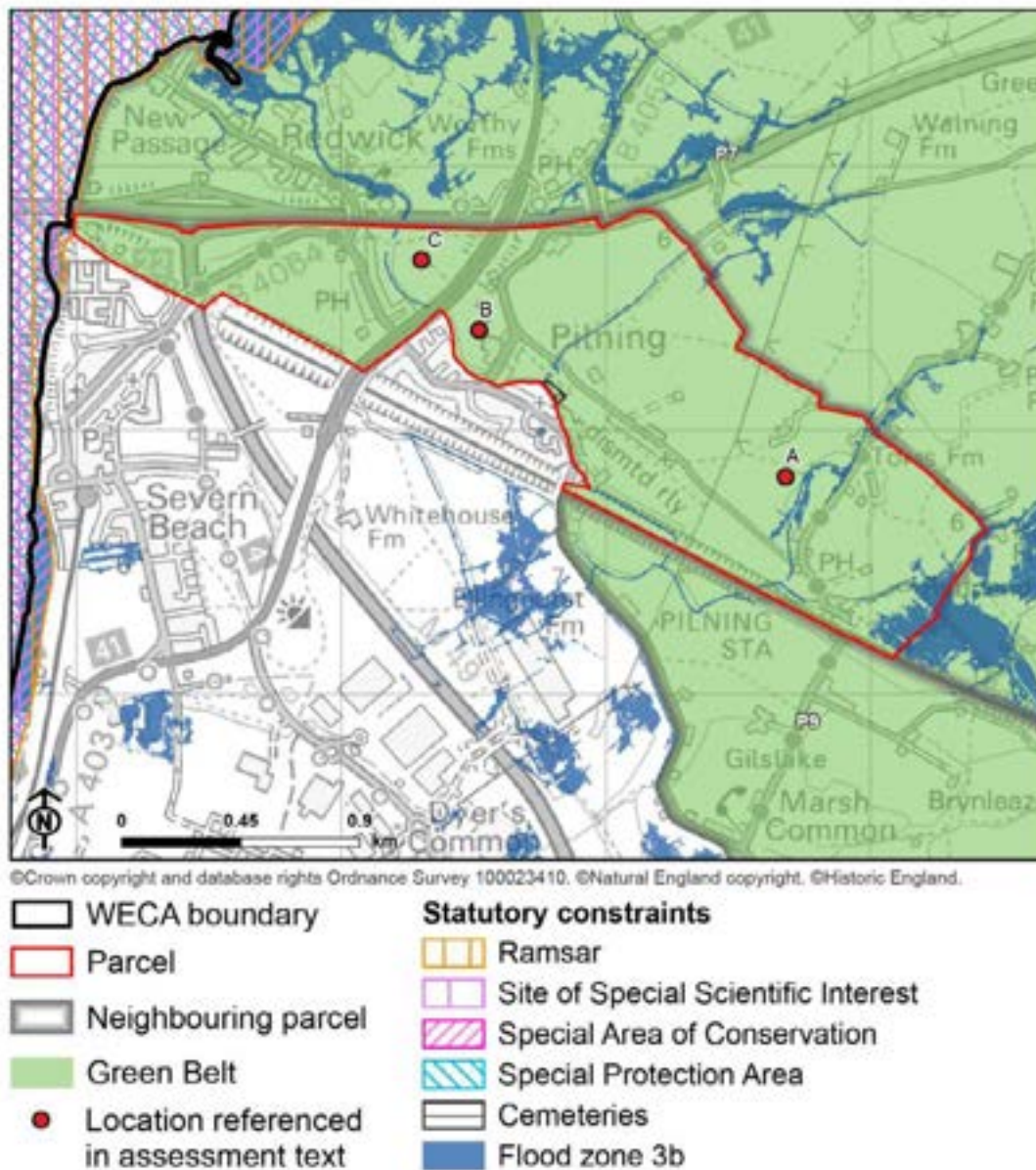
All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although land here also contributes to preventing coalescence of towns (Purpose 2). In the absence of any significant urban development within or directly adjacent to the parcel, all land within it makes a significant contribution to Purpose 3. Any expansion into the parcel from Pilning that didn't extend up to the M4 would cause a knock-on weakening of adjacent, retained Green Belt land, and any expansion north of the M4 would constitute a more significant weakening of the Green Belt boundary. Extensive development in the eastern part of the parcel would also weaken the perceived settlement gap between the Bristol urban area and Thornbury.



## Parcel P8



The parcel is located to the north and east of Pilning, consisting predominantly of agricultural fields. There is an area of lower openness to the west due to residential development associated with the settlement on Redwick Road, however, it does not significantly affect the openness of the parcel on a strategic scale. The parcel is bordered by the M4 motorway to the north, and is crossed by the A403 Severn Road from north to south.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

Land is adjacent to Pilning which is contiguous with Bristol, so development in this parcel would constitute expansion of the large built-up area. Some land within the parcel has, through a combination of boundary features, strong physical and visual distinction from the urban edge, which means that it makes a significant contribution to Purpose 1.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Moderate contribution

The parcel is peripheral to the gap between the town of Thornbury and the Bristol urban area. Although the gap between Thornbury and the Bristol urban area is relatively wide, it is compromised by the A38, which is a connecting feature, and intervening urbanising development at Alveston, Rudgeway and Almondsbury. Some of the land within the parcel has strong distinction from the inset urban area of Pilning, which increases its contribution to settlement separation.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses, and includes land which has strong distinction from Pilning, where development would therefore be considered a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

The parcel is isolated from the historic core of Bristol, and is not prominent in the context of any principal routes into the city.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

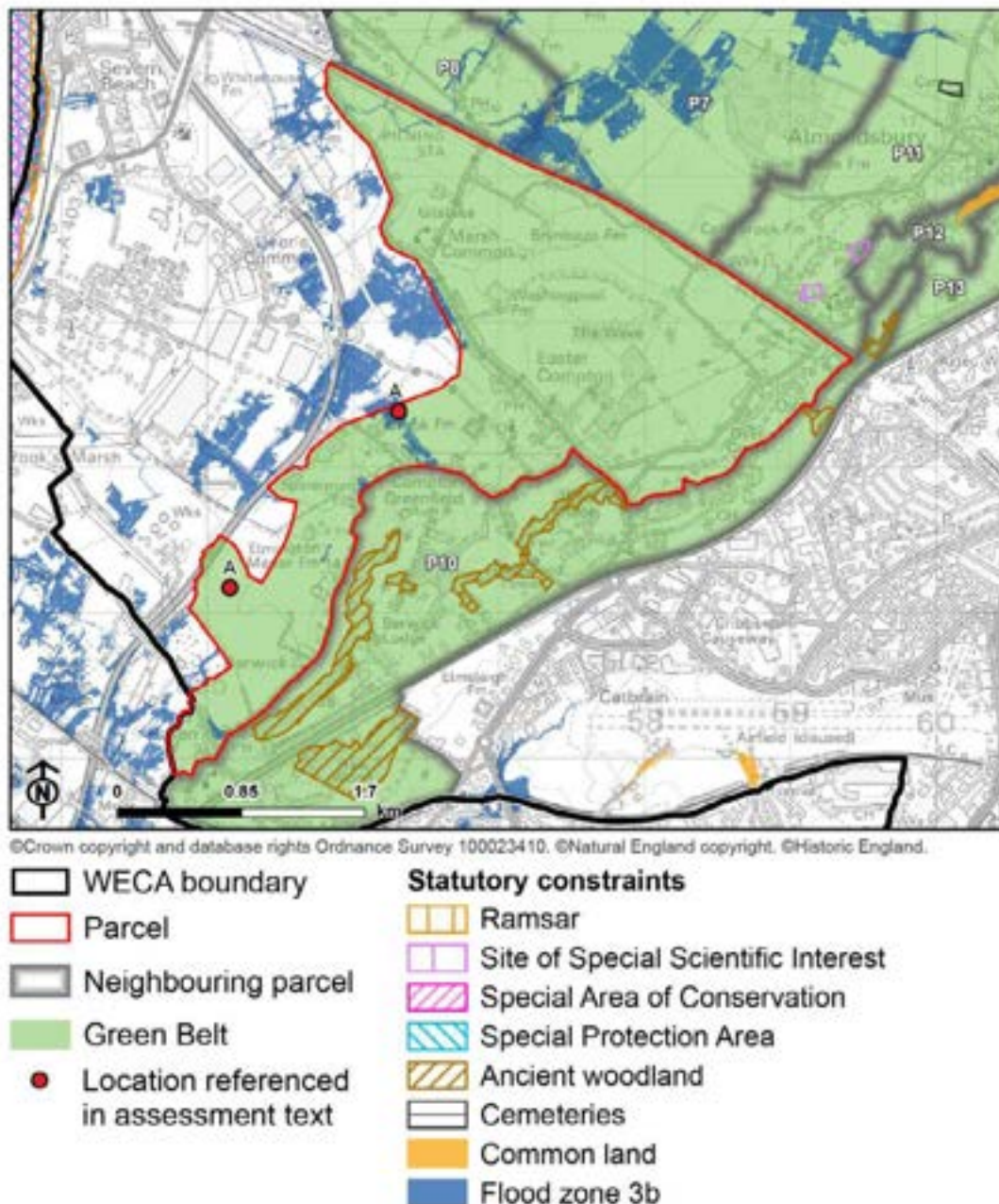
All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of a large built-up area (Purpose 1) and encroachment on the countryside (Purpose 3) are likely to be the most significant considerations when determining the potential harm of release of land for development within this parcel. Land to the north of Bank Road (map point A), within the north eastern area of the parcel, has strong distinction from Pilning, and there are no alternative boundary features that would not represent a weakening of the Green Belt edge. However, the area contained between Pilning, Bank Road, the B4055 and the A403 to the north of Pilning (map point B), has some urbanising development which would limit harm if land in that area were released, even though a mature, well-treed hedgerow creates relatively strong separation from the inset settlement.

To the west of the A403 (map point C), although there is strong distinction from existing inset development, the northern part of Pilning has diminished openness and some urbanising influence on adjacent land. In addition, harm to the wider Green Belt to the north would be negligible because of the strong boundary formed by the M4.

## Parcel P9



The parcel comprises low-lying land to the east of the industrial area north of Avonmouth and south of Severn Beach. It is bordered by railway lines to the north and to the south (the latter is also the inset urban edge of Bristol). The eastern edge of the parcel is defined by sharp and largely wooded slopes that rise up towards the edge of the Bristol urban area at Cribbs Causeway and Patchway. The linear village of Easter Compton, located within the centre of the parcel, comprises high density residential development that makes no

contribution to Green Belt openness. Hallen, at the southern end of the parcel, is smaller and less densely developed, but still has some urbanising influence.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Significant contribution**

The parcel lies adjacent to the industrial area between Avonmouth and Severn Beach, or to land which is not currently developed but which is contiguous with that area. The industrial area in turn is contiguous with, and therefore constitutes part of, the large built-up area of Bristol. The parcel forms part of an area that is contained on three sides by the urban edges of Bristol, but the size of the area and the presence of higher ground to the east, which hides the Bristol urban area from view, minimise any sense of the parcel being contained within the large built-up area. Although there are no strong boundary features or landforms, some land within the parcel is far enough away to lack urbanising visual influence, and therefore to have strong distinction from the urban area and to make a significant contribution to preventing sprawl.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

The parcel does not lie between neighbouring towns.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel generally has uses that are not associated with the urban area, and includes land which has strong distinction from the large built-up area, where development would therefore be considered a significant encroachment on the countryside.

## **Purpose 4 – Preserving the setting and special character of historic towns**

### **Weak / no contribution**

The parcel is isolated from the historic core of Bristol, and is not prominent in the context of any principal routes into the city.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

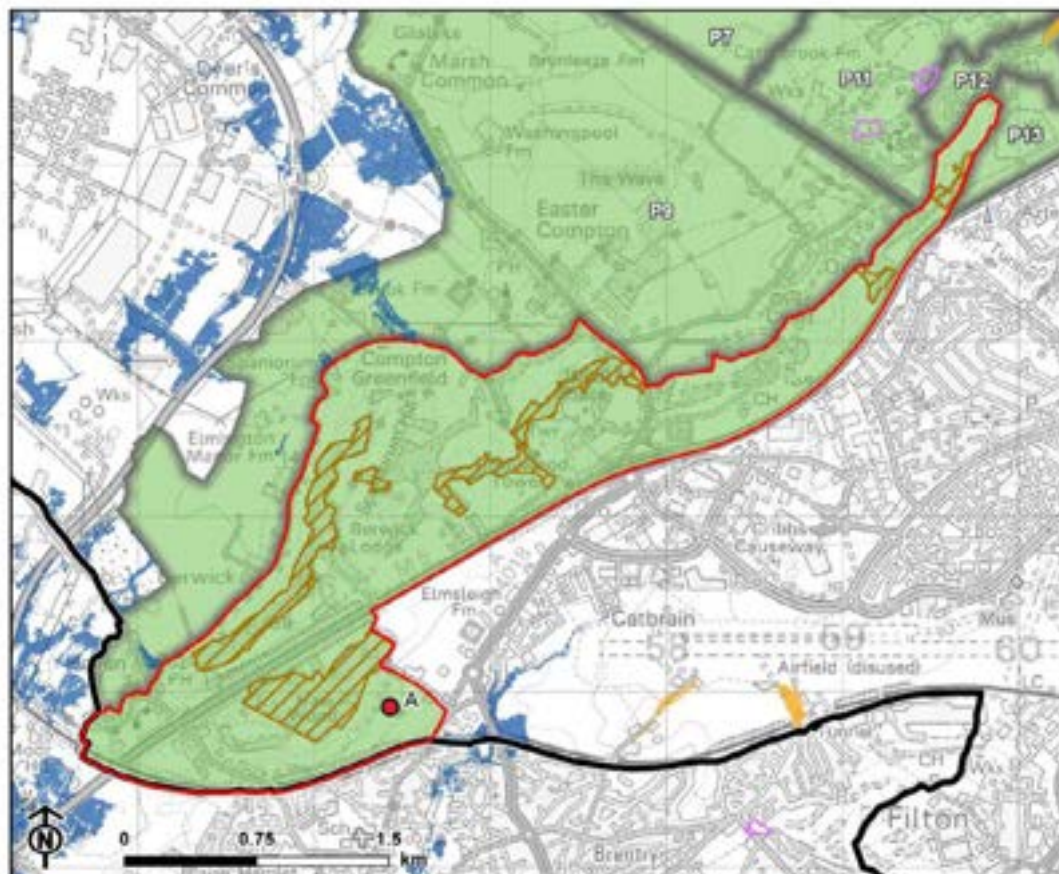
## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the Bristol urban area (Purpose 1) and encroachment on the countryside (Purpose 3) are likely to be the most significant considerations when determining the potential harm from release of land for development within this parcel. Although the M49 separates the parcel from most existing commercial development, the inner Green belt boundary extends across most of the motorway frontage, leaving a weak boundary which largely has no existing features to define it. This means that land close to these edges has weaker distinction from the inset area (map points A), and any release of land eastwards from the urban edge is unlikely to result in a weaker boundary, but unless it extends to the wooded slopes that mark the parcel's western boundary there will be a knock-on weakening of any remaining Green Belt land.

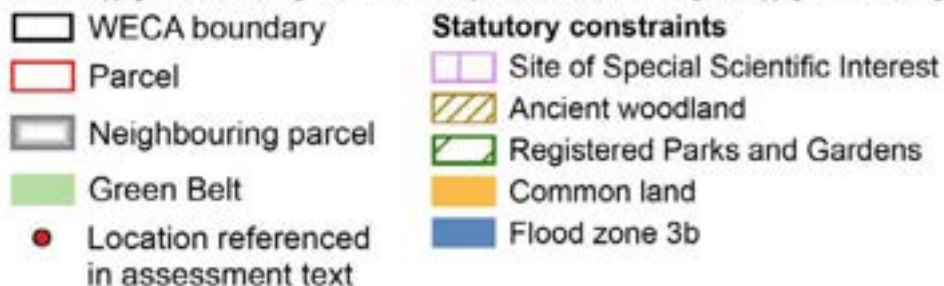
The railway line would form a relatively strong alternative boundary to the north of the parcel, and the village of Easter Compton, which spans the width of the parcel and already abuts the tip of the inset area to the west, would form an alternative boundary to a smaller release of land to the south. Any significant release in this area would, however, increase containment of the escarpment and higher ground to the east, diminishing its role in preventing the sprawl of the Bristol urban area and its role as part of the city's historic setting.



## Parcel P10



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Largely wooded escarpment slopes to the west of the the Bristol urban area suburbs of Patchway and Cribbs Causeway, and south of Almondsbury. The M5 forms the urban edge to all but the southern end of the parcel, which is dominated by Haw Wood and Mount Skitham.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

The parcel lies adjacent to the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), occupying wooded slopes which have strong distinction from the urban area. The parcel forms part of a larger area that is contained on three sides by the urban edges of Bristol, but the size of the area and its visual separation from the Bristol urban area minimise any sense of the parcel being contained within the large built-up area. The parcel therefore makes a significant contribution to preventing sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

The parcel does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has uses that are not associated with the urban area, and includes land which has strong distinction from the large built-up area, where development would therefore be considered a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Moderate contribution

Land within the parcel is visually prominent, given that it occupies elevated ground to the north of Bristol. The steep slopes to the north of the parcel are not visible from Bristol but contribute to the setting of the city as experienced on approach. Haw Wood, to the south of the M5, is also prominent in views from nearby parts of Bristol, but not from the historic core of the city or any principal approach routes to it. The land within the parcel therefore makes a moderate contribution to preserving the setting and special character of Bristol.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

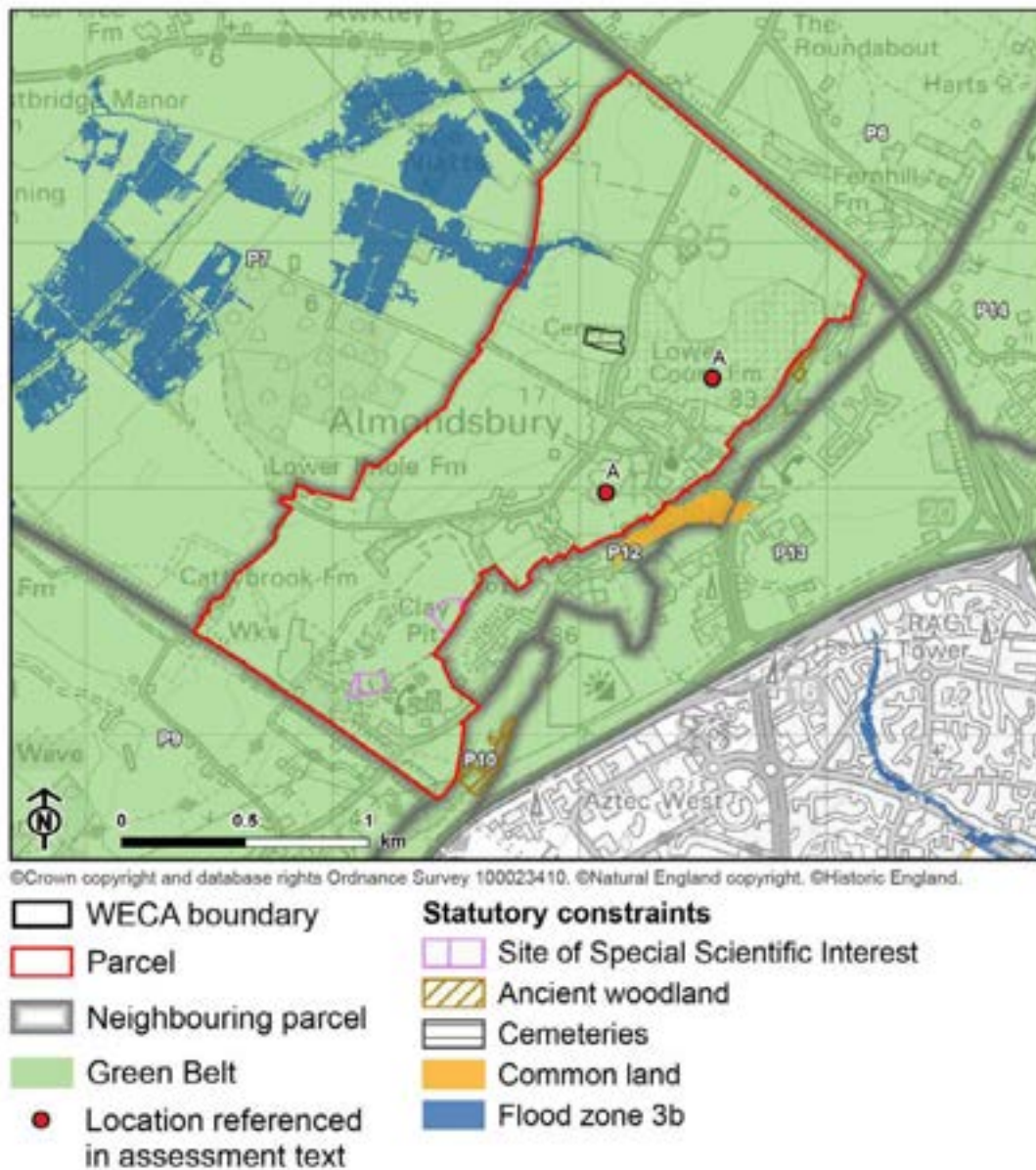
All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the Bristol urban area (Purpose 1) and encroachment on the countryside (Purpose 3) are likely to be the most significant considerations when determining the potential harm from release of land for development within this parcel. Most of the parcel is separated from the urban area by the M5, which means that there aren't smaller areas that have weaker distinction from the urban edge and so make a weaker contribution to the Green Belt purposes, and any release would significantly weaken this consistent Green Belt boundary.

Land at the southern/western end of the parcel lies to the south of the motorway (map point A), and has weak boundary distinction from the inset but as yet undeveloped area to the east, so its release would have little impact on the wider Green Belt. However, it is largely comprised of the prominent Haw Wood (an Ancient and Semi-natural Woodland) and Mount Skitham, and so retains strong overall distinction from the urban area and makes a significant contribution to the Green Belt purposes.

# Parcel P11



The parcel is located to the north of Almondsbury and contains predominantly agricultural fields on moderate slopes between the escarpment to the south and the floodplain to the north. The parcel is bordered by the M4 motorway to the northeast and the railway line to the southwest. The parcel also contains parts of the village of Almondsbury, including a core residential area around Church Road which is considered to be too developed to contribute to the openness of the Green Belt.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Almondsbury is close to the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), but the combination of sloping landform and tree cover to the south, and the role of the M5 in forming a strong and consistent edge to the city, mean that development in this area would be perceived as sprawl from Almondsbury rather than of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Moderate contribution

The parcel is peripheral to the gap between the town of Thornbury and the Bristol urban area which, although relatively wide, is diminished by intervening urbanising development at Alveston and Rudgeway, and by the connectivity provided by the A38. Most land within this parcel retains openness and some has strong distinction from urban development, such that development within it would result in some increased sense of urban connectivity between the Bristol urban area and Thornbury.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

Most land within the parcel has uses associated with the countryside, and has strong distinction both from the Bristol urban area and from core urban area of the village centred on Church Road. Development would therefore constitute a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within the parcel occupies lower ground to the north of the Bristol urban area and lacks association with the historic core of the city or the principal



roads and watercourses leading into it.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

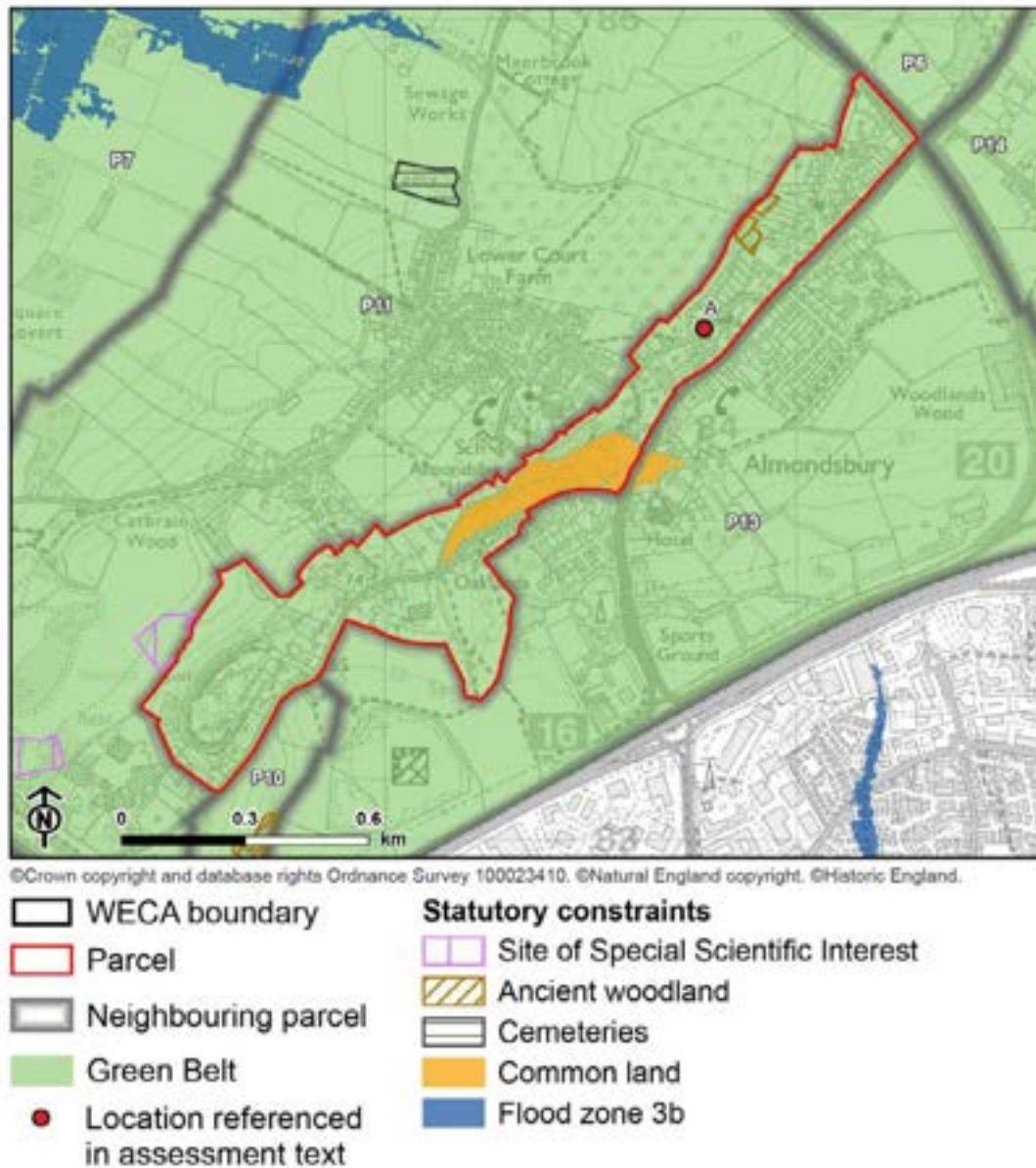
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The more urban area of Almondsbury around Church Road, together with adjacent land to the north and south (map points A) that lies at a similar elevation, could potentially constitute a strategic-scale release of land that makes a weaker contribution to Purpose 3 than the parcel as a whole. However, the lower slopes to the west, and the quarry at the southern end of the parcel, retain a stronger distinction from urban development. Any strategic-scale development extending north of Lower Court Road, or west of existing development in the village, would have an impact on the integrity of adjacent Green Belt land.

## Parcel P12



The parcel comprises those parts of the village of Almondsbury which are located on a steep north-west facing escarpment just beyond the northwestern edge of the Bristol urban area. Development on these slopes is linear in form and low in density, and is characterised by significant tree cover which contributes to the perceived openness of the Green Belt.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

Although the combination of sloping landform, tree cover and the boundary role of the M5 create strong distinction from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), the parcel is too close for loss of openness not to be perceived as sprawl associated with the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

The parcel is peripheral to the gap between the town of Thornbury and the Bristol urban area which, although relatively wide, is diminished by intervening urbanising development at Alveston and Rudgeway, and by the connectivity provided by the A38. However, although development within this parcel retains openness, the part of it which is the least peripheral to the gap lacks strong distinction from adjacent parts of Almondsbury that are more urban in form, so its contribution to the separation of towns is limited.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Moderate contribution

The parcel has strong distinction from Bristol, and its landform and tree cover mean that parts of it also have strong distinction from the more developed parts of Almondsbury centred on Church Road and Florence Park. The parcel as a whole makes a significant contribution to preventing encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Moderate contribution

Land within the parcel is visually prominent, given that it occupies elevated ground to the north of the Bristol urban area. The steep slopes to the north of the parcel contributes to the setting of the city, which is not visible from the city

but is experienced on approach. The land within the parcel therefore makes a moderate contribution to preserving the setting and special character of Bristol.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

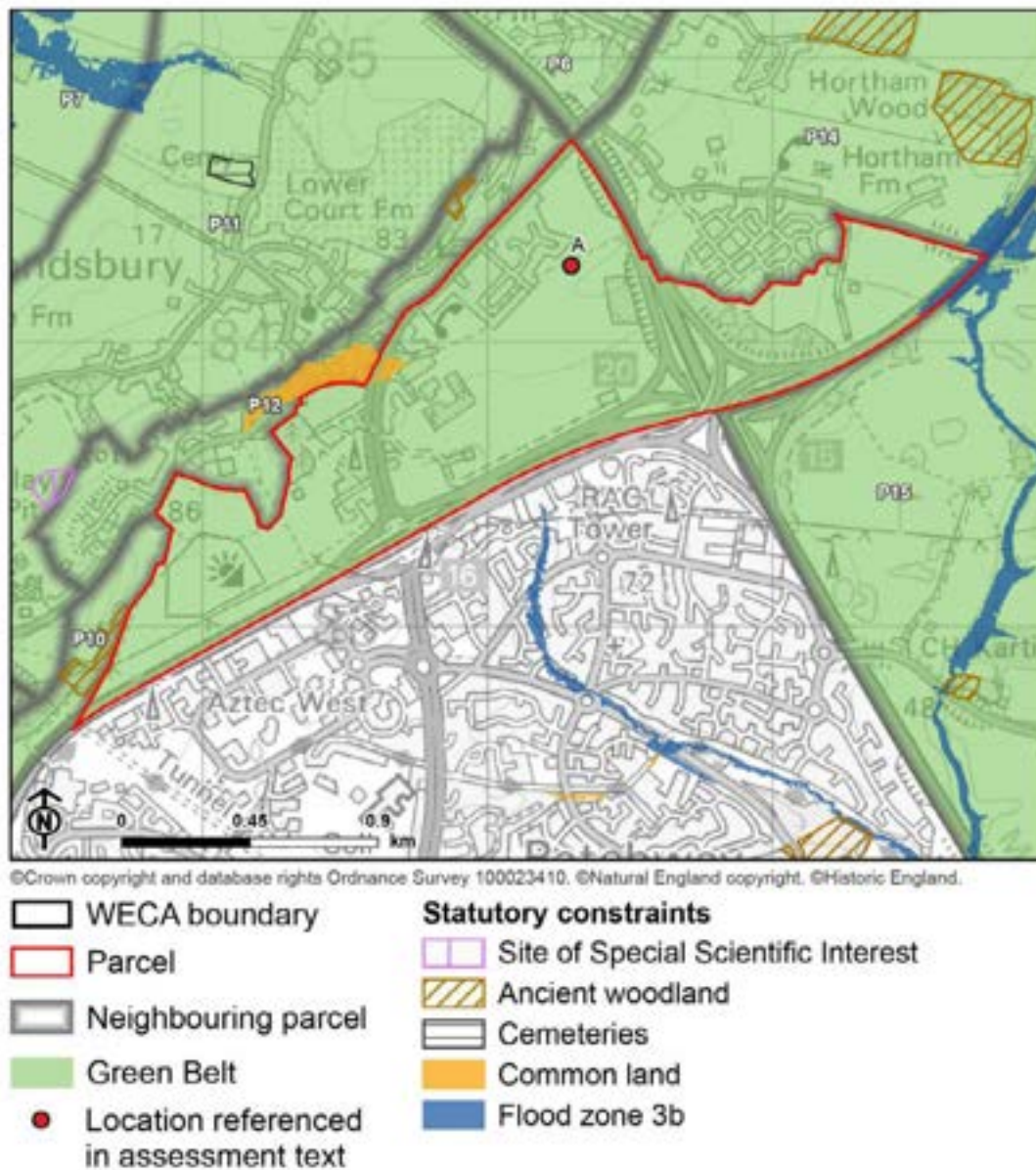
#### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Encroachment on the countryside (Purpose 3) and preservation of the setting and special character of Bristol (Purpose 4) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The part of the parcel that lies in closer proximity to more developed parts of Almondsbury (map point A), centred on Church Road and Florence Park, has only moderate distinction from urban development; however, tree cover on the slopes within the parcel reduces the urbanising impact of existing houses in views from a wide area. This means that any strategic-scale development would potentially cause significant change to the visual character of this approach to Bristol (to the detriment of Purpose 4), and would weaken the distinction from urban development both of the flatter lands to the north/west and of the remaining open land between Almondsbury and Bristol, thereby weakening contribution across a wider area to Purpose 3.

## Parcel P13



The parcel is located on high ground to the south of Almondsbury and to the north of the large built-up area of Bristol. The parcel is bordered by the M5 motorway to the south and is crossed by the A38 from north to south as well as the M4 motorway to the east. It is comprised predominantly of agricultural land, but also and contains areas of Almondsbury that are located on the raised ridge. The residential area around Florence Park is considered to have no openness. Oaklands Rugby Football Ground, Almondsbury Football Club



and Gloucestershire Football Association are also located within the parcel.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Significant contribution**

Land is adjacent to the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). The M5 motorway is a significant boundary feature that creates a strong physical and visual distinction from the urban edge, which means that development would constitute a significant sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

The parcel is peripheral to the gap between the town of Thornbury and the Bristol urban area. Although the gap between Thornbury and the Bristol urban area is relatively wide, it is compromised by the A38, which is a connecting feature, and intervening urbanising development at Alveston, Rudgeway and Almondsbury. Land within the parcel has strong distinction from the urban area.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

Some land within the parcel has strong distinction from the Bristol urban area and does not have uses associated with the urban area. Development of the parcel as a whole would constitute a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

Although the parcel occupies high ground it is not significantly higher than the adjacent urban edge of Bristol, and so is not visually prominent in views from the city. Neither is it prominent in views from lower ground to the north of Bristol, in which the steep, well-treed ridge to the north is dominant.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

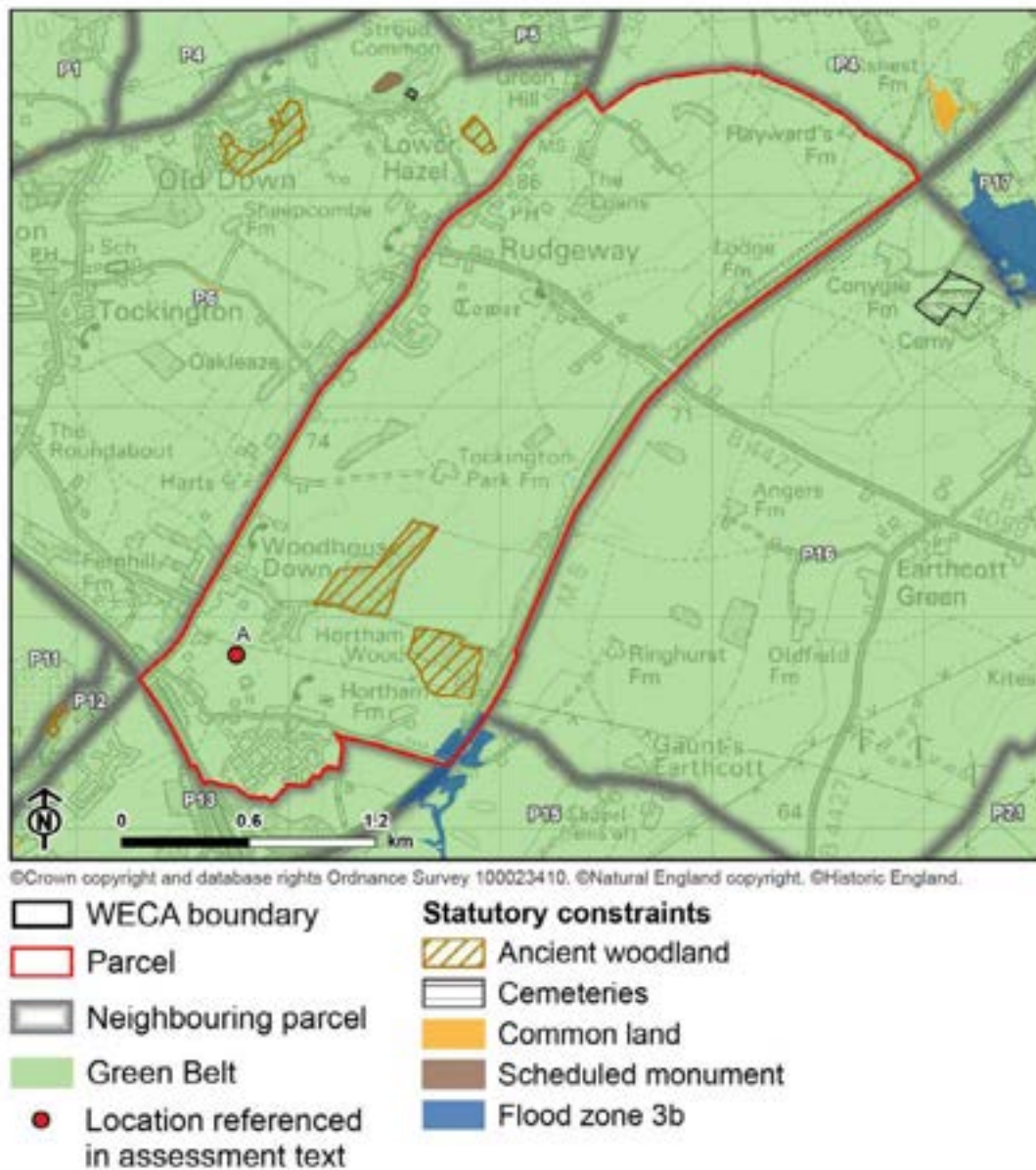
### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the Bristol urban area (Purpose 1) and encroachment on the countryside (Purpose 3) are likely to be the most significant considerations when determining the potential harm from release of land for development within this parcel. The urban fringe to the south is defined by the M5 motorway which forms a strong physical boundary between the parcel and the urban area, so any northward expansion of the city would result in a significantly weaker Green Belt boundary.

The parcel includes development which reduces Green Belt openness, most significantly the housing around Florence Park which is too developed to make any contribution to the Green Belt purposes. Land adjacent to this area of Almondsbury (map point A) has weaker physical and visual separation from the urban area, and therefore makes a weaker contribution to the Green Belt purposes, but its release would weaken the integrity of remaining open land between Almondsbury and Bristol.

A solar farm and football grounds are located within the parcel and there are urbanising uses around the edges of Almondsbury and on either side of the A38 which weaken the contribution of the parcel to Purpose 3. However, the narrowness of the gap between the Bristol urban area and Almondsbury in this area means that even land which lacks strong distinction from urban edges makes a significant contribution to preventing development which would connect Almondsbury to Bristol. The merging of Almondsbury into the Bristol urban area would be perceived as a more significant sprawl of the large built-up area than just the loss of openness in the area released.

## Parcel P14



The parcel comprises land sloping gently eastwards from the ridge crest along which the A38 runs from Alveston in the north to the M4 in the south. It is comprised predominantly of agricultural land but also includes development along the A38 at Rudgeway and at Woodhouse Down, and some more concentrated development close to the M4 that forms part of Almondsbury. Some of this development, particularly where it is non-linear in form, has an impact on Green Belt openness, although tree cover limits urbanising visual

influence over the wider area.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

At the southern end of the parcel the M4 and M5 motorway intersection creates separation from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Existing development on this edge of the parcel is considered an outlying part of Almondsbury, so any new development in this area would be associated with this and would not constitute sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

The parcel lies between the town of Thornbury and the Bristol urban area. Although the gap is relatively wide, perceived Green Belt separation is reduced by intervening urbanising development at Alveston, Rudgeway and Almondsbury, along the A38. Much of the land within the parcel has strong distinction from urban development.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel generally has rural uses, and includes land which has strong distinction from urban areas, where development would therefore be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

The parcel is isolated from the historic core of Bristol, and is not prominent in the context of any principal routes into the city.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

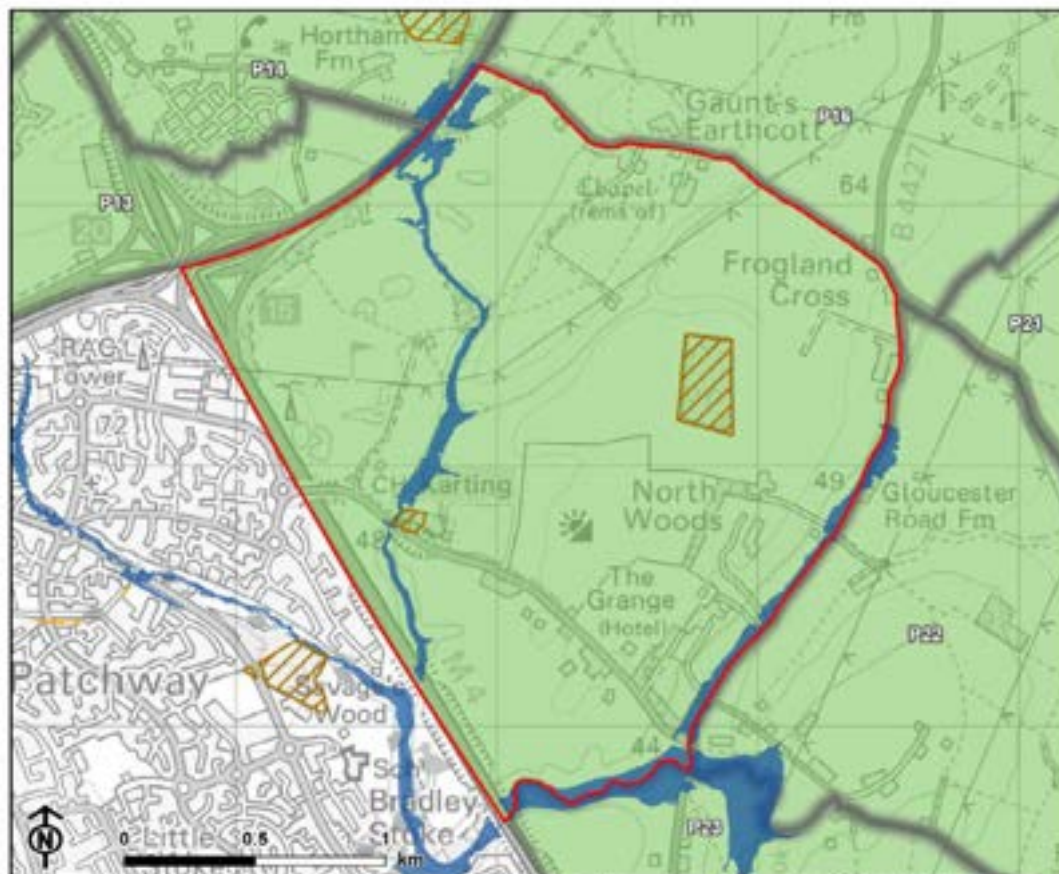
All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although land here also contributes to preventing the coalescence of towns (Purpose 2). Any strategic-scale release of land associated with existing inset development (the nearest settlement is Bristol) would constitute significant encroachment on the countryside, and an expansion of the washed-over but urban village of Alveston would likewise be significant encroachment. Open land at the southern end of the parcel between Woodhouse Down and the housing estate off Hortham Lane (map point A) is more contained by urbanising influences, and although it doesn't make a significantly weaker contribution to Purpose 3 it could also be released with relatively limited impact on the contribution of adjacent Green Belt land. However, any significant increase in perception of development from the A38 would have some adverse impact on the perceived settlement gap between Thornbury and Bristol.



## Parcel P15



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- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Ancient woodland             |
| Neighbouring parcel                    | Common land                  |
| Green Belt                             | Flood zone 3b                |
| Location referenced in assessment text |                              |

Land to the northeast of the Bristol urban area, separated from Bradley Stoke by the M4 motorway. The parcel is comprised primarily of agricultural land to the east and Woodlands Golf and Country Club to the west. Sports grounds, some commercial buildings and individual residential dwellings are located to the south, however, these do not significantly impact on openness.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

Land is directly adjacent to the Bradley Stoke suburb of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). The M4 to the west is a strong boundary feature that creates distinction between the parcel and the inset area. Development within this parcel would constitute significant sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Moderate contribution

Land is peripheral to the gap between the Bristol urban area and Thornbury to the northwest. This is a relatively wide gap, but one which is weakened by intervening urbanising development along the A38. Land in the parcel is separated from the Bristol urban area by the M4, which strengthens its role in providing an open gap between towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural/countryside uses and contains land that has strong distinction from the inset area, so it makes a significant contribution to this purpose.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Although adjacent to the Bristol urban area the parcel is not visually prominent, and lacks association with the historic core of Bristol or any of the principal roads and watercourses leading into it.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

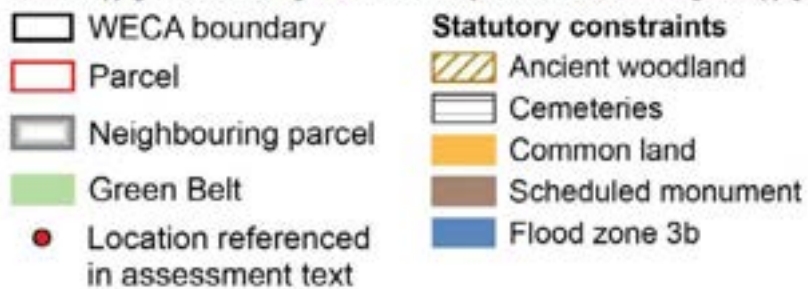
### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding the countryside from encroachment (Purpose 3) are likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The presence of the M4 at the inset edge is a strong physical boundary feature that creates distinction between the parcel and the large built-up area of Bristol to the west. Any expansion into the parcel would constitute significant sprawl of the large built-up area, and encroachment on countryside, and breaching the consistent, strong boundary formed by the M4 would significantly weaken adjacent retained Green Belt land.

## Parcel P16



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Relatively flat farmland to the east of the M5, centred on the small hamlet of Earthcott Green and bordered to the east by the slightly larger hamlet of Lutteridge. There is no development that has a significant impact on Green Belt openness.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The parcel lies more than 1.5km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development in this parcel would not therefore constitute sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

The parcel is peripheral to a gap between the town of Thornbury and the Bristol urban area which, although relatively wide, is weakened by intervening urbanising development, principally at Alveston and along the A38.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel generally has rural uses, and includes land which has strong distinction from the large built-up area of Bristol, where development would therefore be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

The parcel is isolated from the historic core of Bristol, and is not prominent in the context of any principal routes into the city.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

#### **Significant contribution**

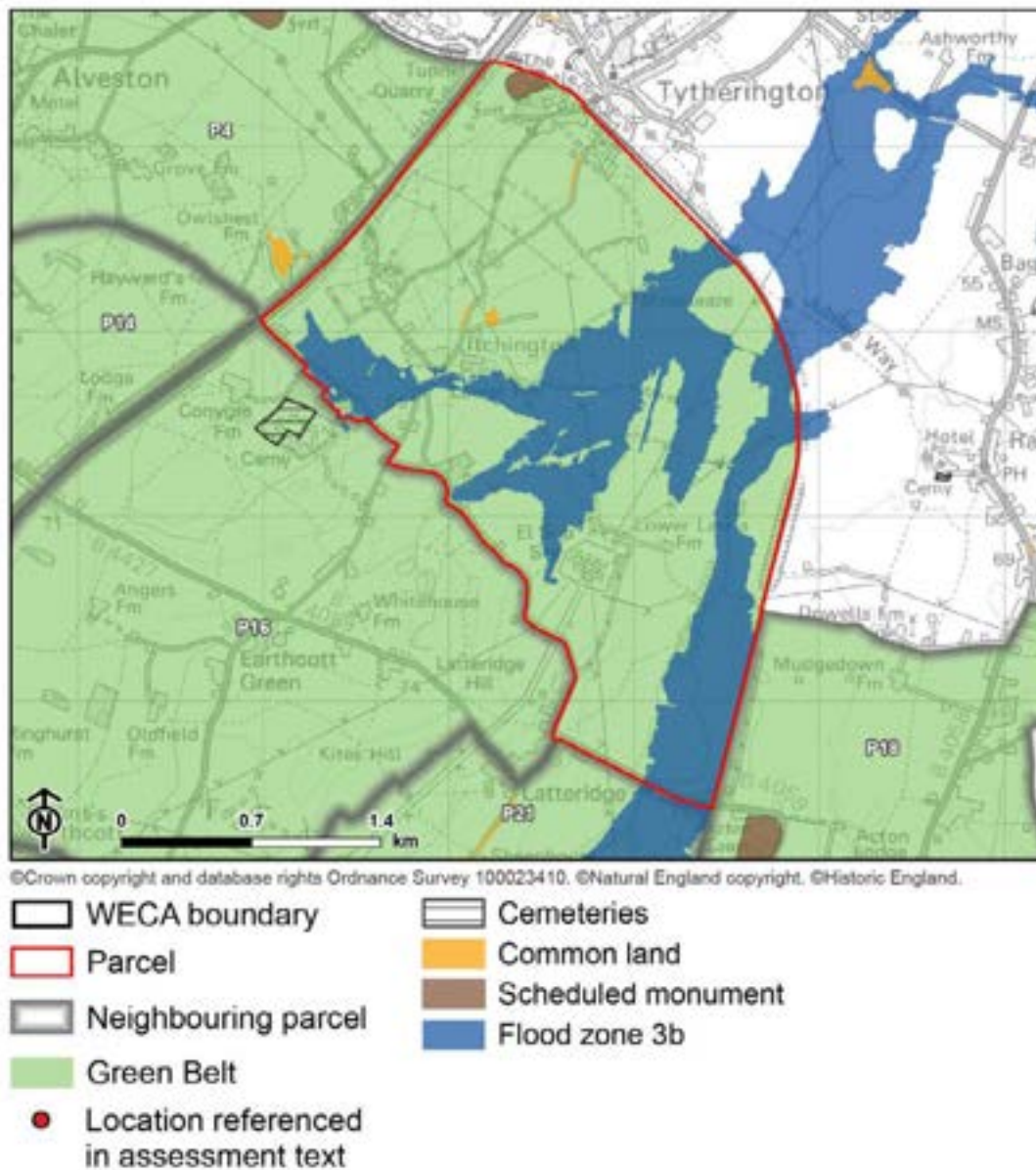
All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although land here also contributes to preventing coalescence of towns (Purpose 2). Any strategic-scale expansion of an existing urban area into this parcel would constitute significant encroachment on the countryside and would reduce the settlement gap between the Bristol urban area and Thornbury and/or Yate.



## Parcel P17



The parcel lies adjacent to the Green Belt's outer edge, midway between Yate and Thornbury. The village of Tytherington abuts the Green Belt boundary, which is defined along the length of the parcel by a railway line. The northwestern half of the parcel is low-lying, associated with Ladden Brook and a tributary, and much of this area is functional floodplain that acts as a constraint to development. There is only dispersed, low-density development (including the hamlet of Itchington) within the parcel.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel is a significant distance from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development in this parcel would not constitute sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

The parcel is too peripheral to the gap between the town of Thornbury and the Bristol urban area to make more than a limited contribution to settlement separation.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel is characterised by rural uses, and included land that has strong distinction from urban areas. Development within the parcel would therefore constitute significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

The parcel is isolated from the historic core of Bristol, and is not prominent in the context of any principal routes into the city. It also has no relationship with the historic town of Thornbury.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

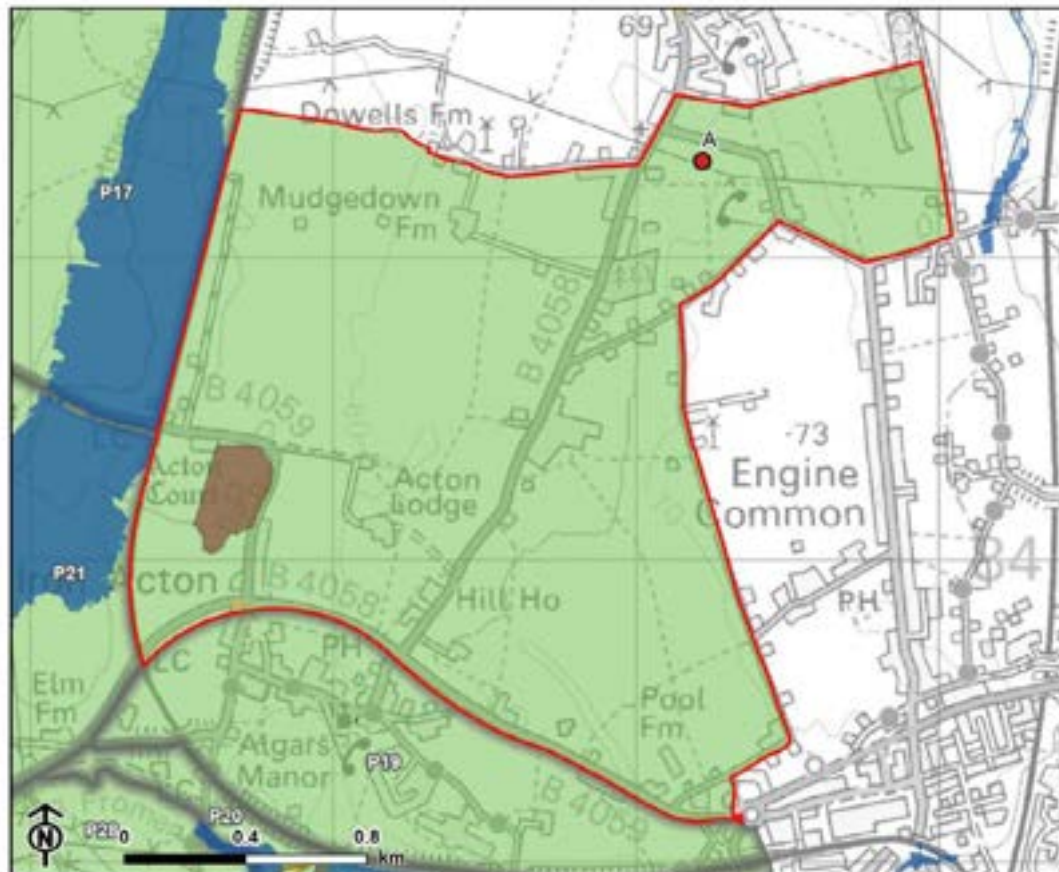
#### Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

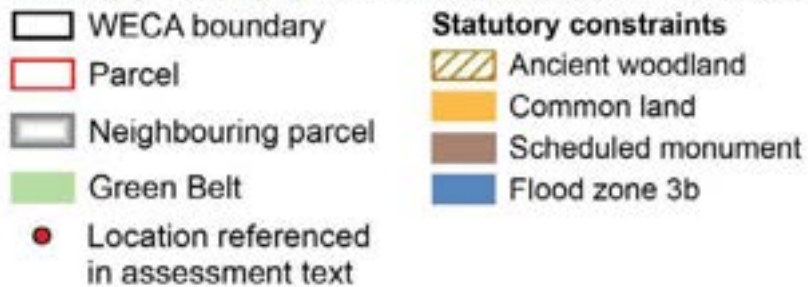
## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) is likely to be a significant consideration when determining the potential for release of land for development within this parcel. In the absence of any significant urban development within or directly adjacent to the parcel, all land within it makes a significant contribution to this purpose. The Green Belt's outer boundary is strongly defined by the railway line, so any release of Green Belt along this edge would significantly weaken adjacent, retained Green belt land.

## Parcel P18



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The parcel is located to the northwest of Yate and consists of agricultural land on a level plateau, with the Frome river valley located to the south and west. Iron Acton is located within the southwest of the parcel, which overlooks the river valley. The lanes defining the northern and eastern edges of the parcel also mark the outer edge of the Green Belt.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Land is located to the northwest of Yate, more than 3km from the fringe of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). The valley of the River Frome to the southwest with associated steep slopes create strong distinction between the Bristol urban area and Yate. Development in this parcel would therefore constitute expansion of Yate, and would not be sprawl of Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Moderate contribution

The parcel is peripheral to a relatively wide gap between the town of Yate and the Bristol urban area. However, this gap is diminished by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne, and relative to the size of the Bristol urban area and Yate (with the contiguous settlement of Chipping Sodbury), the parcel forms part of a relatively narrow gap. The valley of the River Frome creates a degree of separation close to the edge of Yate, but the railway and the A432 provide direct connections that weaken the perceived settlement separation.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses, and includes land which, through distance and a combination of boundary hedgerows, has strong distinction from Yate. Development would constitute a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

The parcel lacks association with any historic towns.



## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

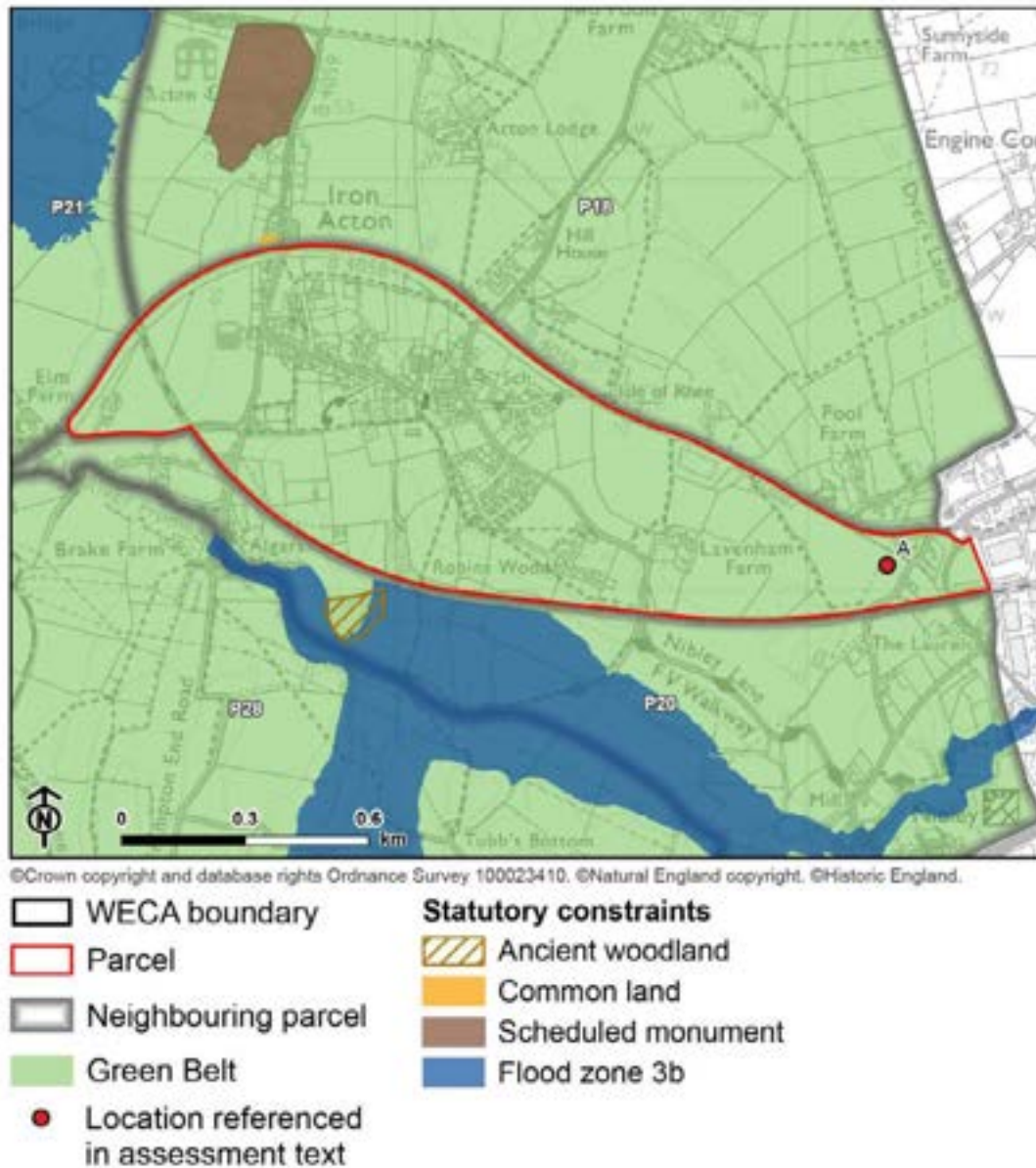
All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although land here also contributes to preventing coalescence of towns (Purpose 2). Most land within the parcel has strong distinction from Yate, but fields adjacent to most of the outer Green Belt boundary do not have strong distinction from land beyond the Green Belt, and so make a weaker contribution to both Purpose 2 and Purpose 3. However, any alternative boundary for an expansion of Yate would result in a weaker boundary than that currently formed by Dyer's Lane, and so would weaken the contribution of adjacent Green Belt land.

There is some urbanising influence from low density development within the northeast corner of the parcel (map point A), which is largely contained by the outer edge of the Green Belt. Although this area of the parcel limits the southward extent of the settlement of Rangeworthy, existing development on Wotton Road, Manor Road and Chaingate Lane weakens this role. Therefore, Wootton Road or Manor Road would be as strong a boundary as the current boundary along Patch Land and Old Wood Lane and northward expansion of Yate to Wotton Road or Manor Road would limit impact on the contribution of Green Belt land beyond.

## Parcel P19



Land is to the west of Yate and is defined by the railway line to the south and west and Yate Road to the north. Iron Acton is located within the northwest of the parcel and consists of urbanising development that reduces openness in some places. However, there are also areas where the settlement is narrow, and adjacent open land contributes to the openness of the wider parcel.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

Land is located to the northwest of Yate, more than 3km from the fringe of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). The valley of the River Frome to the south with associated steep slopes creates strong distinction between the Bristol urban area and Yate. Development in this parcel would therefore constitute expansion of Yate, and would not be sprawl of Bristol.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

The parcel is peripheral to a relatively wide gap between the town of Yate and the Bristol urban area. However, this gap is diminished by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne, and relative to the size of the Bristol urban area and Yate (with the contiguous settlement of Chipping Sodbury), the parcel forms part of a relatively narrow gap. The valley of the River Frome creates a degree of separation close to the edge of Yate, but the railway and the A432 provide direct connections that weaken the perceived settlement separation.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

Iron Acton has some urbanising influence, but the parcel as a whole lacks association with urban development, either in Iron Acton or in Yate. There is relatively strong tree cover around the edge of Yate, limiting the urbanising visual influence of the settlement, so development would constitute a significant encroachment on the countryside.

## **Purpose 4 – Preserving the setting and special character of historic towns**

### **Weak / no contribution**

The parcel lacks association with any historic towns.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

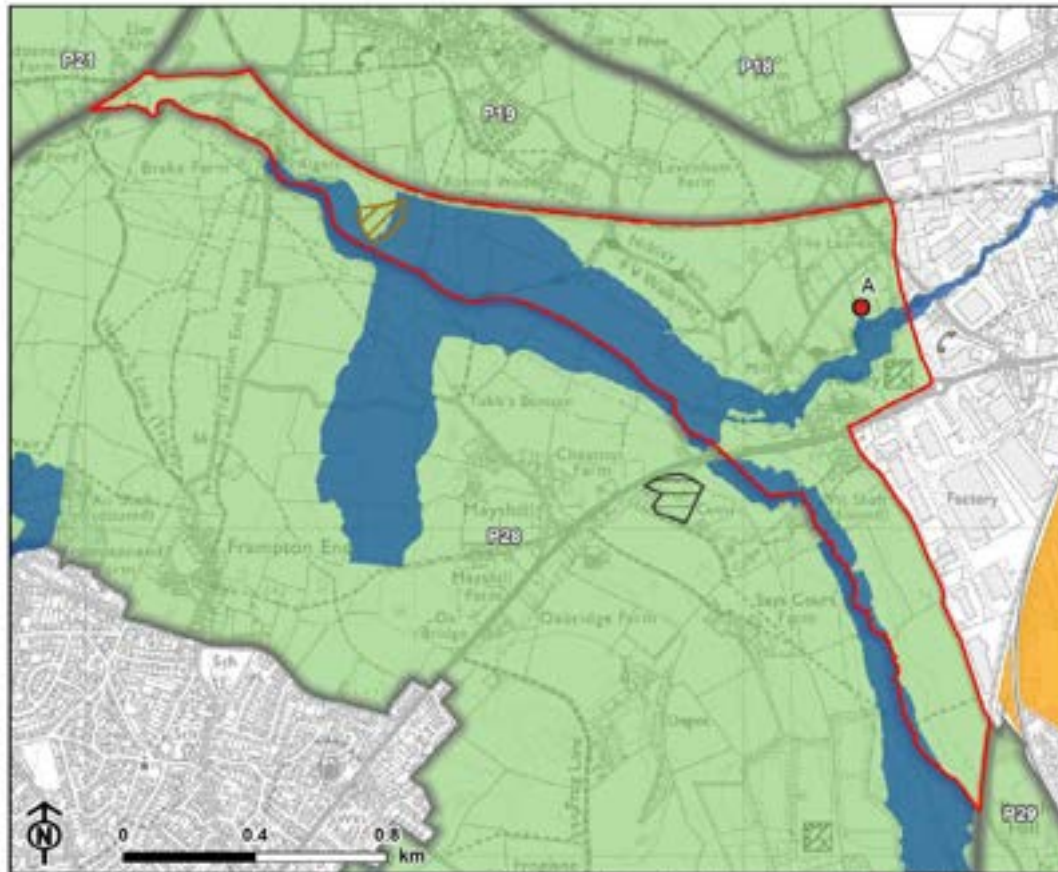
All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land immediately adjacent to Yate (map point A) has weaker distinction from the settlement and therefore makes a weaker contribution to Purpose 3, but hedgerows within the parcel would form weaker alternative Green Belt boundaries, therefore weakening remaining open land between Yate and Iron Acton.

Any strategic scale expansion of Iron Acton would require the loss of land that makes a strong contribution to Purpose 3. The area south of Iron Acton is defined by the railway, which forms a strong boundary feature that would limit impact on the contribution of Green Belt beyond, and 'B' roads to the west and north would, to a lesser degree, limit harm to Green Belt in those directions, but strategic scale expansion to the east of Iron Action has the potential to have an urbanising and containing influence on remaining open land between Iron Acton and Yate.

## Parcel P20



- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Ancient woodland             |
| Neighbouring parcel                    | Cemeteries                   |
| Green Belt                             | Common land                  |
| Location referenced in assessment text | Scheduled monument           |
|  | Flood zone 3b                |

The parcel is located to the west of Yate and is predominantly agricultural land. The River Frome forms the southern boundary, and the topography within the parcel slopes southwards towards the River. The railway line forms the northern boundary of the parcel.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Land is adjacent to the western side of Yate, more than 3km from the fringe of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). The valley of the River Frome to the southwest with associated steep slopes create strong distinction between the Bristol urban area and Yate. Development in this parcel would therefore constitute expansion of Yate, and would not be sprawl of Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Significant contribution

The parcel lies between the town of Yate and the Bristol urban area. There is a relatively wide gap between these towns, but this is diminished by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne. Relative to the size of the Bristol urban area and Yate (with the contiguous settlement of Chipping Sodbury), the parcel forms part of a relatively narrow gap. The valley of the River Frome creates a degree of separation close to the edge of Yate, but the railway and the A432 provide direct connections that weaken the perceived settlement separation.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel mostly has rural uses, and includes land which, through a combination of distance and screening by boundary features, has increasingly strong distinction westwards from Yate. Development would constitute a significant encroachment on the countryside.

## **Purpose 4 – Preserving the setting and special character of historic towns**

### **Weak / no contribution**

The parcel is associated with the valley of the River Frome, which historically has significance as an approach to the historic city of Bristol, but significant modern development at Frampton Cotterell, Coalpit Heath and Winterbourne separates the parcel from the city.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

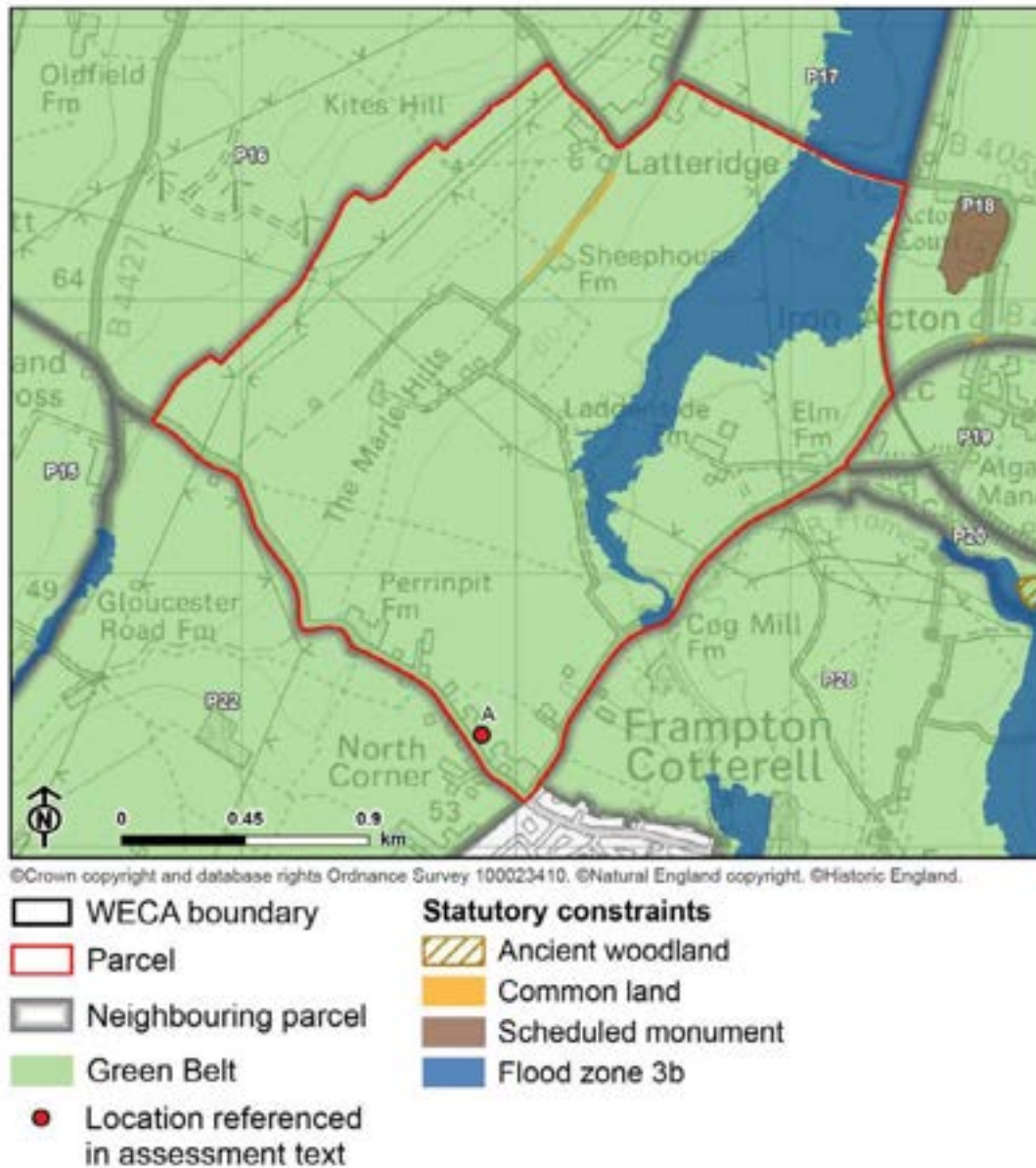
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Any westward expansion of Yate along the Frome river valley would significantly weaken the distinction of this land from Yate and the separation between Yate and the inset area of Frampton Cotterell and Coalpit Heath, and in turn would weaken the gap between the Bristol urban area and Yate. Land located between the industrial edge of Yate and Nibley Lane to the north of the A432 (map point A) has weaker distinction than land further west and south along the River Frome. However, although Nibley Lane forms a distinct boundary feature, it is not a visual barrier. Therefore, expansion of Yate into this area would constitute slightly less harm but there would likely be a knock-on impact on the contribution of Green Belt land beyond.

## Parcel P21



The parcel is located to the north of Frampton Cotterell and consists of agricultural land within the valley of Ladden Brook and along the low Marle Hills ridge to the west of the valley. There is some development extending out from Frampton Cotterell along Perrinpit Road, but not of sufficient scale or density to significantly affect openness.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

There is contiguous inset development from Frampton Cotterell to Winterbourne, less than 900m from the edge of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). However, the valley of the River Frome and its tributary Bradley Brook, with associated steep, wooded slopes, create strong distinction between the Bristol urban area and Winterbourne. Development in this parcel would therefore constitute expansion of Frampton Cotterell and would not be sprawl of Bristol.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

There is a relatively wide gap between the town of Yate and the city of Bristol, but this is significantly diminished by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne. Relative to the size of the Bristol urban area and Yate the gap is relatively fragile, but the parcel's location is peripheral to it.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel generally has rural uses and contains land that has strong distinction from Frampton Cotterell. Development within the parcel would therefore constitute significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

Land within the parcel lacks association with the historic core of Bristol or any of the principal routes leading into it.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

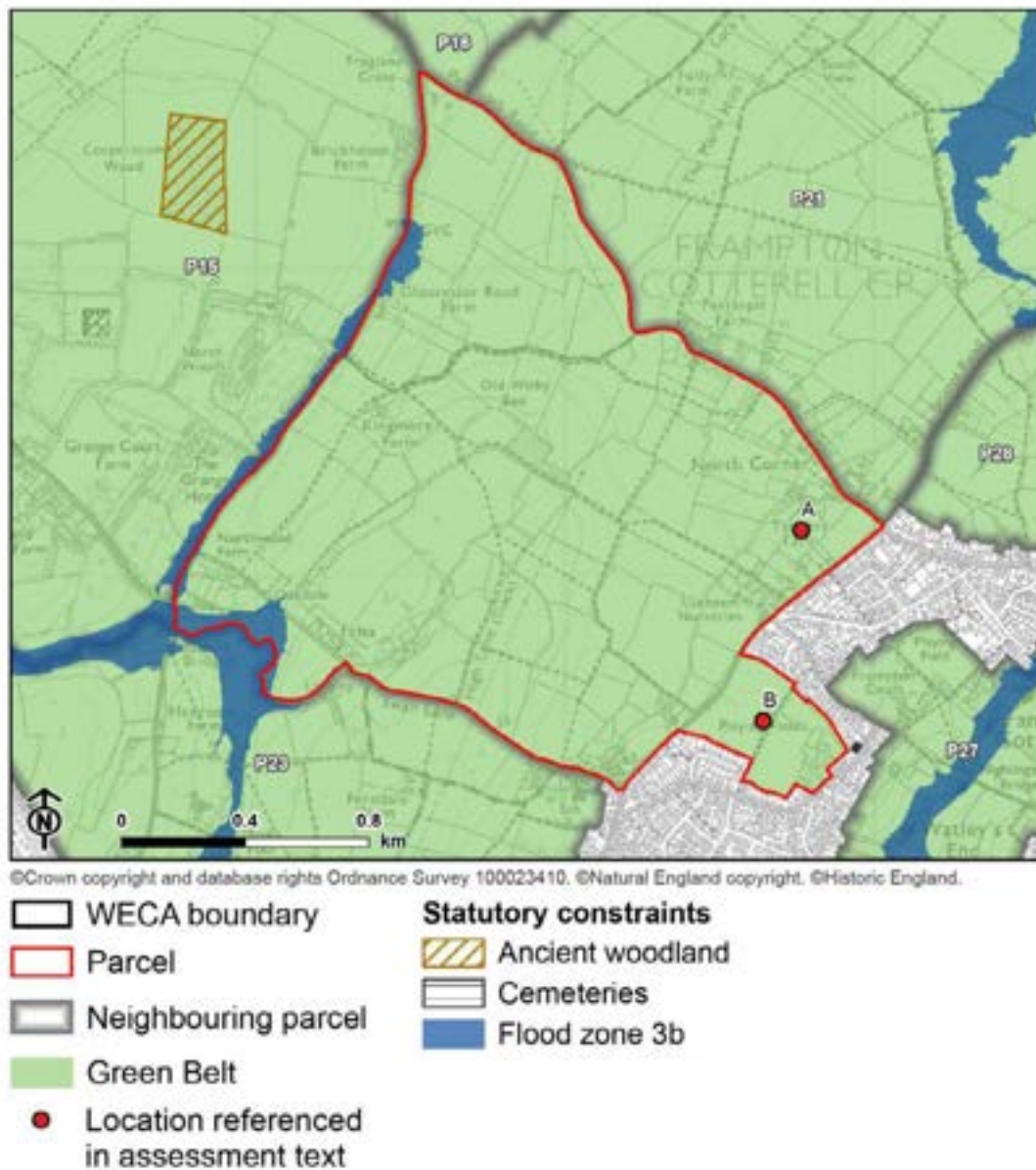
All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although land also contributes to preventing the merger of towns (Purpose 2). There are some urbanising influences associated with development along Perrinpit Road (map point A), but any release would breach the B4058, which currently forms a consistent inset boundary to Frampton Cotterell, and so would result in a weaker Green Belt boundary, and a consequent weakening of the contribution of adjacent retained Green Belt land.



## Parcel P22



Land to the northeast of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) and northwest of Frampton Cotterell, separated from the Bristol urban area by the M4 motorway. The parcel is comprised primarily of agricultural land, with no development of a scale that has a significant impact on openness.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The parcel is located to the northeast of the Bristol urban area adjacent to the north edge of Winterbourne and the western edge of Frampton Cotterell, with the large majority of the parcel lying over 1km from the large built-up area. The M4 and valley of Bradley Brook to the southwest create strong distinction between the parcel and the Bristol urban area, but there is less separation from Frampton Cotterell. Therefore there is potential for development within the parcel that would not be considered expansion of the large built-up area of Bristol.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Significant contribution**

The parcel lies between the town of Yate and the Bristol urban area. There is a relatively wide gap between these towns, but this is significantly diminished by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne. Relative to the size of the Bristol urban area and Yate (with the contiguous settlement of Chipping Sodbury), the parcel forms part of a relatively fragile gap, and where land has strong distinction from existing inset development this adds to its contribution to maintaining separation.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel generally has rural uses and contains land that has strong distinction from the inset settlements of Frampton Cotterell and Winterbourne. As such, development in these areas of the parcel would be considered significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

Land within the parcel lacks association with the historic core of Bristol or any

of the principal roads and watercourses leading into it.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

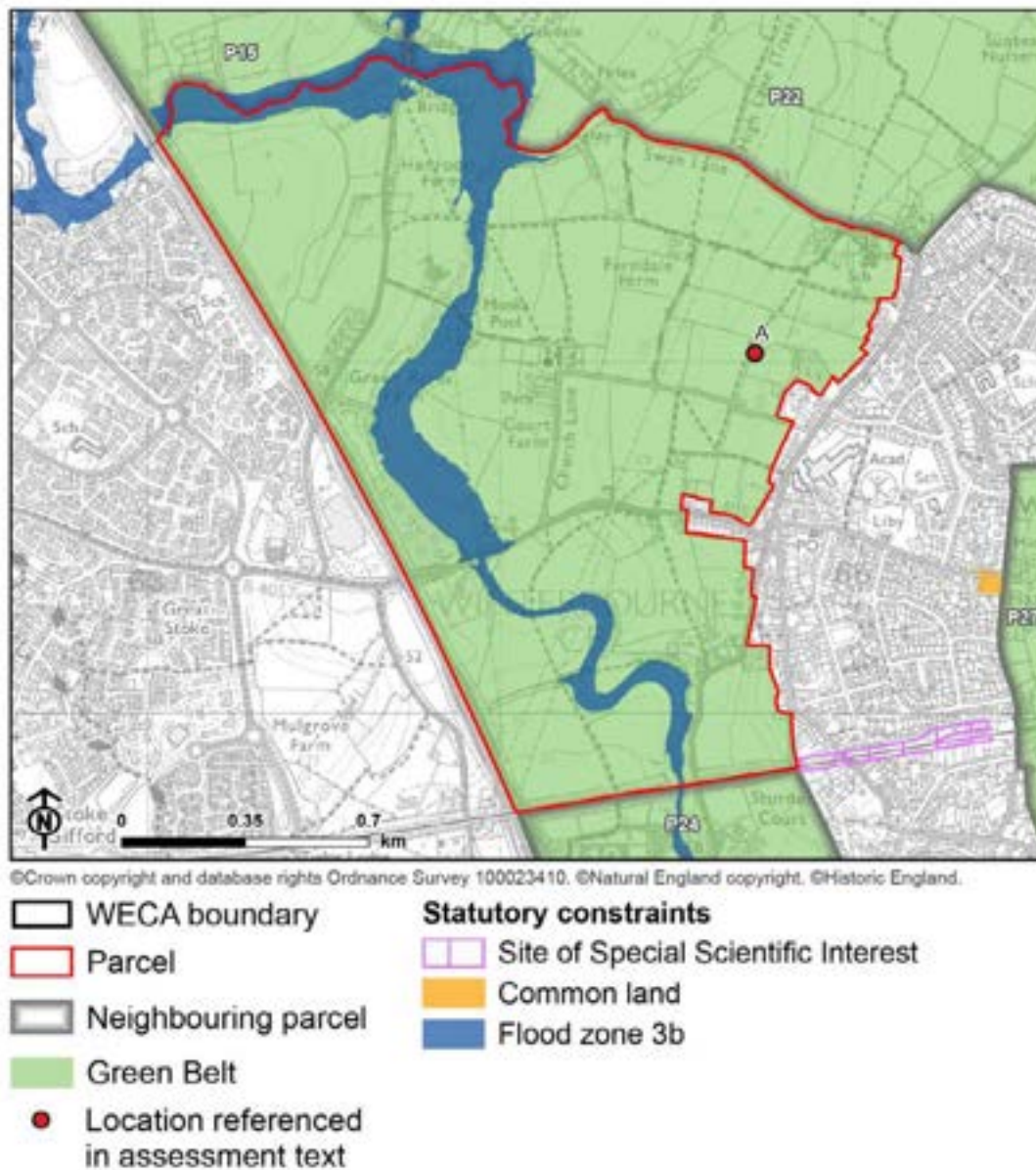
All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing coalescence of towns (Purpose 2) and safeguarding the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Any release of land breaching the B4058, which currently forms a consistent inset boundary to Frampton Cotterell, would result in a weaker Green Belt boundary, and a consequent weakening of the contribution of adjacent retained Green Belt land. However, in the absence of any visual containment or strong landforms, and noting the presence of some washed over residential development alongside the B4058, the fields adjacent to the settlement edge (map point A) are considered to make a weaker contribution to both Purpose 2 and Purpose 3.

The parcel also includes an area of sports pitches (map point B) that form a partial gap between Frampton Cotterell and Winterbourne, to the east of the B4058. This land has weaker distinction from the inset area, given that it is only separated by garden boundaries and is contained to an extent by the built-up area, and its uses reduce the extent to which it can be considered countryside. Although it helps to maintain some distinction between Frampton Cotterell and Winterbourne it isn't a very significant element in the overall separation between the Bristol urban area and Yate, so the harm of releasing this area would be less than the harm of extending the settlement area west of the B4058.

## Parcel P23



Land forming a shallow valley around Bradley Brook, between the Bristol urban area and the western side of the inset village of Winterbourne. The parcel is separated from the Bristol urban area by the M4 motorway and distinguished from Winterbourne by the higher ground on which the village is located. There are some individual and small clusters of residential dwellings, but nothing that significantly affects Green Belt openness. The railway forms the southern boundary of the parcel.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

Land is directly adjacent to the Bradley Stoke and Stoke Gifford suburbs of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). The M4 to the west of the parcel creates strong distinction between the parcel and the urban area. Development within the parcel would therefore be considered significant sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Significant contribution

The parcel lies between the town of Yate and the Bristol urban area. There is a relatively wide gap between these towns, but this is significantly diminished by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne. Relative to the size of the Bristol urban area and Yate (with the contiguous settlement of Chipping Sodbury), the parcel forms part of a relatively fragile gap, and its strong distinction from existing inset development adds to its contribution to maintaining separation.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from the inset areas of the Bristol urban area to the west and Winterbourne to the east. Development within the parcel would be considered significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within the parcel lacks association with the historic core of Bristol or any of the principal roads and watercourses leading into it.



## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

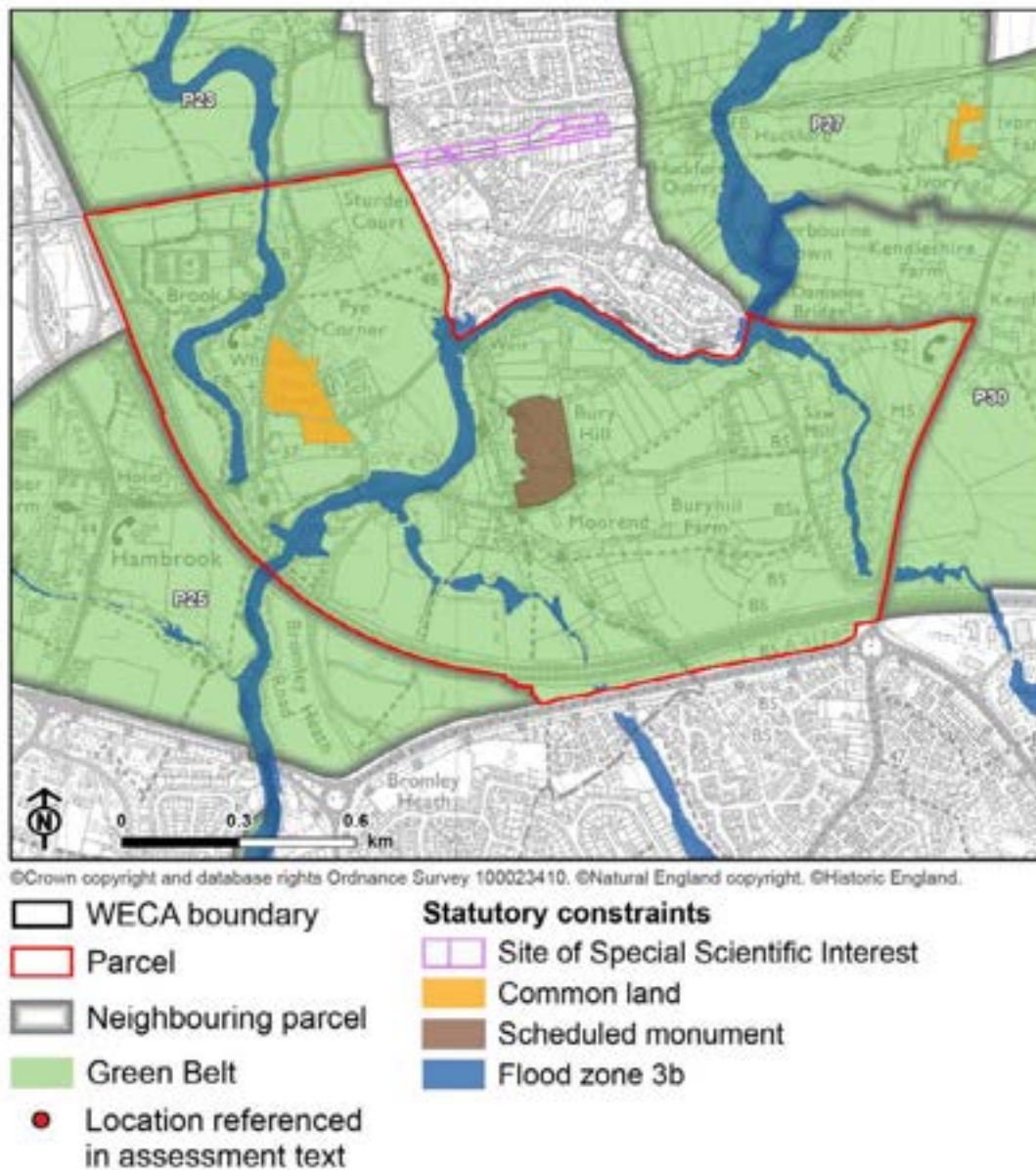
All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the large built-up area of Bristol (Purpose 1), preventing coalescence of towns (Purpose 2) and safeguarding the countryside from encroachment are all likely to be significant considerations when determining the potential for release of land for development within this parcel. The M4 forms a strong and consistent boundary to the Bristol urban area, so there are no opportunities for expansion of the city without causing significant harm. Towards the southern end of the parcel, where the gap between inset settlements is narrowest, the edge of Winterbourne is also strongly defined by landform, so there are no opportunities for strategic-scale release here without loss of significant contribution and weakening of the remaining Green Belt gap. Further north, between Beacon Lane and Swan Lane (map point A), the inset edge of Winterbourne is less strongly defined, with back garden boundaries and a shallower slope, so land here is considered to make a slightly weaker contribution to all of the Green Belt purposes. Any release would, in the absence of any significant boundary features, cause a knock-on weakening of the contribution of adjacent Green Belt land, but avoiding any narrowing of the gap between Winterbourne and the Bristol urban area would limit harm in comparison to the release of other parts of the parcel.



## Parcel P24



Land located to the north of the M4 and the Emersons Green and Bromley Heath suburbs of the Bristol urban area, along with a sliver of Green Belt land between the motorway and the urban edge. Winterbourne lies to the north of the parcel, with the River Frome following the northern boundary and passing through the west of the parcel. The parcel is characterised largely by agricultural fields and also contains a significant amount of residential development, but the latter is spread over a relatively wide area, at a low

density and in a linear form, and is not considered to significantly reduce Green Belt openness.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Significant contribution**

The parcel lies directly adjacent to the Downend suburb of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), but the M4 and tree cover to the south provide strong distinction between the parcel and the urban area. Development within this parcel would therefore constitute significant sprawl of Bristol.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Significant contribution**

The parcel lies between the town of Yate and the Bristol urban area. There is a relatively wide gap between these towns, but this is diminished by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne. Relative to the size of the Bristol urban area and Yate (with the contiguous settlement of Chipping Sodbury), the parcel forms part of a relatively fragile gap. The valley of the River Frome creates a degree of separation close to the edge of Yate, but the railway and the A432 provide direct connections that weaken the perceived settlement separation.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel is characterised largely by rural uses, but there are several areas of residential development. Land within the parcel has strong distinction from Bristol and Winterbourne, due to the presence of M4 adjacent to the Bristol urban area, the River Frome and associated steep, wooded slopes to the south of Winterbourne and steep landform along Mill Road to the west of Winterbourne. Development within the parcel would constitute a significant encroachment on the countryside.

## **Purpose 4 – Preserving the setting and special character of historic towns**

### **Moderate contribution**

The parcel contains land associated with the valley of the River Frome and higher ground overlooking the Bristol urban area on the southern edge of Winterbourne. Although lacking a direct relationship with the historic core of Bristol, this land forms an entrance to a Green Belt corridor that extends a significant distance into the city, linking land that has more historic significance to the wider Green Belt. It therefore makes some contribution to Purpose 4.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

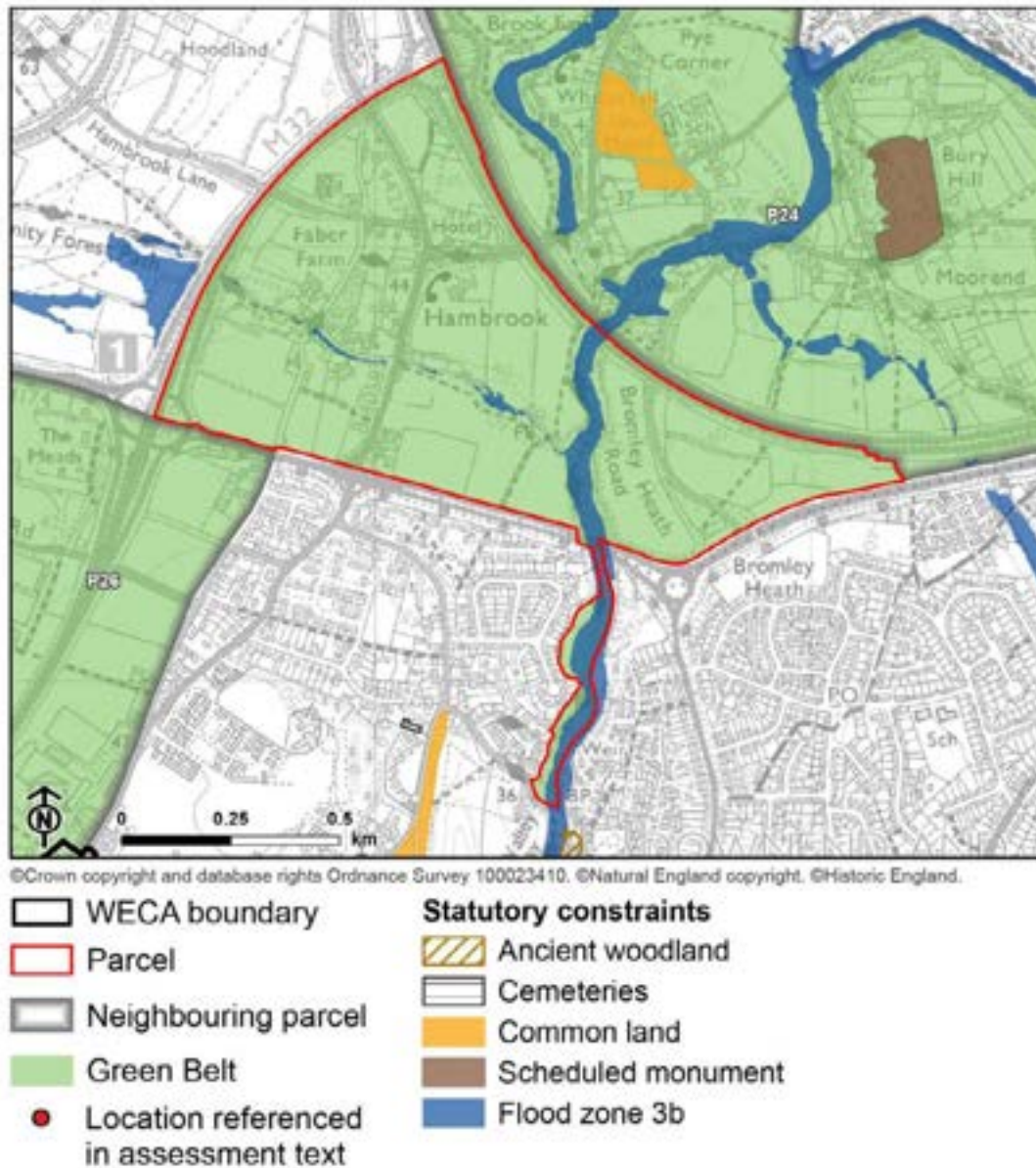
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the Bristol urban area (Purpose 1), preventing coalescence of towns (Purpose 2) and preventing encroachment on the countryside (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. The parcel has strong distinction from the Bristol urban area and Winterbourne, given the presence of the M4 and River Frome to the south and north respectively, so there are no smaller strategic areas within the parcel that can be identified as making a weaker contribution. The railway in the northwest and the River Frome offer strong alternative Green Belt boundary features within the parcel that would limit impacts on adjacent Green Belt of development in the parcel, but any expansion of existing inset settlements into the parcel would result in significant weakening of the settlement gap between the Bristol urban area and Yate, by reducing separation between the former and intervening development at Winterbourne.

## Parcel P25



Land lying to the north of the of the A4174, west of the M4 and east of the M32, and adjacent to the northern edge of the Frenchay suburb of the Bristol urban area. To the west, beyond the M32, the parcel abuts inset but as yet undeveloped land adjacent to Harry Stoke and Great Stoke. The River Frome passes from north to south through the eastern half of the parcel. The parcel is largely characterised by agricultural fields, but the village of Hambrook lies within the western part. Development in Hambrook is low in density, and

retains a form in which intervening open spaces contribute to the openness of the Green Belt.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Moderate contribution**

The parcel is located directly adjacent to the Frenchay and Harry Stoke/Great Stoke suburbs of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), with the B4058 to the south and M32 to the west acting as strong boundary features. However, although land within the parcel has strong distinction from urban edges, the degree to which it is contained by those urban edges limits the extent to which development within the parcel would constitute sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

The parcel is peripheral to the gap between the town of Yate and the Bristol urban area. There is a relatively wide gap between these towns, but this is diminished by contiguous intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne. Although the gap is relatively fragile, the M4 forms the northern boundary of the parcel and acts as a significant separating feature.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel generally has rural uses, and includes land which has strong distinction from the Bristol urban area. Development at Hambrook is not of a form or character that has a significant urbanising influence. Development would constitute significant encroachment on the countryside.



## **Purpose 4 – Preserving the setting and special character of historic towns**

### **Moderate contribution**

The parcel forms part of a corridor of open land that penetrates a significant distance into the heart of Bristol, maintaining a link to the open countryside for the elevated open spaces of Pur Down and Stoke Park further to the west, which are prominent on arrival to Bristol along the M32. However, that connectivity is narrow, and dominated by the M32, which reduces the significance of the parcel's role in the setting and special character of Bristol.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

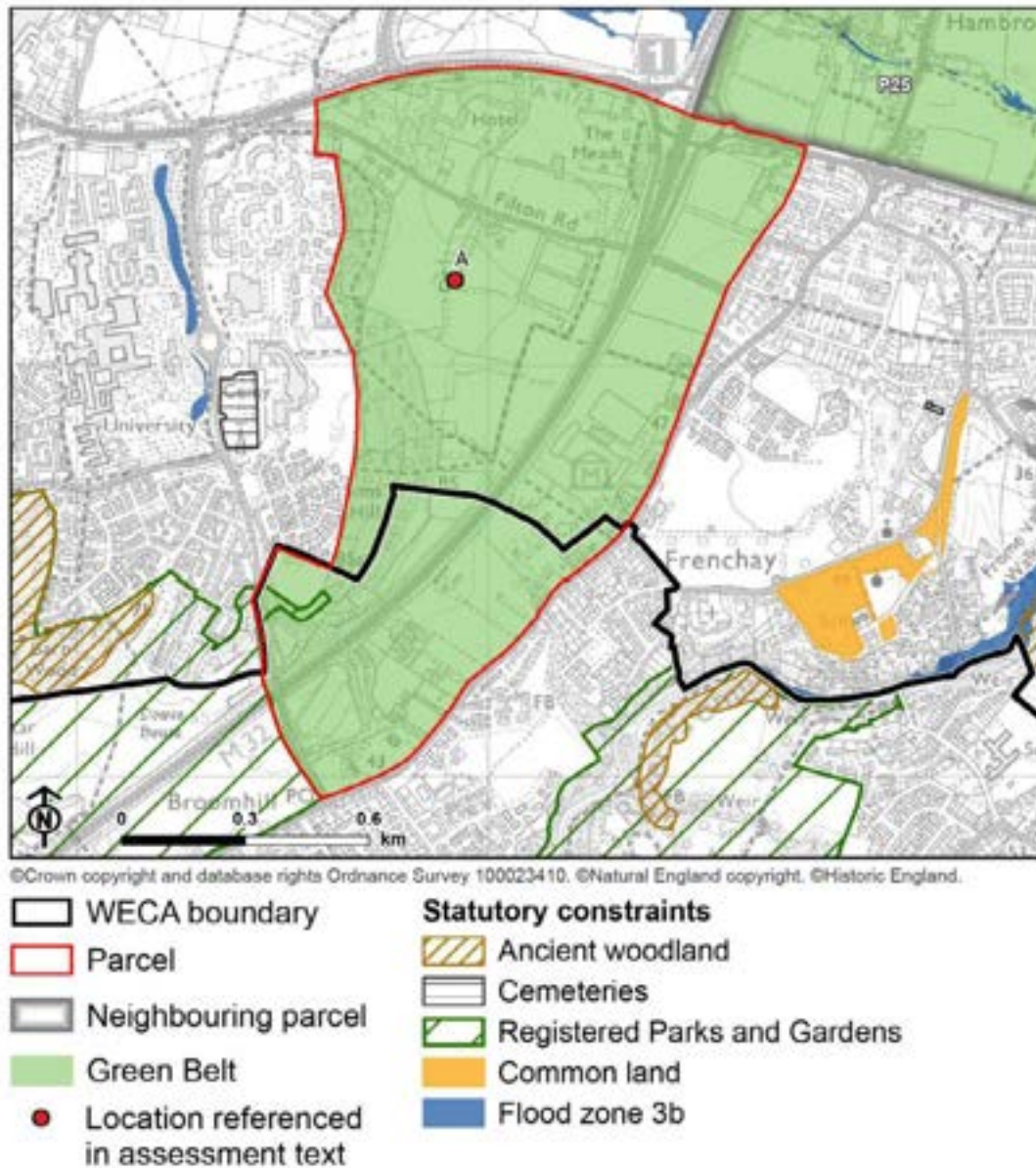
All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing encroachment on the countryside (Purpose 3) is likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Although major roads give the parcel strong distinction from the adjacent urban areas, the M4 also creates strong distinction between the parcel and the wider countryside, which means that release of land here would have negligible impact on the strength of Green Belt land beyond. However, any development within the parcel would sever connectivity to open land further west along the M32/Frome Valley corridor, which would reduce the parcel's moderate contribution to the historic setting of the city.



## Parcel P26



Land adjacent to the Frenchay suburbs of the Bristol urban area south of the A4174, bisected from north to south by the M32. Land uses within the parcel include agricultural fields and sports pitches.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Moderate contribution**

The parcel lies adjacent to the Frenchay suburbs of the Bristol urban area and is partially contained by them. This limits the extent to which land is distinct from the large built-up area (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) and also the extent to which development would be perceived as constituting urban sprawl from it.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

The parcel does not lie between neighbouring towns.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Moderate contribution**

Although the parcel does contain some farmland it also contains some pockets of residential development, a hotel and associated parking and sports pitches. The containing inset settlement edges (including land to the north of the A4174 which has yet to be developed) limit connectivity with the wider Green Belt. Although sloping landform and woodland create strong distinction from the business park and housing to the northwest of the parcel, there is weaker distinction from the urban edge of Frenchay to the east. These factors limit the extent to which development would be perceived as encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Moderate contribution**

The Frome Valley forms a corridor of open land that penetrates a significant distance towards the heart of Bristol. Although the River Frome itself passes through the inset urban area to the southeast, openness in this parcel maintains a link to the elevated open spaces of Pur Down and Stoke Park to the west, which are prominent on arrival to Bristol along the M32. However,

that connectivity is narrow, and dominated by the M32, and although the wooded slopes of Sims' Hill are particularly prominent within the parcel they lack association with the historic core of the city. The land in the parcel therefore makes a moderate contribution to the setting and special character of Bristol.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

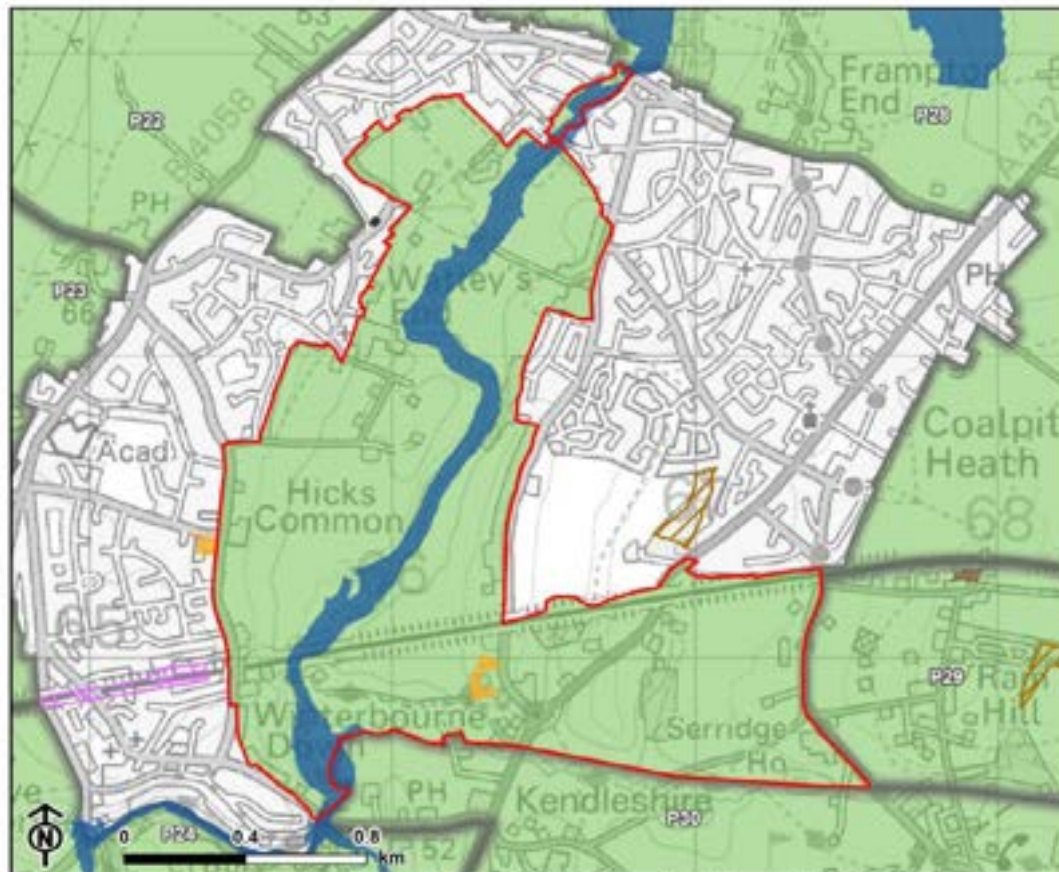
All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the large built-up area (Purpose 1), preventing encroachment on the countryside (Purpose 2) and preserving the setting and special character of Bristol (Purpose 4) are all likely to be considerations when determining the potential for release of land for development within this parcel, although land here doesn't make a significant contribution to any of them. The parcel as a whole has moderate distinction from the Bristol urban area due to its containment by the large built-up area, but land to the west of the M32 (map point A) has stronger distinction given the presence of dense tree cover along the elevated inset edge to the west. This elevated land is also the most significant area in terms of its visual role in providing a setting to the urban area.

Land to the east of the M32 is less elevated and has more limited views from the M32. As such, there may be scope for expansion in this area that would have a more limited impact on both Purpose 3 and Purpose 4.

## Parcel P27



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WECA boundary	<b>Statutory constraints</b>
Parcel	Site of Special Scientific Interest
Neighbouring parcel	Ancient woodland
Green Belt	Cemeteries
Location referenced in assessment text	Common land
	Scheduled monument
	Flood zone 3b

Land to the south and west of Coalpit Heath and to the east of Winterbourne, comprised of the River Frome valley. Ram Hill and an associated escarpment defines the southeastern edge of the parcel.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

There is contiguous inset development from Coalpit Heath to Winterbourne, less than 900m from the edge of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). However, the Frome river valley and associated steep slopes create very strong distinction between the Bristol urban area and Coalpit Heath. Development in this parcel would therefore constitute expansion of either Coalpit Heath or Winterbourne, and would not be sprawl of Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Significant contribution

The parcel lies between the town of Yate and the Bristol urban area. There is a relatively wide gap between these towns, but this is diminished by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne. The valley of the River Frome creates a degree of separation between the settlements, but the railway and the A432 provide direct connections that weaken the perceived settlement separation. Land within the parcel has strong distinction from urban areas, largely because of the river valley landform and associated visual openness, which increases its contribution to Purpose 2.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses, and includes land which has strong distinction from Coalpit Heath and Winterbourne, where development would as a result be considered a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

The parcel is associated with the valley of the River Frome, which historically

has significance as an approach to the city of Bristol, but is too far from it, and too lacking in visual association, to make any significant contribution to this purpose.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

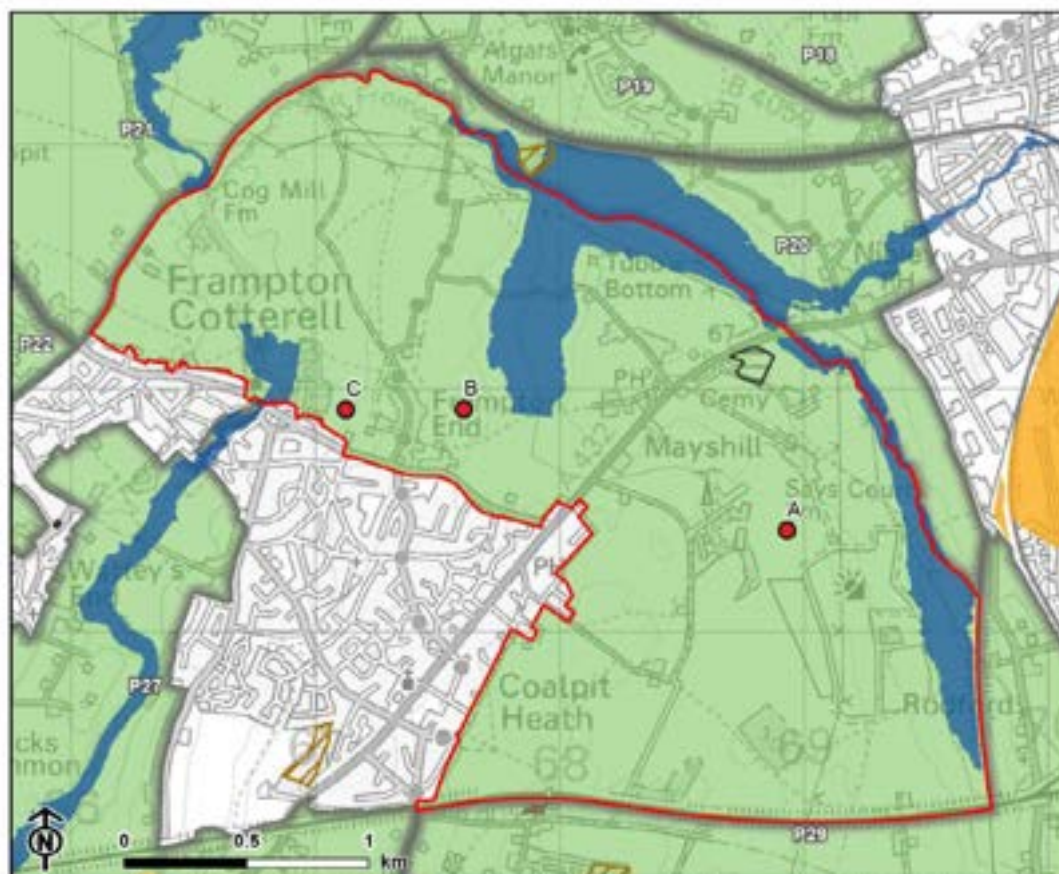
## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of coalescence of towns (Purpose 2) and encroachment on the countryside (Purpose 3) are likely to be the most significant considerations when determining the potential harm of release of land for development within this parcel. Containment of the western part of the parcel between the railway, Coalpit Heath, Winterbourne and Frampton Cotterell limits the scope for impact of release here on the wider Green Belt, but loss of separation between Winterbourne and Coalpit Heath would nonetheless diminish perceived separation between the Bristol urban area and Yate. Any partial release of land in this area would in turn weaken remaining Green Belt in the area, diminishing the distinction provided by the valley landform.

To the south of Coalpit Heath, the railway line forms a consistent Green Belt boundary. Any southward expansion of Coalpit Heath would significantly reduce the distinction of land in this area from the settlement and reduce the perceived settlement separation between Yate and the large built-up area of Bristol.



## Parcel P28



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- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Ancient woodland             |
| Neighbouring parcel                    | Cemeteries                   |
| Green Belt                             | Common land                  |
| Location referenced in assessment text | Scheduled monument           |
|  | Flood zone 3b                |

Land to the north of Frampton Cotterell and east of Coalpit Heath, defined by the B4058 to the west, the River Frome to the north and east and the Bristol-Birmingham mainline railway line to the south.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

There is contiguous inset development from Frampton Cotterell to Winterbourne, less than 900m from the edge of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). However, the valley of the River Frome and its tributary Bradley Brook, with associated steep, wooded slopes, create strong distinction between the Bristol urban area and Winterbourne. Development in this parcel would therefore constitute expansion of either Frampton Cotterell or Coalpit Heath, and would not be sprawl of Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Significant contribution

The parcel lies between the town of Yate and the Bristol urban area. There is a relatively wide gap between these towns, but this is diminished by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne. Relative to the size of the Bristol urban area and Yate (with the contiguous settlement of Chipping Sodbury), the parcel forms part of a relatively narrow gap. The valley of the River Frome creates a degree of separation close to the edge of Yate, but the railway and the A432 provide direct connections that weaken the perceived settlement separation.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses, and includes land which has strong distinction from Frampton Cotterell and Coalpit Heath, where development would as a result be considered a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

The parcel is associated with the valley of the River Frome, which historically

has significance as an approach to the historic city of Bristol, but significant modern development separates the parcel from the city.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of coalescence of towns (Purpose 2) and encroachment on the countryside (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The physically narrowest part of the gap between Coalpit Heath and Yate (which in turn forms the largest area of separation between the Bristol urban area and Yate) is the triangle of land between the A432 and the railway line (map point A), and these connecting transport routes also reduce perceived settlement separation. Any land east of Frampton End (map point B) can be considered to play a significant role in terms of preserving the settlement gap.

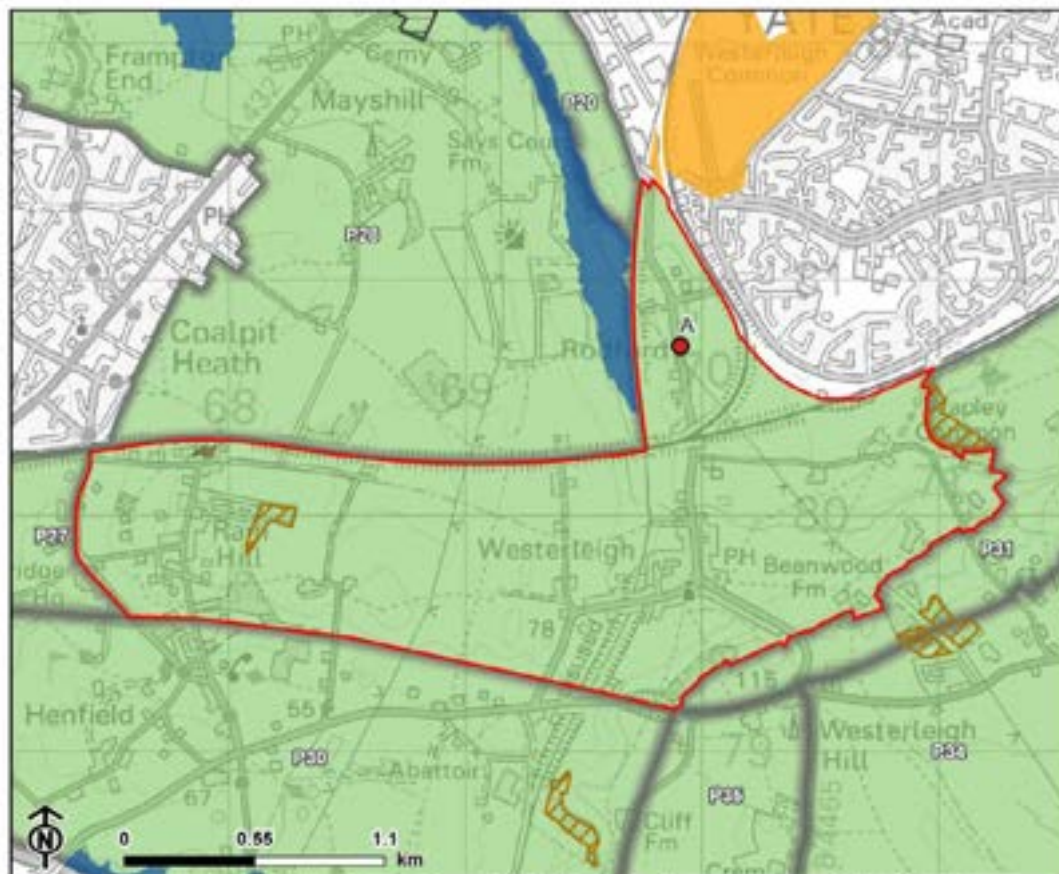
Any expansion of Yate beyond the River Frome would negate the river's role as a key physical separating feature between settlements, and would constitute significant encroachment on the countryside.

To the east of Coalpit Heath a ridge of higher ground forms a strong visual edge, beyond which land has a strong distinction from the settlement. Any release of land beyond this feature would also have a more significant impact on the contribution of adjacent Green Belt land and on the strength of separation from Yate.

To the north of Frampton Cotterell, the developed edge along the northern side of Church Road forms a consistent Green Belt boundary, but this is weakened by washed-over development at Frampton End and along Mill Lane, which creates some urbanising containment around adjacent open land (map point C). Small woodland blocks help to strengthen distinction between the urban edge and adjacent countryside to the north of Frampton Cotterell, but at the western end of the village the well-treed course of the River Frome

provides a strong alternative Green Belt boundary that would limit impact on the contribution of Green Belt land beyond. The gap to Yate is at its widest here, so there would be less impact on the separation of towns (Purpose 2), and the B4058 provides a relatively strong boundary to the west which already marks the edge of Frampton Cotterell south of Church Road.

## Parcel P29



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- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Ancient woodland             |
| Neighbouring parcel                    | Cemeteries                   |
| Green Belt                             | Common land                  |
| Location referenced in assessment text | Scheduled monument           |
|  | Flood zone 3b                |

Land to the southeast of Coalpit Heath and to the southwest of Yate, defined by the South Wales mainline railway to the north and escarpments to the south, east and west. The parcel includes development at Westerleigh to the east, but the denser core of the village, which is considered to lack Green belt openness, is relatively small and does not affect the openness of the wider parcel.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Although at the narrowest gap, land is more than 1km from the edge of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), there is contiguous inset development from Coalpit Heath to Winterbourne, which is less than 900m from the edge of the Bristol urban area. However, the valley to the south creates strong distinction from the Bristol urban area. Development in this parcel would therefore constitute expansion of either Coalpit Heath or Yate, and would not be sprawl of Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Significant contribution

The parcel lies between the town of Yate and the Bristol urban area. There is a relatively wide gap between these towns, but this is diminished by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne. Relative to the size of the Bristol urban area and Yate (with the contiguous settlement of Chipping Sodbury), the parcel forms part of a relatively fragile gap. The escarpment to the south provides creates a degree of separation but the railway line and the A432 between the Bristol urban area and Yate provide direct connections that weakens the perceived settlement separation. Railway lines also contribute to strong distinction between both Yate and Coalpit Heath and the parcel, which increases the extent to which land contributes to Purpose 2.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses, and includes land which has strong distinction from Coalpit Heath and Yate, where development would as a result be considered a significant encroachment on the countryside.



## **Purpose 4 – Preserving the setting and special character of historic towns**

### **Weak / no contribution**

Although the parcel rises to a ridge on its southern edge, this is not high enough or close enough to Bristol to play a significant role in its historic setting.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

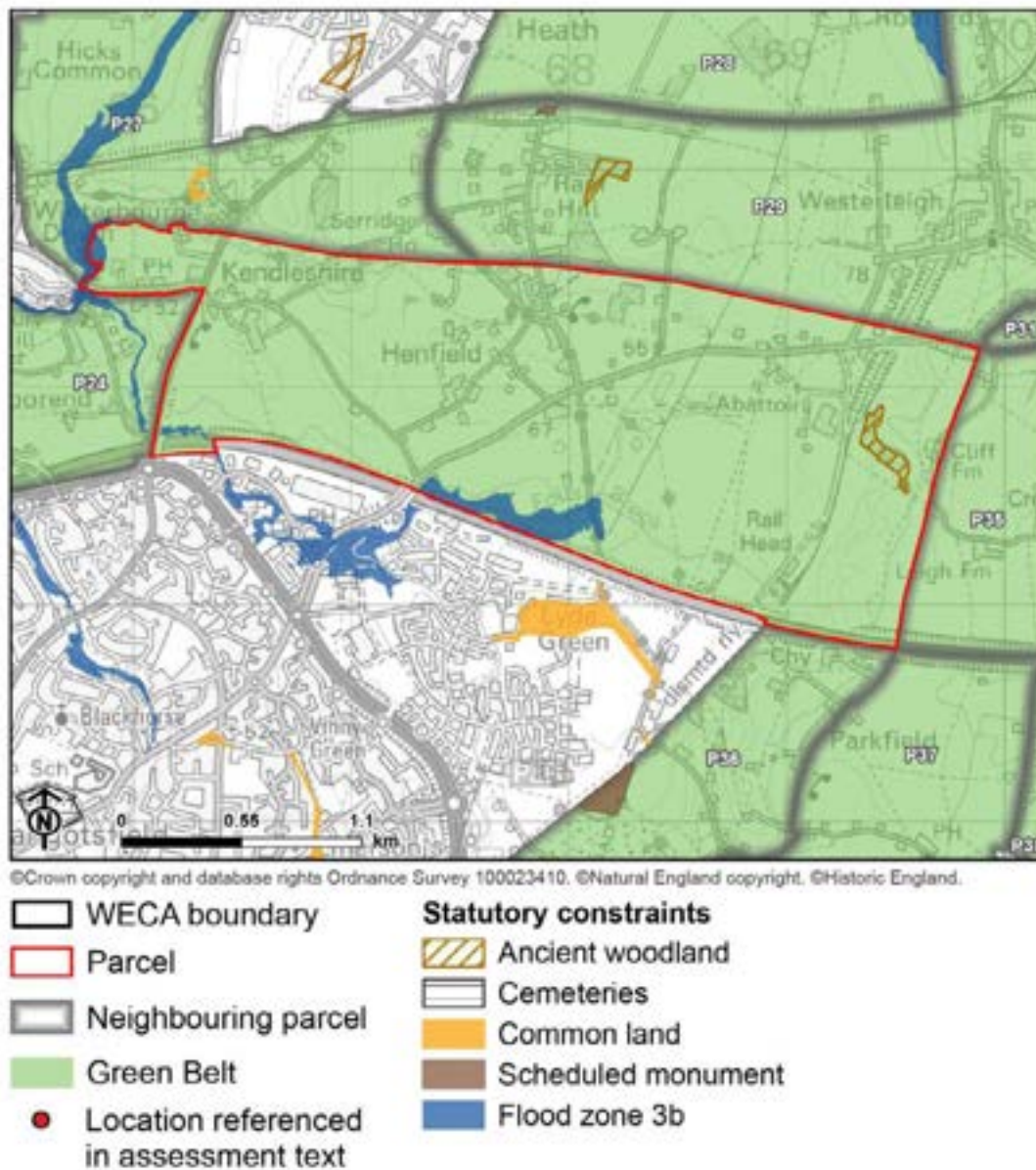
## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of coalescence of towns (Purpose 2) and encroachment on the countryside (Purpose 3) are likely to be the most significant considerations when determining the potential harm of release of land for development within this parcel. The railway line forms a connecting transport route that reduces perceived settlement separation, to which urbanising development at Westerleigh also contributes, so any southward expansion from Yate beyond the South Wales main line would weaken the fragile settlement gap. The railway forms a consistent, strong boundary to the southern edge of Yate and Chipping Sodbury, so any expansion south of this would weaken the boundary and diminish the contribution of adjacent Green Belt land between Yate and the Bristol urban area to both Purpose 2 and Purpose 3.

There would be less harm, however, associated with release of the area adjacent to Yate that is contained on all sides by railway lines (map point A). The area has moderately strong distinction from the urban edge, but the railways would form strong, alternative boundaries, and would be consistent with the existing boundary along the southern edge of Yate.

To the south of Coalpit Heath, the railway line forms a consistent Green Belt boundary. Any southward expansion of Coalpit Heath would result in a weaker Green Belt boundary that would have a knock-on impact on the strength of adjacent Green Belt land and would further reduce the perceived settlement separation between Yate and the Bristol urban area.

## Parcel P30



Land located to the north of the Lyde Green and Emersons Green suburbs of the Bristol urban area. The parcel is located to the north of the M4 and is comprised largely of agricultural land. There is industrial development to the north and south of Oakley Green Road in the east of the parcel, as well as residential development in the central and western regions of the parcel, but although this does create some localised urban influence it is not of sufficient scale or density to significantly affect Green Belt openness.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

The parcel lies adjacent to the Lyde Green suburb of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), but it has strong distinction from it due to the presence of the M4 to the south. Development in this parcel would therefore constitute significant sprawl of Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Significant contribution

The parcel lies between the town of Yate and the Bristol urban area. There is a moderately wide gap between these towns, but this is diminished by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne. Relative to the size of the Bristol urban area and Yate (with the contiguous settlement of Chipping Sodbury), the parcel forms part of a relatively fragile gap. The valley of the River Frome creates a degree of separation close to the edge of Yate, but the railway and the A432 provide direct connections that weaken the perceived settlement separation.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel does contain some areas of industrial and residential development, which create localised urbanising influence, but generally retains a rural character. The presence of the M4 and tree cover to the south means that the parcel is strongly separated from the Bristol urban area. Therefore, development would constitute a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

The parcel does include higher ground along its eastern edge, but the

escarpment here, to the north of the M4, has a weaker visual relationship with Bristol than is the case with the continuation of the escarpment to the south of the motorway.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

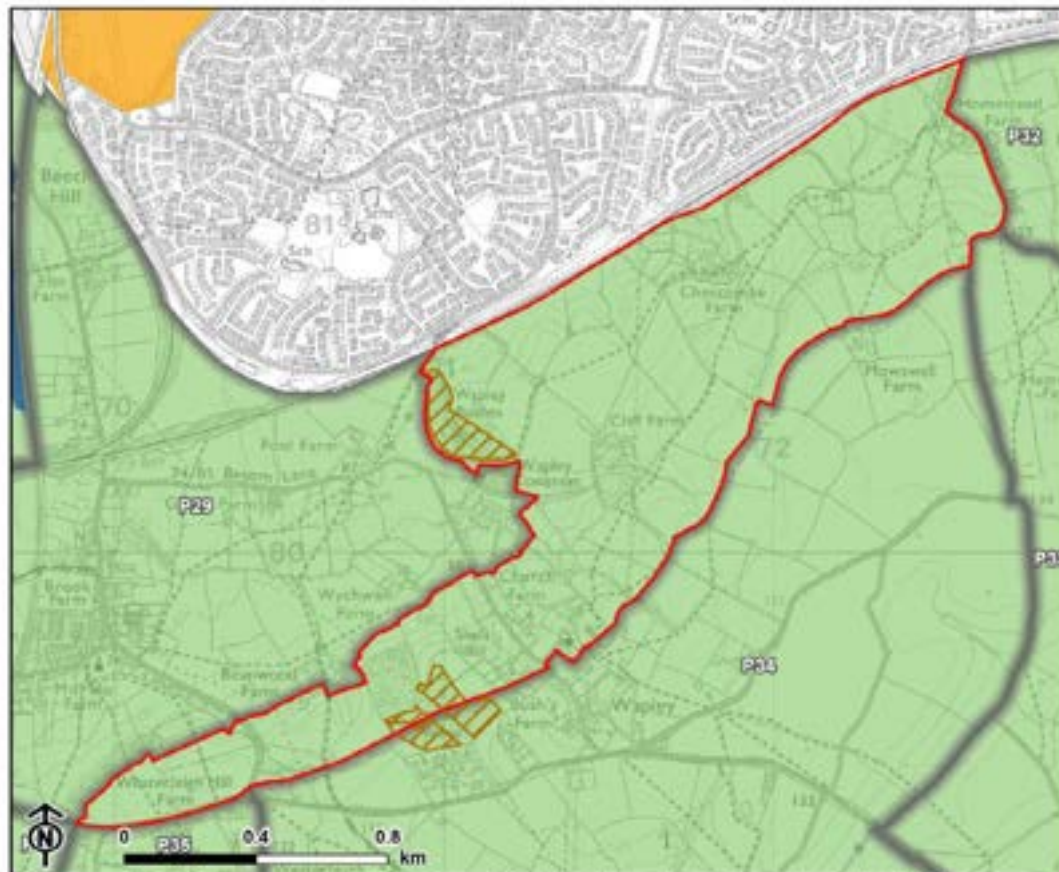
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the Bristol urban area (Purpose 1), preventing coalescence of towns (Purpose 2) and preventing encroachment on the countryside are likely to be the most significant considerations when determining the potential harm from release of land for development within this parcel. The M4 to the south forms a strong boundary between the parcel and the Bristol urban area, so although the gap between the Bristol urban area and Yate is slightly broader towards its eastern end any expansion beyond this boundary feature will diminish the function of the Green Belt in providing separation between towns.

## Parcel P31



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- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Ancient woodland             |
| Neighbouring parcel                    | Common land                  |
| Green Belt                             | Flood zone 3b                |
| Location referenced in assessment text |                              |

Land to the south of Yate, with the railway line lying to the north. The parcel is comprised largely of agricultural fields. There are some individual dwellings on local roads within the parcel and the village of Wapley lies in the southwest of the parcel. However, this development does not have a significant impact on openness within the parcel.



## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The parcel lies to the south of Yate, over 1.5km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) to the southwest. As such, the parcel makes no contribution to preventing sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

The physical gap between the Bristol urban area and Yate is moderate, but perceived separation is diminished by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne, and by direct connections provided by the railway and the A432. This parcel is peripheral to the narrower part of the gap, but its strong distinction from both towns means that development here would weaken separation.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel has strong distinction Yate due to the presence of the railway line to the north. The sloping landform within the parcel also provides some further distinction from the inset area.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

Land within the parcel lacks association with the historic core of Bristol to the southwest or any of the principal roads and watercourses leading into it.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

#### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this

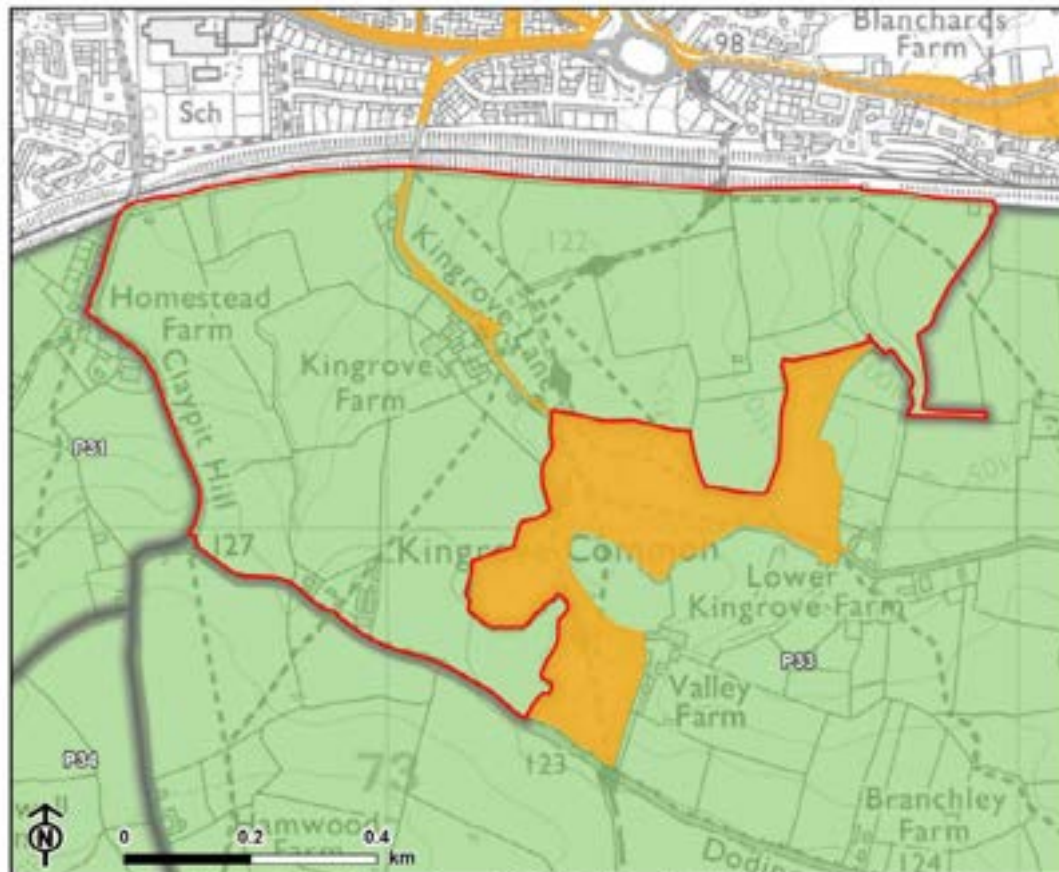


purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Any southward expansion of Yate up the slope in the parcel would diminish the role of the railway line as a strong boundary feature. As such, there is no potential for strategic scale expansion into the parcel with reduced harm.

## Parcel P32



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- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Common land                  |
| Neighbouring parcel                    |                              |
| Green Belt                             |                              |
| Location referenced in assessment text |                              |

Farmland between the southern edge of Chipping Sodbury and Kingrove Common, with the railway line forming the Green Belt outer boundary. Development is limited to several isolated properties which do not affect Green belt openness.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Land is adjacent to Chipping Sodbury and over 5km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) to the southwest. Development within this parcel would not be considered sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Chipping Sodbury together with Yate constitutes a town, but this parcel does not lie between it and any neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from the inset area. Development within the parcel would therefore constitute significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Chipping Sodbury is a historic market town, but land to the south of the railway line makes no significant contribution to its setting or special character.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

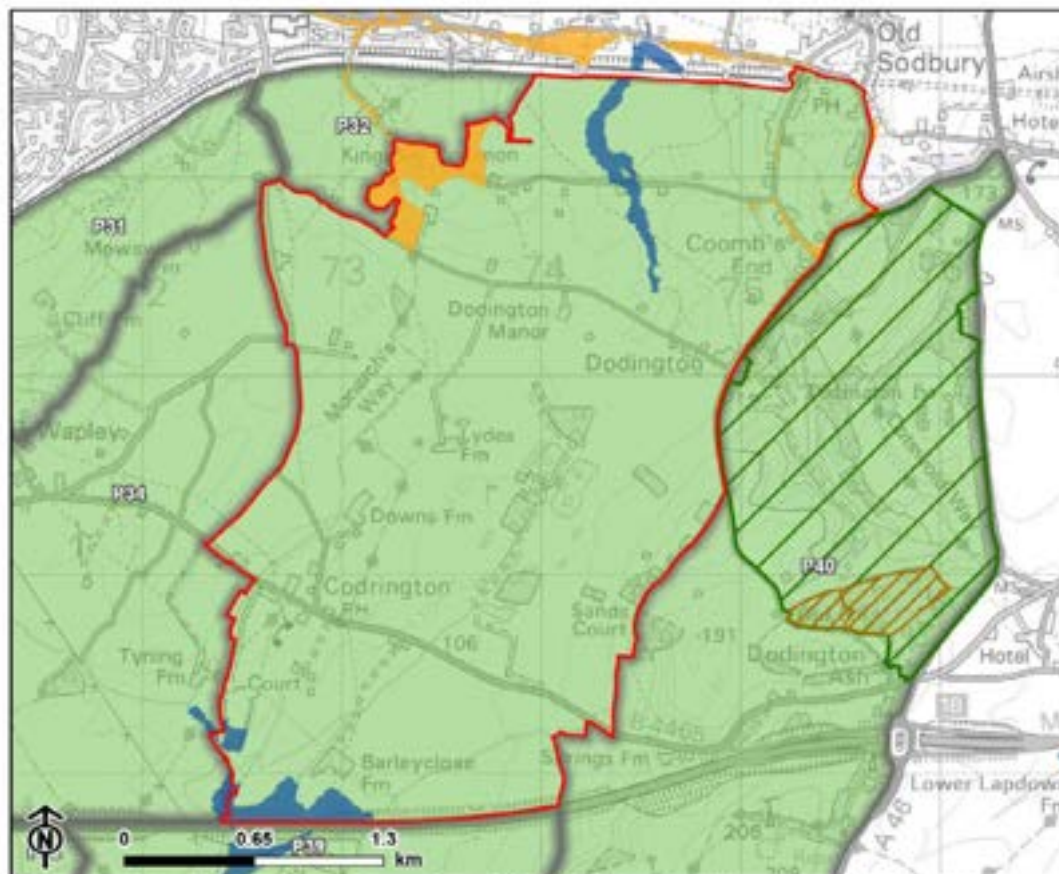
#### Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Any expansion into the parcel would mean crossing the railway line, which acts as a strong physical boundary. As such, there is no potential for strategic scale expansion into the parcel with reduced harm.

## Parcel P33



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Land between Chipping Sodbury and the M4, away from the immediate edge of the settlement. A railway line forms the outer Green Belt boundary along the northern edge of the parcel, with the outskirts of the village of Old Sodbury extending into the northeastern corner of the parcel, and the Cotswold escarpment defines the parcel's eastern edge. The hamlet of Codrington, lying in the southwest of the parcel, does not diminish Green Belt openness.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Land lies over 3km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development within the parcel would not be considered sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Chipping Sodbury together with Yate constitutes a town, but this parcel does not lie between it and any neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from the urban area. Therefore, development within the parcel would be considered significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Chipping Sodbury is a historic market town, but land to the south of the railway line makes no significant contribution to its setting or special character.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

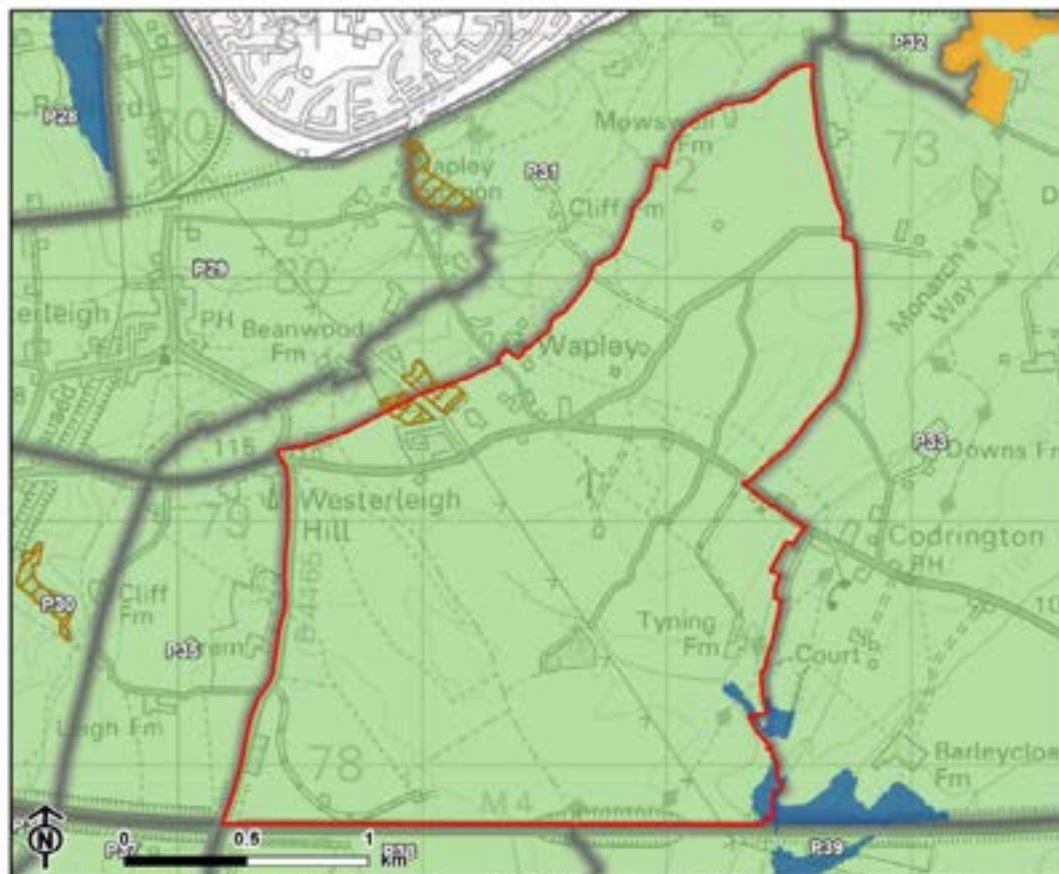
#### Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Any expansion into the parcel west of Old Sodbury would mean crossing the railway line, which acts as a strong physical boundary. The Green Belt edge at Old Sodbury follows the A432, and although this doesn't mark a clear distinction between housing outside of the the Green Belt and housing within it, the village is not of sufficient size or density to consider as a potential focus for expansion into the parcel. There is no potential for strategic scale expansion into the parcel with reduced harm.

## Parcel P34



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- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Ancient woodland             |
| Neighbouring parcel                    | Common land                  |
| Green Belt                             | Flood zone 3b                |
| Location referenced in assessment text |                              |

Land between the northeast of the Bristol urban area and Chipping Sodbury, away from the edges of both settlements. The M4 forms the southern boundary of the parcel and the B4465 runs along the western edge. To the north the parcel edge is the crest of the slope rising up above Westerleigh. There is some residential development in the northwest of the parcel on the fringes of the village of Wapley, but this is dispersed in form and does not have a significant impact on openness in the parcel.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Land is located to the northeast of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), with the majority of the parcel lying over 2km from it. The ridge above the eastern edge of the urban area continues northwards towards Westerleigh, and the M4 forms a strong boundary to the north, so together these give the parcel strong distinction from the Bristol urban area. As a result, development within the parcel that does not link to the Bristol urban area would not constitute sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Moderate contribution

The physical gap between the Bristol urban area and Yate is moderate, but perceived separation is diminished by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne, and by direct connections provided by the railway and the A432. This parcel is peripheral to the narrower part of the gap, but its strong distinction from both towns means that development here would weaken separation.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

Development at Wapley does not have any significant urbanising influence, and the parcel is characterised by rural uses and contains land that has strong distinction from the Bristol urban area to the southwest and Yate to the north. Development within the parcel would therefore constitute significant encroachment on the countryside.

## **Purpose 4 – Preserving the setting and special character of historic towns**

### **Weak / no contribution**

The parcel occupies relatively high ground to the northeast of the Bristol urban area, but has insufficient prominence to make any significant contribution to the setting of the city as experienced on principal approaches into it. It lacks a relationship with the historic city core.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The parcel has strong distinction from the Bristol urban area and Yate, given the presence of the M4 and intervening land to the southwest and sloping land and the railway line to the north. As a result, there are no smaller strategic areas within the parcel that can be identified as making a weaker contribution. Additionally, any expansion into the parcel would weaken the settlement gap between the Bristol urban area and Yate, to the detriment of Purpose 2.



## Parcel P35



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- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Ancient woodland             |
| Neighbouring parcel                    |                              |
| Green Belt                             |                              |
| Location referenced in assessment text |                              |

Land to the northeast of the Bristol urban area, beyond the rising slopes that form the immediate rural edge of the city and to the north of the M4. The slope crest defines the western edge of the parcel, and the B4465 forms its eastern boundary. The parcel is comprised largely of agricultural fields. Westerleigh crematorium is located in the eastern half of the parcel and there is some residential development on Westerleigh Hill at the northern edge of the parcel, but this development is not urban in form and has no significant impact on

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The majority of the parcel lies over 1km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). The parcel occupies significantly more elevated land than at the urban edge at Lyde Green and the M4 and adjacent Green Belt to the southwest also contribute to creating strong physical distinction. Expansion within the parcel that does not link to the Bristol urban area would not therefore constitute expansion of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

Land lies in a moderate gap between the Bristol urban area and Yate, where perceived separation between the towns is reduced by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne, and by the direct connections provided by the railway and the A432. This parcel is located on higher ground to the east of the narrowest part of the gap, which slightly weakens the extent to which development would be perceived as directly affecting it.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel is characterised by rural uses and contains land which has strong distinction from the Bristol urban area due to its elevation, distance and the presence of the M4 to the southwest. Development would therefore constitute a significant encroachment on the countryside.

## **Purpose 4 – Preserving the setting and special character of historic towns**

### **Weak / no contribution**

The parcel occupies relatively high ground to the northeast of the Bristol urban area, but has insufficient prominence to make any significant contribution to the setting of the city as experienced on principal approaches into it. It lacks a relationship with the historic city core.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

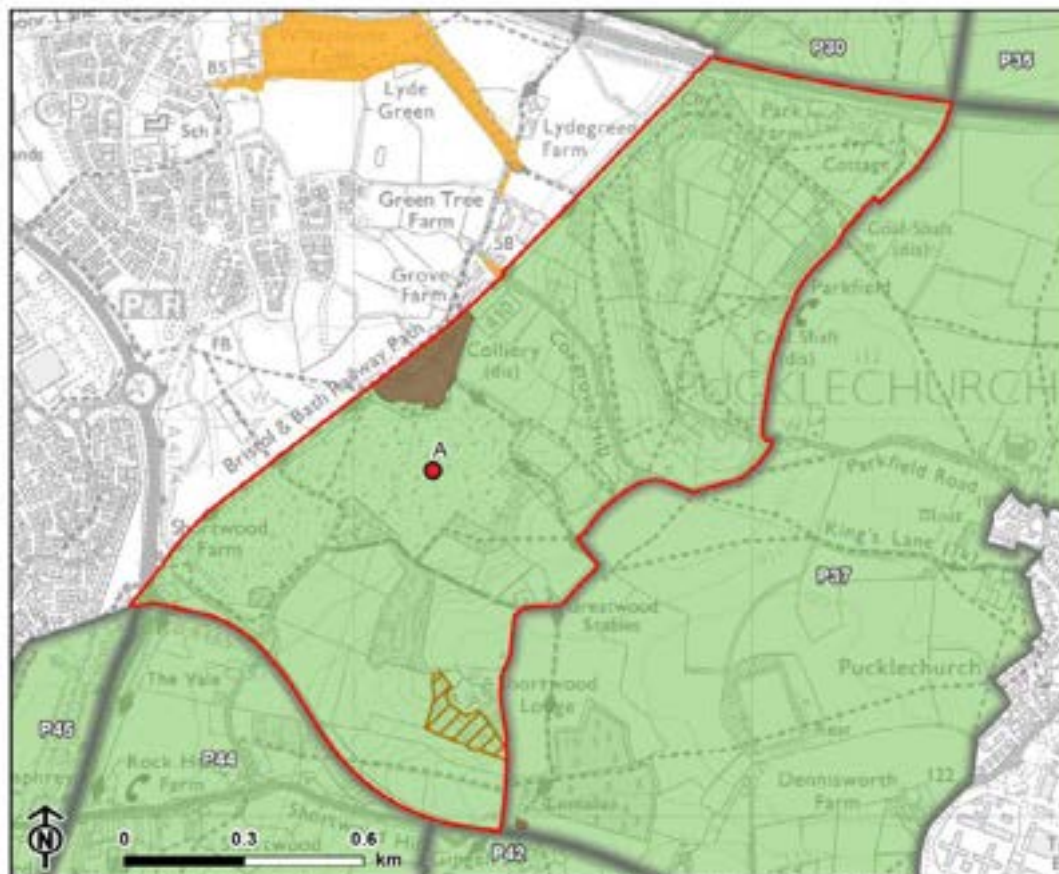
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Given that the parcel also occupies part of the gap between the Bristol urban area and Yate, preventing the coalescence of towns (Purpose 2) is also likely to be a consideration. The parcel is separated from the Bristol urban area to the southwest by the M4 and adjacent Green Belt. Any expansion into the parcel would diminish this strong boundary feature and would also diminish the role of the Green Belt in providing separation between the Bristol urban area and Yate. A lack of strong alternative boundary features within the parcel means that any release would result in weakening of the contribution of adjacent Green Belt.

## Parcel P36



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- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Ancient woodland             |
| Neighbouring parcel                    | Common land                  |
| Green Belt                             | Scheduled monument           |
| Location referenced in assessment text | Flood zone 3b                |

Land to the east of Emersons Green and Lyde Green with the M4 lying to the north and the B4465 lying to the south. The parcel is comprised largely of agricultural land, with a quarry in the southern half of the parcel. There are well treed regions within the parcel and it slopes upwards to Coxgrove Hill and Shortwood Hill in the east.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

The parcel lies directly adjacent to the Emersons Green and Lyde Green suburbs of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). The well-treed slopes within the parcel provide strong distinction between the Bristol urban area and land to the east. Development in this parcel would therefore constitute sprawl of Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

The parcel does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses, and its steep, wooded slopes have strong distinction from the Bristol urban area, where development would as a result be considered a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Moderate contribution

The parcel occupies prominent slopes and therefore forms part of Bristol's visual setting. However, although Bristol is a historic city, most development on the urban edge in this area is relatively modern, so the parcel lacks a relationship with the historic city core, and it does not contribute to the setting of the city as experienced on any principal approaches into it.



## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

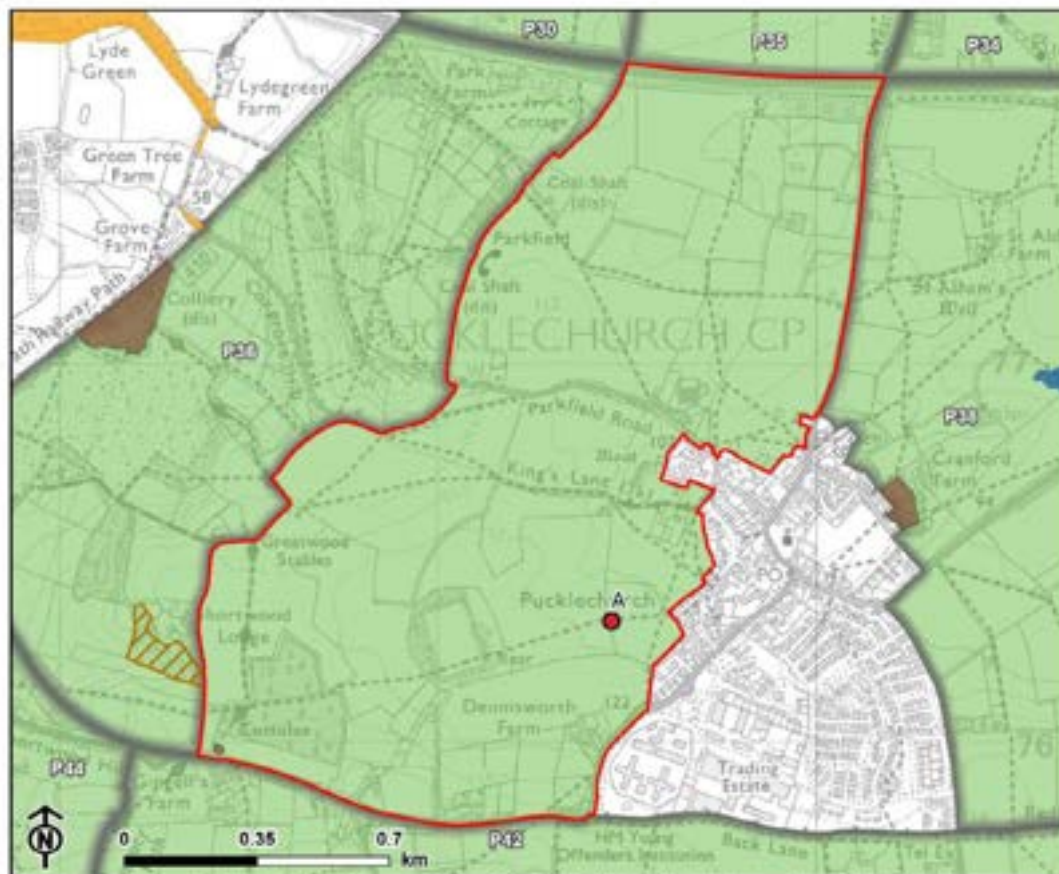
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the Bristol urban area (Purpose 1) and encroachment on the countryside (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The settlement edge to the west is defined by The Dramway, a former tram line with associated vegetation that forms a consistent physical boundary along the slope foot. Although some open, higher parts of the parcel have strong intervisibility with the urban area, the elevation of the slopes retains strong distinction. Any expansion of the urban area up to the plateau would result in a significantly weaker Green Belt boundary, and any expansion part way upslope would weaken the distinction of remaining Green Belt land on the slope. The quarry in the southwest (map point A) occupies less elevated land compared to the rest of the parcel, but expansion into this area would still constitute a weakening of the consistent urban edge formed by The Dramway between the M4 and Warmley.

## Parcel P37



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- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Ancient woodland             |
| Neighbouring parcel                    | Common land                  |
| Green Belt                             | Scheduled monument           |
| Location referenced in assessment text | Flood zone 3b                |

Land between Pucklechurch and the Bristol urban area, from the B4465 to the south and the M4 to the north.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Land is adjacent to Pucklechurch and lies over 1km from Emersons Green on the northeast fringe of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). The parcel is significantly more elevated than the inset edge of the Bristol urban area at Emersons Green, with steep, wooded slopes around Coxgrove Hill and Shortwood Hill creating strong distinction between the two. Development in this parcel would therefore constitute expansion of Pucklechurch.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

The parcel does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses, and includes land which has strong distinction from Pucklechurch and the Bristol urban area, where development would therefore be considered a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within the parcel is visually prominent, given that it occupies elevated ground to the east of the Bristol urban area. However, it lacks association with the historic core of the city or the principal roads and watercourses leading into it.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

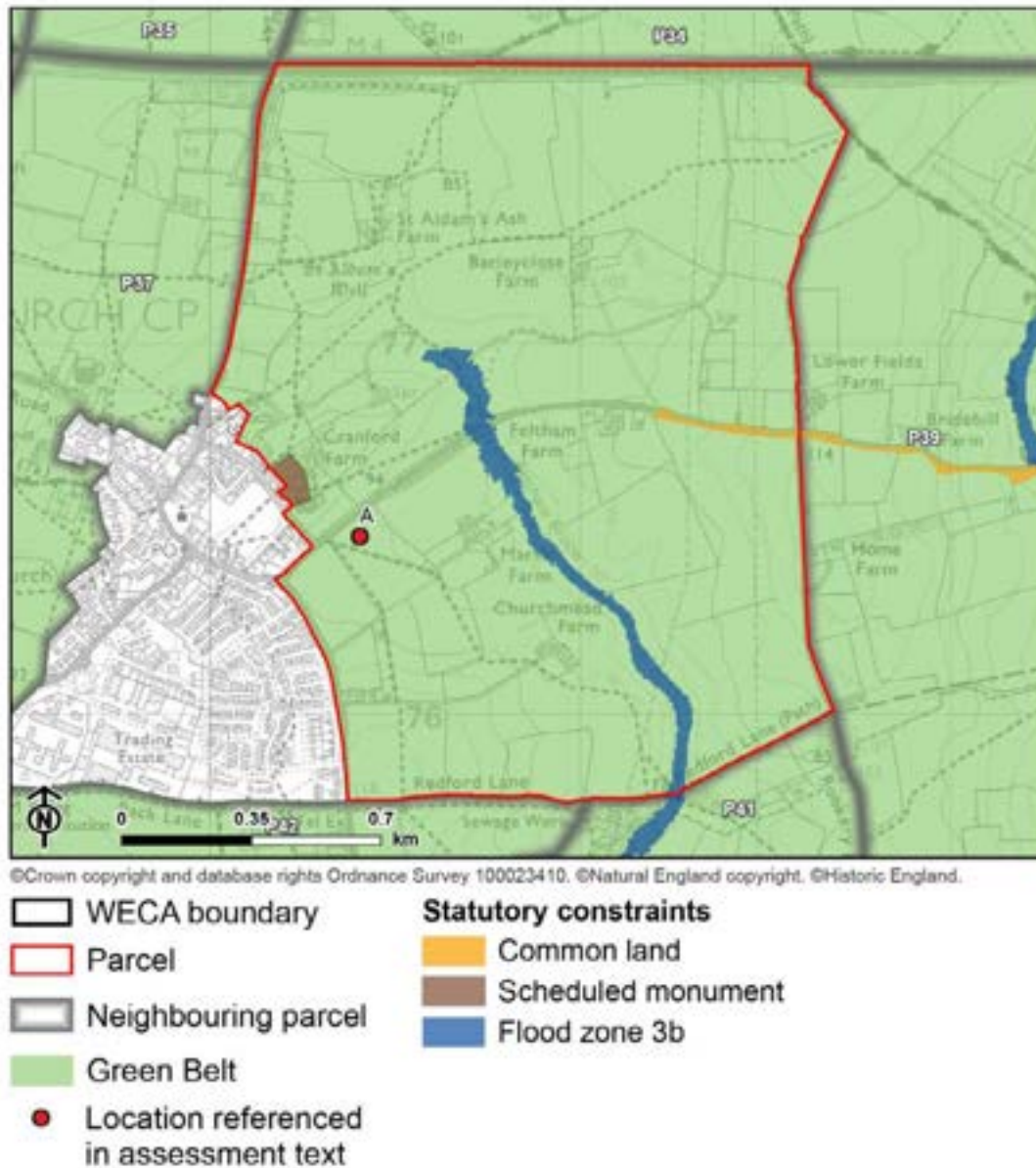
All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the parcel occupies elevated ground looking over the Bristol urban area to the west. The parcel has strong distinction from the Bristol urban area due to the presence of well-treed slopes to the west. Any development up this slope into the parcel would constitute a significant expansion of the city beyond a strong natural boundary. Distinction from Pucklechurch is highest in the north and southwest of the parcel where these areas are separated from the inset area by tree cover.

Whilst tree cover in the south and north of the parcel, as well as the B4465 adjacent to the Young Offenders Institution, provide moderately strong physical and visual boundaries to the urban area of Pucklechurch, a large proportion of the parcel is only separated from the settlement by back gardens at the inset edge. Land adjacent to the western side of Pucklechurch (map point A) therefore makes a weaker contribution to Purpose 3 than the parcel as a whole. As such, there is scope for some expansion of Pucklechurch westwards without losing strong distinction from Bristol. However, there are no strong alternative Green Belt boundaries so any expansion would result in weakening of the contribution of adjacent remaining Green Belt within the parcel.

## Parcel P38



Land to the east of Pucklechurch to Rookery Lane, with the M4 lying to the north. The parcel is bisected from west to east by Feltham Road and Feltham Brook crosses the parcel from north to south. The parcel is comprised of agricultural land, with several agricultural buildings and individual residential dwellings distributed throughout.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The parcel lies adjacent to the eastern side of Pucklechurch, over 2km from the fringe of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Furthermore, elevated ground and wooded slopes at the edge of the Bristol urban area to the west provide strong separation. Development in this parcel would therefore constitute expansion of Pucklechurch, and would not be sprawl of Bristol.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

The parcel does not lie between neighbouring towns.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel is generally characterised by rural uses, and includes land which has strong distinction from Pucklechurch, where development would as a result be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

The parcel does not include land which contributes to the historic setting or special character of Bristol. The presence of Pucklechurch on higher ground to the west reduces any visual relationship of the parcel with Bristol. It does not contribute to the setting of the city as experienced on any principal approaches into it.



## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

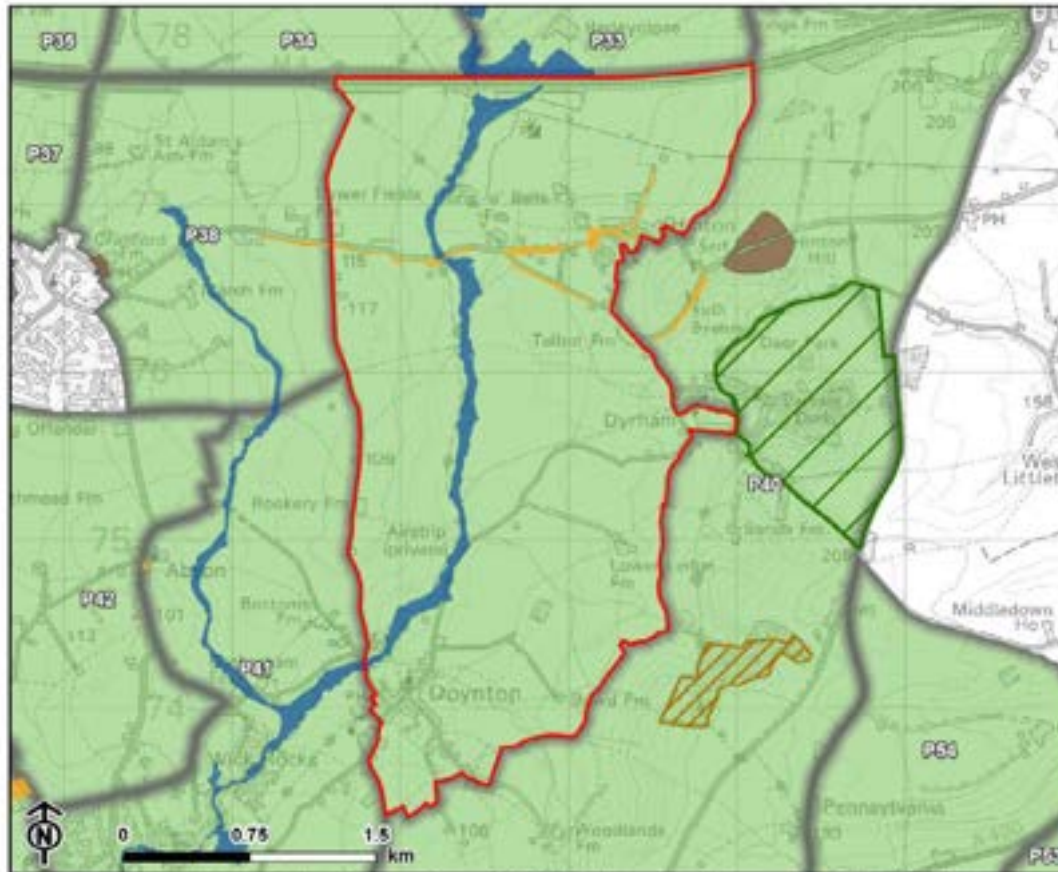
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

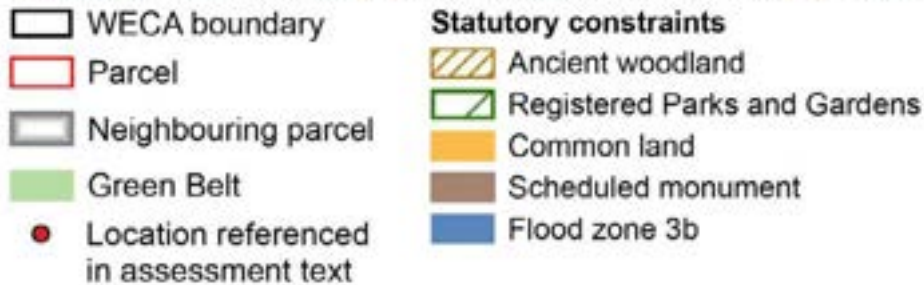
### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Encroachment on the countryside (Purpose 3) would be the most significant consideration when determining the harm to the Green Belt purposes of releasing land for development within this parcel. Land in the east of the parcel has strongest distinction from Pucklechurch, given that Feltham Brook and tree cover provide separation. Adjacent to Pucklechurch, Abson Road and Castle Road, with associated hedgerows, form moderate strength boundaries, allowing some urbanising visual influence in the fields beyond, so land here (map point A) makes a slightly weaker contribution to preventing encroachment. However, a lack of strong alternative Green Belt boundaries within the parcel mean that any expansion into this area would in turn weaken the contribution of remaining land within the parcel.

## Parcel P39



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Land to the east of Pucklechurch on forming the valley of the River Boyd. Rookery Lane runs along the ridge top on the western side of the parcel, with the village of Doynton lying in its southwestern corner. The eastern side of the parcel marks the transition from shallower slopes to the steeper Cotswold escarpment, along the foot of which the villages of Hinton and Dyrham are located. These settlements are rural in character and form, with open spaces contributing to Green Belt openness, and the majority of the parcel is

characterised by agricultural fields. The M4 forms the northern boundary of the parcel.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The parcel lies over 1km east of Pucklechurch and over 4km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Therefore, development within the parcel would not be considered sprawl of Bristol.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

The parcel does not lie between neighbouring towns. There is over 6km between the Bristol urban area and the outer edge of the Green Belt, so land in the parcel is making only a limited contribution to maintaining a buffer between the Bristol urban area and any future development to the east the Green Belt boundary.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The villages of Hinton, Doynton and Dyrham have little urbanising influence. Distance and intervening landform gives the parcel strong distinction from the nearest inset development, at Pucklechurch, so any development within the parcel would be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

The parcel lies a significant distance from the Bristol urban area and does not share a visual relationship with the city, or contribute to its setting as perceived on approach.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

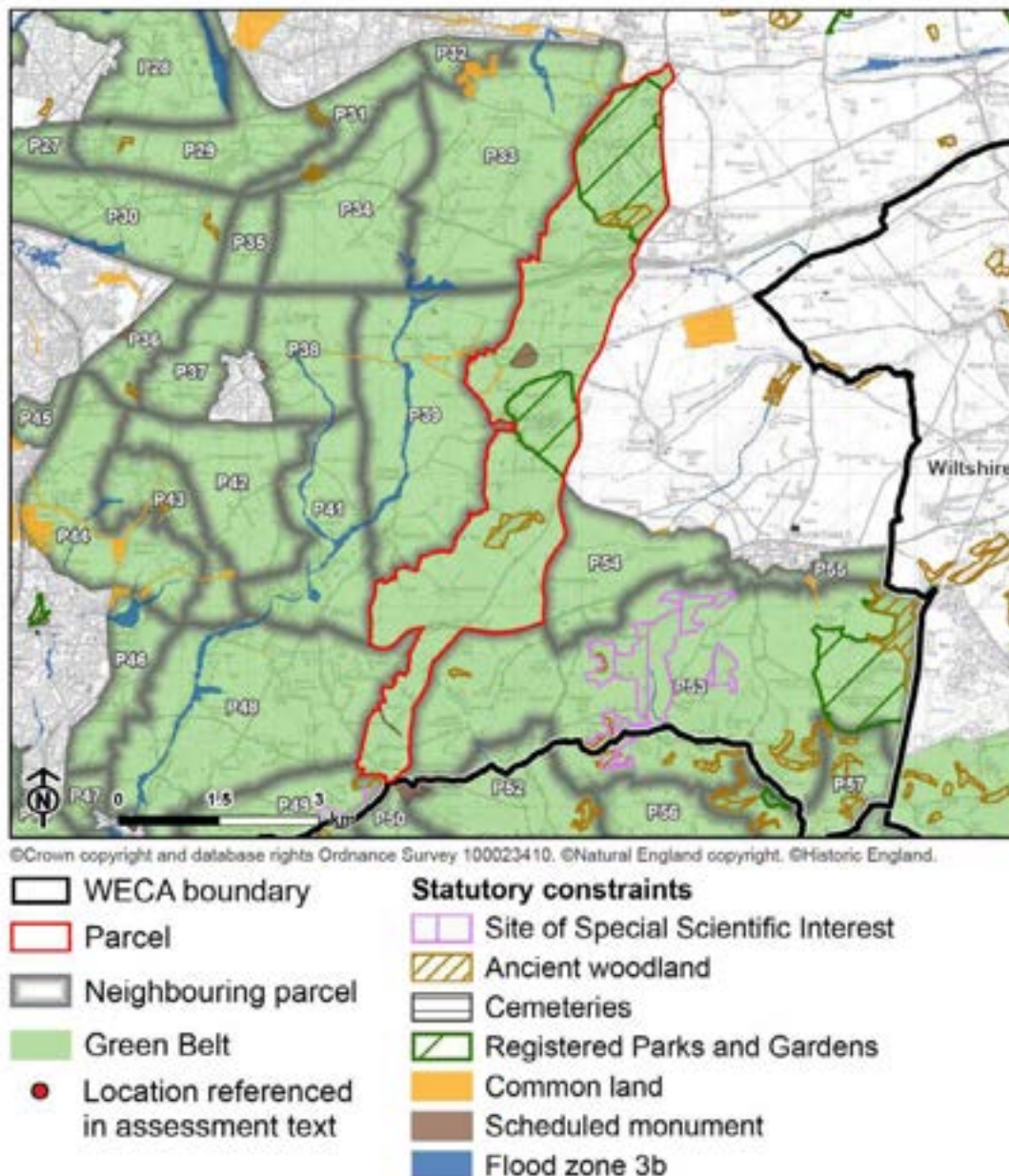
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Safeguarding the countryside from encroachment (Purpose 3) will be the most significant consideration when determining the potential harm of release of land for development within this parcel. The parcel is located a significant distance from the inset area of Pucklechurch to the west, and the Cotswold escarpment creates very strong distinction from land beyond the Green Belt's outer edge, so any strategic scale development within the parcel would constitute a significant encroachment on the countryside, and weakening of existing inset or outer Green Belt boundaries.

## Parcel P40



Land comprising the Cotswold escarpment between Old Sodbury and the Gloucestershire-Somerset boundary close to Bath. The escarpment defines the eastern edge of the WECA Green Belt from the northern end of the parcel down to Dyrham. The parcel includes registered parklands at Dodington and Dyrham, which constitute a statutory constraint to development. It contains little built development, and has no areas of diminished Green Belt openness.



## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The majority of the parcel lies over 5km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) and over 2.5km from the large built-up area of Bath. Development within the parcel would not therefore constitute sprawl of either.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

The parcel does not lie between neighbouring towns. There is over 6km between the Bristol urban area and the outer edge of the Green Belt, so land in the parcel is making only a limited contribution to maintaining a buffer between the Bristol urban area and any future development to the east the Green Belt boundary.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

Distance and intervening landform gives the parcel strong distinction from the nearest inset development, at Pucklechurch, so any development within the parcel would be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Moderate contribution**

Although not forming an immediate setting to Bristol, the parcel occupies a steep escarpment providing long range views of the city and therefore contributes to its wider historic setting.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

#### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this

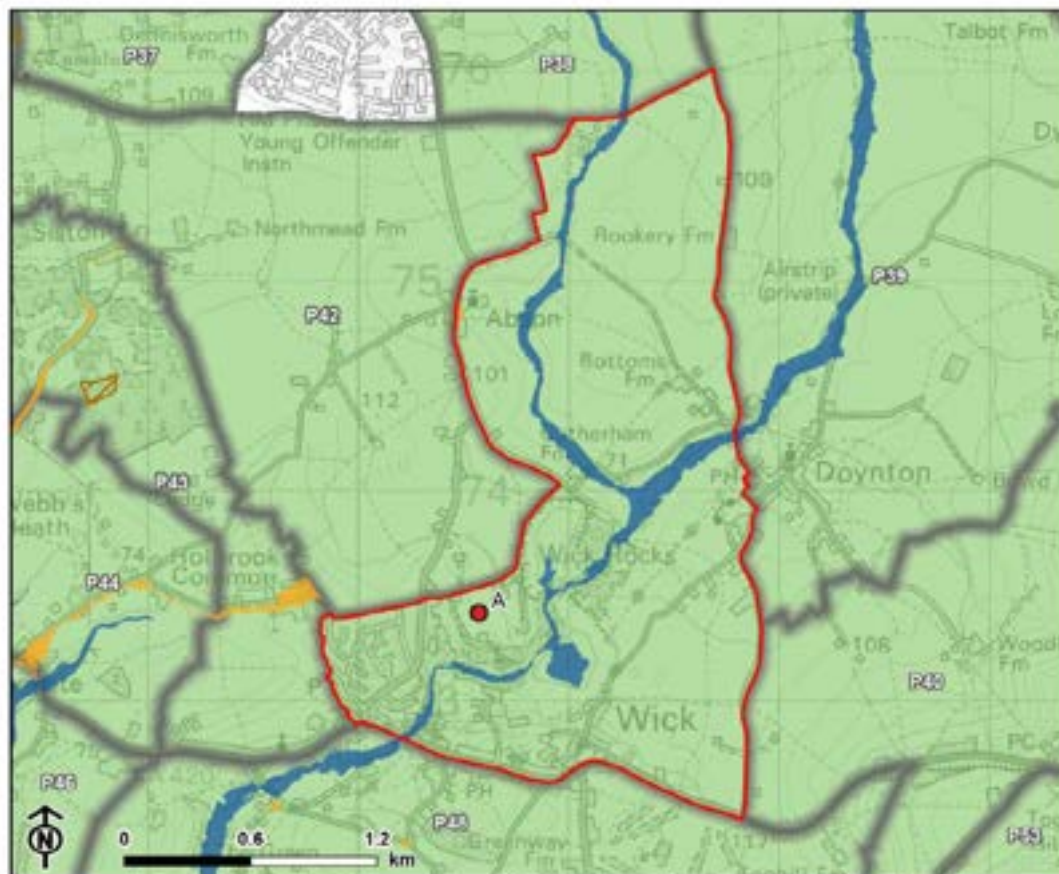


purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Safeguarding the countryside from encroachment (Purpose 3) will be the most significant consideration when determining the potential for release of land for development within this parcel. Preserving the rural character of Bristol's wider visual setting (Purpose 4) may also be a consideration. The parcel is located a significant distance from the inset area of Pucklechurch to the west, and the Cotswold escarpment creates very strong distinction from land beyond the Green Belt's outer edge, so any strategic scale development within the parcel would constitute a significant encroachment on the countryside, and weakening of existing inset or outer Green Belt boundaries.

# Parcel P41



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- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Ancient woodland             |
| Neighbouring parcel                    | Common land                  |
| Green Belt                             | Scheduled monument           |
| Location referenced in assessment text | Flood zone 3b                |

Land to the southeast of Pucklechurch and east of and including the village of Wick. Rookery Lane forms the eastern boundary of the parcel in the north and Doynton lies to the east of the parcel in the south. Feltham Brook passes through the western half of the parcel from north to the south. The parcel is comprised of agricultural fields and some agricultural use buildings adjacent to Rookery Lane in the central region of the parcel. There is residential development on the southern boundary of the parcel along Wick High Street.

Wick itself is relatively densely developed, such that open land within the settlement doesn't make any significant contribution to Green Belt openness.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The parcel lies to the southeast of Pucklechurch, over 2km from the fringe of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Elevated ground and areas of woodland to the west provide a strong separation between the parcel and the large built-up area. Development in the parcel would not therefore constitute sprawl of Bristol.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

The parcel does not lie between neighbouring towns.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel is generally characterised by rural uses and contains land that has strong distinction from Pucklechurch. Development would therefore constitute significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

The parcel does not include land which contributes to the historic setting or special character of Bristol. The presence of higher ground to the west reduces any visual relationship of the parcel with Bristol. It does not contribute to the setting of the city as experienced on any principal approaches into it.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

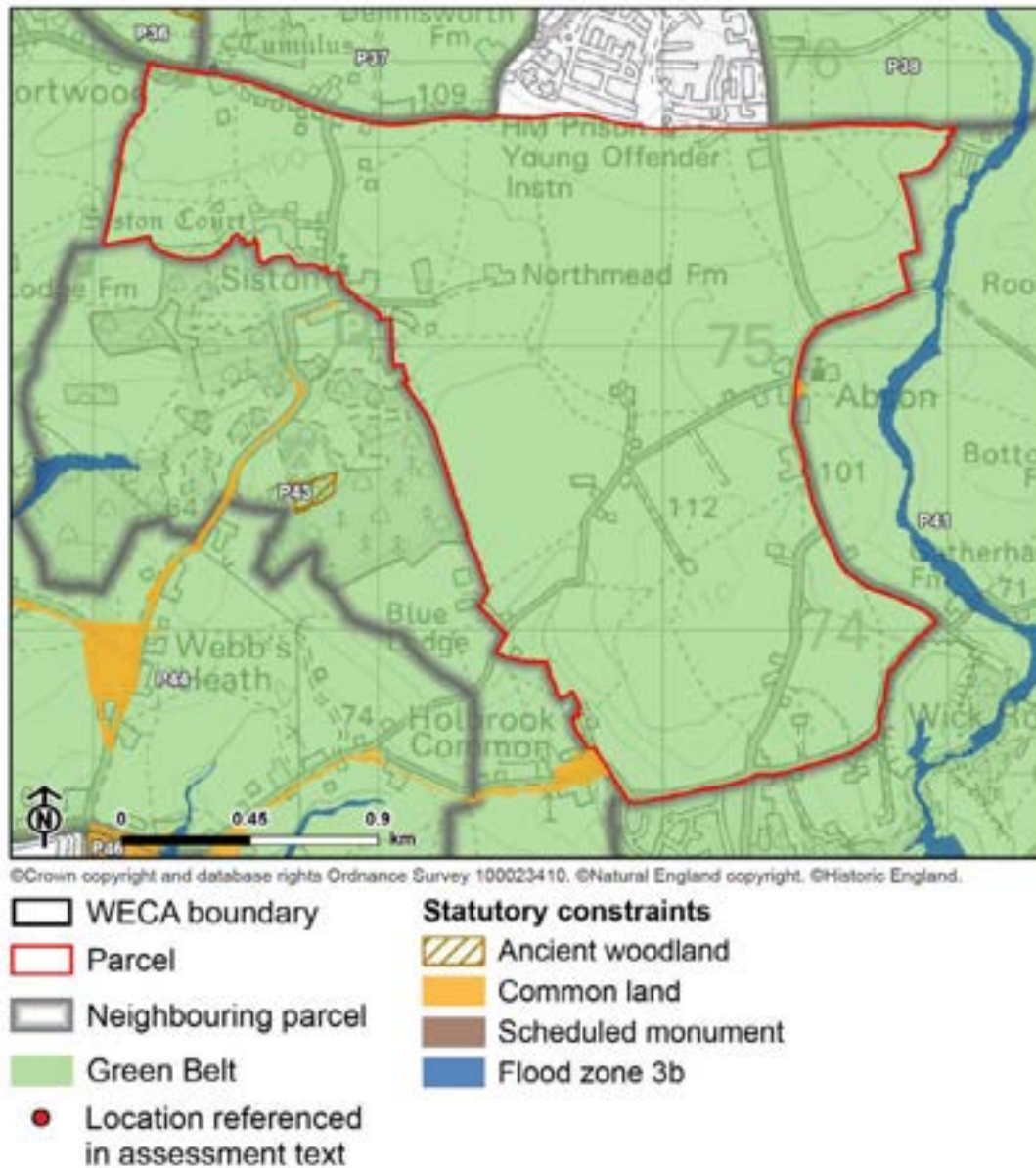
### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Encroachment on the countryside (Purpose 3) would be the most significant consideration when determining the harm to the Green Belt purposes of releasing land for development within this parcel. Given that the parcel lies over 500m from Pucklechurch to the northwest, and is separated from it by several field boundaries and a significant slope, any strategic development of the inset settlement would result in loss of land that makes a significant contribution to Purpose 3. It would also represent a weakening of Pucklechurch's well-defined southern and eastern boundaries (along Back Lane and Abson Road respectively).

At the southern end of the parcel, the village of Wick has clearly defined boundaries and lacks openness. It could be released without harming the Green Belt purposes. The wooded valley of the River Boyd forms a strong settlement edge to the southeast, and the rising landform to the east means that land here retains strong distinction from the village. However, although the area contained between Rock Road and the riverside woodlands to the south (map point A) and east still makes a significant contribution to Purpose 3, it could be released without significant harm to the adjacent Green Belt.

The south eastern edge of the parcel abuts the settlement of Doynton, but this village retains more of an open form and a stronger relationship with surrounding countryside than is the case with Wick, and lacks urban character.

## Parcel P42



Land to the east of the Bristol urban area between Pucklechurch and Wick. The parcel is characterised by agricultural fields and some individual residential dwellings that do not impact openness.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Land lies adjacent to the south of Pucklechurch and the majority of the parcel lies over 1km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire).

Woodland and slopes to the west provide strong distinction from Bristol.

Development in this parcel would therefore relate more strongly to Pucklechurch, or to washed over but urbanising development in the village of Wick to the south of the parcel, than to the large built-up area of Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

The parcel does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel is largely characterised by rural uses and contains land that has strong distinction from development in the Bristol urban area, Pucklechurch or Wick. Development in the parcel would therefore constitute significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within in the parcel is visually prominent, given that it occupies elevated ground to the east of the Bristol urban area. However, it lacks association with the historic core of the city or the principal roads and watercourses leading into it.



## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

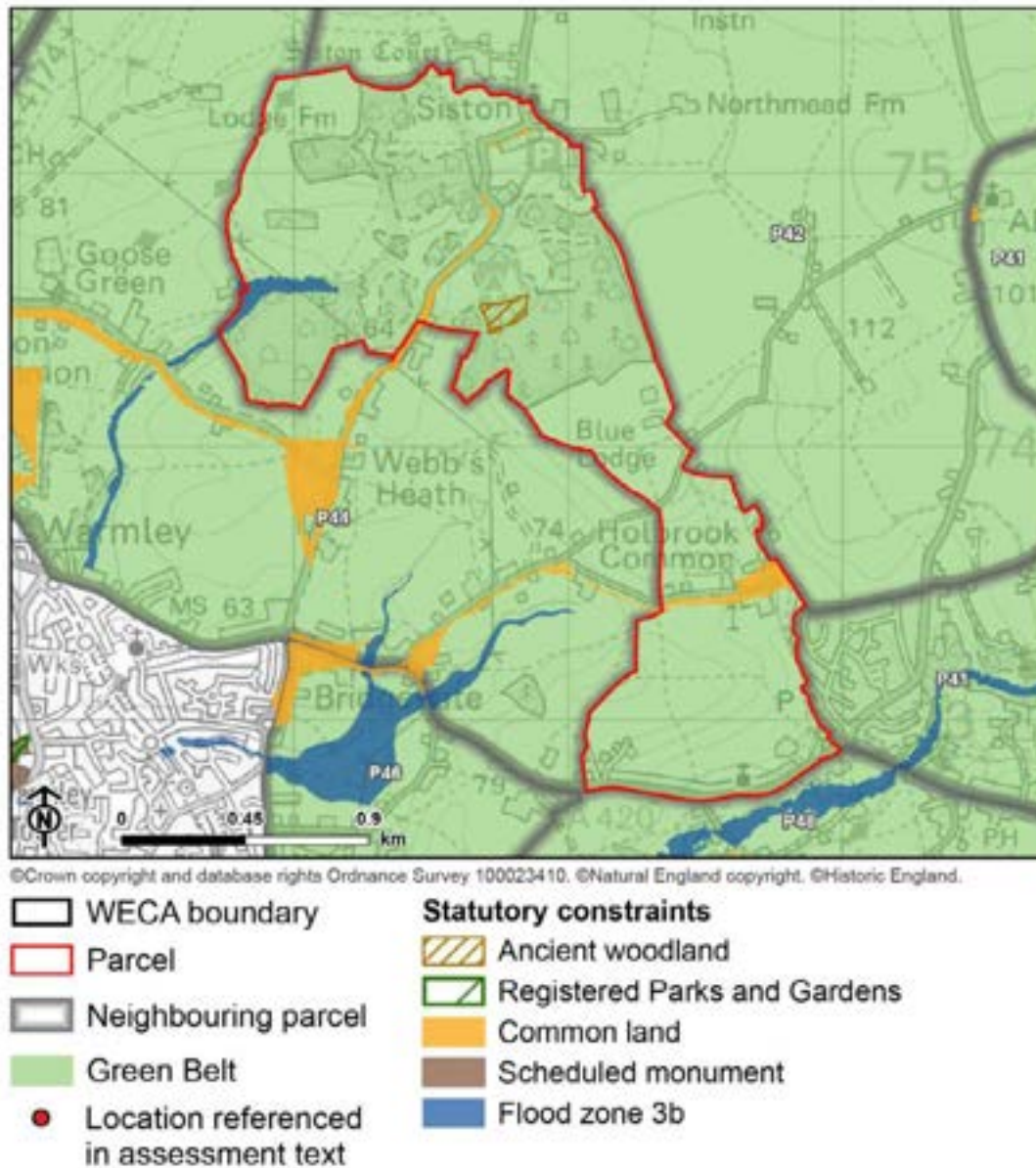
All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The parcel slopes downhill from the settlement edge of Pucklechurch and there is a well-treed boundary along Back Lane at the inset edge. Any expansion beyond these strong physical and visual boundaries would constitute significant expansion of the settlement. A lack of strong alternative boundaries within the parcel means that any release would result in weakening of the adjacent Green Belt.

Land at the southern end of the parcel abuts the village of Wick which is washed over but which lacks openness. However, any expansion northwards into this parcel would encroach on steeper and higher ground than that on which Wick is located, and would breach the consistent boundary formed by Holbrook Lane. Therefore, there are no strategic areas that make a weaker contribution to Purpose 3, or which could be released without weakening adjacent Green Belt land.

## Parcel P43



Land to the south of Siston and east Bridgegate suburbs of the Bristol urban area, including farmland and a sizeable area of open access woodland (Overscourt Wood). The edge of the outskirts of the village of Wick along the A420 marks the southeastern edge of the parcel. There is no significant urbanising development or reduced openness within the parcel.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The westernmost region of the parcel lies adjacent to the Warmley suburb of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Steeply sloping land within the parcel provides strong physical distinction from the urban area. Development in the parcel would therefore be perceived as significant sprawl of Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

The parcel does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel contains little urbanising development and is mostly comprised of rural uses. It mostly has strong distinction from urban areas, so development within the parcel would constitute significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Although the parcel includes some high ground it is largely separated from the Bristol urban area by intervening high ground and woodland. The parcel lacks a relationship with the historic city core, and it does not contribute to the setting of the city as experienced on any principal approaches into it.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

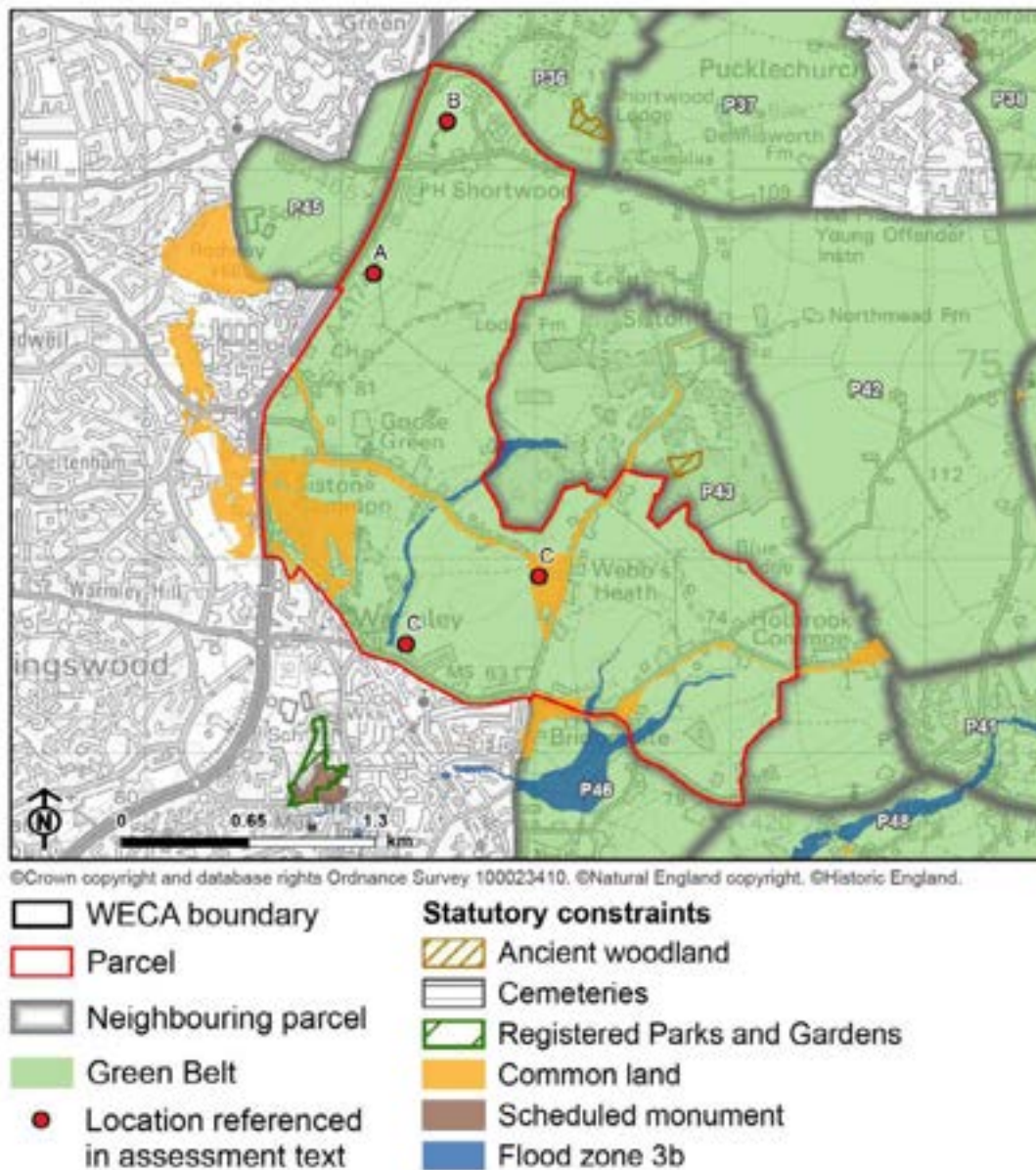
#### Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. There is greater urbanising visual influence adjacent to washed-over but urbanising development in Wick, but land in the parcel nonetheless retains strong distinction from the village because of the steep slopes and stream that form the parcel edge. Any expansion of the village into this area would weaken this boundary.

## Parcel P44



Land to the east of the Bristol urban area, stretching between the Mangotsfield and Bridgegate suburbs, comprising largely of agricultural land on terrain sloping up from the urban edge. At its southern end the parcel extends eastwards to the outskirts of Wick, and northwards from there along the ridge crest to Overscourt Wood. There are areas of residential development in the north of the parcel on Shortwood Hill Road and in the south of the parcel adjacent to the Warmley, some industrial uses at Goose Green and at



Bridgegate, and residential development at Webb's Heath. The impact of all these on Green Belt openness is very localised.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Significant contribution**

The southern half of the parcel lies directly adjacent to the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) and the northern part is close enough for any strategic-scale development to be associated with the urban area. The A4174 at the inset edge to the west and steep slopes within the parcel provide strong distinction between the parcel and the urban area, so development of this parcel would constitute significant sprawl.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

Land does not lie between neighbouring towns.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel is generally characterised by rural uses and the steep slopes within the parcel and main roads along much of its urban edge provide strong distinction from Bristol. Any development up these slopes would as a result be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Moderate contribution**

The parcel occupies prominent slopes and therefore forms part of the Bristol urban area's visual setting. However, although Bristol is a historic city, most development on the urban edge in this area is relatively modern, so the parcel lacks a relationship with the historic city core, and it does not contribute to the setting of the city as experienced on any principal approaches into it.



## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

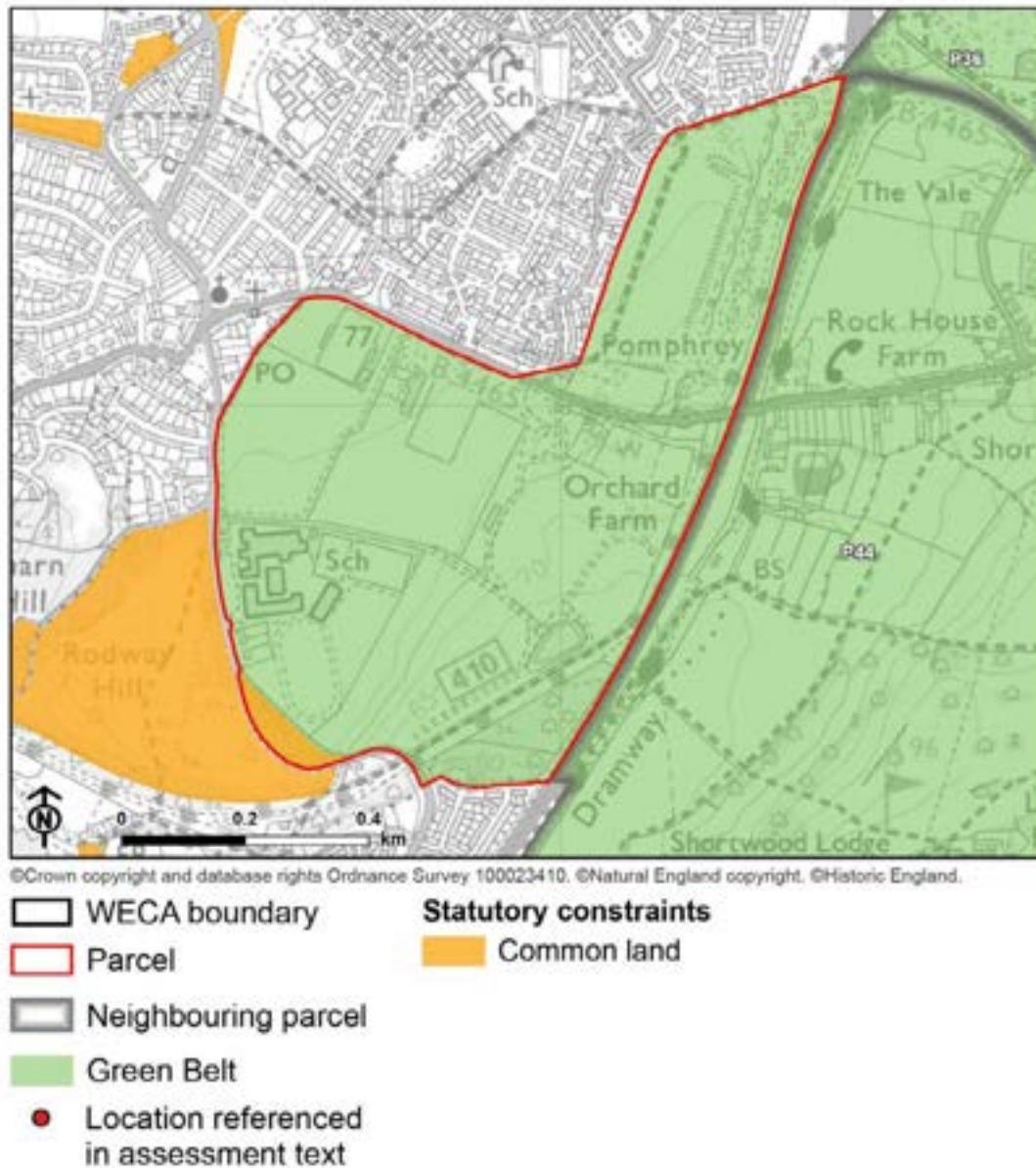
All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the Bristol urban area (Purpose 1) and preventing encroachment on the countryside (Purpose 3) are likely to be the most significant consideration when determining the potential harm of releasing land for development within this parcel. Any expansion of the urban area upslope beyond the A4174 would constitute a significant expansion of the city. There is some lower lying ground between the A4174 and Shortwood Lodge Golf Club (map point A), but this area still has strong visual separation from the Bristol urban area given the level of tree cover, and release of land here would breach the consistent boundary formed by the main road and also the Dramway track, which marks the inset settlement edge northwards up to the M4. Land to the north of Main Road (map point B), Shortwood, has some urbanising influence from existing development and is also contained by the road network and by tree cover, so the harm of releasing this area would be slightly lower.

There is also some existing urbanising development on lower slopes on the southern fringe of the parcel, between Warmley and Bridgegate (map point C), and at Webb's Heath (map point C), which weakens the integrity of the A420 and A4175 as Green Belt boundaries and which consequently would slightly reduce the impact of release in this area on the adjacent higher ground to the north and east.

## Parcel P45



Land adjacent to the Mangotsfield suburb of the Bristol urban area. The A4174 forms the eastern boundary of the parcel, abutted to the north of the B4465 by an earthwork sculpture and associated planting. The parcel is characterised by grass sports pitches and vacant land, and Mangotsfield School is located in the southwest of the parcel.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Moderate contribution

The parcel lies directly adjacent to the Mangotsfield suburb of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) but is contained by the inset urban area on three sides, and by the A4174 on its outer edge. This limits its contribution to preventing sprawl, despite in places have relatively strong distinction from the urban area as a result of well-treed boundary roads and tree belts within the parcel.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

The parcel does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Moderate contribution

The parcel is largely comprised of sports pitch uses, which are associated with the adjacent urban area and the secondary school in the southwest. However, tree cover within the parcel and at the inset edge limits urbanising visual influence.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

The parcel does not include land which contributes to the historic setting or special character of Bristol. Most development on the inset edge of the Bristol urban area in this area is relatively modern, and the parcel lacks the elevation to play a visual role in the setting of the city as a whole. The adjacent Rodway Hill is a prominent feature in views from within the city, but less so in the context of views from the surrounding countryside, so openness within this parcel doesn't make a significant contribution to the role of Rodway Hill.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

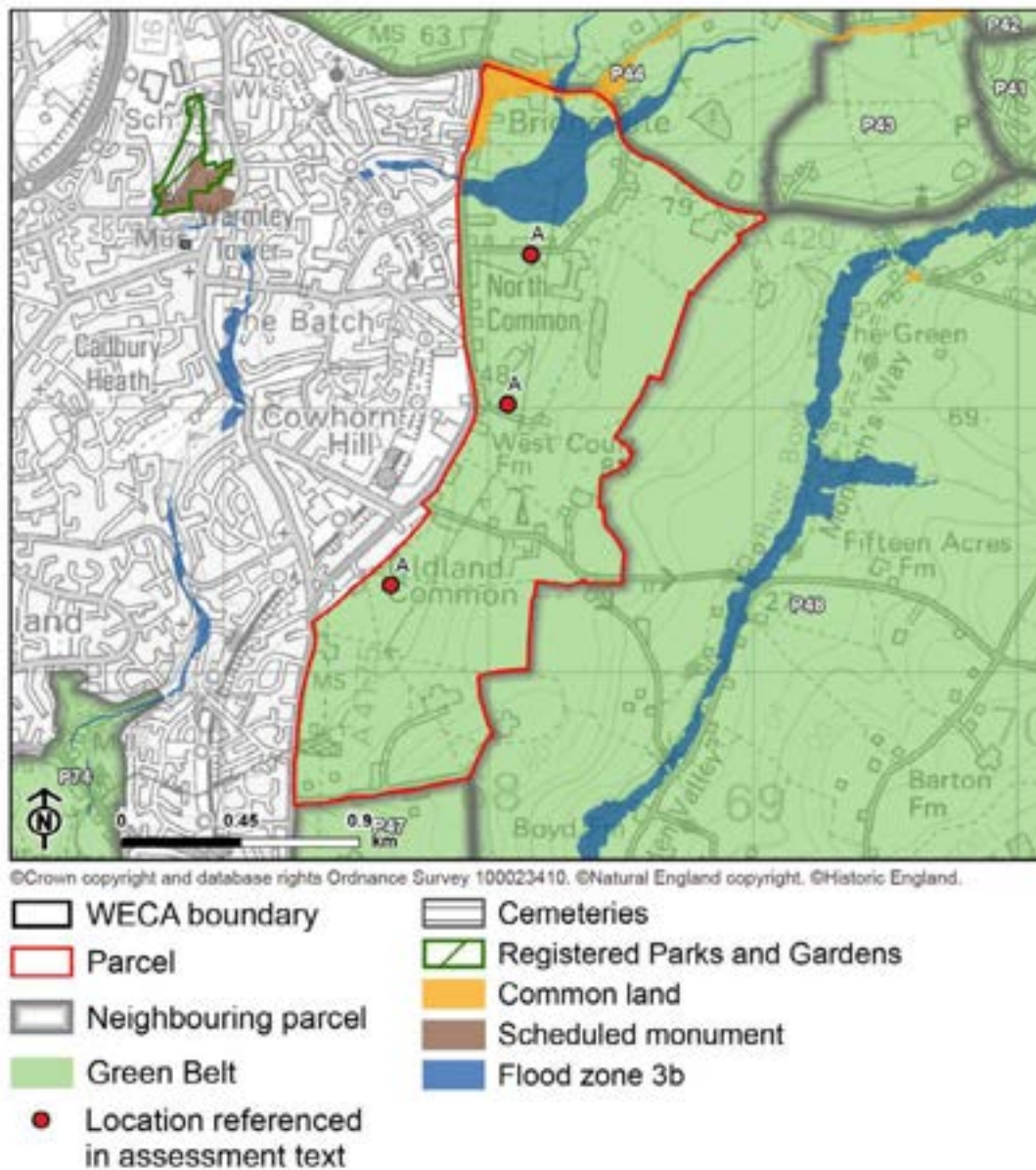
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The parcel makes a moderate contribution to preventing sprawl of the large built-up area (Purpose 1), and to preventing encroachment on the countryside (Purpose 3), but the harm of its release on the wider Green belt would be limited, given the extent to which it is contained by the large built-up area and the A4174 to the east. However, it is noted that visually the A4174 is relatively contained in the landscape, such that in views from the east the tree cover within the parcel, and vegetation on the earth sculpture, do blend with tree cover to the east of the main road and within the inset settlement on Rodway Hill to give a well-treed, elevated character to this edge of the urban area.

## Parcel P46



The parcel is located to the east of the outskirts of the Bristol urban area, adjacent to the suburb of Oldland Common. There are some washed over residential dwellings on east side of the A4175 Bath Road, which forms the inset settlement boundary, and others along lanes that extent east into the parcel (Cann Lane, Redfield Hill and Ryedown Lane), but none of these are of sufficient scale and density to significantly affect openness. The parcel is comprised of agricultural fields, with agricultural use buildings distributed

throughout.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

Land is directly adjacent to Oldland Common, which forms part of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Elevated land in the eastern half of the parcel has strong distinction from the urban area, so development within this area would be considered significant sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

The parcel is too peripheral to the gap between the Bristol urban area and Bath to make more than a limited contribution to their separation. Intervening high ground provides strong separation.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from the Bristol urban area. As such, development within the parcel would be considered significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Moderate contribution

Most of the eastern side of the parcel occupies prominent slopes and therefore forms part of the Bristol urban area's visual setting. However, although Bristol is a historic city, most development on the urban edge in this area is relatively modern, so the parcel lacks a relationship with the historic city core, and it does not contribute to the setting of the city as experienced on any principal approaches into it.



## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

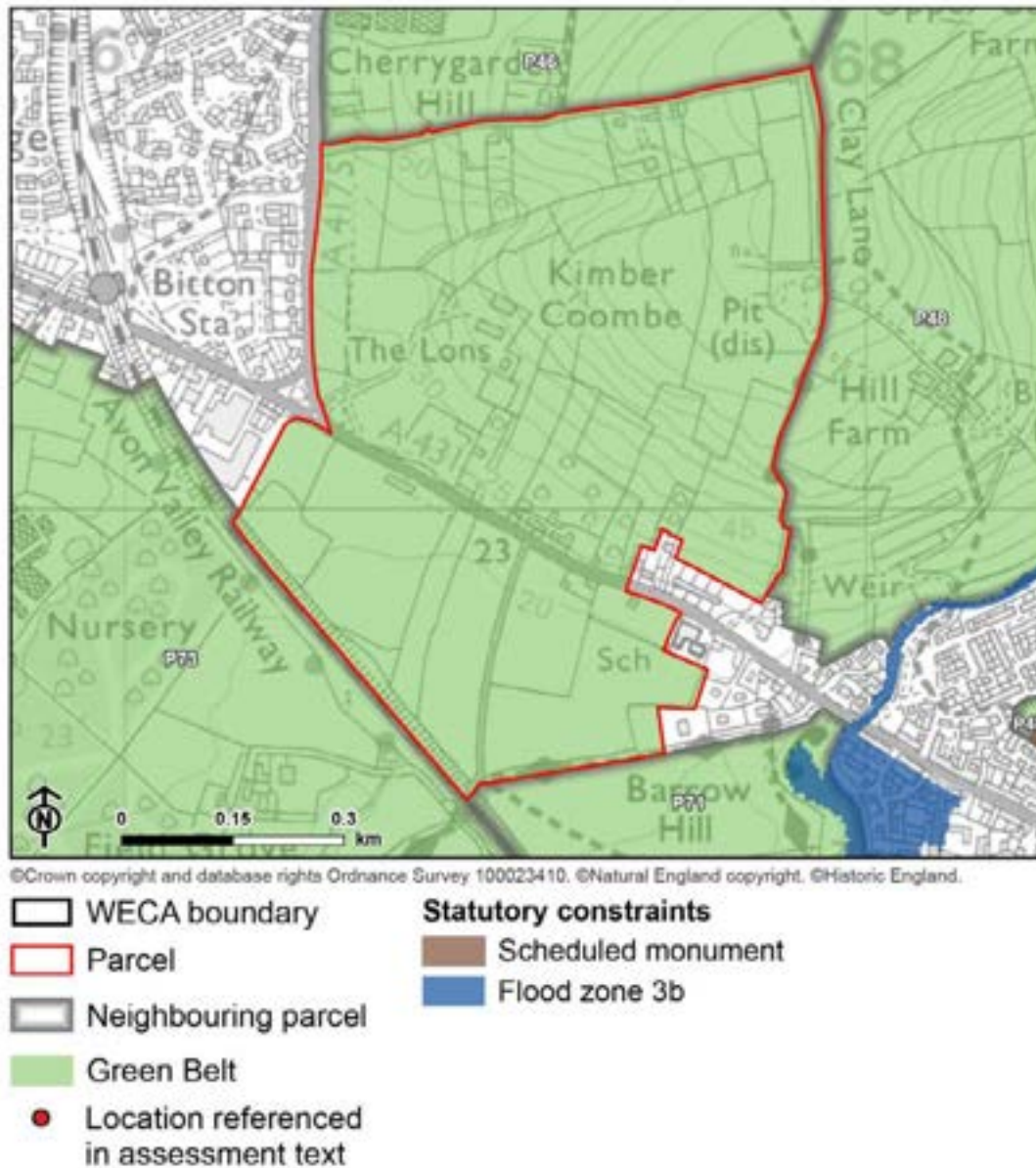
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the large built-up area of Bristol (Purpose 1) and safeguarding the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. There is some difference between the higher ground in the eastern part of the parcel and the flatter ground to the west (map points A), with the latter being subject to stronger urbanising visual influences, so fields immediately adjacent to the inset edge make a weaker contribution to Purposes 1, 3 and 4. The A4175 forms a consistent inset settlement boundary for most of the parcel, beyond which any expansion would be considered a weakening of the boundary, but development that didn't extend up onto the steeper slopes would be less harmful.

## Parcel P47



Land on the north side of the Avon Valley to either side of the A431, between the Willsbridge suburb of the Bristol urban area and the inset village of Bitton. There is sporadic development across the parcel, including garden centres, a campsite and scattered residential properties, but in general the parcel is open and is characterised by agricultural fields.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Significant contribution**

The parcel lies directly adjacent to the Willsbridge suburbs of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), and also forms the separation between the Bristol urban area and the inset village of Bitton. Land to the north of the A431 rises steeply north and eastwards from the urban area and the main road, and the A4175 also forms a clear, consistent boundary to the edge of Bristol, so land here has strong distinction from the urban area. It therefore makes a significant contribution to preventing sprawl of the large built-up area, and the merging of Bitton into the Bristol urban area would be perceived as a more significant sprawl of the large built-up area than just the loss of openness in the area released.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

The parcel lies in a relatively wide gap between the Bristol urban area and Bath, between which prominent high ground creates strong separation. It therefore makes a negligible contribution to preserving the separation of towns.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

Although there is some residential and commercial development within the parcel, it is largely characterised by rural uses. The hill to the north of the A431 has strong distinction from the Bristol urban area and Bitton, so the parcel makes a significant contribution to preventing encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Moderate contribution**

Although it lacks a relationship with the historic core of Bristol, the parcel lies

on the north side of the Avon Valley and is visible on a principal approach to the city along the A4 from Bath, marking a distinct containing edge to the city. Therefore it makes a moderate contribution to Bristol's historic setting.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

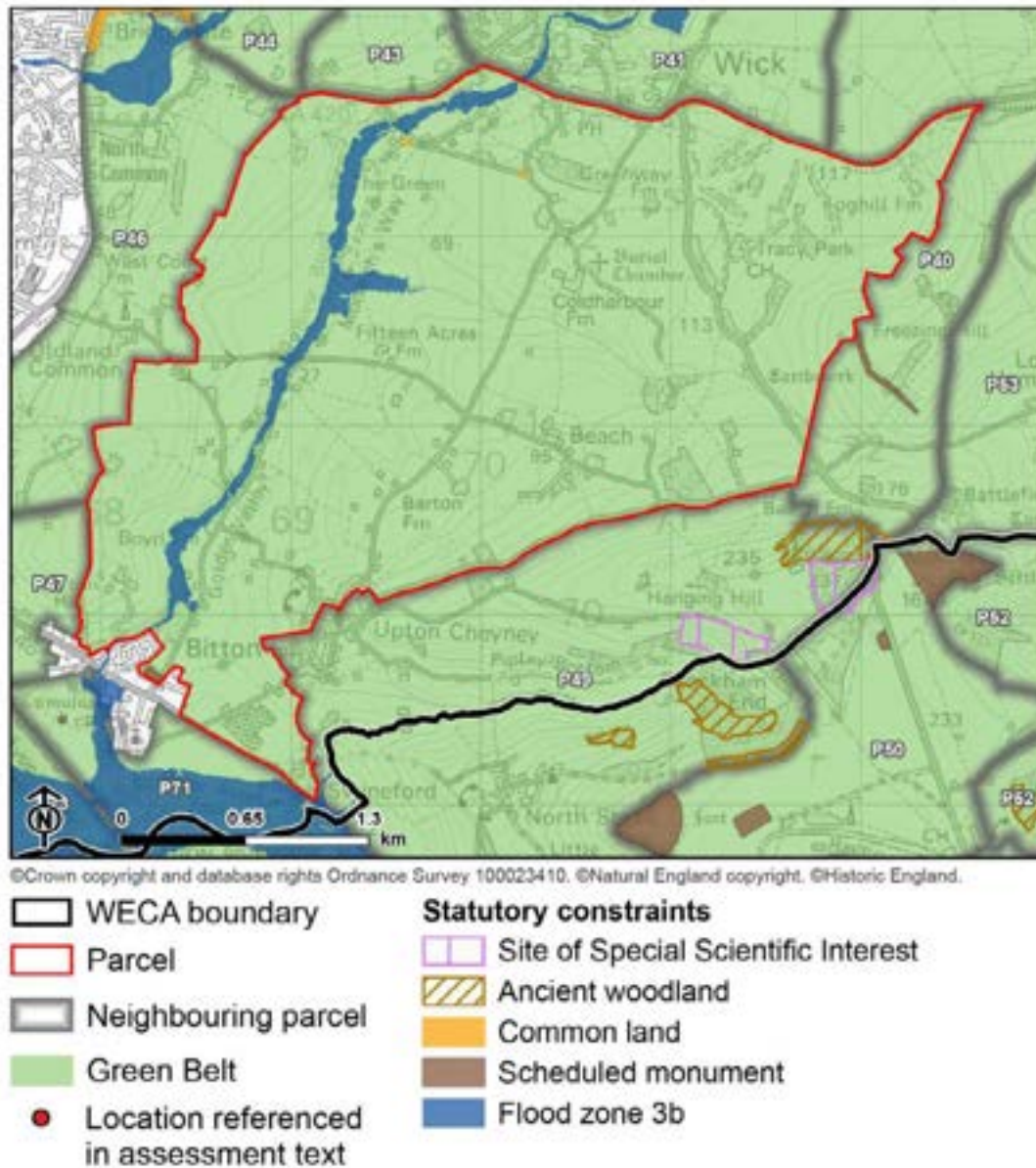
All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the large built-up area of Bristol (Purpose 1) and safeguarding the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. The north of the parcel occupies steeply sloping land and therefore any expansion up this slope would be crossing a natural, physical boundary, as well as an 'A' road.

There is weaker distinction between land to the south of the A431 and the edges of Willsbridge and Bitton, where the landform is much flatter and existing development along the A431 has some urbanising influence, so land here makes a weaker contribution to Purposes 3 and 4. The well-treed the Bristol urban area and Bath railway path would also limit impact on adjacent Green Belt land to the south. However, the fragility of the Willsbridge-Bitton gap means that any additional development in this area, either along Bath Road or to the south, would contribute to merging Bitton into Bristol, which would be considered significant sprawl (Purpose 1).

## Parcel P48



The parcel is located to the east of the Bristol urban area, from the western side of the valley of the River Boyd that runs parallel to the urban edge between Wick and Bitton extending eastward to the foot of the Cotswold escarpment.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

High ground to the west of the River Boyd creates strong separation from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), so development within the parcel would not therefore be considered sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

The parcel is too peripheral to the gap between the Bristol urban area and Bath to make more than a limited contribution to their separation. Intervening high ground provides strong separation.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel generally has rural uses and contains land that has strong distinction from the nearest inset areas of the Bristol urban area and Bitton. Development within the parcel would therefore be considered significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

Land within the parcel lacks association with the historic core of Bristol and any of the principal routes leading into it.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

#### **Significant contribution**

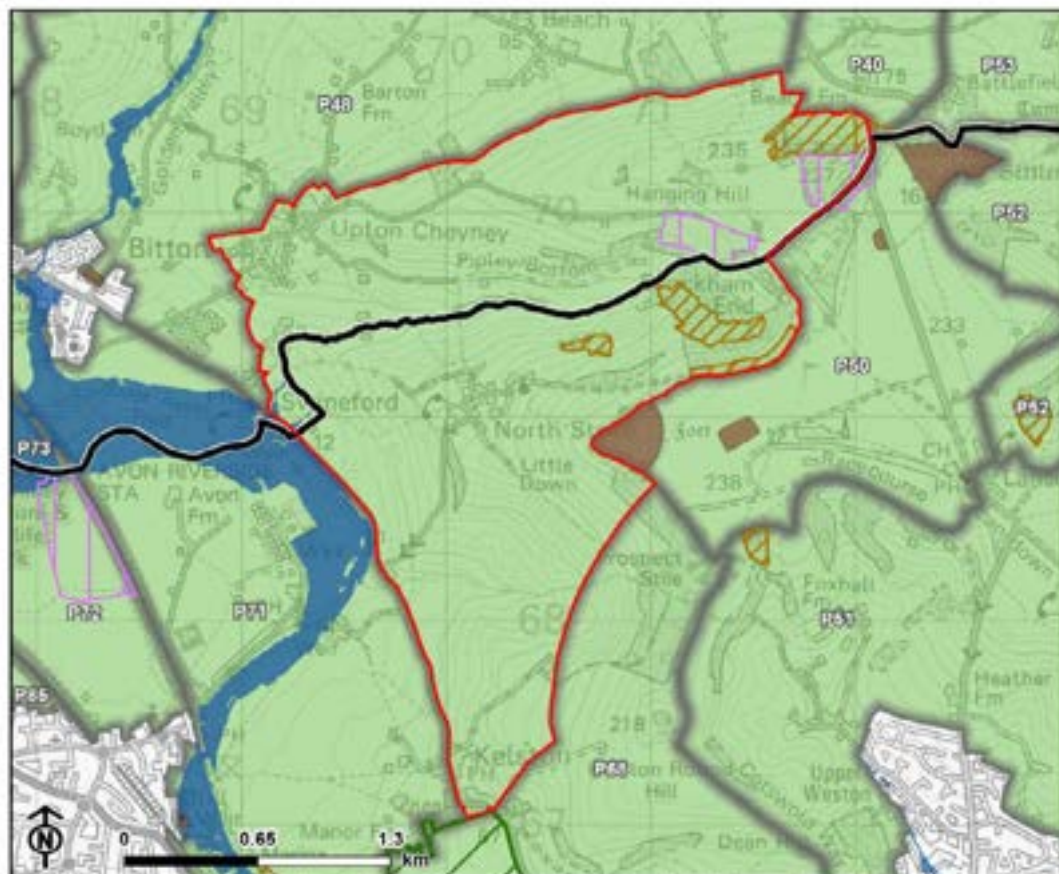
All Green Belt land is considered to make a significant contribution to this purpose.



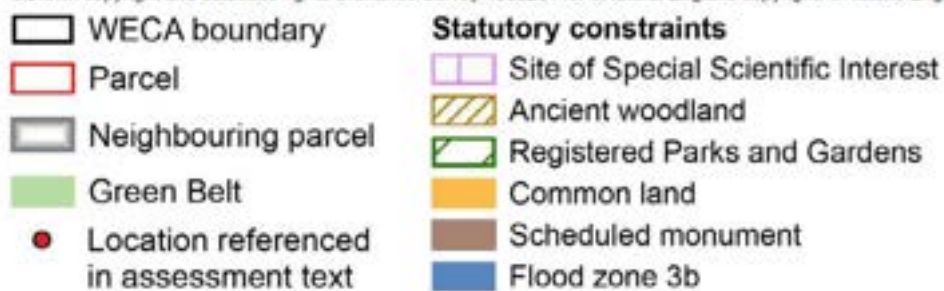
## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The inset village of Bitton on the southwestern edge of the parcel lies at the foot of steep slopes rising up from the River Boyd, so any strategic-scale expansion into the parcel would affect land that has strong distinction from the inset settlement, and therefore makes a strong contribution to Purpose 3. The village of Wick lies on the northern edge of the parcel, and although washed over is densely developed and lacks openness; however, its setting in relation to the river and hills is similar to that of Bitton. Any strategic-scale expansion into the parcel would involve development onto higher ground that is also separated from the village by the river and the A420, so there is no potential for release without significant loss of contribution and the creation of a weak boundary.

## Parcel P49



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The steep slopes of the Cotswold escarpment, rising above the Avon Valley to the east of the Bristol urban area and north west of Bath. There are small hillside villages at North Stoke and Upton Cheyney, but neither is of a size of density to have any significant impact on Green belt openness.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The parcel lies over 1.5km from the large built-up areas of both Bath and Bristol (the latter comprising the city of Bristol and contiguous urban development in South Gloucestershire) and has very strong physical separation from both. Development within the parcel would not be considered sprawl of either large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

Relative to the size of Bath and the Bristol urban area, the gap between them to them along the Avon Valley between Willsbridge and Weston is not large. However, the terrain in this parcel to the east of the river valley acts as a significant separating feature.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel's very prominent landform creates strong distinction from all built-up areas. Development within the parcel would be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Moderate contribution**

The high ground in this parcel is a prominent element in the landscape between the Bristol urban area and Bath, but its distance from both limits the contribution that it can be considered to make to the settings of the two historic cities.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

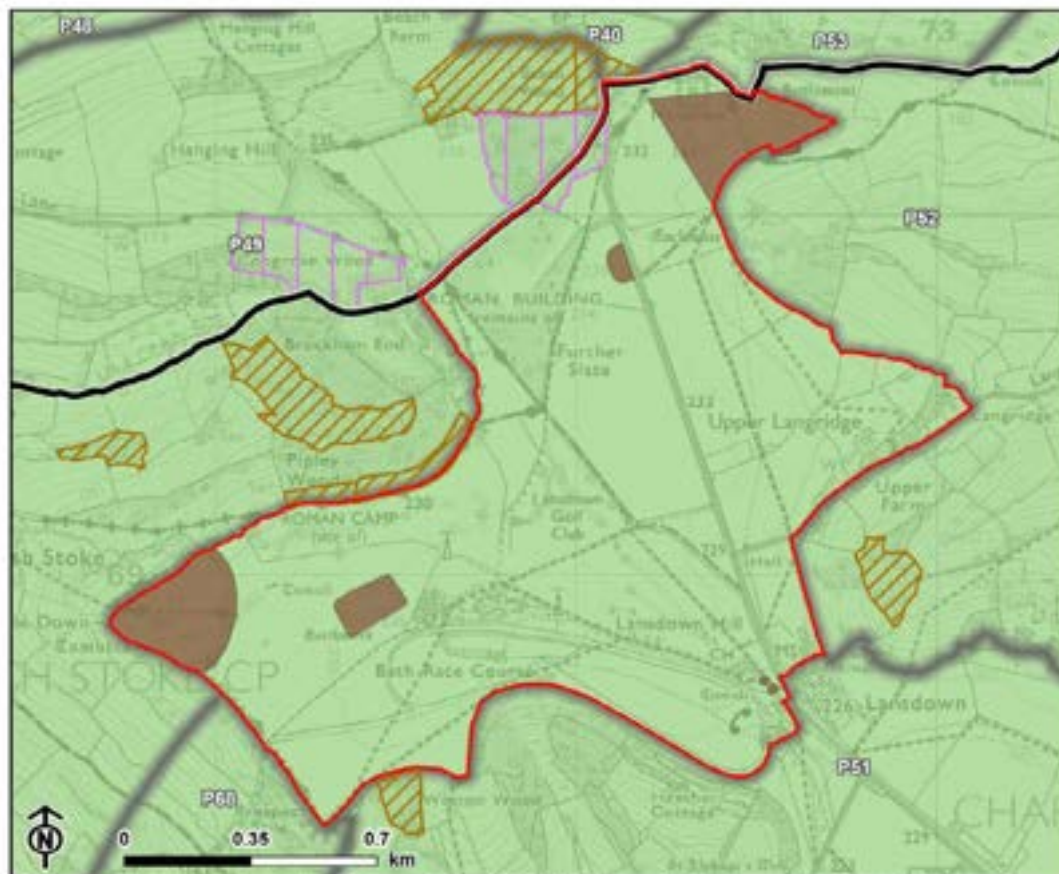
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Any expansion of an existing inset settlement into this elevated landscape would constitute a very visible and significant encroachment on the countryside, considerably altering that settlement's relationship with retained Green Belt land and therefore representing a significant weakening of the Green Belt boundary.

## Parcel P50



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- |  |                                     |
|--|-------------------------------------|
| WECA boundary                          | <b>Statutory constraints</b>        |
| Parcel                                 | Site of Special Scientific Interest |
| Neighbouring parcel                    | Ancient woodland                    |
| Green Belt                             | Scheduled monument                  |
| Location referenced in assessment text |                                     |

The parcel comprises the northern and western parts of the broad plateau of Lansdown Hill, to the north of Bath. In addition to farmland, Bath Racecourse and Lansdown Golf Course are located in this area. A number of Scheduled Monuments are situated within the western and northern areas of the parcel, including Lansdown Camp.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel lies more than 1km to the north of the large built-up area of Bath. The parcel has strong distinction from the settlement due to the raised landform. Development in this parcel would therefore not constitute sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land is peripheral to the gap between Bath and the edge of the Bristol urban area to the north of the River Avon, but the intervening hills create strong separation. Contribution is therefore only limited.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel has generally rural uses, and has strong distinction from the inset area of Bath. Development within the parcel would be considered a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Significant contribution

Although separate from the immediate visual setting of Bath, the the approach to Bath over Lansdown Hill is a significant element in the historic setting of the city's World Heritage Site, and the parcel also contains a number of features of historic interest that add to the character of Bath's wider setting, including Scheduled Monuments, the racecourse, and the site of the Civil War Battle of Lansdown (1643) and associated monument.



## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

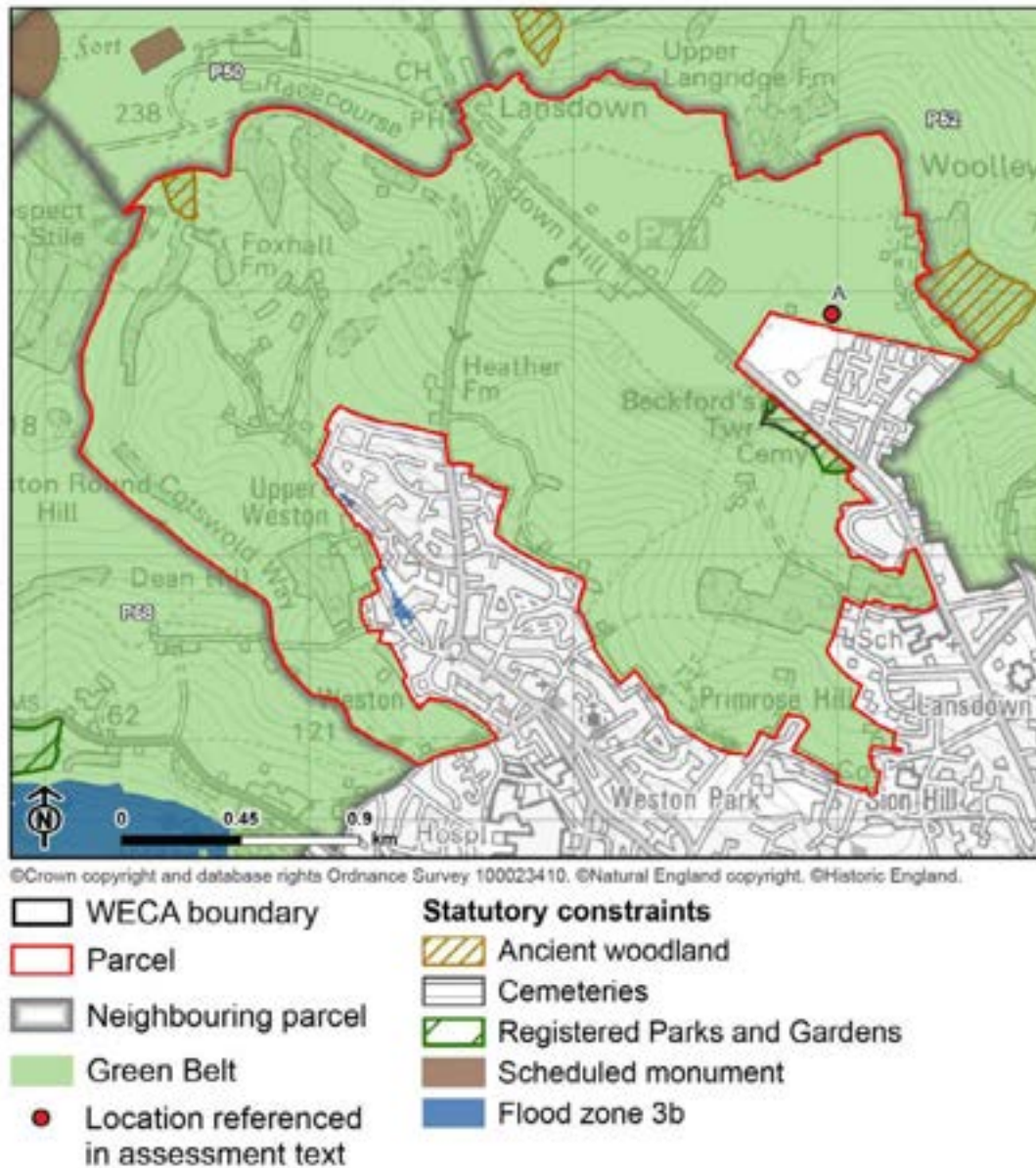
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) and the preservation of the setting and historic character of the historic town of Bath (Purpose 4) are likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The raised ground within the parcel has very strong distinction from the large built-up area of Bath and, therefore, any strategic scale expansion of Bath within the parcel would constitute a significant encroachment on the countryside, and a major change to the character of the approach to Bath over Lansdown Hill.

## Parcel P51



Steeply sloping land rising above the northwestern parts of Bath (the Lansdown and Weston Park suburbs), together with the flat plateau of the southern part of Lansdown Hill. The plateau area includes the hamlet of Lansdown and a park and ride facility, but neither is large enough or sufficiently built-up to serve as a focus for strategic-scale development.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Significant contribution**

The parcel lies directly adjacent to the Weston suburbs of the large built-up area of Bath. The steep, wooded slopes within the parcel provide strong physical and visual separation from the urban area, so any expansion into the parcel would constitute significant sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

Land is peripheral to the gap between Bath and the edge of the Bristol urban area to the north of the River Avon, but the intervening hills create strong separation. Contribution is therefore only limited.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel has generally rural uses, and has strong distinction from the inset area of Bath. Development within the parcel would be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Significant contribution**

The rising slopes above the northern edge of Bath are prominent in the visual setting of the World Heritage Site.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

#### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

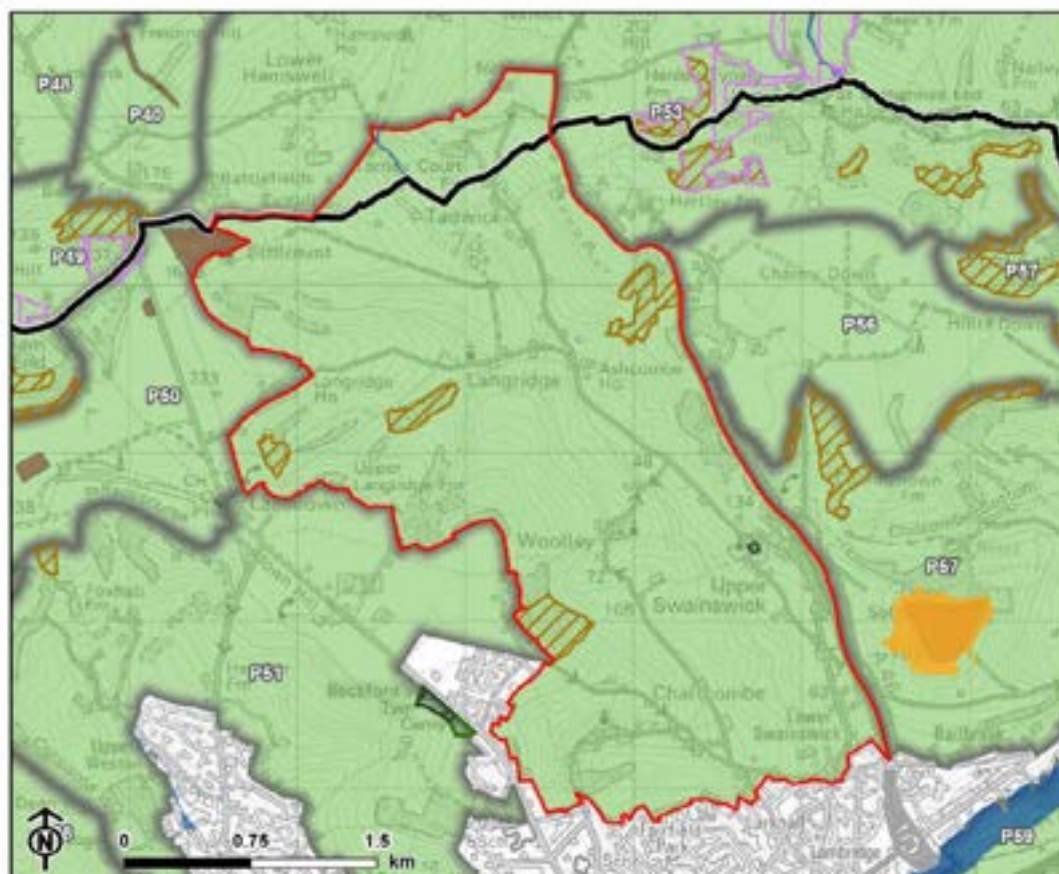
## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of the large built-up area (Purpose 1), the prevention of encroachment on the countryside (Purpose 3) and the preservation of the setting and historic character of the historic town of Bath (Purpose 4) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. Any strategic scale expansion of the Weston suburb of Bath up the slopes within the parcel would constitute significant loss in relation to all these purposes.

To the north of the Lansdown suburb, the inset urban area has expanded up onto the southern edge of the summit of Lansdown Hill. The redevelopment of the former MOD Ensleigh site on Granville Road has created a residential area that has a stronger relationship with adjacent open land on the plateau than is the case where landform and woodland create distinction, so contribution to Purpose 1 and Purpose 3 is weaker in the adjacent fields (map point A).

However, the approach to Bath over Lansdown Hill is a significant element in the historic setting of the city's World Heritage Site, and any expansion of the inset area would cause a weakening of the contribution of remaining open land on the Lansdown plateau to Purpose 4. There are no strong alternative boundary features, so expansion would also cause a knock-on weakening of contribution to Purposes 1 and 3.

## Parcel P52



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WECA boundary	<b>Statutory constraints</b>
Parcel	Site of Special Scientific Interest
Neighbouring parcel	Ancient woodland
Green Belt	Cemeteries
Location referenced in assessment text	Registered Parks and Gardens
	Common land
	Scheduled monument
	Flood zone 3b

The steep-sided valley of Lam Brook, to the north of Bath west of the A46. Small valley-side hamlets including Upper Swainswick, Woolley, Charlcombe, Langridge and Tadwick have no impact on Green Belt openness.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

The parcel lies directly adjacent to the Larkhall suburbs of the large built-up area of Bath. The wooded areas to the south create a degree of separation from the urban area and development within the parcel would therefore constitute significant sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel has generally rural uses, and has strong distinction from the urban area of Bath. Development within the parcel would be considered a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Significant contribution

This steep-sided, scenic valley is one of a number of similar valleys which are characteristic of the setting of Bath, providing very rural approaches to the city. There are strong views from the A46.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

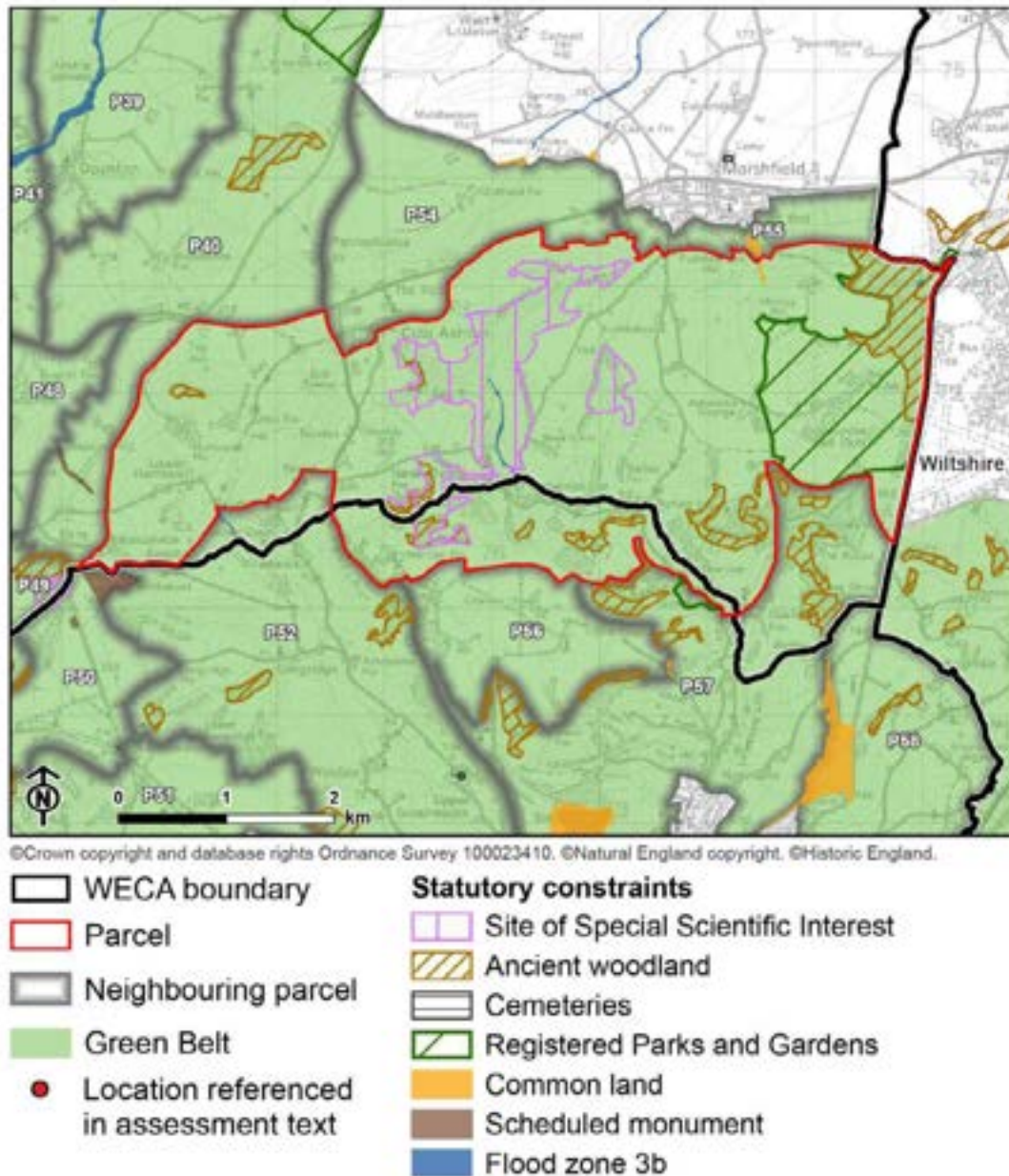
All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land



The prevention of sprawl of the large built-up area (Purpose 1), the prevention of encroachment on the countryside (Purpose 3) and the preservation of the setting and historic character of the historic town of Bath (Purpose 4) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. Any northward strategic-scale expansion of Bath into this intricate landscape of small, well-hedged fields would be likely to result in the loss of land which makes a significant contribution to all these purposes, although these field boundaries would offer an alternative Green Belt edge that would not be any weaker than the present boundary.

## Parcel P53



Land to the south and southwest of Marshfield and the A420, extending south to the area around the Gloucestershire - Somerset border. Much of the parcel features a complex topography and hills and valleys, with St Catherine's Valley SSSI and Monkswood Valley SSSI occupying some of the central section of the parcel. Built development is limited to isolated properties and a few small hamlets, such as Nimlet and Lower Hamswell, which have no impact on Green Belt openness.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The majority of the parcel is over 1km from the large built-up area of Bath to the south, and landform and woodland create strong distinction from it. Development within the parcel would not therefore constitute sprawl of a large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel has rural uses and contains land that has strong distinction from all urban areas. Development within the parcel would therefore constitute significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within the parcel lies beyond the settings of Bath and Bristol.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

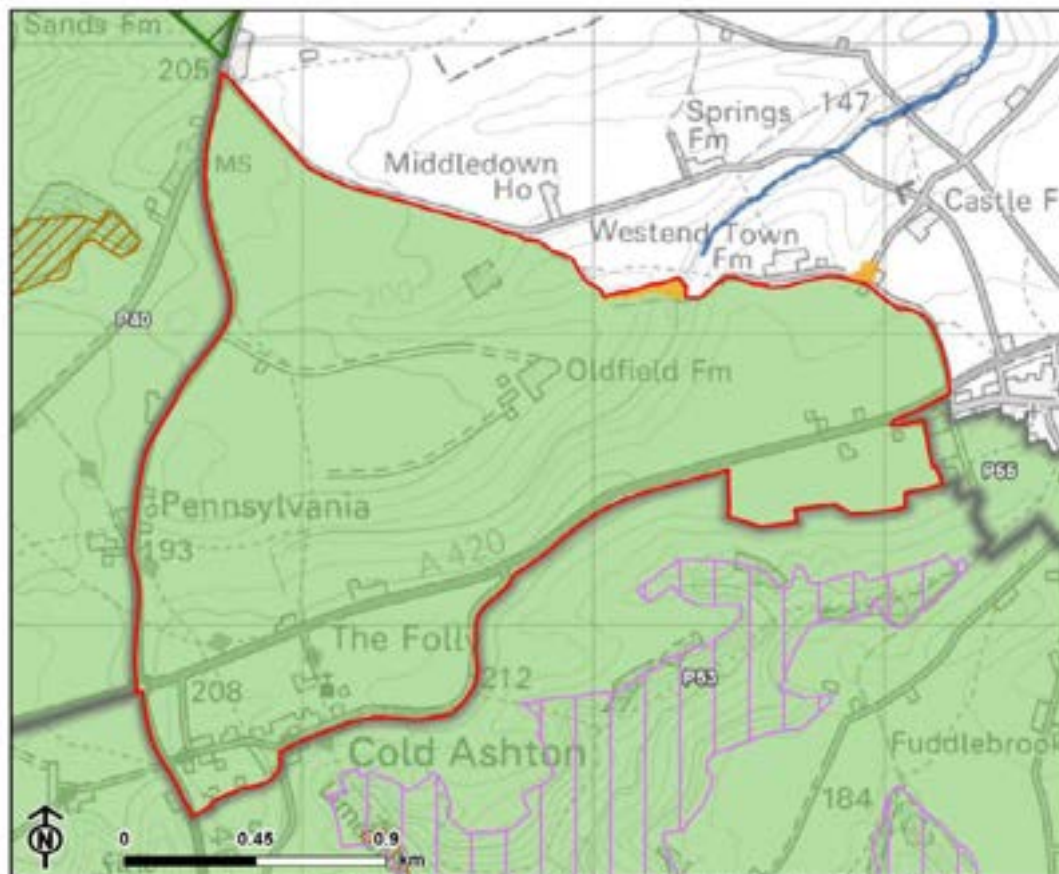
All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Encroachment on the countryside (Purpose 3) is likely to be the most

significant consideration when determining the potential for release of land for development within this parcel. The parcel lies distant from any inset or urban settlement, so there is no potential for expansion into it without significant impacts on Purpose 3.

## Parcel P54



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- |  |                                     |
|--|-------------------------------------|
| WECA boundary                          | <b>Statutory constraints</b>        |
| Parcel                                 | Site of Special Scientific Interest |
| Neighbouring parcel                    | Ancient woodland                    |
| Green Belt                             | Registered Parks and Gardens        |
| Location referenced in assessment text | Common land                         |
|  | Flood zone 3b                       |

Land adjacent to the Green Belt outer boundary to the west of Marshfield and east of the A46. The southern edge of the parcel extends just south of the A420 near Cold Ashton, to incorporate flatter fields above the steep valley complex that forms the headwaters of St Catherine's Brook. There is little built development within the parcel, with only the hamlet of Cold Ashton and a few isolated properties.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel is a significant distance from the large built-up areas of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) and Bath. Development in the parcel would therefore not constitute sprawl of either large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from Marshfield, the nearest settlement, where development would constitute significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within the parcel lacks association with any historic towns.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

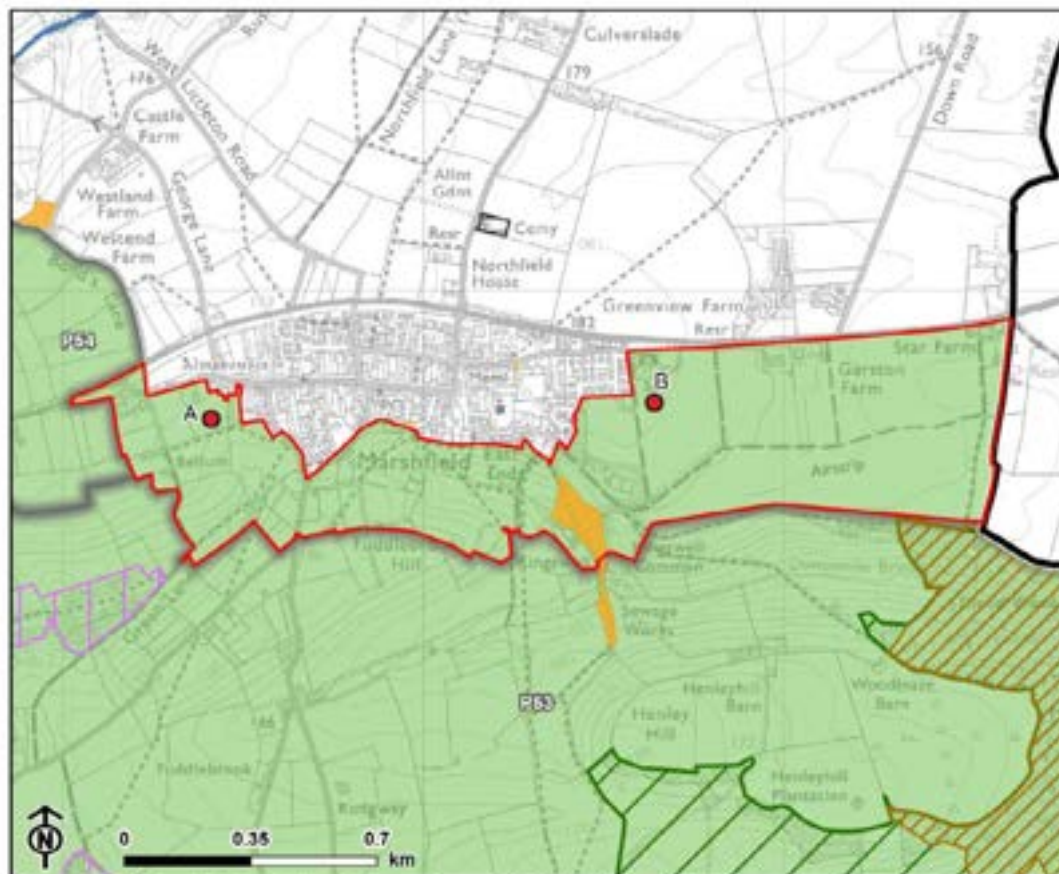
Preventing encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of



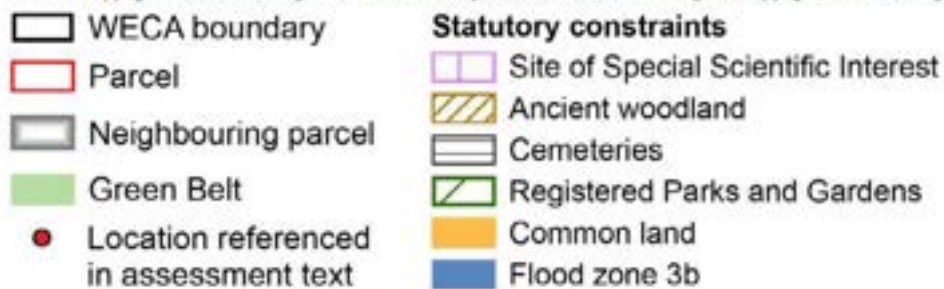
land for development within this parcel. The parcel excludes the fields closest to Marshfield, so any expansion of the settlement into this parcel would affect land that has strong distinction from it, and which therefore makes a significant contribution to Purpose 3.

The Green Belt outer edge follows minor roads, which would not provide adjacent land in the parcel with strong distinction from any future development beyond the boundary, and the release of any land in the parcel would not significantly affect the contribution or function of remaining Green Belt land. However, any expansion associated with the existing settlement of Marshfield would constitute a significant encroachment into the countryside.

## Parcel P55



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Land to the south, southwest and east of Marshfield. The A420 forms the northern boundary of the Green Belt to the east of Marshfield, extending to the Wiltshire border. There are some individual residential dwellings and a primary school within the parcel, but these do not significantly affect Green Belt openness.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Land is adjacent to Marshfield and lies a significant distance from the large built-up areas of both Bath and Bristol. Development in this parcel would be associated with Marshfield and would not be sprawl of a large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land does not lie between neighbouring towns. Neither Marshfield nor (within Wiltshire) Colerne or North Colerne are large enough to be defined as towns for this assessment.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses and contains land that has strong distinction Marshfield, where development would be considered significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within the parcel lacks association with any historic towns.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

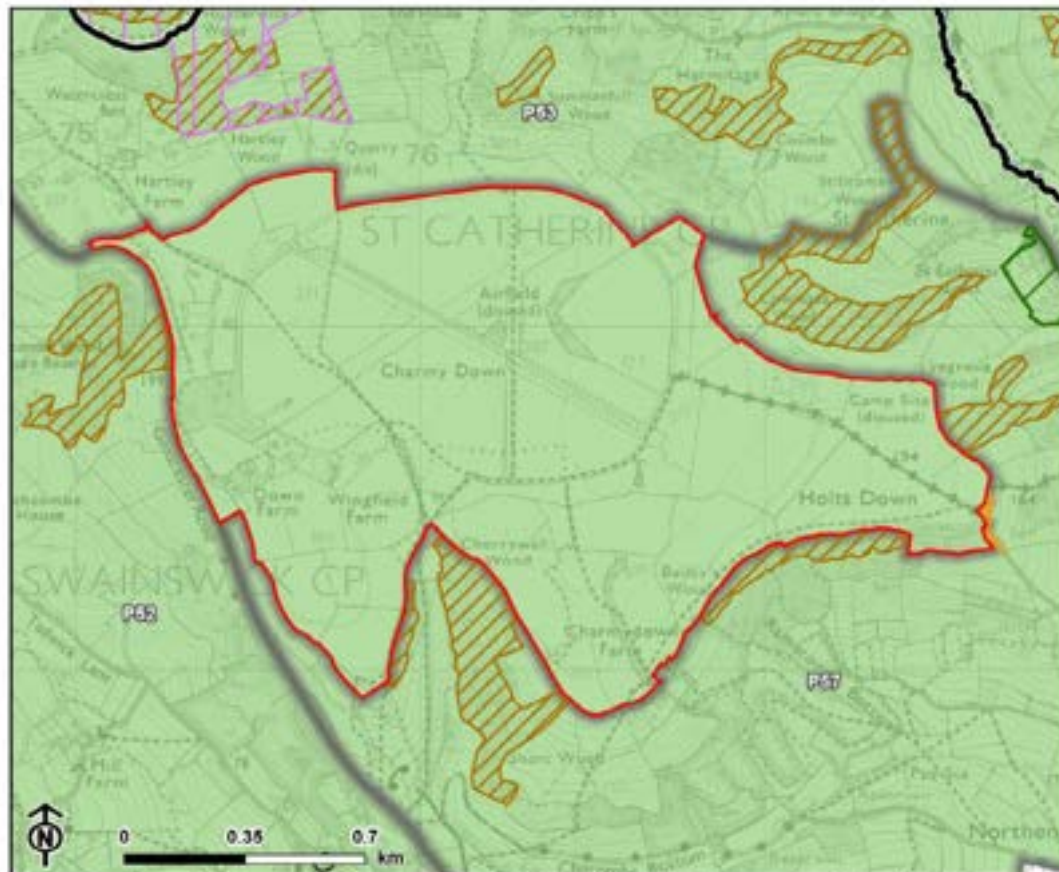
All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing encroachment on the countryside (Purpose 3) is likely to be the

most significant consideration when determining the potential for release of land for development within this parcel. In the immediate vicinity of Marshfield, valley landforms to the south create distinction from the built-up area, so any strategic-scale expansion would mean the loss of land which makes a significant contribution to Purpose 3. To the west the landform is flatter (map point A), but a strategic-scale release would encroach on land which is far enough from the main settlement edge to make a significant contribution to Purpose 3 and would, in the absence of any clear alternative boundary feature, have a knock-on impact on the contribution of adjacent land. To the east of Marshfield (map point B), the fields immediately adjacent to the settlement have weaker distinction from it, and therefore make a slightly weaker contribution to Purpose 3. Any strategic-scale release would in turn weaken the contribution of adjacent land to the east, but this corner of the Green Belt is strongly defined to the south by a steep-sided valley, and so could be released without harm to the wider Green Belt.

## Parcel P56



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WECA boundary	<b>Statutory constraints</b>
Parcel	Site of Special Scientific Interest
Neighbouring parcel	Ancient woodland
Green Belt	Cemeteries
Location referenced in assessment text	Registered Parks and Gardens
	Common land
	Flood zone 3b

The parcel is located to the north of Bath on a raised plateau, Charny Down. The plateau is largely contained by woodlands, several of which are Ancient Woodland.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The parcel lies more than 1km to the north of the large built-up area of Bath. The parcel has strong distinction from the settlement due to the raised landform and woodland containment. Development in this parcel would therefore not constitute sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

Land does not lie between neighbouring towns.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel has generally rural uses, and has strong distinction from the urban area of Bath. Development within the parcel would be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Moderate contribution**

Although part of the indicative setting of Bath's World Heritage Site, this area is more isolated than the similar plateau area of Lansdown, and does not have the latter's historic features and relationship with an approach road into the city.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

#### **Significant contribution**

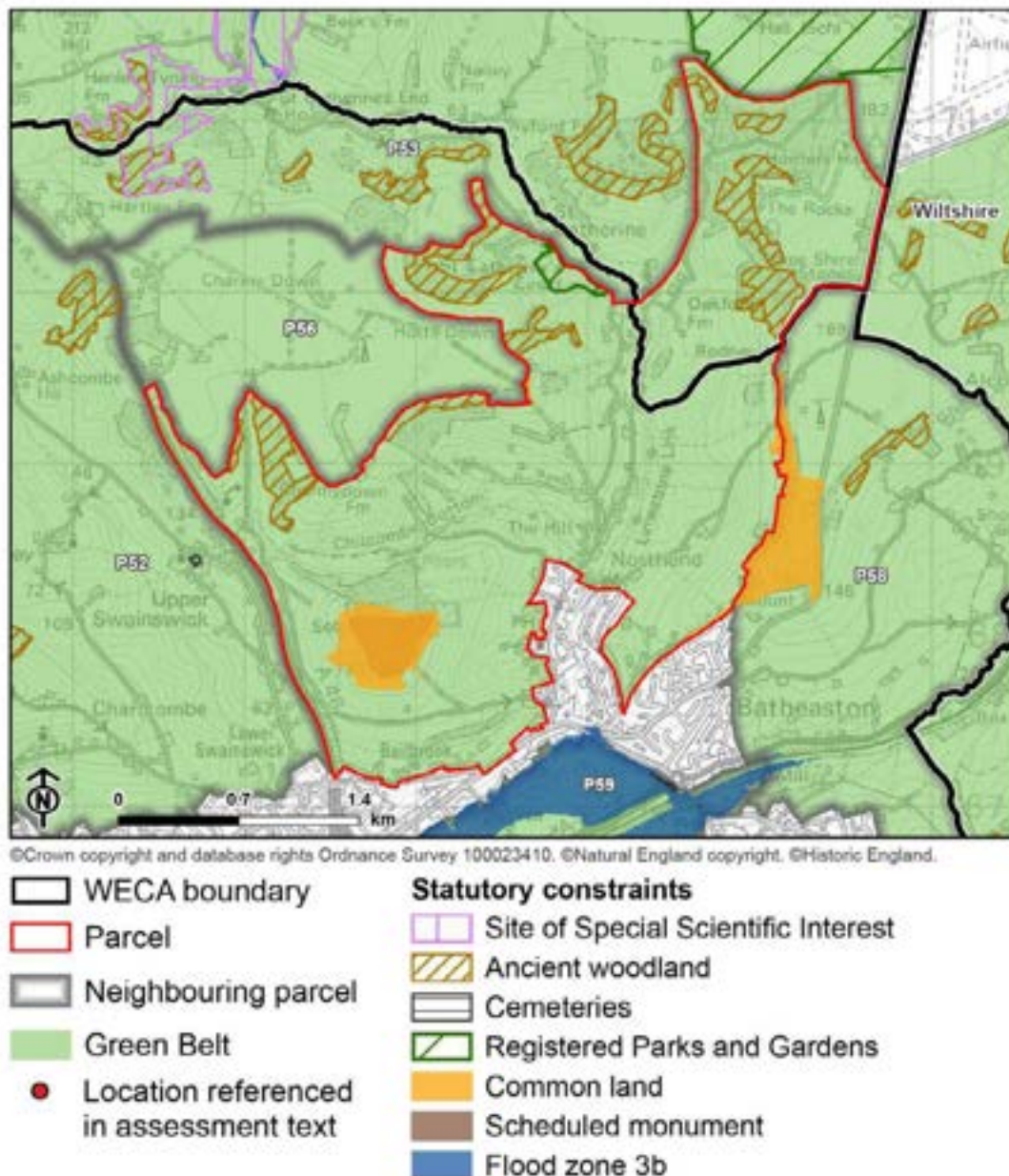
All Green Belt land is considered to make a significant contribution to this purpose.



## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although land here also contributes to the preservation of the setting and historic character of the historic town of Bath (Purpose 4). Any strategic scale release as an expansion of Bath would constitute significant encroachment on the countryside and a major change to the settlement form, weakening an inset boundary which currently contains the urban area in the northeast of the city to lower ground.

## Parcel P57



The valley of St Catherine's Brook and associated tributaries, extending north from Batheaston, together with Little Solsbury Hill (a Scheduled Monument) to the west of Batheaston. There is a strong woodland component in the landscape, particularly in the upper reaches of the valley system which extend north as far as the Green Belt's outer boundary on the Gloucestershire-Wiltshire border.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

The parcel lies directly adjacent to the Northend suburb of the large built-up area of Bath, and the adjoining village of Batheaston which is also considered to constitute part of the large built-up area, but steep slopes and strong tree cover create strong distinction from the urban area. Development within the parcel would constitute sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel is rural and has strong distinction from the urban area of Bath. Development within the parcel would be considered an encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Significant contribution

This steep-sided, scenic valley is one of a number of similar valleys which are characteristic of the setting of Bath, providing very rural approaches to the city. Solsbury Hill and the valley sides close to the urban area are visually prominent in the setting of the World Heritage Site, although the contribution to Bath's setting cannot be considered as strong for land in the northern reaches of the parcel.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

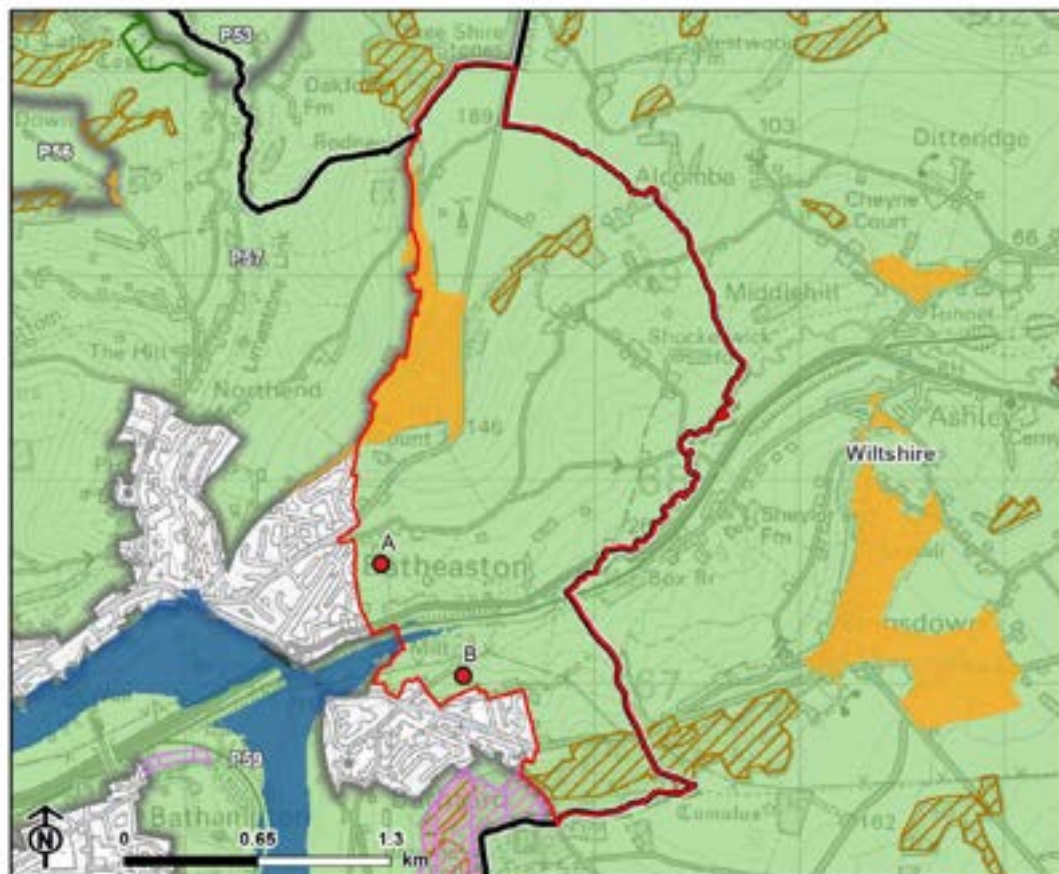
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of the large built-up area (Purpose 1), prevention of encroachment on the countryside (Purpose 3) and preservation of the setting and historic character of Bath (Purpose 4) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. Slopes and tree cover are such that a strategic-scale release could not be achieved without encroaching on land which has strong distinction from the urban area, and which makes a significant contribution to Purposes 1, 3 and 4. There is, however, some potential to identify areas of land which would be contained by well-defined field boundaries, where the revised Green Belt edge would not be any weaker than the present boundary, and would not significantly weaken retained Green Belt land.

## Parcel P58



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WECA boundary	<b>Statutory constraints</b>
Parcel	Site of Special Scientific Interest
Neighbouring parcel	Special Area of Conservation
Green Belt	Ancient woodland
Location referenced in assessment text	Cemeteries
	Registered Parks and Gardens
	Common land
	Scheduled monument
	Flood zone 3b

The parcel comprises land either side of By Brook, the A4 and the railway line to the east and north of Batheaston and Bathford, extending east to the Wiltshire border and north to the Gloucestershire border on the Bannerdown plateau. There are only isolated buildings in the parcel.



## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Significant contribution**

The parcel lies directly adjacent to the Batheaston and Bathford suburbs of the large built-up area of Bath. Higher ground on Bannerdown, separated from Batheaston by woodland, has strong distinction from the urban edge, and most land on the lower valley sides is far enough from the urban edge to also have strong distinction from it and. Development within the parcel would constitute significant sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

Land within the parcel contributes to separation between Bath and Corsham to the northeast. Although the gap is relatively wide, urbanising development along the connecting A4, in particular at Box, weakens separation. Also, there is a gap of less than 3km between Batheaston and the Green Belt outer edge at Colerne Airfield. Colerne is not a town, but land in the parcel is providing a buffer between Bath and any potential future development outside of the Green Belt.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel has rural uses, and has strong distinction from the urban area of Bath. Development within the parcel would be considered an encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Significant contribution**

The A4, which passes through the parcel, is a principal route into the historic city of Bath, and Bannerdown is a prominent hillside rising above Batheaston within the indicative setting of the Bath World Heritage Site.



## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

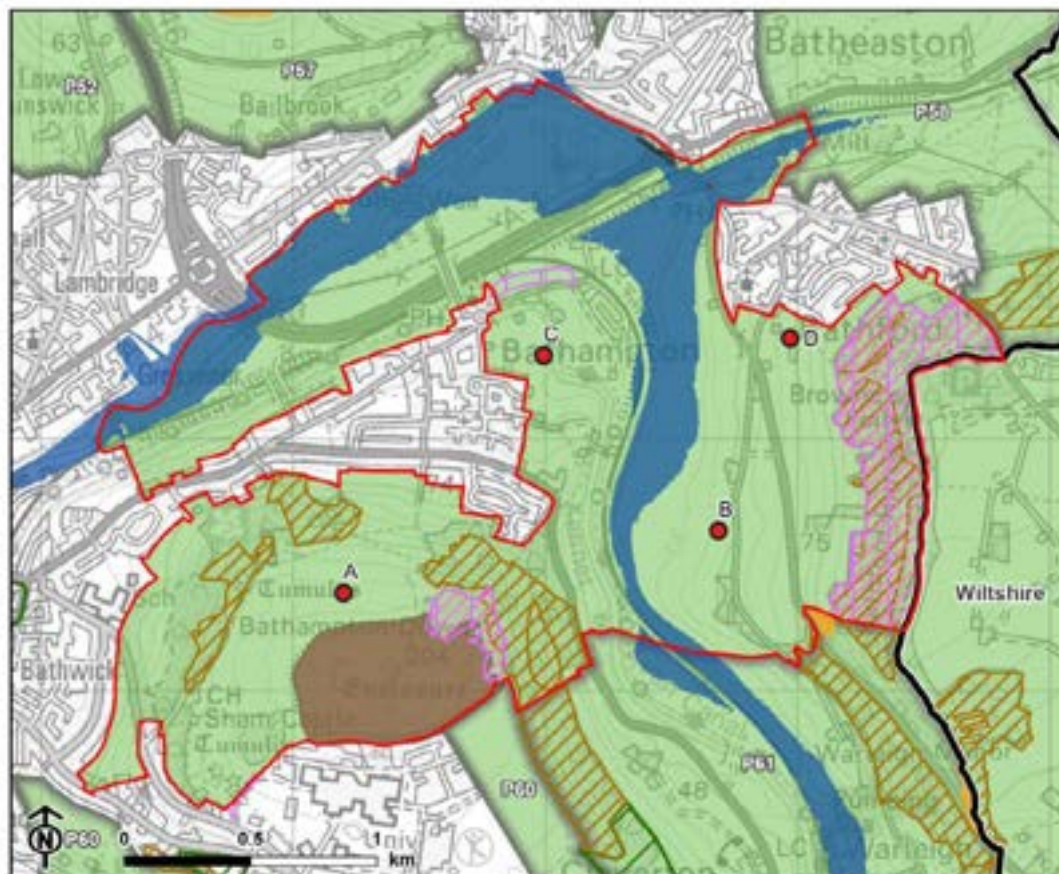
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of the large built-up area (Purpose 1), the prevention of encroachment on the countryside (Purpose 3) and preservation of the setting and historic character of Bath (Purpose 4) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. Most land within the parcel has strong distinction from the urban area, but fields directly adjacent to Batheaston (map point A) and Bathford (map point B) do not have strong boundary features or any landform variation to distinguish them from the urban area, and so make a weaker contribution to Purposes 1 and 3. Contribution to Purpose 4 is also slightly more limited in this area, at the outer edge of the World Heritage Site's indicative setting, but the maintenance of separation from nearby settlements in Wiltshire (Kingsdown and Ashley) is important both in ensuring a sense of arrival in Bath (Purpose 4) and in preventing the merging of towns (Purpose 2). Also, in the absence of any strong alternative boundary features, any expansion would cause some knock-on weakening of the adjacent Green Belt.

## Parcel P59



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WECA boundary	<b>Statutory constraints</b>
Parcel	Site of Special Scientific Interest
Neighbouring parcel	Special Area of Conservation
Green Belt	Ancient woodland
Location referenced in assessment text	Cemeteries
	Registered Parks and Gardens
	Common land
	Scheduled monument
	Flood zone 3b

Land to the east of Bath, contained between the settlements of Batheaston and Bathampton, which are contiguous with the main city area, and the slightly detached village of Bathford which is separated from Batheaston by the A4, railway line and By Brook. Much of the parcel lies in the Avon Valley, with Flood Zone 3b constraining development in some areas, but it also includes Bathampton Down, adjacent to the Bathwick suburb and to the and and and land adjacent to the Bathwick suburbs and the University of

Bath's Claverton Down Campus. Bathampton Camp is a Scheduled Monument and Ancient Woodland and SSSI designations protect land on the steep slopes of Bathford Hill to the east of the River Avon. There is no development of sufficient scale to compromise Green Belt openness.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Significant contribution**

Land is located directly adjacent to inset development which forms part of the large built-up area of Bath (although Bathford is slightly detached it is too close to not be considered associated with the city). Although inset development partially contains land in the Avon Valley, the valley landform creates distinction from the settled areas that rise above it, so any strategic-scale development would have strong distinction and would constitute significant sprawl of the large built-up area. The wooded high ground of Bathampton Hill is also distinct from urban areas.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

Land within the parcel is contained to an extent by the fringes of Bath, but open areas do contribute to separation between Bath and Corsham to the northeast. Although the gap is relatively wide, urbanising development along the connecting A4, in particular at Box, weakens separation.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

Although rurality is limited in places by the proximity of inset development, and by main road and rail links, most of the land is open fields or woodland with strong distinction from inset settlement. Development within the parcel would therefore constitute significant encroachment on the countryside.

## **Purpose 4 – Preserving the setting and special character of historic towns**

### **Significant contribution**

The Avon Valley and A4 are important approach routes to Bath, so open land here plays an important role in defining the character of the city's World Heritage Site. Bathampton Down is very prominent in views from and across the city.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

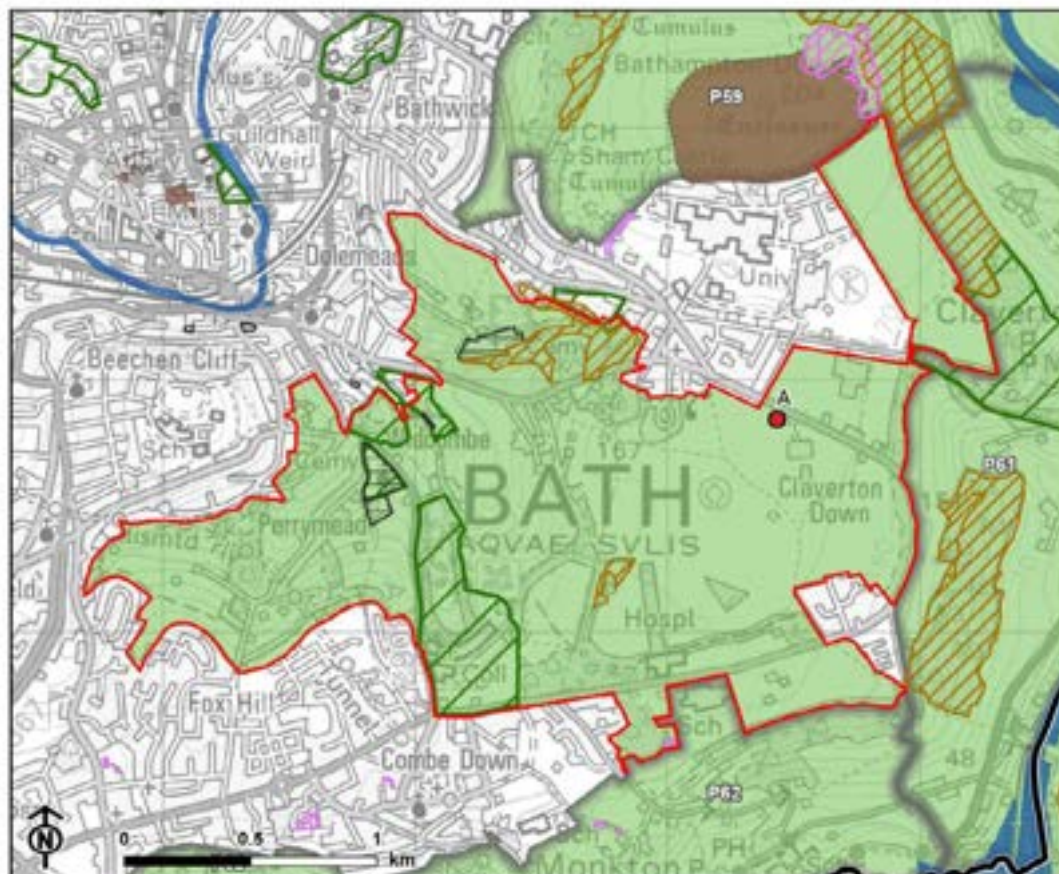
## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the large built-up area of Bath (Purpose 1), safeguarding the countryside from encroachment (Purpose 3) and protecting the setting and special character of Bath as a historic town (Purpose 4) are all likely to be significant consideration when determining the potential harm from release of land for development within this parcel. Land the south of the parcel (map point A) has particularly strong distinction from the inset area, given the presence of dense woodland adjacent to the inset edge, and land in the Avon Valley (map point B) also has strong distinction, so there is little potential for strategic expansion in these areas without significant impacts on Green Belt purposes.

There are smaller though still strategic-scale areas that have weaker distinction, and alternative boundaries: to the east of Bathampton (map point C), contained by the Kennet and Avon Canal, and to the south of Bathford (map point D), contained by the A363. Any development in these areas, however, would still have significant impact on the historic setting of the World Heritage site: the canal is a significant historic approach into Bath, and the land south of Bathford is visually prominent high ground.



## Parcel P60



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WECA boundary	<b>Statutory constraints</b>
Parcel	Site of Special Scientific Interest
Neighbouring parcel	Special Area of Conservation
Green Belt	Ancient woodland
Location referenced in assessment text	Cemeteries
	Registered Parks and Gardens
	Scheduled monument
	Flood zone 3b

Land to the southeast of Bath, comprising of higher, wooded ground on Claverton Down in the east and Lyn Brook valley in the west. There is housing extending into the western part of the parcel at Perrymead, Lyncombe Vale and Widcombe, but intervening undeveloped land, a large proportion of which is wooded, means that built development does not have a strong visual impact on Green Belt openness.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

The parcel lies directly adjacent to the Widcombe and Combe Down suburbs of the large built-up area of Bath, but sharp, wooded slopes created strong distinction from the urban area, despite a degree of containment. Further east in the parcel, Claverton Down lies adjacent to the main Bath University campus, and mostly has strong distinction from it. Development within the parcel would therefore constitute significant sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

Land at the western end of the parcel is contained by urban development to the north, west and south but includes strong landforms and woodland which create strong distinction from the urban area. Strong, well-treed hedgerows contain small fields, helping to retain rural character despite the presence of residential development within the Green Belt here. To the east, Claverton has larger fields which also have strong distinction from inset development.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Significant contribution

All of the parcel is designated as part of the Bath World Heritage site, and so its undeveloped areas are considered a significant element in its character. The area also contains four Registered Parks and Gardens.



## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

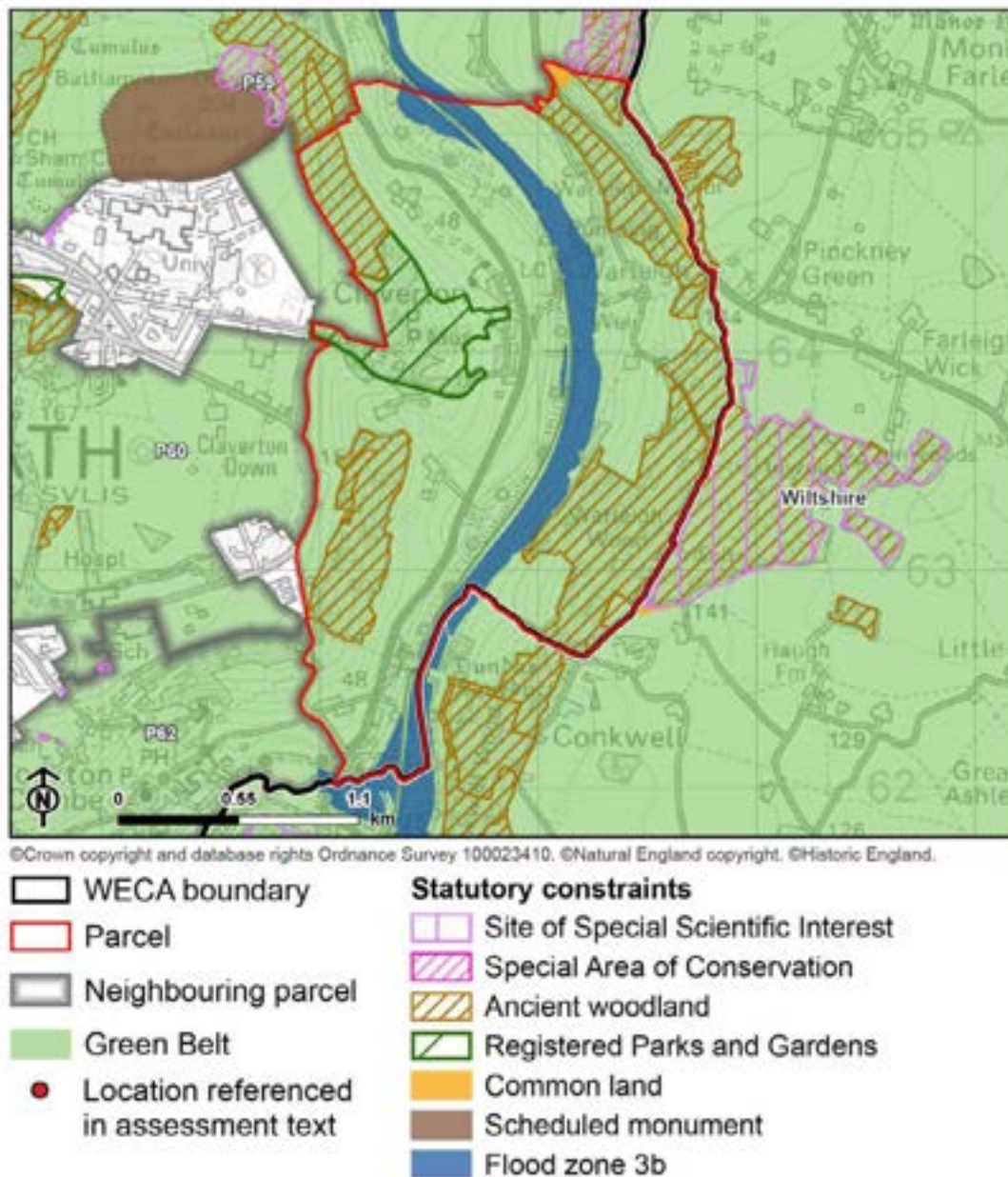
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of the large built-up area (Purpose 1), the prevention of encroachment on the countryside (Purpose 3) and preservation of the setting and historic character of Bath (Purpose 4) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. Land on Claverton Down to the south of the university site (map point A) has weaker distinction from the urban area than other parts of the parcel, where landform changes and tree cover are more evident, and so makes a weaker contribution to Purpose 1 and Purpose 3, but the World Heritage Site designation means that any strategic release in this parcel would have a significant impact on Purpose 4. The area of inset development at the top of Brassknocker Hill, on the southern side of Claverton Down, is too small to have a significant urbanising impact on adjacent open land.

## Parcel P61



Land in the Claverton area to the east of Bath, forming a north-south section of the Avon Valley along the Wiltshire border. The villages of Claverton and hamlet of Warleigh lie on the west and east side of the river respectively; neither has sufficient built development to have any significant impact on Green Belt openness. There are large areas of woodland on the steep valley sides, and the A36 follow the river before entering the urban area at Bathampton.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

The western side of the parcel is within 200m of the University of Bath that is part of the large built-up area of Bath, and the northern end is less than 500m from Bathampton, which is also part of the large built-up area. Woodlands and the valley landform create strong distinction from the inset area to the west, and tree cover also ensures strong distinction from the edge of Bathampton, so development within the parcel would be constitute significant sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land here is peripheral to the gaps between Bath and Corsham and between Bath and Bradford on Avon, and the wooded Avon Valley increases perceived settlement separation here.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from Bath. Development within the parcel would be considered significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Significant contribution

The Avon Valley is a key historic approach route into Bath, with openness here contributing to a sense of arrival at the 'gateway' formed by Bathampton and Bathford.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

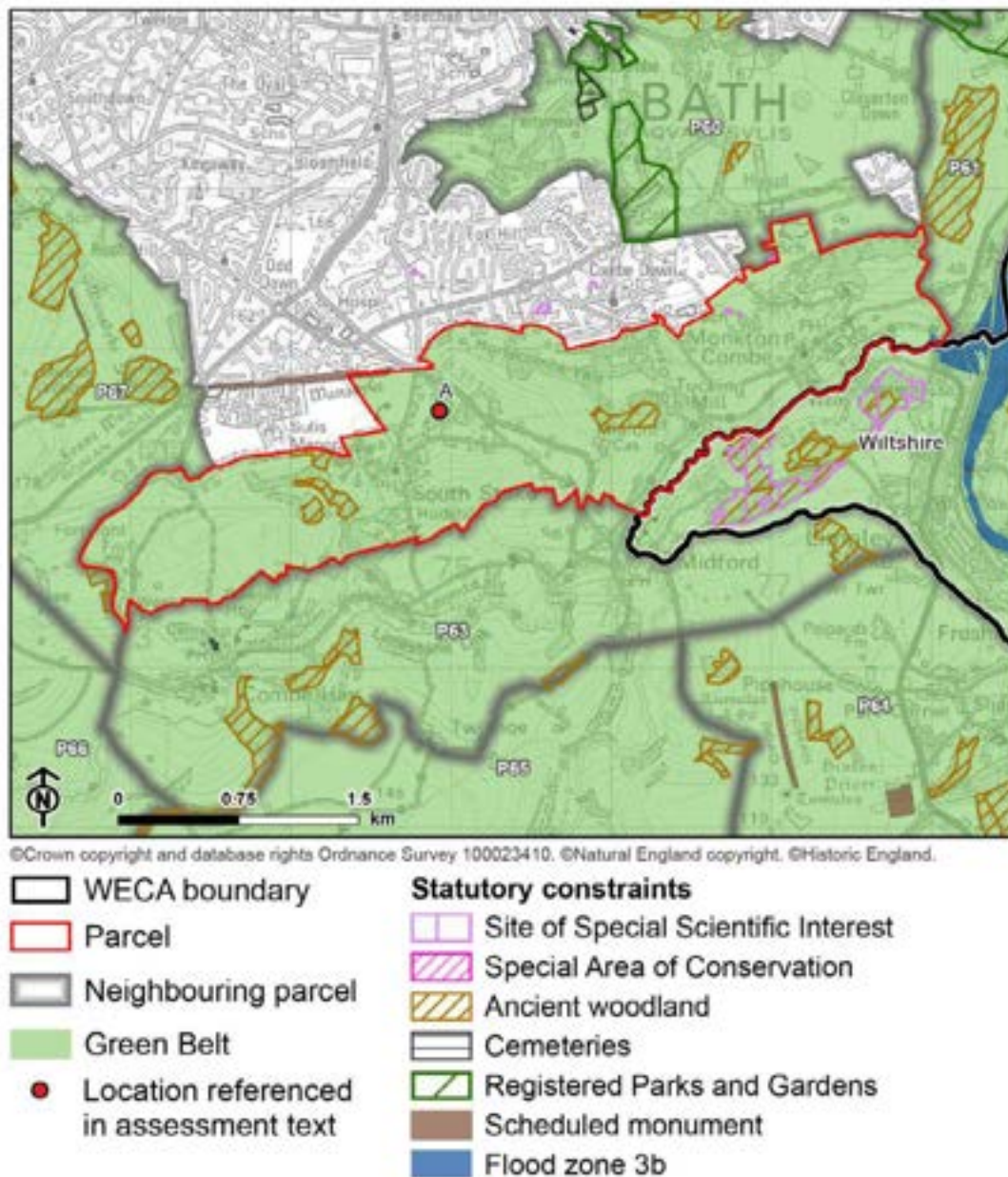
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of the large built-up area (Purpose 1), the prevention of encroachment on the countryside (Purpose 3) and preservation of the setting and historic character of Bath (Purpose 4) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. All land in the parcel has strong distinction from existing inset development, and so makes a significant contribution to Purposes 1 and 3, and any expansion south from Bathford or Bathampton into this area, or down into the valley from the university campus, would cause significant harm to this important approach to the city, experienced from the A36 (Purpose 4).

## Parcel P62



Land to the southeast of Bath, comprising of steep slopes around tributaries of Midford Brook and Cam Brook adjacent to the Odd Down and Combe Down suburbs. The village of Monkton Combe lies near the eastern of the parcel, by Midford Brook, and Southstoke lies near the top of the valley side just beneath the inset urban edge.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

The parcel lies directly adjacent to the urban edge Bath and steeply sloping land within the parcel provides strong physical distinction from the inset area. Development within the parcel would therefore constitute significant sprawl of the large built-up area of Bath.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

There is a relatively wide gap between Bath and the neighbouring town of Bradford-on-Avon, and the Avon Valley and associated wooded slopes form a strong separating feature between the towns. The parcel's contribution to Purpose 2 is limited.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel is characterised largely rural uses and contains land that has strong distinction from Bath. Development within the parcel would therefore constitute significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Significant contribution

Steep-sided, wooded valleys are a characteristic element of the setting of the Bath World Heritage site.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

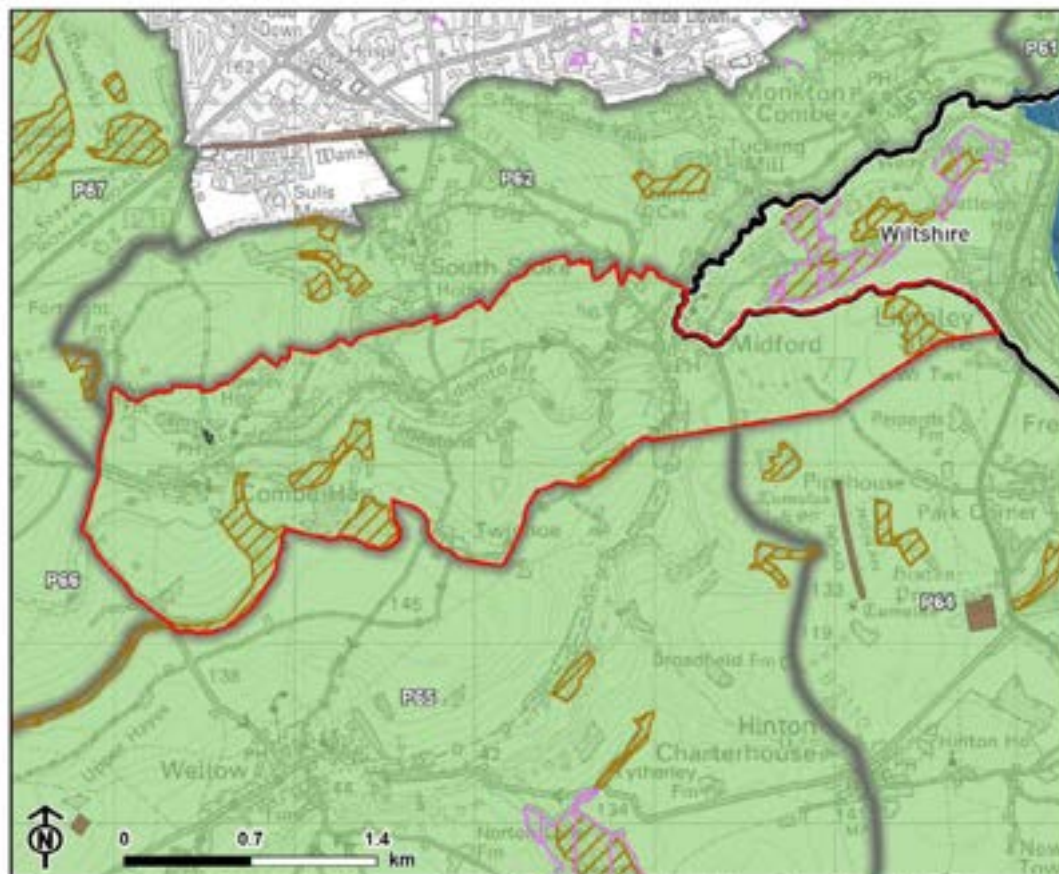


## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of the large built-up area (Purpose 1), the prevention of encroachment on the countryside (Purpose 3) and preservation of the setting and historic character of Bath (Purpose 4) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. Steep slopes occupy most of the parcel, creating physical distinction from the inset area.

There is one area, where existing development links Odd Down to the village of Southstoke, that contribution to the Green Belt purposes is weaker: the triangle of land between Southstoke Lane, Pack Horse Lane and Midford Road (map point A) occupies less steeply sloping ground than the rest of the parcel, and the presence of existing residential development, albeit relatively low density, weakens distinction from the inset urban area. However, although the steep change in slope marked by Pack Horse Lane offers a relatively strong alternative Green Belt boundary, development strengthening the link between Bath and the core of South Stoke village (to the south of Pack Horse Lane) would constitute significant harm to Purpose 1.

## Parcel P63



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WECA boundary	<b>Statutory constraints</b>
Parcel	Site of Special Scientific Interest
Neighbouring parcel	Special Area of Conservation
Green Belt	Ancient woodland
Location referenced in assessment text	Cemeteries
	Scheduled monument
	Flood zone 3b

Land to the southeast of Bath, comprising of steep slopes around Cam Brook and its tributaries. The small villages of Combe Hay and Midford lie within the west and east of the parcel respectively, but their low density development does not significantly diminish Green Belt openness. The parcel is characterised by valley-side woodlands.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel lies around 1km from the large built-up area of Bath to the north, and is separated from it by strong slopes and woodland. Therefore it doesn't contribute to this purpose.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel is characterised by rural uses and contains land that has strong distinction from Bath. Development within the parcel would therefore constitute significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Moderate contribution

Steep-sided, wooded valleys are a characteristic element of the setting of the Bath World Heritage site, but this area lies towards the outer edge of the indicative setting of the World Heritage site, and lacks intervisibility with it, or association with any principal approaches to the city.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

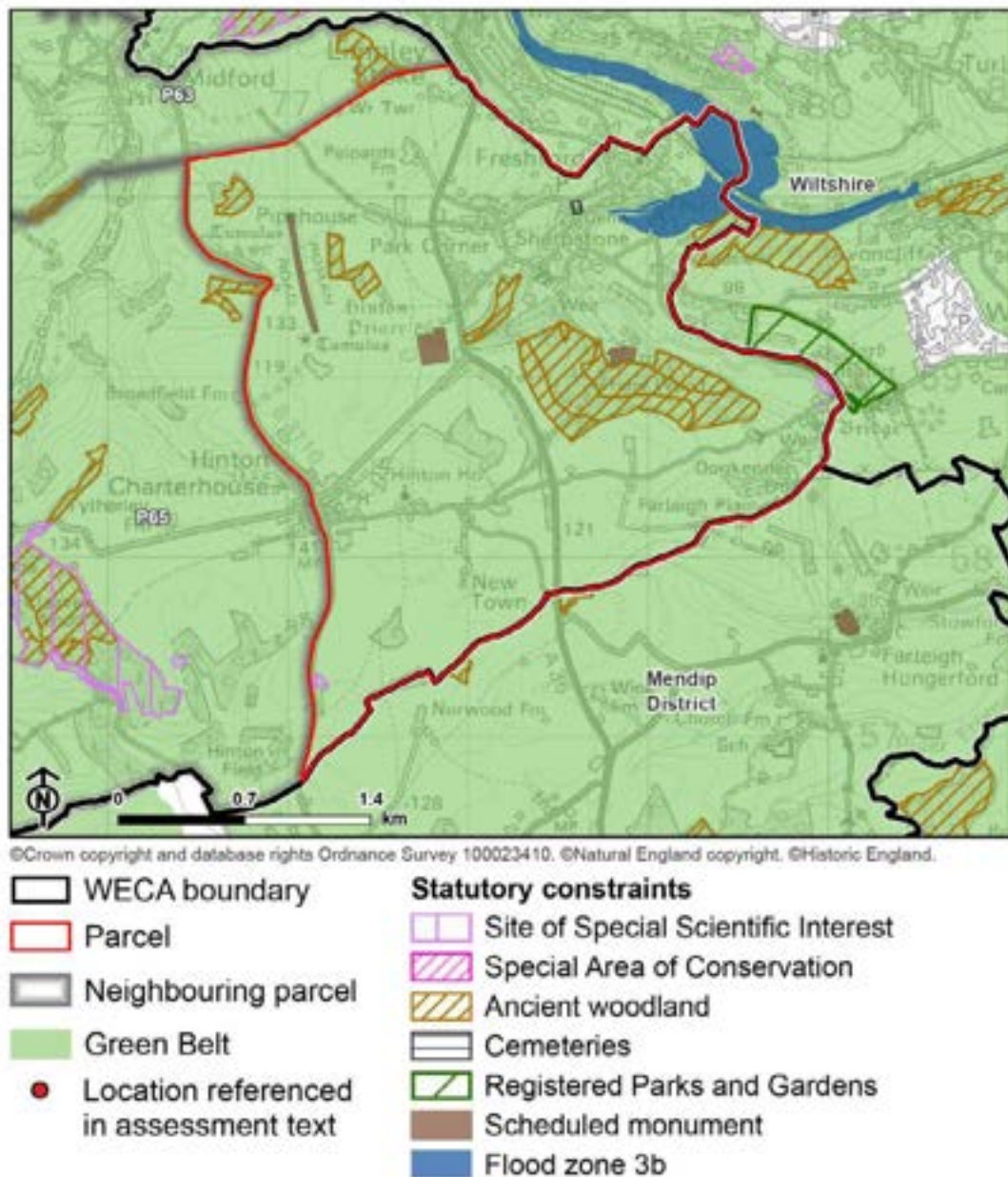
#### Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

The prevention of encroachment on the countryside (Purpose 3) is likely to be the most significant considerations when determining the potential harm from release of land for development within this parcel. All of the parcel has strong distinction from existing built-up areas, and so makes a significant contribution to Purpose 3, and any release extending this far from Bath would mark a significant change in settlement form, weakening the contribution of adjacent land.

## Parcel P64



The parcel is located to the southeast of Bath, bordering the Wiltshire and Mendip District Council areas. It includes the villages of Hinton Charterhouse and Freshford (together with Park Corner and Sharpstone), but these are not large enough or dense enough to have a significant impact on openness.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel lies over 2km southeast of the large built-up area of Bath. Areas of woodland and a ridge at the edge of Bath to the north also provide strong separation. Development in this parcel would not constitute sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Most of the land separating the city of Bath from the town of Bradford on Avon lies outside of the WECA area, and this parcel is peripheral to the gap, which is strengthened by the strong intervening hills and woodlands.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel is largely characterised by rural uses and the whole parcel has strong distinction from the inset area of Bath to the northwest. Development within the parcel would constitute significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land lies beyond the indicative setting of the Bath World Heritage Site.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

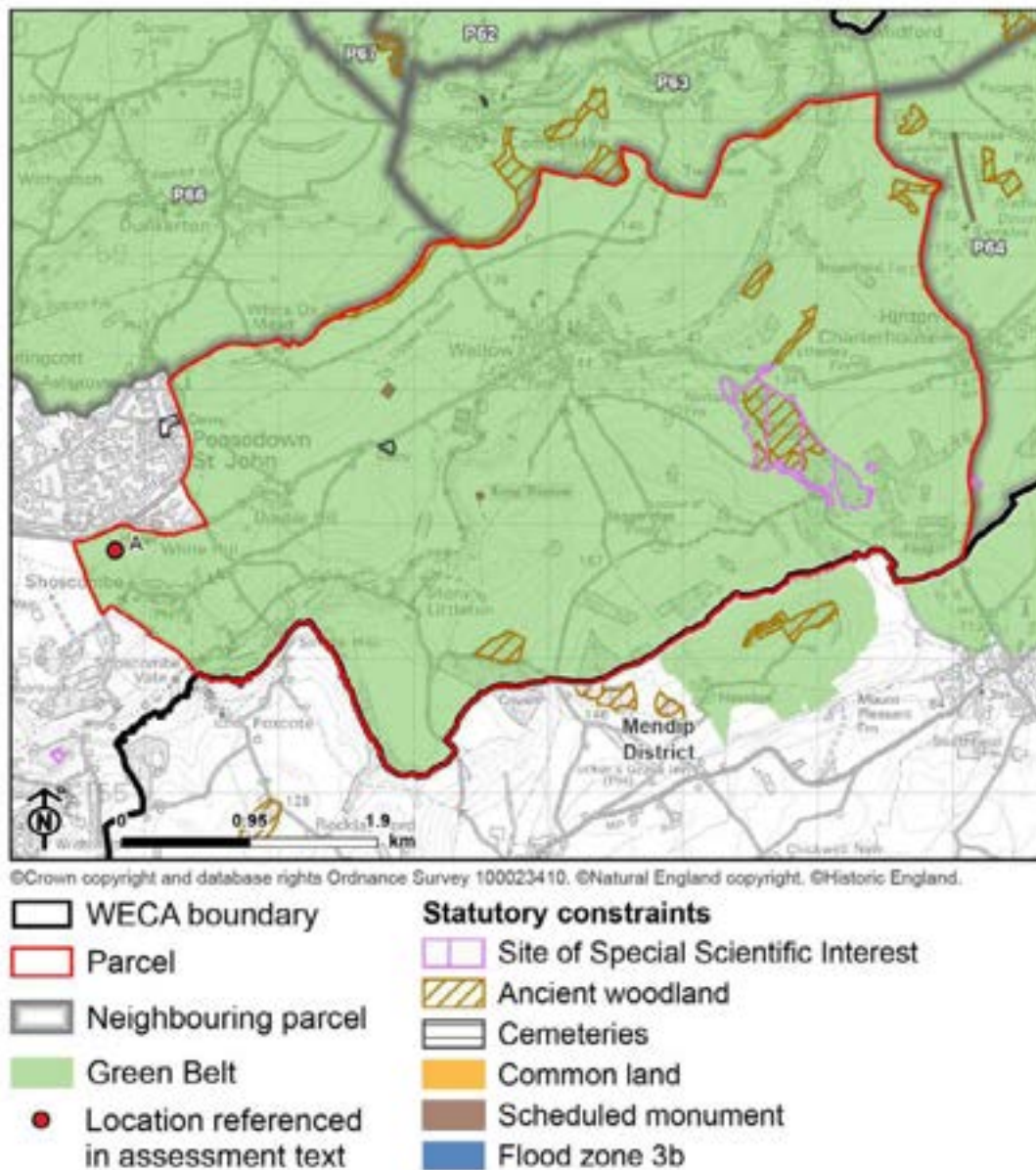
All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land



Encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The parcel lies at some distance from the inset area of Bath, and multiple areas of woodland and elevated land to the north create strong distinction from the inset area. This leaves no potential for strategic scale release within the parcel without significant impacts on the contribution of land to Purpose 3.

## Parcel P65



The parcel is located to the south of Bath and to the east of the settlement of Peasedown St John on the Green Belt outer edge. To the southeast it borders Green belt land in the Mendip District Council area. The parcel contains several small hamlets and the village of Wellow. Wellow has a linear form in which most properties abut open Green Belt land, so it has little impact on Green Belt openness.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

Land is located south of Bath, with the majority of the parcel lying over 2km from the large built-up area of Bath. Cam Brook valley and areas of woodland to the north create strong distinction between the parcel and Bath.

Development within this parcel would not therefore constitute sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

The parcel is peripheral to the relatively wide gap between Bath and Radstock / Midsomer Norton, and so makes only a limited contribution to this purpose.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel generally has rural uses and contains land that has strong distinction from Peasedown St John and from Bath. Development within the parcel would constitute significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

Land lies beyond the indicative setting of the Bath World Heritage Site, although there is some distant intervisibility between parts of the parcel and the southern edge of the city.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

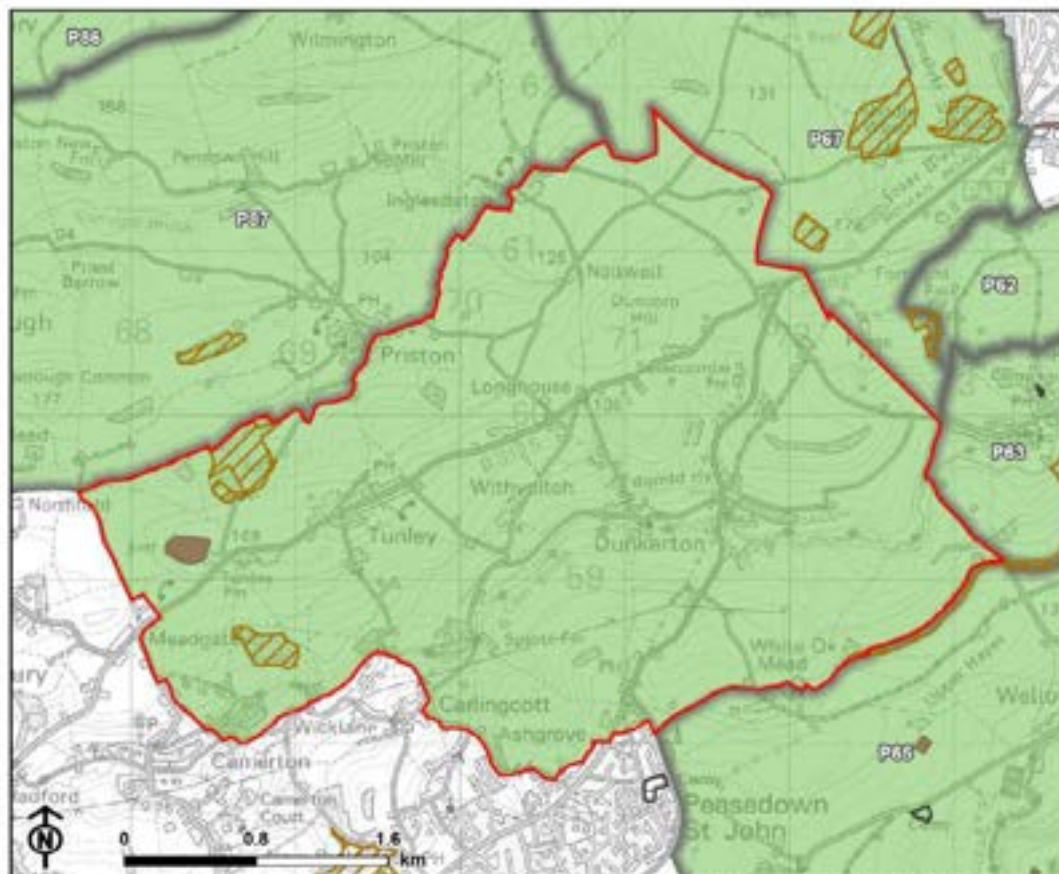
#### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

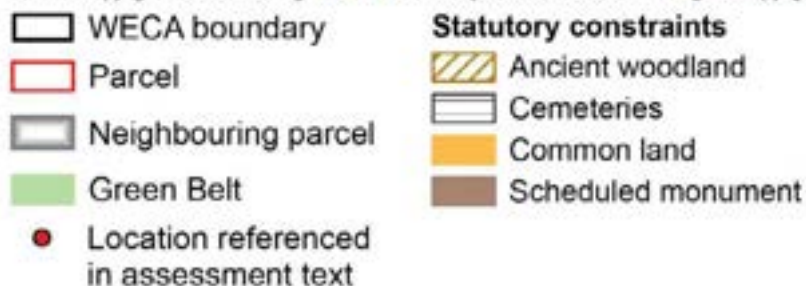
## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Prevention of encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Peasedown St John is the only built-up area adjacent to land in the parcel but the village's residential area is contained by the A367 and associated tree cover. There is a slightly weaker contribution to Purpose 3 for land to the south of the village (map point A), where the urban edge and in particular the larger commercial and hospital buildings off Wellow Lane are more visible, but any release would result in a weaker Green Belt boundary and a knock-on weakening of the contribution of adjacent Green Belt land.

## Parcel P66



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The parcel is located to the southwest of Bath and to the north of the settlement of Peasedown St John. The southern edge of the parcel is the Green Belt's outer boundary between Peasedown St John and the outskirts of Timsbury. The parcel contains only a few small hamlets and the small village of Dunkerton, none of which are associated with any significant loss of Green belt openness.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The parcel is located to the southwest of the large built-up area of Bath, over 1.5km from its edge. Wooded slopes to the east and northeast of the parcel create strong distinction between the parcel and the inset area. Development within this parcel would not constitute sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

The parcel lies in a relatively wide gap between the city of Bath and the town of Midsomer Norton / Radstock, but the Green Belt only protects openness as far as the intervening village of Peasedown St John, about 4km from the nearest edge of the city. Therefore, land here is considered to make some contribution to this purpose.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel generally has rural uses, and includes land that has strong distinction from the inset areas of Bath and Peasedown St John. Development within this parcel would therefore constitute significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

Land within the parcel lies beyond the indicative setting of the city's World Heritage Site, although prominent hillsides in the northeastern part of the parcel are considered to play a limited role in Bath's wider setting.



## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

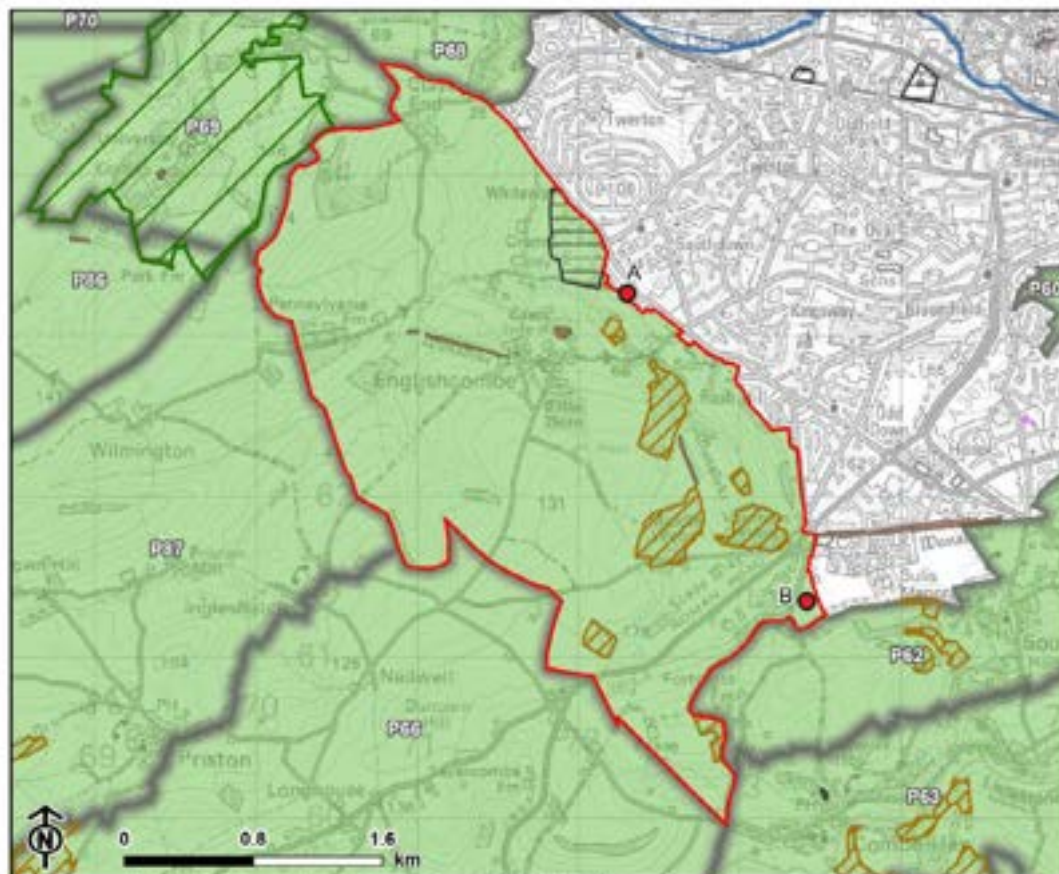
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Peasedown St John abuts the parcel, but land to the north of the village slopes steeply downwards into the Cam Brook valley, retaining strong distinction from the hill top settlement and therefore making a significant contribution to Purpose 3. Any release would significantly affect the settlement form, weakening the boundary and the contribution of adjacent retained Green Belt land.

## Parcel P67



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WECA boundary	<b>Statutory constraints</b>
Parcel	Site of Special Scientific Interest
Neighbouring parcel	Special Area of Conservation
Green Belt	Ancient woodland
Location referenced in assessment text	Cemeteries
	Registered Parks and Gardens
	Scheduled monument
	Flood zone 3b

Land to the southwest of Bath, adjacent to the Southdown and Whiteway suburbs. This is a steeply undulating landscape associated with the valleys of Newton Brook and its tributary, Padley Brook. Only isolated dwellings and the hamlet of Englishcombe lie within the parcel. Haycombe Cemetery and Crematorium lies to the north of Haycombe Lane, adjacent to the urban edge along Whiteway Road, but otherwise the parcel is agricultural land and woodland.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Significant contribution**

The parcel lies directly adjacent to the Southdown and Whiteway suburbs of the large built-up area of Bath. The steep valleyside slopes and tree cover above Newton Brook and Padley Brook create strong physical distinction and visual separation from Bath, so development in the parcel would constitute significant sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

The parcel lies in a relatively wide gap between the city of Bath and the town of Midsomer Norton / Radstock, but the Green Belt only protects openness as far as the intervening village of Peasedown St John, about 4km from the nearest edge of the city. Therefore, land here is considered to make some contribution to this purpose. The northern end of the parcel also forms a peripheral part of the gap between Bath and Keynsham (and in turn between Bath and Bristol).

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

Although Haycombe Cemetery and Crematorium have a usage associated with the large built-up area of Bath, the character of the landscape here and across the wider parcel is rural. Land has strong distinction from the inset area, so development would constitute significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Significant contribution**

Steep-sided, wooded valleys are a characteristic element of the setting of the Bath World Heritage site. Views down across the valley are important on the

approach to Bath along the A367 (a Roman Road: Fosse Way).

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

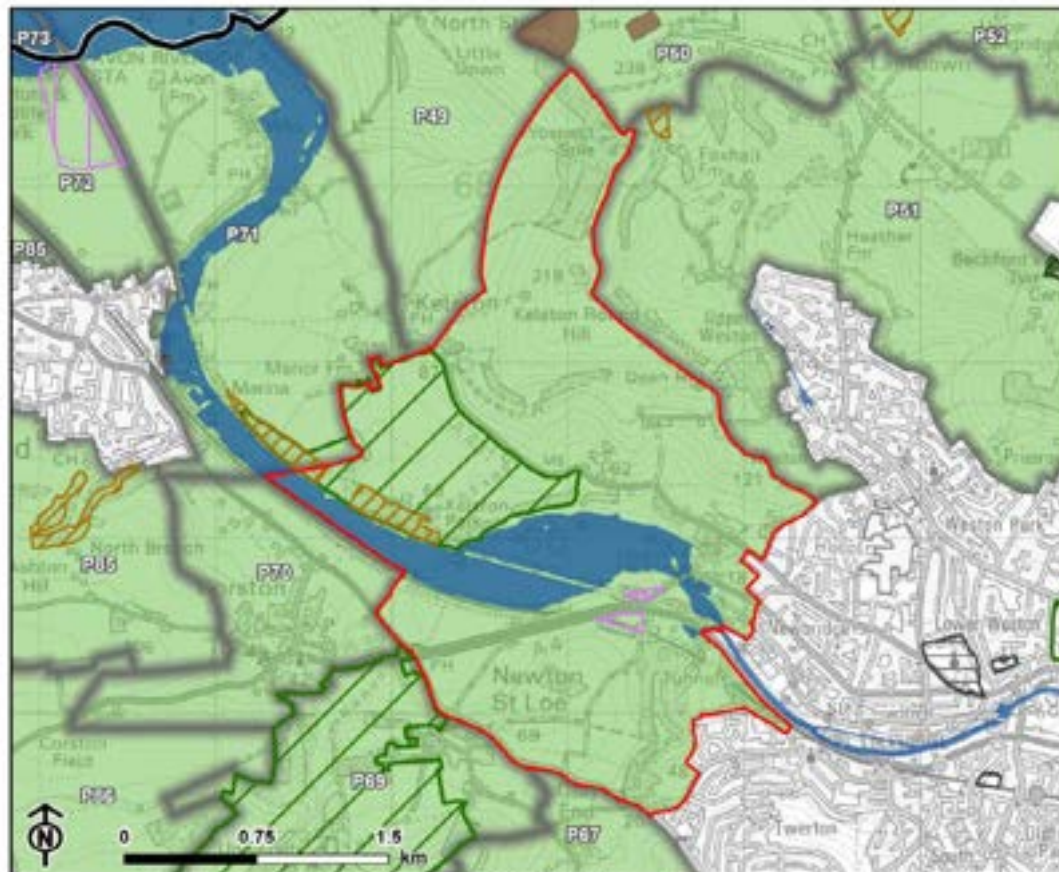
All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

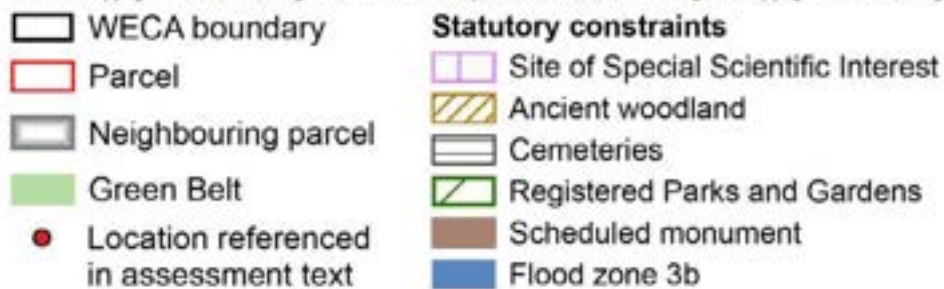
The prevention of sprawl of the the large built-up area of Bath (Purpose 1) and encroachment on the countryside (Purpose 3), and preservation of the setting and special character of a historic town (Purpose 4) are all likely to be significant considerations when determining the potential harm from release of land for development within this parcel. Almost all land in the parcel, at a strategic scale, has strong distinction from the urban area, and although there are small areas of inset development to the south of Whiteway Road (map point A) it provides a largely consistent boundary to the urban area. Any strategic-scale development would weaken the Green Belt boundary and the contribution of adjacent land.

The one exception is the Odd Down Park and Ride and adjacent field to the east (map point B). Here the existing reduced openness in the park and ride, and containment of the adjacent field between it and the recently extended inset edge at Sulis Down, weaken contribution to all of the Green Belt purposes. However, to be strategic in scale a release here would need to extend south beyond the well-treed confines of the park and ride facility, so there would be some knock-on weakening of adjacent Green Belt land to the southwest.

## Parcel P68



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Land at the western edge of Bath, incorporating the Avon Valley and hills to either side. The village of Saltford lies a little to the west of the parcel. Kelston Park, a Registered Park and Garden lies to the north of the River Avon within the western half of the parcel.



## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Significant contribution**

Land lies adjacent to the Twerton and Newbridge suburbs of the large built-up area of Bath. Tree cover and steeply sloping land within parcel and act as a strong, physical boundary features, giving land within the parcel strong distinction from Bath, so any development within the parcel would constitute significant sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Significant contribution**

Land lies in a relatively wide gap between Keynsham and Bath, but this is diminished by intervening inset development at Saltford and washed-over development at Corston and Newton St Loe. Although higher ground provides separation between the southern part of Keynsham and Bath, the A4 and railway line provide direct connecting routes along the Avon valley which, together with intervening development along the A4, weaken perceived settlement separation. The parcel also contributes to separation between Bath and the Bristol urban area which, taking into consideration the size of those settlements in relation to the size of the gap, is considered relatively fragile.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel retains a rural character, and included land that has strong distinction from any built-up areas. Development within the parcel would therefore constitute significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Significant contribution**

The River Avon and adjacent hills form a distinctive gateway to the historic city of Bath, and the slopes of Dean Hill in particular, descending from Kelston Round Hill, are an important element in views from within and around the city.



## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

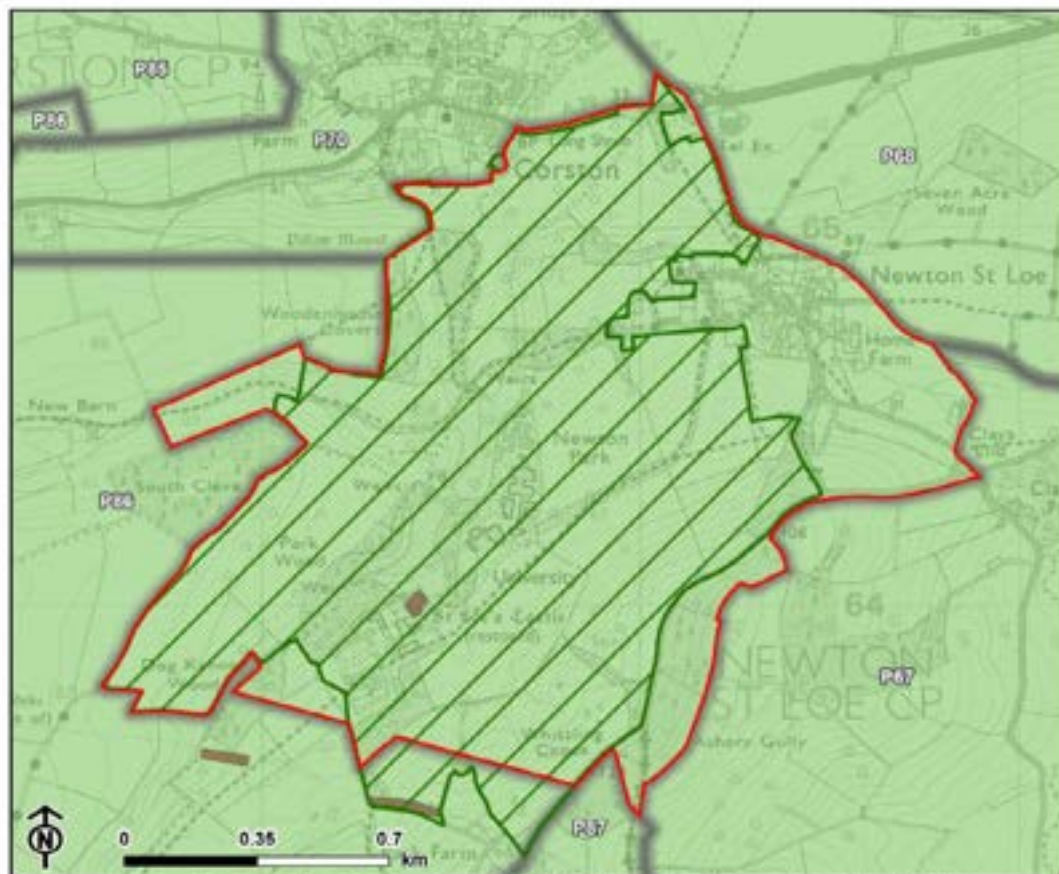
All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the Bath urban area (Purpose 1), prevention of the merger of towns (Purpose 2), preventing encroachment on the countryside (Purpose 3) and preserving the setting and special character of Bath (Purpose 4) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. Landform, woodland and watercourses creates strong boundaries to Bath, and this together with the sensitivity of its historic setting means that any strategic-scale development would result in high harm to the Green Belt purposes. Any revised boundaries would be weaker than the current inset settlement edge.

The part of the parcel which lies close to Saltford is across the other side of the River Avon, and is a Registered Park and Garden (Kelston Park), so there is no potential for strategic development into the parcel as an expansion of Saltford.

## Parcel P69



The parcel is located to the west of Bath and south of the washed over village of Corston. The majority of the parcel lies within Newton Park, which as a Registered Park and Garden is excluded from consideration for strategic Green Belt release. The small village of Newton St Loe is located at the eastern edge of the parcel; this is a low density settlement in which open spaces contribute to the openness of the Green Belt.

The assessment only considers those part of the parcel that are not

constrained by the Registered Park and Garden designation.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The parcel lies relatively close to the west of the large built-up area of Bath, but intervening landforms - the hill to the east of Newton St Loe and the valley of Newton Brook - together with strong tree cover create separation from the city. Development in this parcel would therefore not constitute sprawl of the large built-up area, but would be associated with Newton St Loe.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

Although the gap between Bath and Keynsham is relatively wide, it is compromised by the A4, which is a connecting feature, and intervening urbanising development at Saltford. The parcel is peripheral to the gap between Bath and Keynsham, and in turn the gap between Bath and Bristol, increasingly so towards its southern end, but some of the land within the parcel has strong distinction from the urban area which increases its contribution.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

Land has strong distinction from Bath, so its expansion into this parcel would be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Significant contribution**

The parcel lies within the indicative setting of the Bath World Heritage Site. It's location close to the Avon Valley and between the city and the registered Newton Park adds to its significance.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

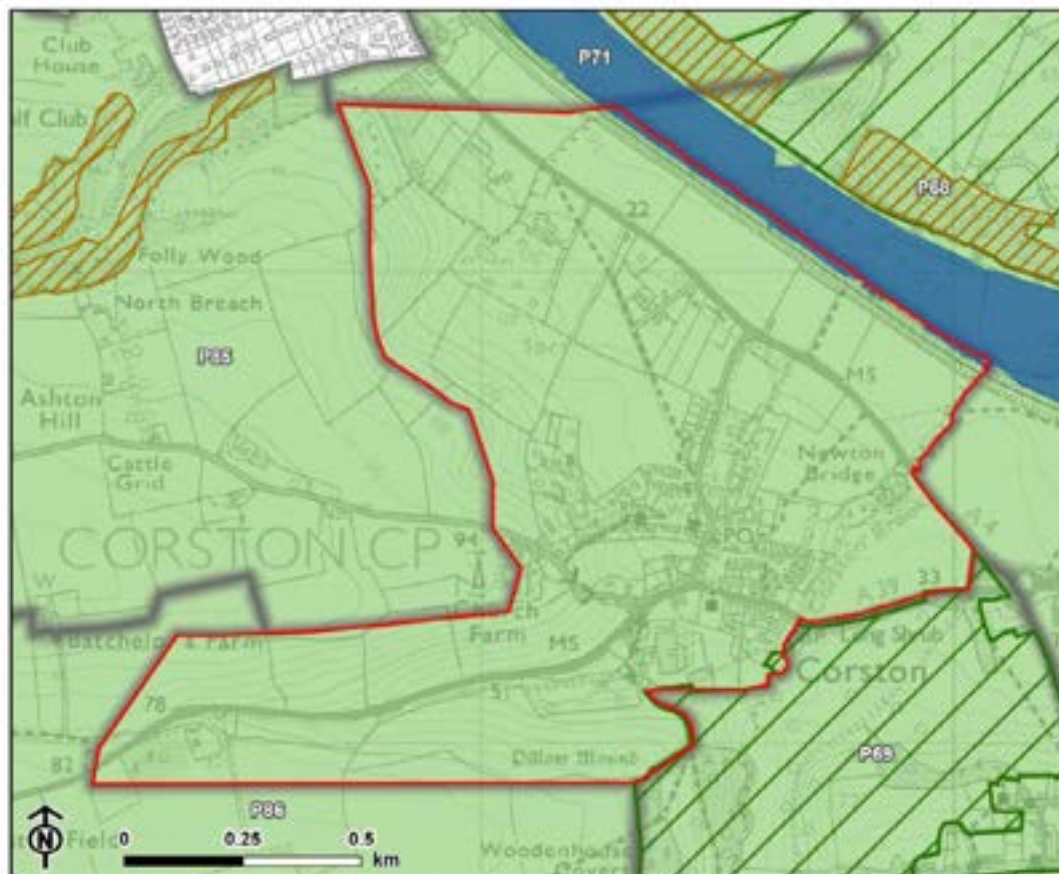
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) and the preservation of the setting and historic character of a historic town (Purpose 4) are likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although land here also contributes to preventing coalescence of towns (Purpose 2). Any strategic-scale expansion of Bath into this area would affect the boundary role of Newton Brook and of Whiteway Road, weakening the Green Belt contribution of adjacent land to the south and diminishing the role of the hilltop Seven Acre Wood as a gateway feature to the city.

## Parcel P70



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The parcel is located to the southeast of the inset village of Saltford, on the southern side of the River Avon and to the north of Newton Park (a Registered Park and Garden). It includes the village of Corston and adjacent land on the slopes of Ashton Hill. The parcel's western boundaries follow the indicative setting of the Bath World Heritage Site. Corston is a low-density village which retains open spaces that contribute to Green Belt openness.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The parcel lies more than 1.5km to the west of the large built-up area of Bath. Development in this parcel would be associated with Saltford or Corston and would not constitute sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Significant contribution**

Land lies in a relatively wide gap between Keynsham and Bath, but this is diminished by intervening inset development at Saltford and washed-over development at Corston and Newton St Loe. Although higher ground provides separation between the southern part of Keynsham and Bath, the A4 and railway line, which pass through the parcel, provide direct connecting routes along the Avon valley which, together with intervening development along the A4, weaken perceived settlement separation. The parcel also contributes to separation between Bath and the Bristol urban area which, taking into consideration the size of those settlements in relation to the size of the gap, is considered relatively fragile.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel generally has rural uses, and includes land which has strong distinction from the nearest urban development, at Saltford. Development would therefore be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Moderate contribution**

The parcel lies within the indicative setting of the Bath World Heritage Site, but towards its outer edge. The landscape here is less prominent in Bath's setting than the hills closer to the city.



## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

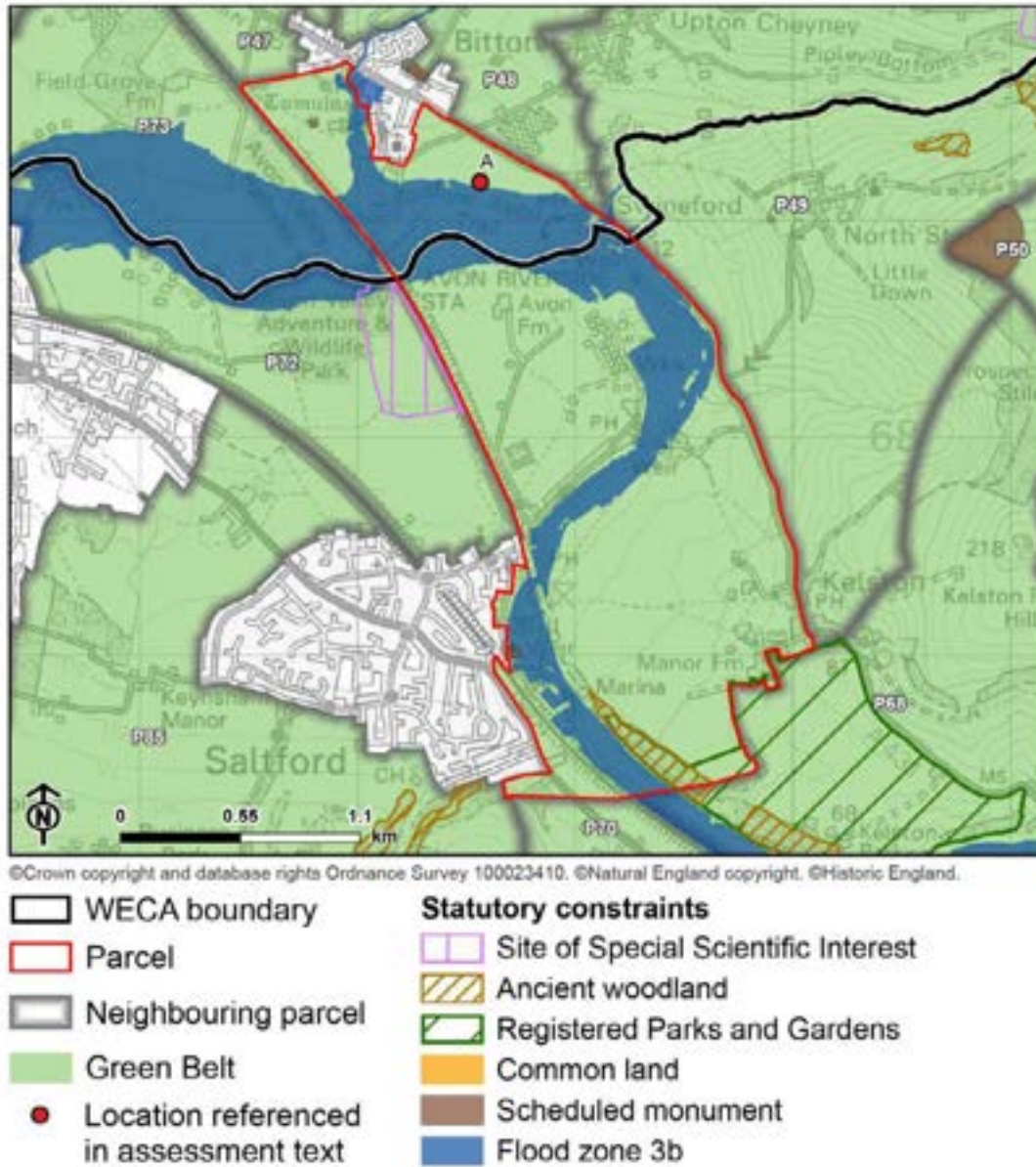
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of the coalescence of towns (Purpose 2), and the prevention of encroachment on the countryside (Purpose 3) are likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although land here also contributes to preserving the setting and historic character of the historic town of Bath (Purpose 4). Tree cover creates a relatively strong visual boundary to houses in Saltford, so any strategic-scale expansion of the village would be likely to encroach on land which has strong distinction from it, and which therefore makes a significant contribution to Purpose 3. Development in the parcel would narrow the gap between Saltford and Corston, in turn weakening the function of the Green Belt in maintaining a gap between Bath and Keynsham/Bristol.

# Parcel P71



The parcel is located to the northeast of Saltford and southeast of Bitton and is comprised predominantly of agricultural land that forms part of the Avon river valley. It is defined by the River Avon to the south (a meander of the river also crosses through it), the A431 to the east and the the Bristol urban area and Bath Railway Path to the west.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Development within this parcel would not reduce the existing gap between the village of Bitton and the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) (at Willsbridge), so land here does not contribute to preventing the sprawl of Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Moderate contribution

Land here is peripheral to the gap between Keynsham and the Bristol urban area (at Willsbridge). It also lies in a wider gap between Keynsham and Bath, but one in which intervening urban development, and the connectivity provided by the A4 and railway, reduce perceived separation. The parcel is therefore considered to make a moderate contribution to preventing the coalescence of towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses, and includes land that forms part of the Avon river valley, which has strong distinction from Bitton, Saltford and Keynsham. Much of the parcel is also separated from adjacent inset settlements by the the Bristol urban area and Bath Railway Path, which forms a relatively strong boundary. Therefore, most of the parcel makes a significant contribution to preventing encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Moderate contribution

Openness along the Avon Valley, perceived from major approach routes to Bristol along the A4 and railway and from high ground to the east, is a key element in the distinctive historic setting of Bristol. Land within this part of the

parcel therefore makes a moderate contribution to the setting and special character of the city.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

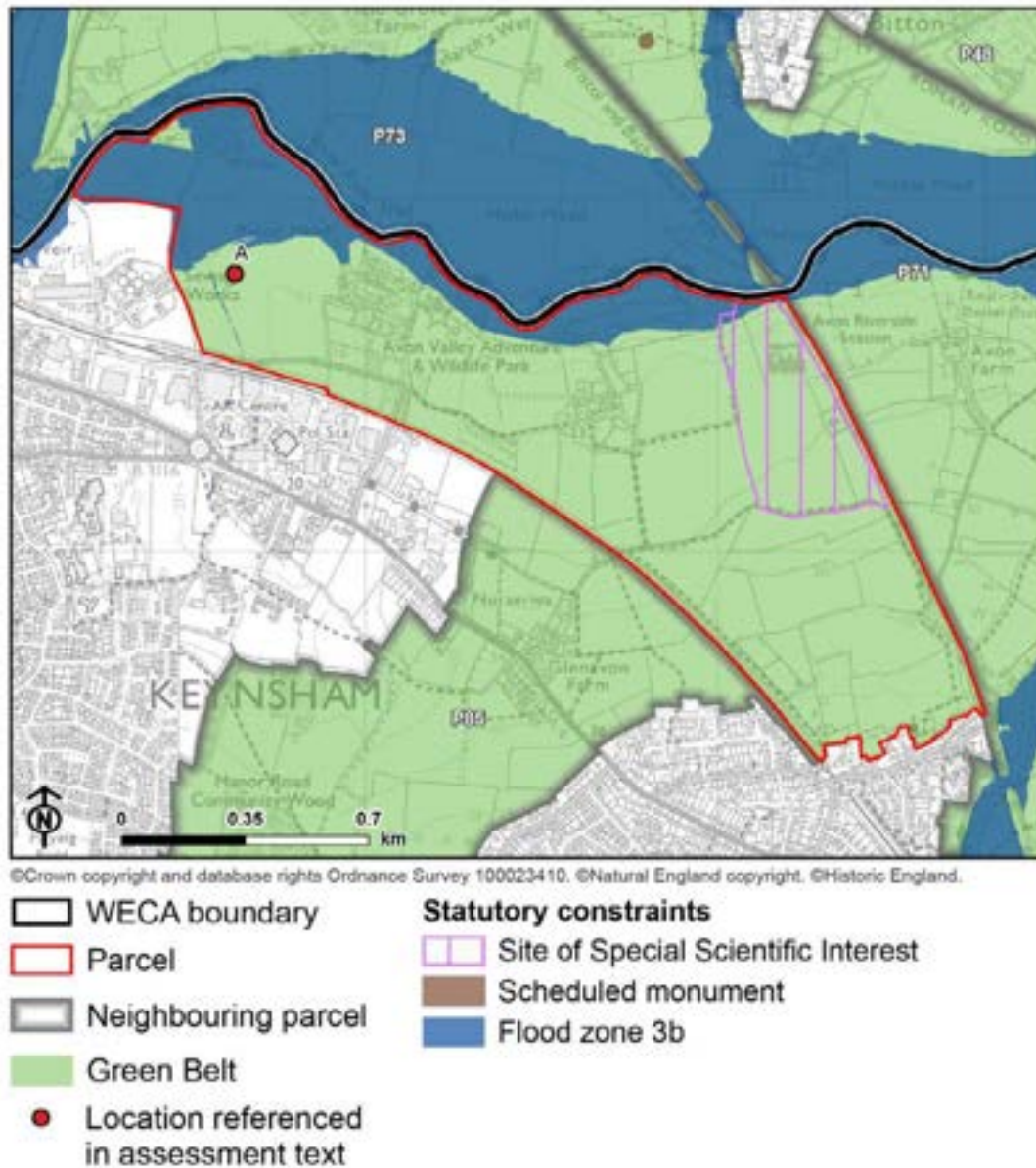
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Any development on the flood plain of the Avon Valley would result in the loss of land which makes a significant contribution to Purpose 2, and there is no scope for strategic release adjacent to Bitton without encroaching on land which has a strong sense of separation from the settlement as a result of well-treed boundaries (and also, to the west of the village, the River Boyd). To the south, any expansion from Saltford need to cross the well-treed the Bristol urban area and Bath Railway Path, and so would also result in loss of significant contribution. It is noted, however, that impact on the integrity of the wider Green Belt from the release of land to the west of Bitton would be limited by the the Bristol urban area and Bath Railway Path, which would form a relatively strong alternative boundary. To the southeast of Bitton (map point A) the A431 and the Avon floodplain would serve as limiting boundaries to the settlement, although the historic setting of Bristol would be adversely affected by development in this visible valley-side location.

# Parcel P72



The parcel is located to the northeast of Keynsham and northwest of Saltford. The parcel is comprised predominantly of agricultural land, but contains the Avon Valley Adventure & Wildlife Park, where the parcel is defined by the River Avon. The southern border of the parcel is defined by the railway.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Land is adjacent to Keynsham, more than 1.5km from the edge of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development in this parcel would not reduce this gap and would constitute expansion of Keynsham rather than sprawl of Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Significant contribution

Land lies in a relatively wide gap between Keynsham and Bath, but this is diminished by intervening inset development at Saltford and washed-over development at Corston and Newton St Loe. Although higher ground provides separation between the southern part of Keynsham and Bath, the A4 and railway line provide direct connecting routes along the Avon valley which, together with intervening development along the A4, weaken perceived settlement separation. The parcel also contributes to separation between Bath and the Bristol urban area which, taking into consideration the size of those settlements in relation to the size of the gap, is considered relatively fragile.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses, and includes land which has strong distinction from both Keynsham and Saltford, where development would as a result would be considered a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Moderate contribution

Open land close to the River Avon Valley makes some contribution to the historic settings of Bristol and Keynsham, but the extent to which development at Keynsham already extends down to the river limits contribution to this



purpose in this locality.

The parcel does not lie within the indicative setting of the city's World Heritage Site, although the hillside in the southeastern part is considered to play a limited role in Bath's wider setting. The approach along the Avon Valley is one of the historical routes into Bath, but 20th century expansion of Saltford has changed the character of this approach between Keynsham and Bath.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

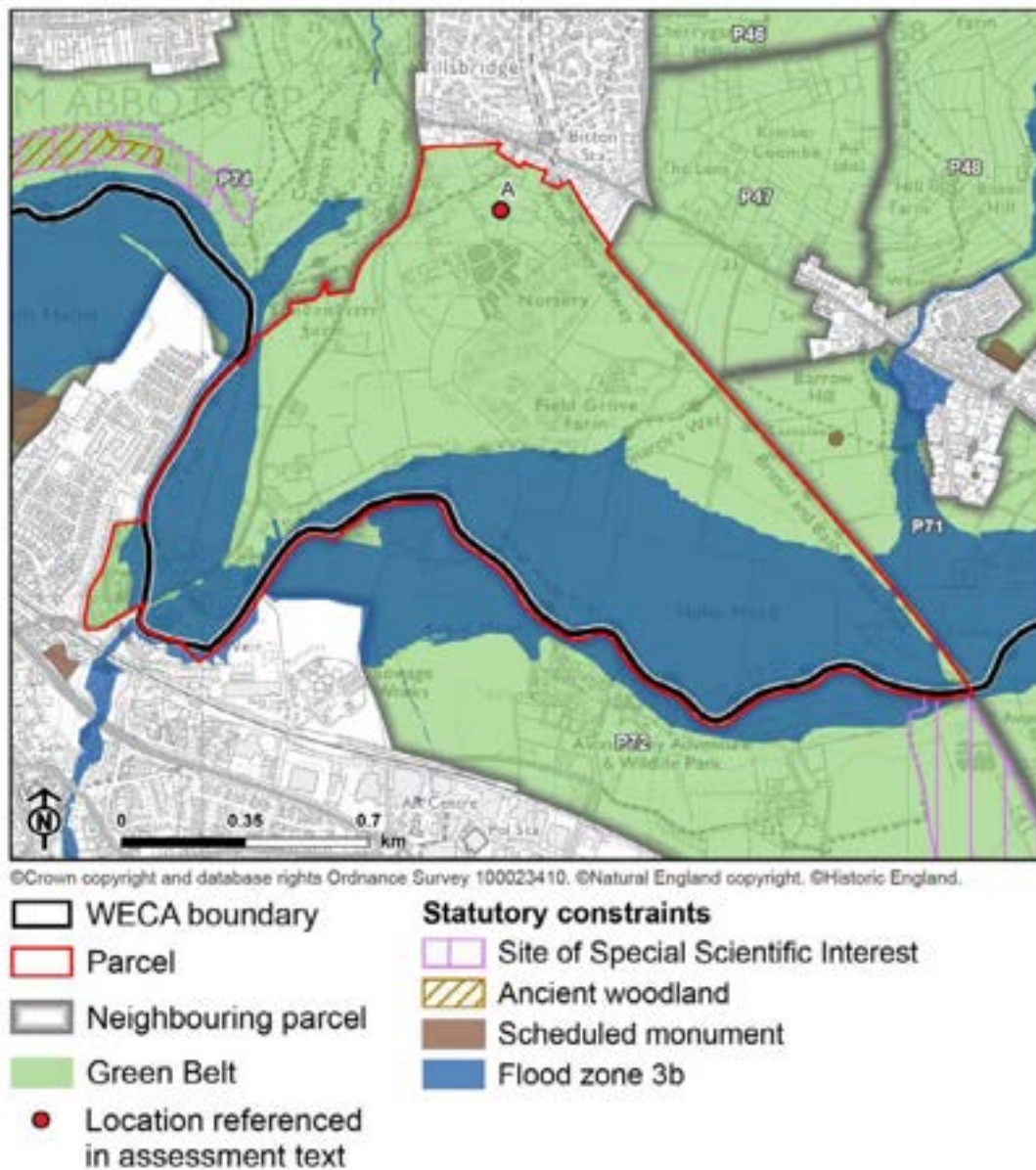
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Prevention of the merging of towns (Purpose 2) and prevention of encroachment on the countryside (Purpose 3) are likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although land here also contributes to providing a historic setting to Bristol and Keynsham (Purpose 4). Land adjacent to the northern edge of Keynsham (map point A), where the inset settlement includes land north of the railway line which weakens its role as a boundary feature, makes a weaker contribution to Purpose 3, and the River Avon forms a strong boundary feature which limits harm to the integrity of Green Belt land to the north, although any release in this area would still have some knock-on impact on land to the east.

## Parcel P73



The parcel is located between Keynsham and the Willsbridge suburb of the Bristol urban area. It is defined to the south and west by the River Avon and to the east by the the Bristol urban area and Bath Railway Path. The parcel is comprised predominantly of agricultural land but also contains Meadow Wood and is crossed by the A4175 to the west. There is some scattered residential development within the parcel, but this is insufficient to reduce Green Belt openness, and tree cover within the parcel limits its urbanising influence.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

The parcel abuts the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) at Willsbridge. Tree cover in the northern part of the parcel limits the extent of urbanising influence, and land in the southern part of this parcel is on the River Avon floodplain, which has very clear distinction from Willsbridge. The merging of Willsbridge and Keynsham would be perceived as a more significant sprawl of the large built-up area than just the loss of openness in the area released.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Significant contribution

Land lies in a very narrow gap between the Bristol urban area (Willsbridge) and the town of Keynsham. The River Avon is a significant separating feature, but development on or close to the floodplain would nonetheless weaken the perceived separation between Keynsham and Bristol.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses, and includes land that has strong distinction from both Keynsham, to which the River Avon forms a strong boundary, and the large built-up area of Bristol. Therefore, development would be considered a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Moderate contribution

The parcel lacks relationship with the historic core of Bristol, but openness along the Avon Valley, perceived from major approach routes to Bristol along the A4 and railway, and from high ground to the east, is a contributing element to the historic setting of both Bristol and Keynsham. Land within this part of the

parcel therefore makes a contribution to the setting and special character of both.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

#### **Significant contribution**

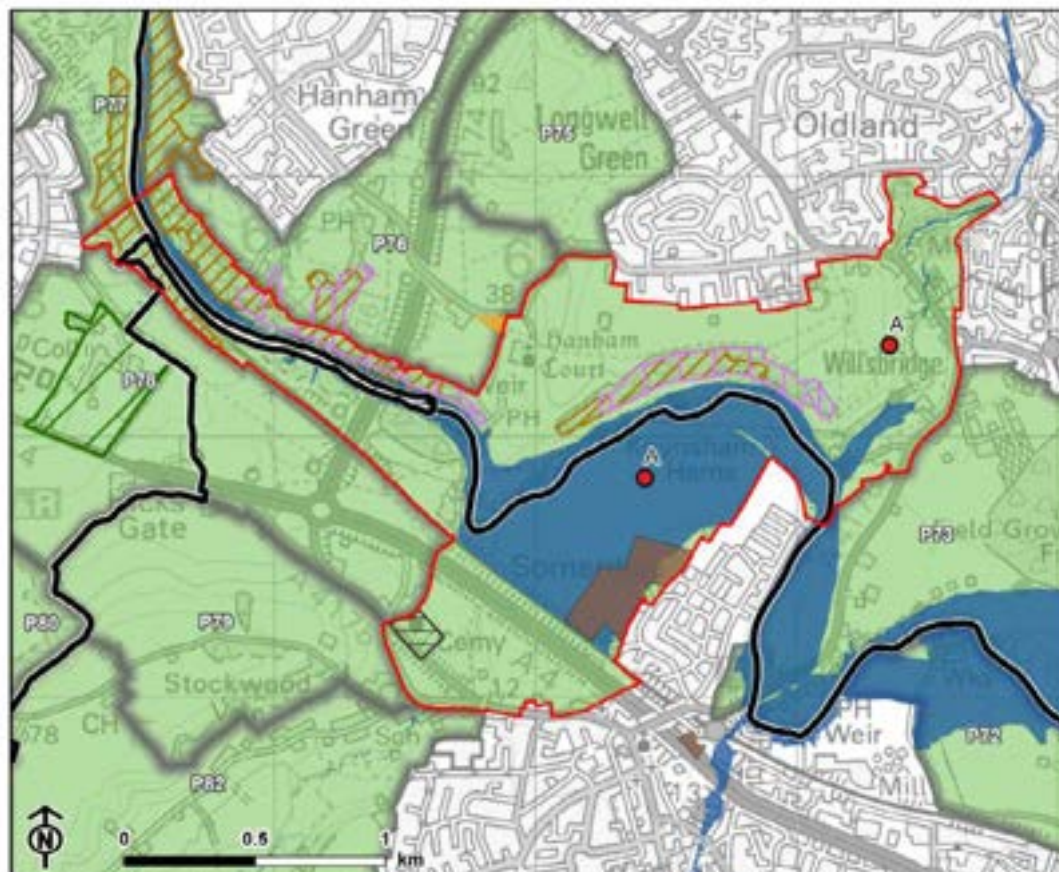
All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of a large built-up area (Purpose 1), the prevention of coalescence of towns (Purpose 2) and the safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. Much land within the parcel occupies the flood plain of the Avon Valley, which maintains clear separation between the Bristol urban area and Keynsham and offers no scope for release of land without causing significant harm to the Green Belt purposes, but land immediately adjacent to Willsbridge (map point A) has weaker boundary distinction from the urban area and so makes a slightly weaker contribution to Purposes 1, 2 and 3. Containment by the woodland to the south, the Bristol urban area and Bath Railway Path to the east and the A4175 to the west would limit impact of release here on the integrity of adjacent Green Belt land.



## Parcel P74



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- |  |                                     |
|--|-------------------------------------|
| WECA boundary                          | <b>Statutory constraints</b>        |
| Parcel                                 | Site of Special Scientific Interest |
| Neighbouring parcel                    | Ancient woodland                    |
| Green Belt                             | Cemeteries                          |
| Location referenced in assessment text | Registered Parks and Gardens        |
|  | Common land                         |
|  | Scheduled monument                  |
|  | Flood zone 3b                       |

The parcel comprises the core riverside area between, at the western end, the urban edges of Brislington and Hanham, and at the eastern end the suburb of Willsbridge and the town of Keynsham. To the north it incorporates land adjacent to Siston Brook between Willsbridge and Longwell Green. The parcel is comprised predominantly of agricultural land within the River Avon floodplain, but also contains woodlands on the steeper riverside slopes, some of which are Ancient and Semi-natural and some of which have SSSI status.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

Land is close to the urban edge but its steep riverside slopes, woodland and floodplain create strong distinction from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development in this area would be perceived as a significant expansion of the large built-up area. The merging of Willsbridge/Longwell Green and Keynsham would be perceived as a more significant sprawl of the large built-up area than just the loss of openness in the area released.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Significant contribution

Land lies in a very narrow gap between the Bristol urban area (Willsbridge and Longwell Green) and the town of Keynsham. The River Avon is a significant separating feature, but development on or close to the floodplain would nonetheless weaken the perceived separation between Keynsham and the Bristol urban area.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses, and includes land that forms part of the Avon river valley floodplain, which has strong distinction from Keynsham and the Bristol urban area. Therefore, development would constitute a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Moderate contribution

The parcel does not have a relationship with the historic core of Bristol, but openness along Avon Valley, perceived from major approach routes to Bristol along the A4 and railway, is a contributory element to the distinctive historic



settings of both Bristol and Keynsham. The land within the parcel therefore makes a moderate contribution to the setting and special character of both.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

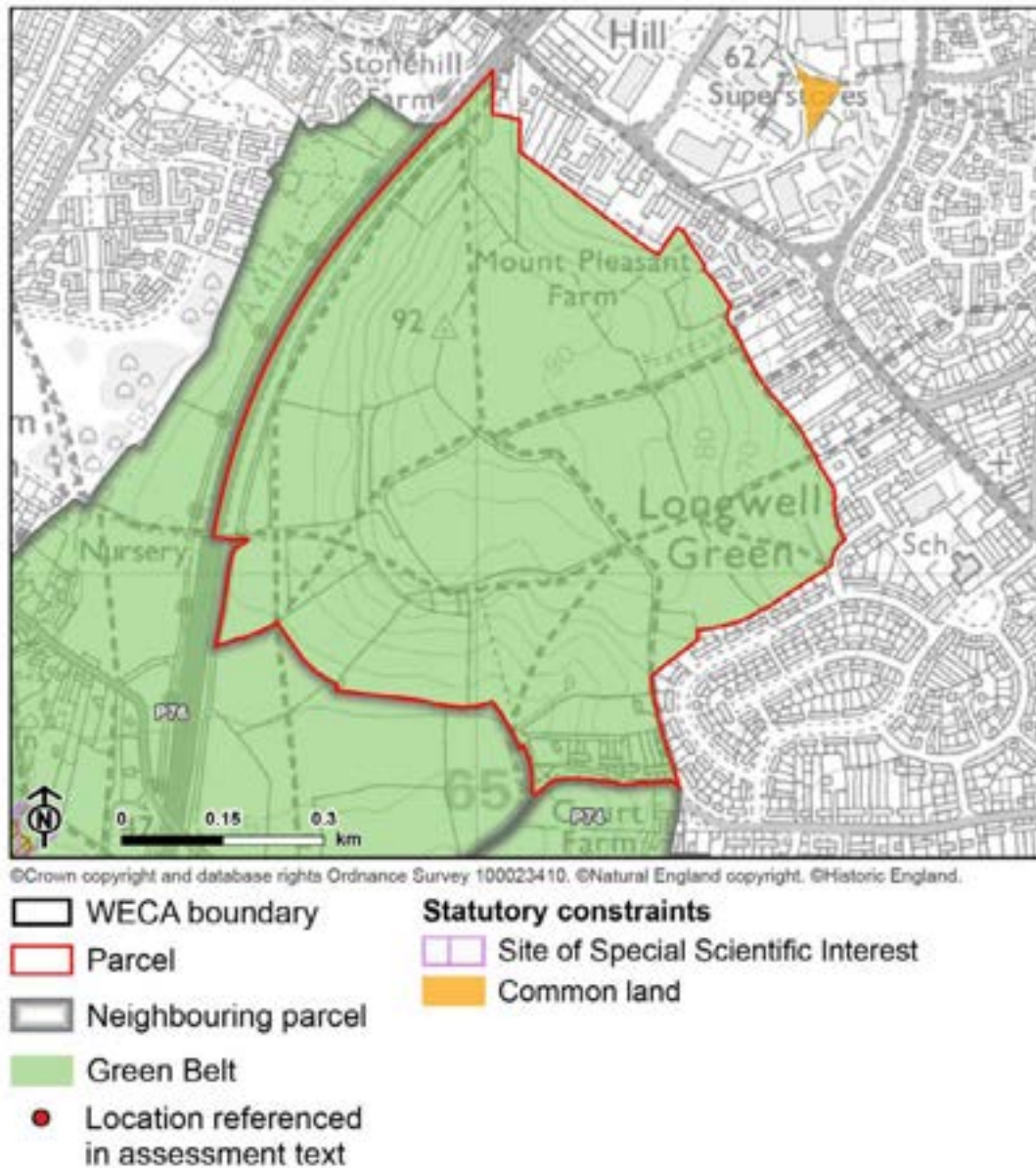
#### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of a large built-up area (Purpose 1), the prevention of coalescence of towns (Purpose 2) and the safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. All strategically-sized areas are considered to make a significant contribution to preventing encroachment on the countryside (Purpose 3), and only the area adjacent to Siston Brook north of the A431 is considered too contained by urban edges to make a significant contribution to preventing sprawl of the large built-up area (Purpose 1). The Siston Brook area and land between the edge of Keynsham (map points A) and the A4 are also more peripheral to the settlement gap between the Bristol urban area and Keynsham and so make a weaker contribution to Purpose 2, and these two areas also have strong boundary features which would limit the impact of their release on the strength of adjacent Green Belt land.

## Parcel P75



The parcel is comprised of agricultural fields sited on a prominent hill to the south and west of the Longwell Green suburb of the Bristol urban area. The A4174 forms the western boundary of the parcel, and the southern boundary marks a transition to shallower slopes down towards the River Avon.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Significant contribution**

The parcel lies directly adjacent to the Longwell Green suburb of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), and its landform provides strong physical distinction from the inset area. Development within the parcel would therefore constitute significant sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

The parcel is too contained by urban edges to contribute to separation between the Bristol urban area and the neighbouring town of Keynsham.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel is characterised by rural uses and contains land that has strong distinction from the inset area. Development would constitute significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Moderate contribution**

Although the parcel lacks a relationship with the historic core of Bristol, it occupies elevated ground overlooking the Avon Valley to the south, which is one of the principal historic approaches into Bristol. As such, the parcel makes a moderate contribution to preserving the setting and special character of the city.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

#### **Significant contribution**

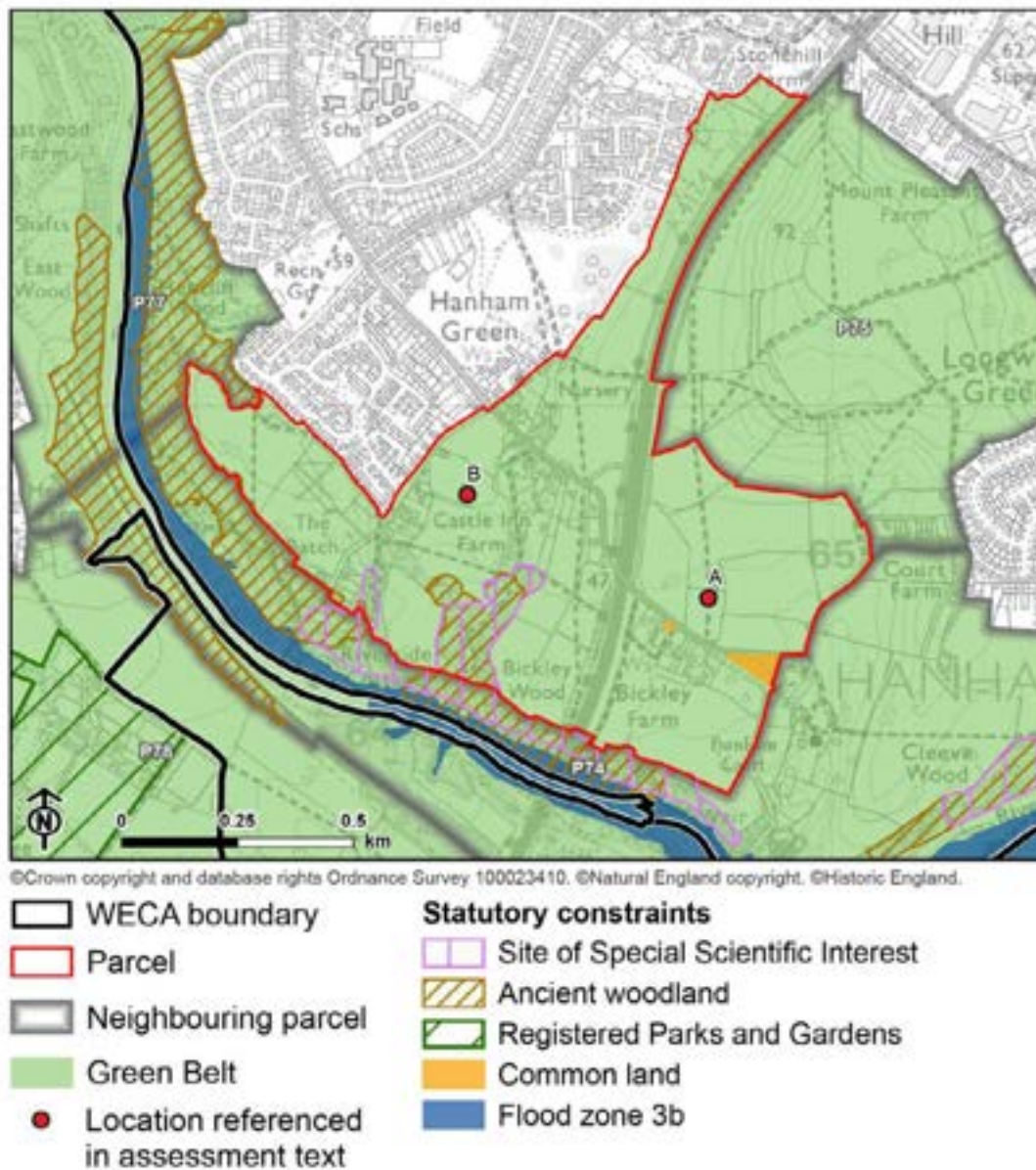
All Green Belt land is considered to make a significant contribution to this

purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential harm from release for development within the parcel. Although the inset edge to the north and east is only separated by garden boundaries, the elevated land within the parcel provides a strong degree of separation from the urban area, so no smaller areas of land within the parcel make a significantly weaker contribution to any of the purposes. Any expansion within the parcel would weaken the current Green Belt boundary and therefore the contribution of adjacent Green Belt land.

## Parcel P76



The parcel is located adjacent to the suburb of Hanham, between the urban edge and steeper, wooded riverside slopes to the south and high ground to the east. It comprises mostly farmland, but also some woodland and some low-density residential development along Abbots Road. The A4174 crosses the eastern side of the parcel from north to south, forming a boundary to the narrow belt of Green Belt land that forms the northern part of the parcel. Some of the woodland within the parcel is Ancient and Semi-Natural, and most of this



is also part of Bickley Wood SSSI. Built development within the parcel does not have a significant impact on Green Belt openness, or a significant urbanising influence within the parcel.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Significant contribution**

Land lies adjacent to the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), and the southern and easternmost part of it have, due to intervening woodland and the A4174, strong separation from the urban area. The parcel as a whole therefore makes a significant contribution to preventing the sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

Land lies in a relatively narrow gap between the Bristol urban area and the town of Keynsham to the southeast, but the River Avon and areas of tree cover act as significant separating features.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

Although the parcel does contain some residential development, it is characterised largely by rural uses and includes land that has strong distinction from the Bristol urban area. Development within the parcel would as a result be considered a significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

The Avon Valley, one of the principal historic approaches into Bristol, lies to the south of the parcel and land is peripheral to steeper slopes to the northeast which play a visual role with the Avon Valley. The parcel lacks



association with the historic core of the city, and therefore makes only a limited contribution to the setting and special character of Bristol.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

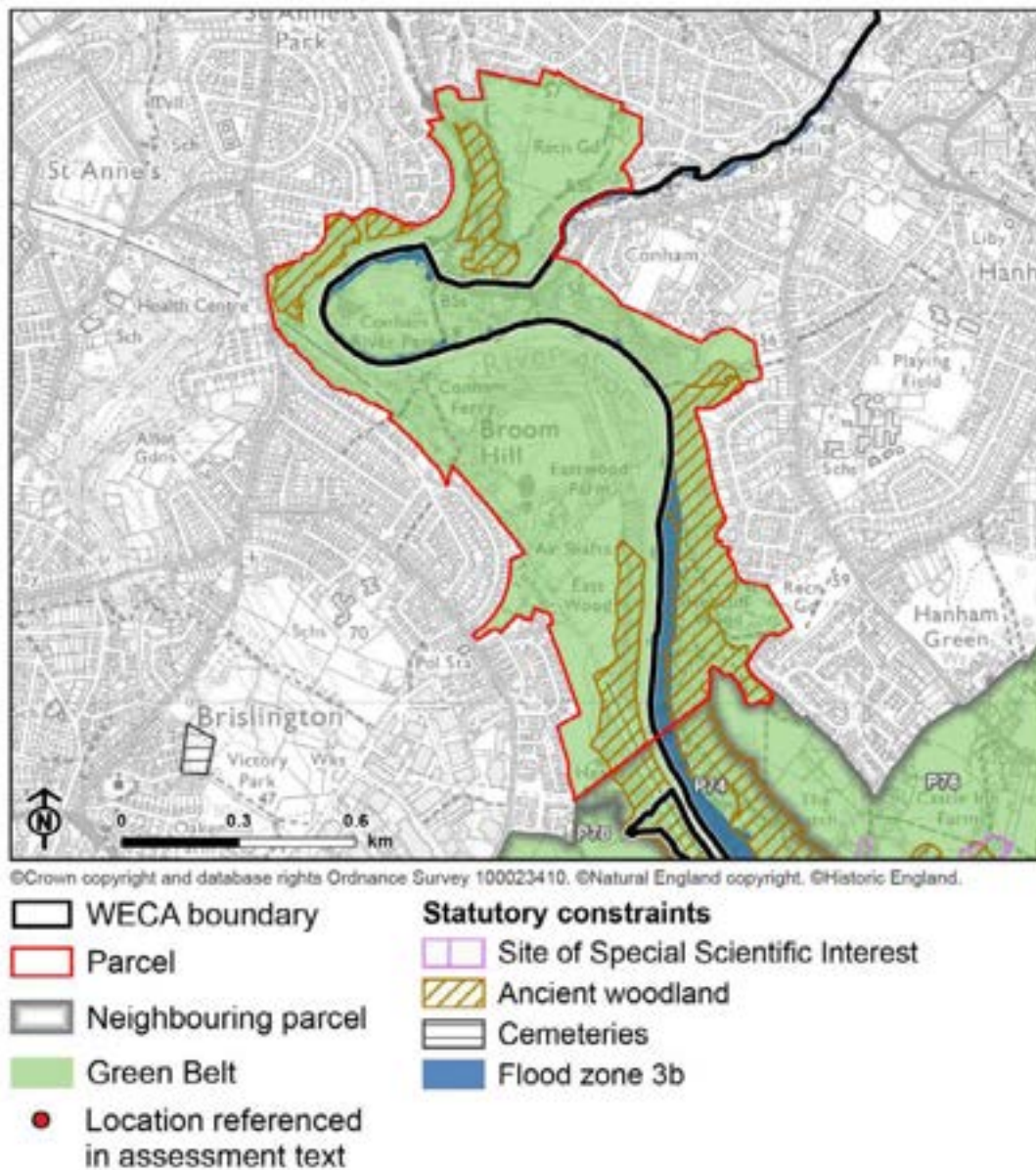
All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential harm from release of land for development within this parcel. Land on the eastern side of the A4174 (map point A) has the strongest distinction from the inset area. A lack of strong alternative Green Belt boundaries to the east means that any release here would weaken the contribution of adjacent Green Belt land to the east and particularly to the north, where the role of the hill as a prominent boundary and setting to the urban area would be greatly diminished.

Much of the land to the west of the A4174 (map point B) has weaker distinction from the urban area, where garden boundaries form a weaker settlement edge, and riverside woodlands to the south and the A4174 to the east would provide strong alternative boundary features that would limit impact on the strength of adjacent Green belt land.

## Parcel P77



Land in the valley of the River Avon between the Brislington and Hanham suburbs of the Bristol urban area. The parcel is comprised of Avon Valley Park, Conham Valley Park and Dundridge Park Playing Fields on the eastern side of the river and Eastwood Farm Open Space on the western side of the river. Much of the woodland on the steep riverside slopes is classified as Ancient and Semi-Natural, and represents a constraint to development.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Moderate contribution**

Dense tree cover and the valley of the River Avon provide strong visual and physical distinction between the parcel and the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). However, the parcel is largely contained by the urban area, which limits the extent to which development would be perceived as sprawl.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

The parcel is largely contained by the Bristol urban area and therefore does not lie between neighbouring towns.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

Although it has recreational uses associated with the urban area, the well-treed parkland has mostly strong physical and visual distinction from the adjacent suburbs of the Bristol urban area, helping to retain countryside character. Development would, therefore be perceived as significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Moderate contribution**

Although the parcel lacks a relationship with the historic core of Bristol it forms part of the Avon Valley Conservation Area, an undeveloped section of the Avon Valley penetrating into the Bristol urban area and therefore contributing to preserving the city's setting and special character.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

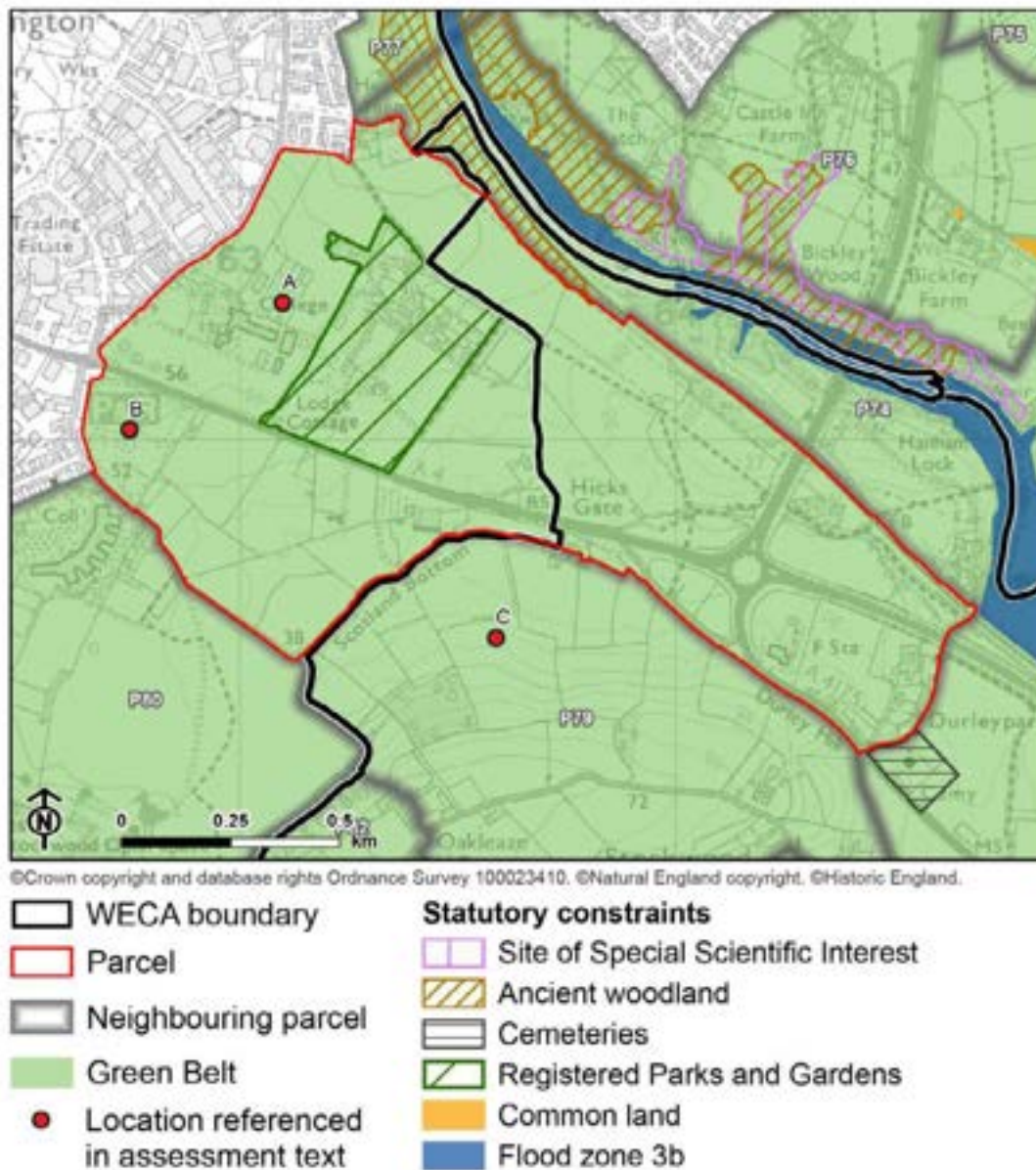
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential harm from release of land for development within this parcel. There are no areas that could accommodate strategic-scale development without weakening the woodland belts that frame the river, enhance historic character and provide strong distinction from the urban area. However the release of land here would, due to the extent of the parcel's containment by the urban area, have negligible impact on the strength of adjacent Green Belt land to the east.

## Parcel P78



Land to the southeast of the Brislington suburbs of the Bristol urban area, lying adjacent to Brislington Trading Estate. A significant proportion of the parcel is farmland, but a Registered Park and Garden associated with Long Fox Manor (formerly Brislington House) lies in the centre of the parcel. St Brendan's Sixth Form College, located in the western half of the parcel, is a modern development which has a local impact on the openness of the Green Belt, and to the south of the A4, the Brislington Park and Ride is an urbanising influence



that also diminishes Green Belt openness. The A4 passes east-west through the south of the parcel.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Significant contribution**

The parcel lies directly adjacent to the large built-up area Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Although urbanising development at St Brendan's College has crossed into the parcel, tree cover at the inset edge provides a strong degree of physical and visual distinction from the main urban area. Development in the parcel would therefore constitute significant sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Significant contribution**

The parcel lies in a relatively narrow gap between the Bristol urban area and Keynsham to the south east, made narrower by the linkage provided by the A4 and the railway. Some land in the parcel has strong distinction from the edge of Bristol, and so makes a significant contribution to preventing the coalescence of towns.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

Although there is some development in the parcel, it generally has rural uses and there are areas of the parcel that have strong distinction from the Bristol urban area. Development within the parcel would therefore constitute significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

The parcel lies on shallow mid-slopes of the Avon Valley, incorporating the A4,



one of the principal historic approaches into Bristol, and close to the River Avon. However, although it retains some historic landscape elements (much of the parcel lies within the former Brislington House Estate, which has been defined as part of the Avon Valley Conservation Area), it is relatively contained visually and lacks association with the historic core of Bristol. Its contribution to the city's historic setting and special character is therefore limited.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

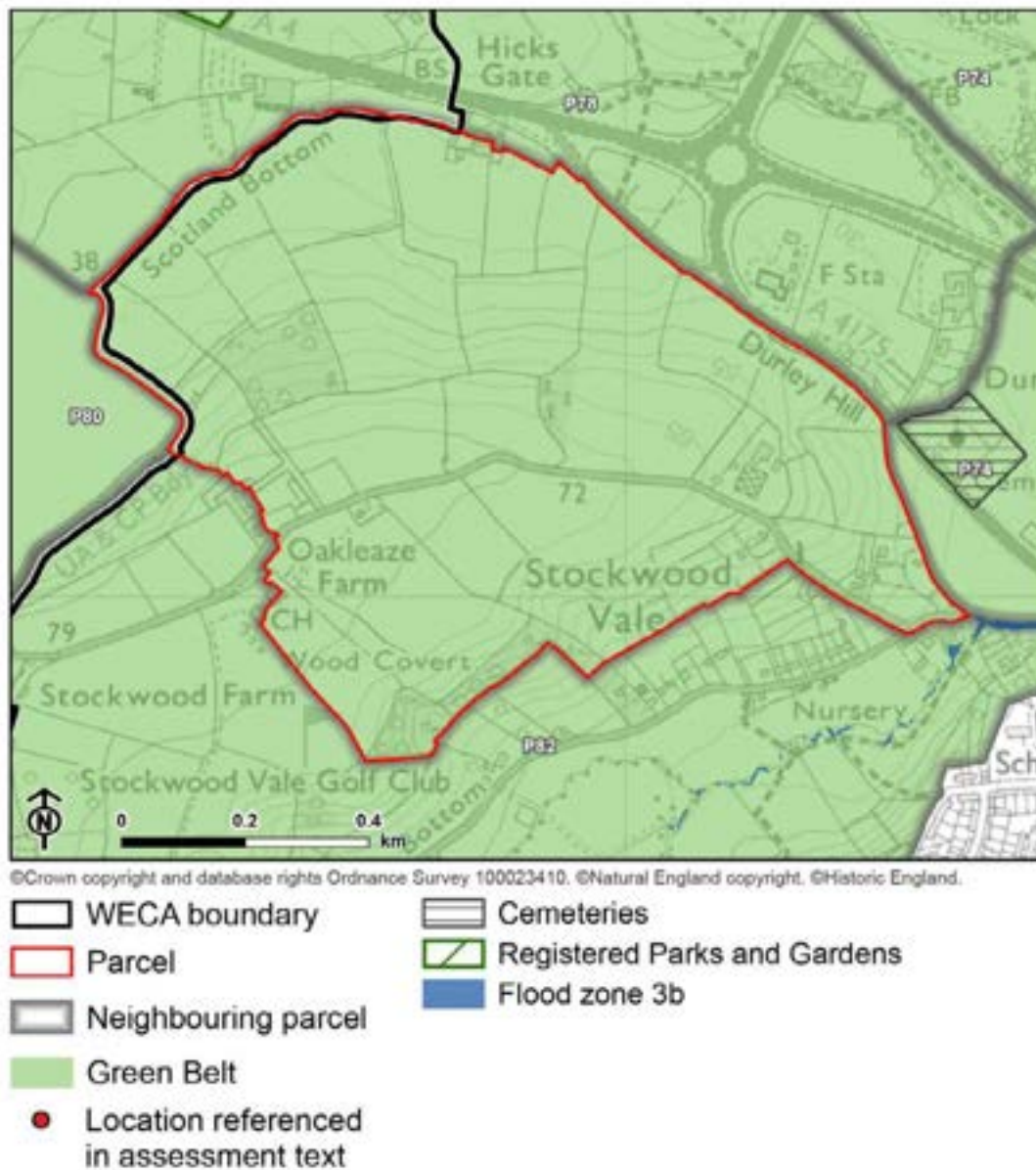
## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of the large built-up area (Purpose 1), prevention of the merging of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential harm from release of land for development within this parcel. The urban edge is largely defined by mature tree cover and the wall of the former Brislington House estate, which form a relatively strong Green Belt boundary despite being compromised by the urbanising influence of St Brendan's Sixth Form College. Mature tree cover between the college grounds and Brislington House (Long Fox Manor) would however limit the extent to which the contribution of adjacent land to the Green Belt purposes would be weakened. Any expansion eastwards would weaken the remaining settlement gap between Keynsham and Bristol, given the connectivity provided by the A4 and railway line, but release of land in the western half of the parcel (map point A) would cause less harm than a more substantial release.

To the south of the A4, the Brislington Park and Ride (map point B) is an urbanising influence that diminishes the openness of the Green Belt. Fields to the east of this have well-treed boundaries which retain some distinction from the urban area, but also have similar strength outer boundaries that would limit the impact on the distinction of adjacent Green Belt land. Durley Hill (map point C) plays a strong role in maintaining physical and visual separation between the Bristol urban area and Keynsham, so there is potential for

reduced impact on Purpose 2, but any development here would still be likely to cause a knock-on weakening of open land to the north of the A4.

## Parcel P79



The parcel is located to the southeast of the Bristol urban area and occupies the crest and slopes of Durley Hill, including land which slopes down eastwards to Stockwood Vale. Keynsham lies to the southeast of the parcel. The parcel is comprised of agricultural fields in the north and a golf course to the south of Stockwood Lane.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

Although the parcel has a degree of separation from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), development on the hill top would result in intervening land not having strong distinction from both this parcel and from Stockwood, the closest edge of the city. The parcel does, therefore, make a significant contribution to preventing sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Significant contribution

The parcel lies in a relatively narrow gap between the Brislington suburbs of the Bristol urban area and the town of Keynsham and is peripheral to a narrow gap between the Stockwood suburb of the Bristol urban area and Keynsham. The crest and slopes of this parcel are very visible in the area, including from connecting routes, so development within the parcel would result in significant perceived narrowing of the gap between towns (in turn also reducing separation between the Bristol urban area and Bath).

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel is countryside, and contains land that has, as a result of distance, landform and land cover, strong distinction from both the Bristol urban area and Keynsham. Development within the parcel would therefore constitute significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Moderate contribution

Bristol and Keynsham are both considered to be historic towns, the character of which is enhanced by Green Belt land that forms part of their settings. Durley Hill is a prominent landform on the historic approach to Bristol along the

Avon Valley, although this area does not have a relationship with the historic core of the city, and it is also a feature in the setting of Keynsham. The land within the parcel therefore makes a moderate contribution to the setting of the historic towns.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

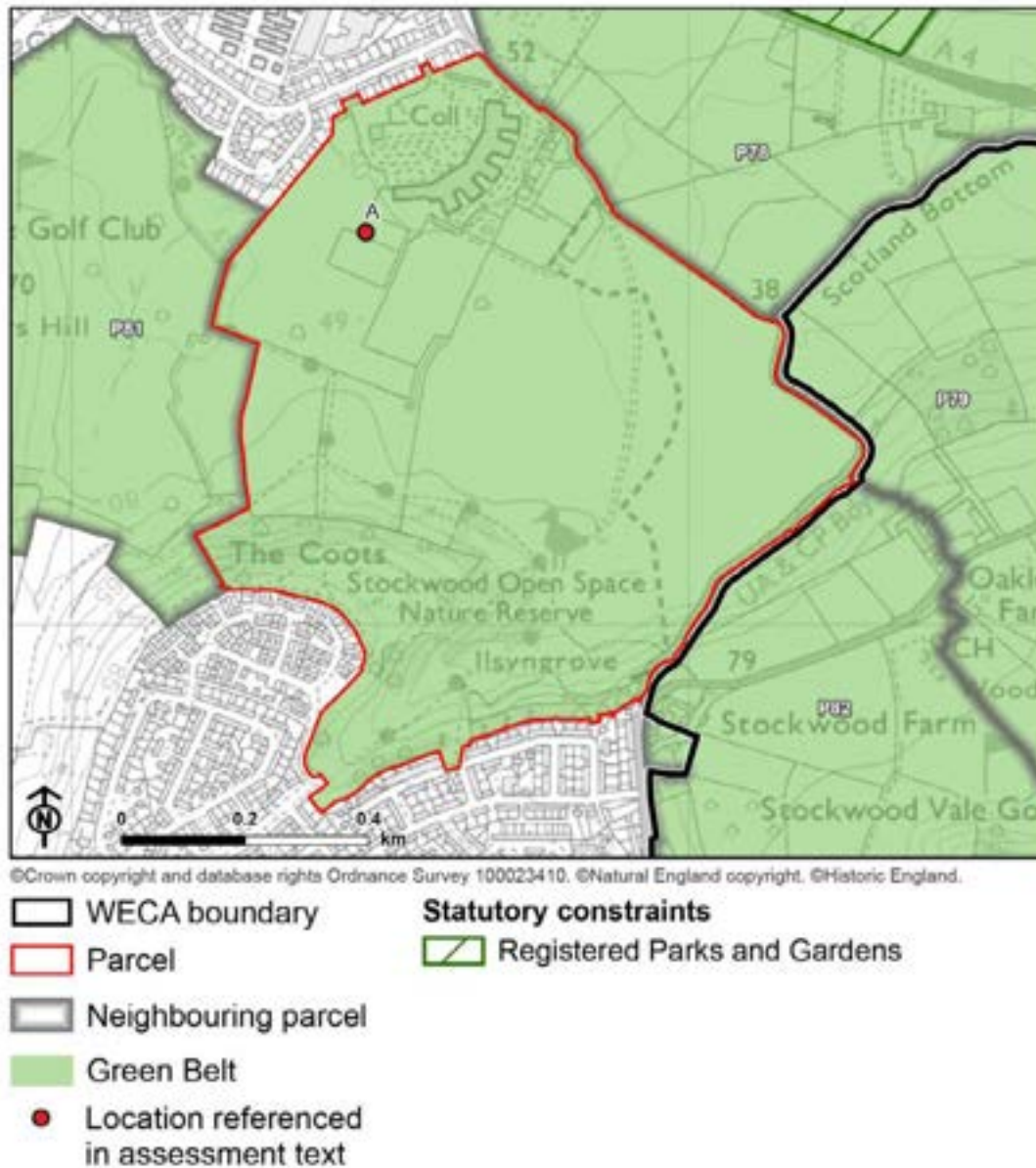
#### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of the large built-up area (Purpose 1), prevention of the merging of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential harm from release of land for development within this parcel. The extent to which this landform is distinct from both Stockwood (Bristol) and Keynsham negates any potential for expansion of either settlement without loss of land that makes a significant contribution to multiple Green Belt purposes.

## Parcel P80



Land to the southeast of the Bristol urban area, adjacent to the Brislington and Stockwood suburbs. Knowle Golf Course lies to the west and Stockwood Road forms a boundary with the wider Green Belt to the east.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

The parcel lies adjacent to the Stockwood and Brislington suburbs of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). At the inset edge to the north there is limited distinction between the parcel and the urban area, as Brislington Enterprise College forms an area of urbanising development within the Green Belt, but to the south wooded slopes provide strong physical and visual distinction from Stockwood. Development in the southern parts of the parcel would constitute significant sprawl of the large built-up area of Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Moderate contribution

Land lies in a relatively narrow gap between the Bristol urban area and the town of Keynsham to the south west, but tree cover between the two acts as a significant separating feature. The Stockwood suburbs of the Bristol urban area to the south extend further into the settlement gap than this parcel, which diminishes the extent to which development would be perceived as narrowing the gap.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

There are some sports pitches in the north of the parcel that are associated with Brislington Enterprise College, but the parcel is largely comprised of Stockwood Open Space. The south and east of the parcel have strong distinction from the inset area and therefore development in these areas would constitute significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Moderate contribution

The parcel lies close to the Avon Valley, one of the principal historic

approaches into Bristol. It is not visually prominent, but lies beneath higher slopes that form a more distinctive edge to the Hengrove and Stockwood suburbs of the city. Although Bristol is a historic city, most development on the urban edge in this area is relatively modern, so the parcel lacks a relationship with the historic city core. The land within the parcel therefore makes a moderate contribution to preserving the setting and special character of Bristol.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

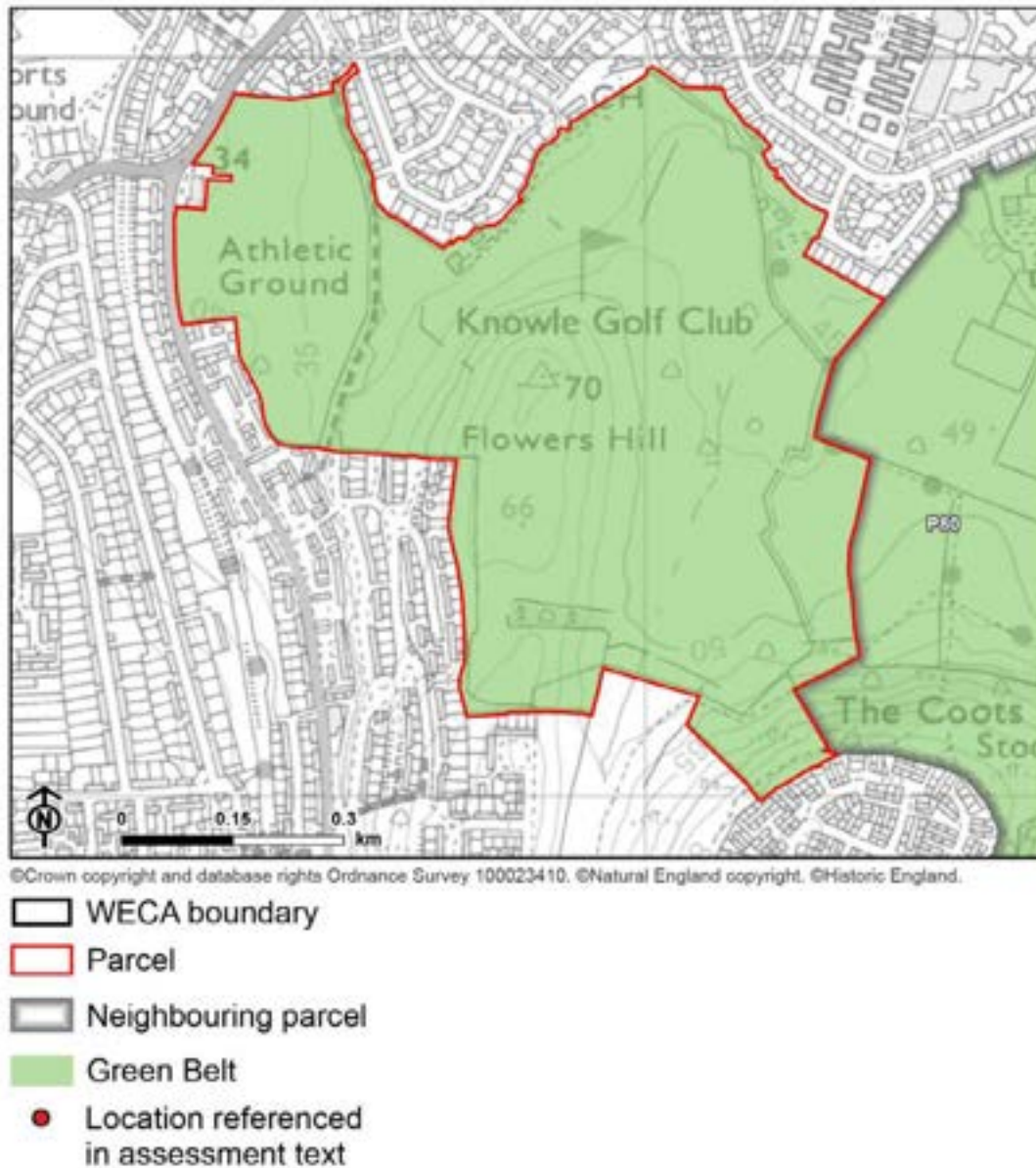
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of a large built-up area (Purpose 1) and encroachment on the countryside (Purpose 3) are likely to be the most significant considerations when determining the potential harm from release of land for development within this parcel. Steep, well-treed slopes create strong distinction from Stockwood to the south, but there is weaker distinction from the urban edge to the north (map point A). Land here is not significantly higher and lacks any strong boundary feature, and the buildings of Brislington Enterprise College are an urbanising influence within the Green Belt. The playing pitch use of land in the northern and central parts of this parcel also creates an association with the urban area which diminishes the contribution to Purpose 3. However, weakening connectivity between land to the west (Knowle Golf Course) and the wider Green Belt would weaken the former's role as a prominent, wooded edge to the Hengrove suburb of Bristol.

## Parcel P81



Land to the southeast of Bristol, adjacent to the Brislington and Hengrove suburbs. The parcel is largely occupied by Knowle Golf Course, centred on the slopes of Flowers Hill, but also includes sports fields to the west.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Moderate contribution**

Land is largely contained by the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) but retains a clear connection to the wider Green Belt to the east, so it makes some contribution to preventing sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

The parcel is too enclosed by suburbs of the Bristol urban area to play more than a limited role in preserving the gap between the Bristol urban area and Keynsham.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The golf course's tree cover and slopes create strong distinction from the urban edge in many places, limiting the extent to which the parcel is perceived as being influenced by the urban area, despite its relative containment by urban edges. The parcel therefore makes a significant contribution to preventing encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Moderate contribution**

The sloping landform and partial tree cover within the parcel means that it is visually prominent from the Bristol urban area. However it lacks association with the historic core of the city or the principal roads and watercourses leading into it. The land within the parcel therefore makes a moderate contribution to preserving the setting of Bristol.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

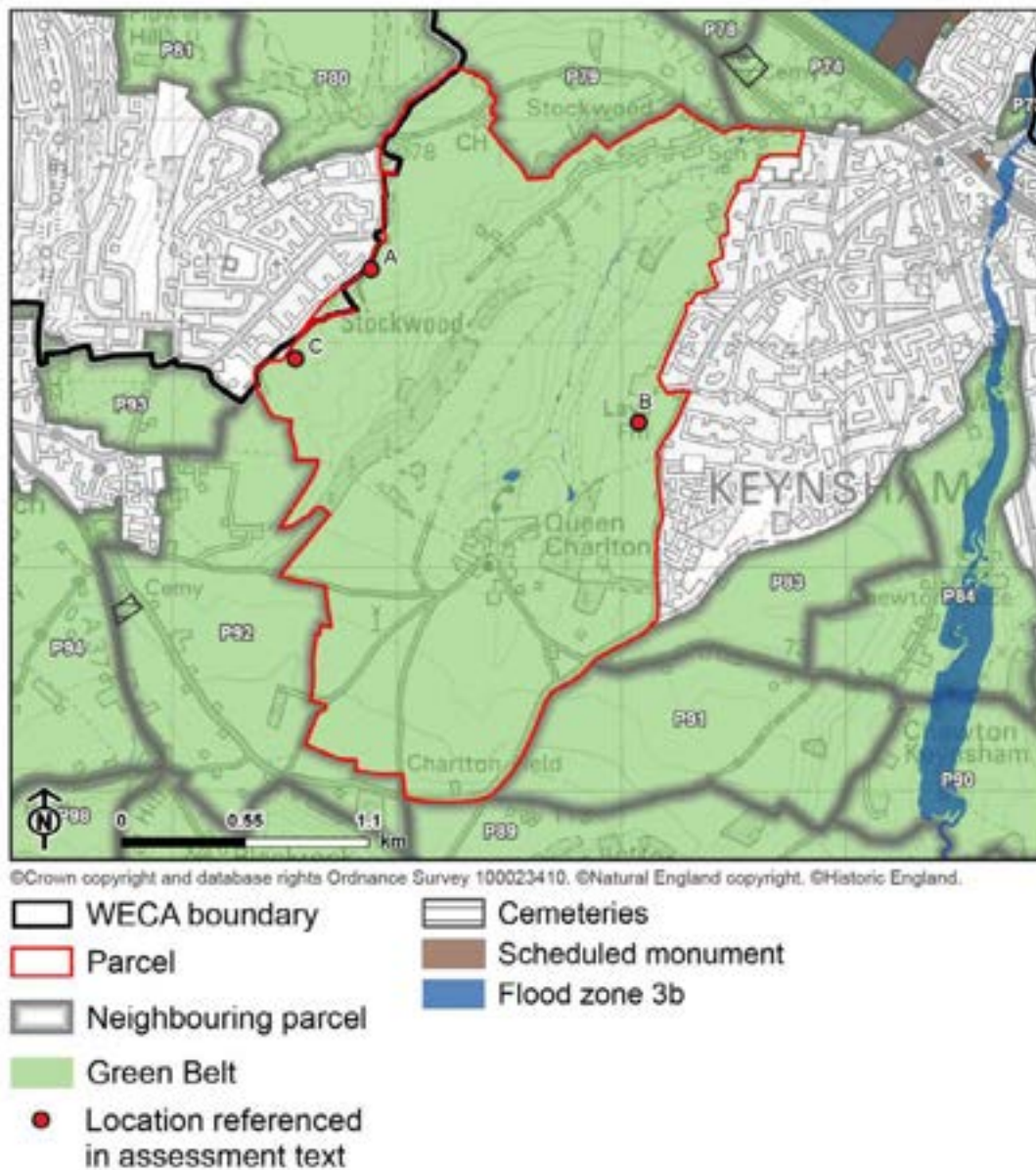
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although land here also contributes to preventing sprawl of the large built-up area (Purpose 1) and to the preservation of the setting and historic character of Bristol (Purpose 4). Any expansion of the Bristol urban area beyond the flatter sports pitch area at the western end of the parcel would constitute significant encroachment on the countryside. However, the extent of the parcel's containment means that its release would have little impact on the contribution of adjacent Green Belt land to the east, which already abuts the urban area both to the north and south.

## Parcel P82



Land located to the southeast of the Bristol urban area, comprising the two valleys and central ridge of Stockwood Vale between the Stockwood suburb and the town of Keynsham. The parcel is comprised largely of agricultural land, but part of a golf course runs through the central spine of the parcel. The village of Queen Charlton lies in the south of the parcel, which is low density and therefore does not have a significant impact on Green Belt openness.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

The parcel lies adjacent to the Stockwood suburb of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). There is land within the parcel that has strong distinction from Stockwood due to the valley landform and associated tree cover, so development would constitute significant sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Significant contribution

The parcel plays an essential role in preventing coalescence of the town of Keynsham and the Bristol urban area. The gap is very narrow, and although the valleys and associated tree cover form separating features there is intervisibility above these between Stockwood and Keynsham.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel has mostly rural uses and contains land that has strong distinction from the Bristol urban area and Keynsham. Development in the parcel would therefore constitute a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Moderate contribution

The two steep-sided valleys between Stockwood and Keynsham are not visually prominent from the urban areas but nonetheless form a distinctive area that contributes to Keynsham's historic character as a settlement framed by valleys.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

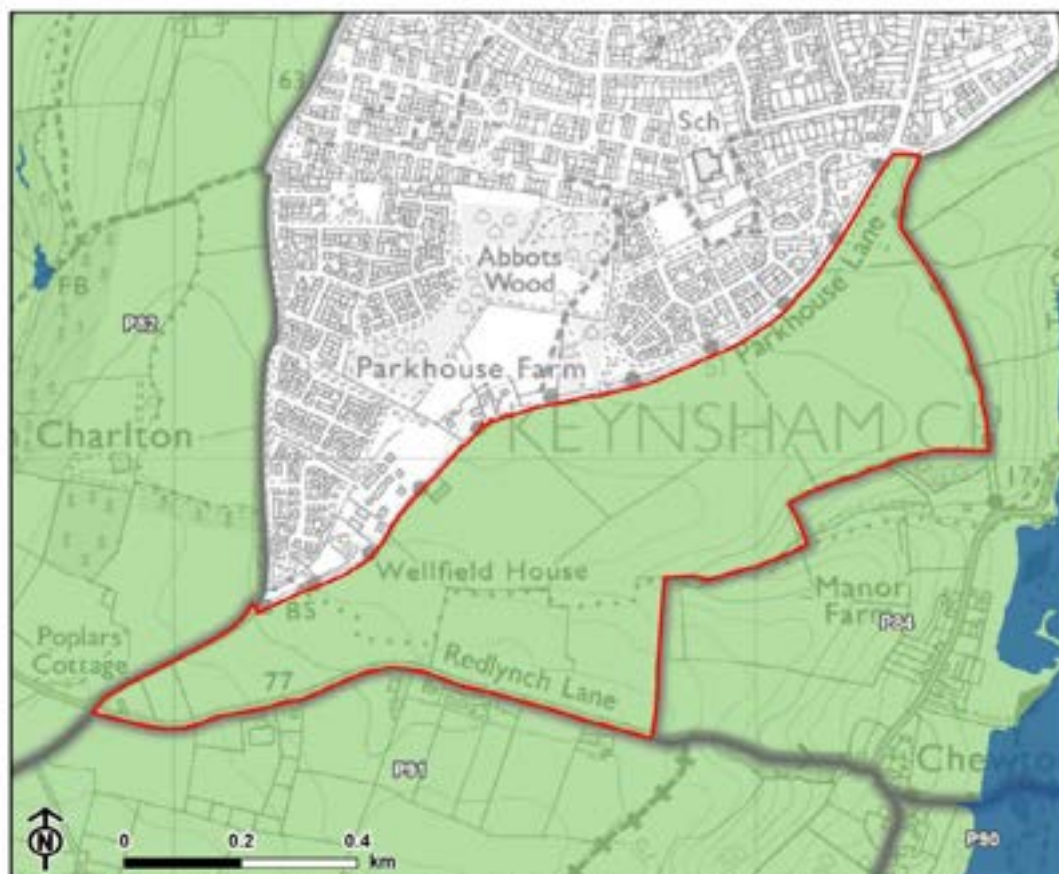
All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of the large built-up area (Purpose 1), safeguarding of the countryside from encroachment (Purpose 3) and in particular the prevention of the merger of towns (Purpose 2) are likely to be significant considerations when determining the potential harm from release of land for development within this parcel. There are some smaller areas adjacent to the edges of Stockwood (map points A) with only a shallow slope, and no significant visual separation from the urban area, but any strategic expansion would weaken the narrow gap between the Bristol urban area and Keynsham, to the detriment of Green Belt Purpose 2.

Adjacent to Keynsham, land south of Lay's farm (map point B) is flatter, and has some urbanising visual influence from the urban edge. Although Charlton Road is a clear boundary feature, development north of Lays Farm has already extend the urban area west of it, and further south woodland blocks provide separation between the town and Queen Charlton. Release of land here would have some adverse impact on the contribution of adjacent Green Belt land but less so than on the steeper valley sides, and there would be sufficient separation from Stockwood for development not to be perceived as expansion of the large built-up area of Bristol. Given the narrowness of the settlement gap between the Bristol urban area and Keynsham any strategic-scale expansion will have some adverse impact on the function of the Green Belt in relation to Purpose 2, so opportunities to reduce harm to this purpose are limited.

## Parcel P83



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- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Scheduled monument           |
| Neighbouring parcel                    | Flood zone 3b                |
| Green Belt                             |                              |
| Location referenced in assessment text |                              |

Land on higher ground above the Chew Valley immediately to the south of the western side of Keynsham. The majority of the parcel is comprised of agricultural land, with no existing development.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Land is directly adjacent to the south of Keynsham, over 2km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Stockwood Vale to the northwest creates strong distinction between the parcel and Bristol, so development within this parcel would be considered sprawl of Keynsham and not Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Although forming part of the gap between the Bristol urban area and Bath, the parcel is contained between the eastern and western parts of Keynsham which, to the north, merge into one. It also lies on the periphery of the gap, away from the principal connecting transport routes, and therefore makes only a limited contribution to the perceived separation of the two cities.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel is rural in character and Parkhouse Lane and the tree line to the east of it constitute a moderate strength boundary. Although there is no significant landform change to strengthen distinction, parts of the parcel are far enough from the inset settlement edge to have strong distinction from it. As such, development within the parcel would be considered a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land lies beyond the Chew Valley and adjacent to a modern edge of Keynsham, and so makes only a limited contribution to the town's historic setting.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

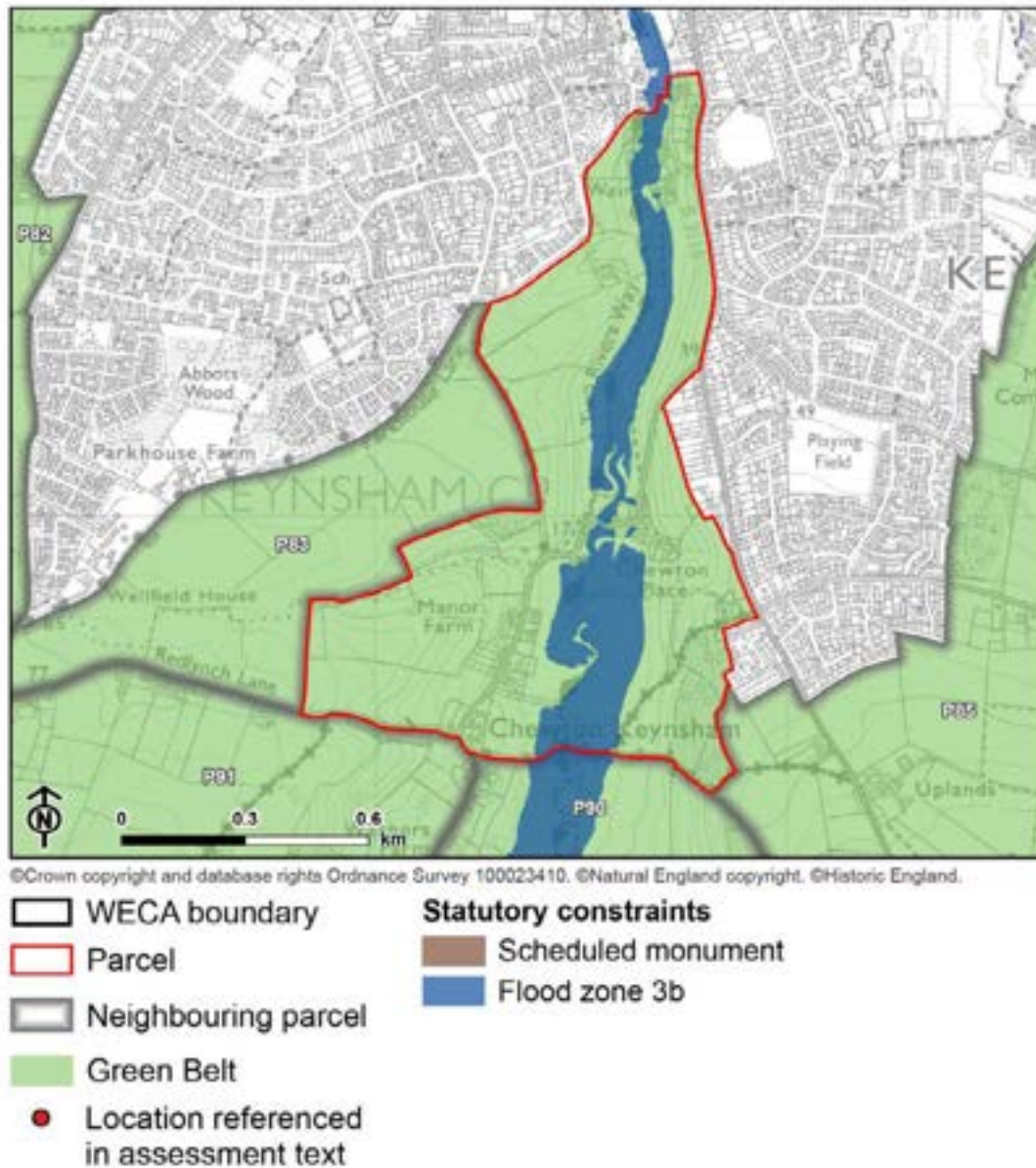
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the principal consideration when determining the potential for release of land for development within this parcel. Land within the fields adjacent to the urban edge isn't considered to make a significant contribution to preventing encroachment on the countryside, but there are no alternative boundaries that would not represent some weakening of the current inset settlement boundary, so there would be a knock-on weakening of the contribution of adjacent Green Belt land. Land downslope along Chewton Road has stronger distinction from the urban area, and also makes a stronger contribution to Keynsham's historic setting.

## Parcel P84



The parcel is adjacent to the south of Keynsham and forms part of the Chew river valley. There is residential development to the south on Chewton Road, however, it does not significantly affect the openness of the parcel on a strategic scale. The parcel is bordered by Wellsway and the urban edge to the east.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Land is adjacent to Keynsham, more than 1.5km from the edge of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development in this parcel would not reduce this gap and would constitute expansion of Keynsham rather than sprawl of Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

The parcel is contained between the eastern and western parts of Keynsham, which are already contiguous to the north along the Chew Valley, so it makes no contribution to maintaining separation between the Bristol urban area and Keynsham, and a negligible contribution to maintaining separation in the wider gap between the Bristol urban area and Bath.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel has generally rural uses, although there is some urban development within its northern edge. The Chew river valley has strong landform distinction from Keynsham, and in the southern part of the parcel, where tree cover and distance add to separation from the urban edge, land makes a significant contribution to preventing encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Moderate contribution

Land lies on the slopes of the Chew river valley, providing a distinctive setting to the south of the historic town of Keynsham, which owes its location to the confluence of the Chew and the Avon.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

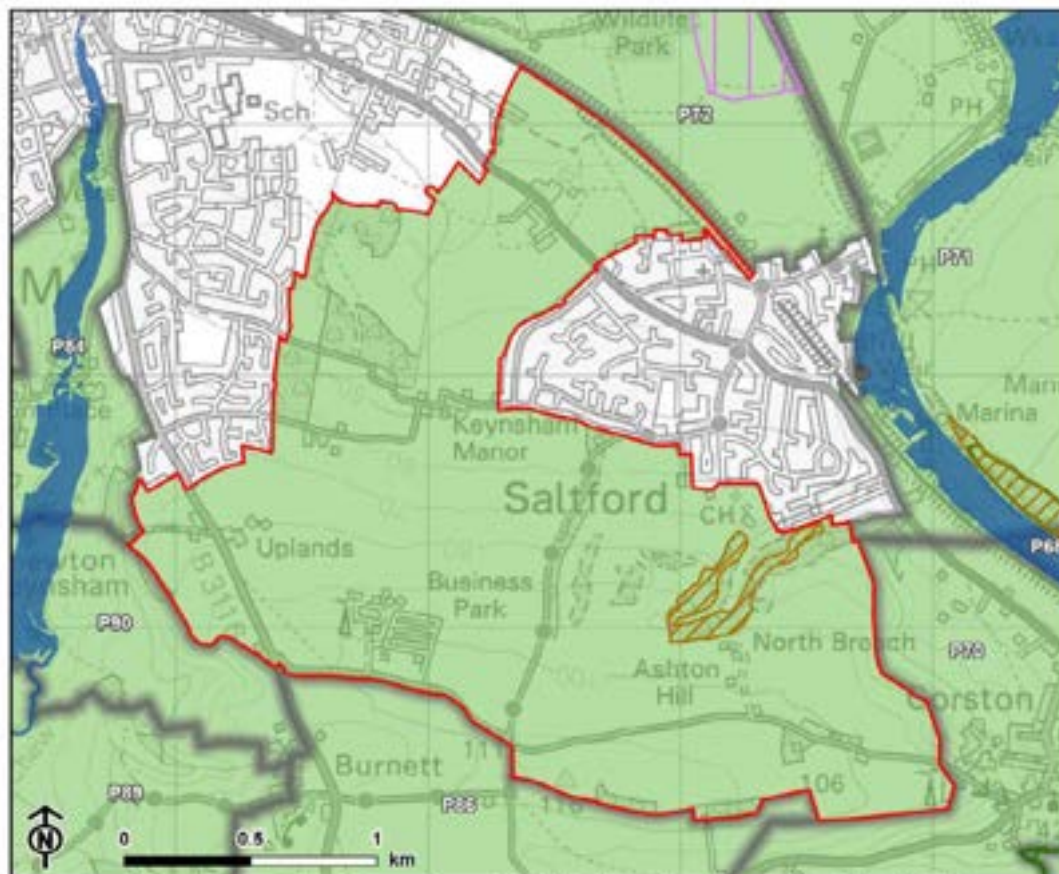
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

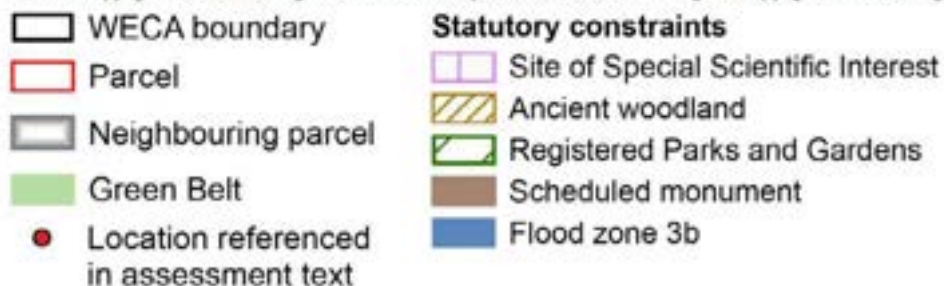
### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Although the Chew river valley at the northern end of the parcel has strong landform distinction from Keynsham, the proximity and visibility of urban edges to the north, east and west mean that it has only moderate distinction from the inset settlement. This part of parcel therefore makes a moderate contribution to preventing encroachment on the countryside. However, any strategic expansion from Keynsham through the Chew river valley would impact the contribution of land to the setting south of the town. Any release would also have some knock-on impact on the contribution of adjacent countryside to the south, as there are no stronger alternative Green Belt boundary features.

## Parcel P85



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The parcel is located between Keynsham and Saltford and extends south of Saltford to elevated ground which forms Ashton Hill. The parcel is comprised predominantly of agricultural land but Saltford Golf Club and golf course lies within the southeast of the parcel. The parcel is crossed from east to west by the A4 and the railway line forms the northern boundary of the parcel. Burnett Business Park is located within the parcel to the south, however, this does not significantly impact the openness of the wider parcel.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Land is adjacent to Keynsham, more than 1.5km from the edge of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development in this parcel would not reduce this gap and would constitute expansion of Keynsham rather than sprawl of Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Significant contribution

Land lies in a relatively wide gap between Keynsham and Bath, but this is diminished by intervening inset development at Saltford and washed-over development at Corston and Newton St Low. Although higher ground provides separation between the southern part of Keynsham and Bath, the A4 and railway line provide direct connecting routes along the Avon valley which, together with intervening development along the A4, weaken perceived settlement separation. The parcel also contributes to separation between Bath and the Bristol urban area which, taking into consideration the size of those settlements in relation to the size of the gap, is considered relatively fragile.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses, and includes land which has strong distinction from both Keynsham and Saltford, where development would as a result would be considered a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Open land close to the River Avon Valley makes some contribution to the historic settings of Bristol and Keynsham, but the extent to which development

at Keynsham already extends down to the river limits contribution to this purpose in this locality.

The parcel does not lie within the immediate visual setting of Bath. The approach along the Avon Valley is one of the historical routes into Bath, but 20th century expansion of Saltford has changed the character of this approach between Keynsham and Bath.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

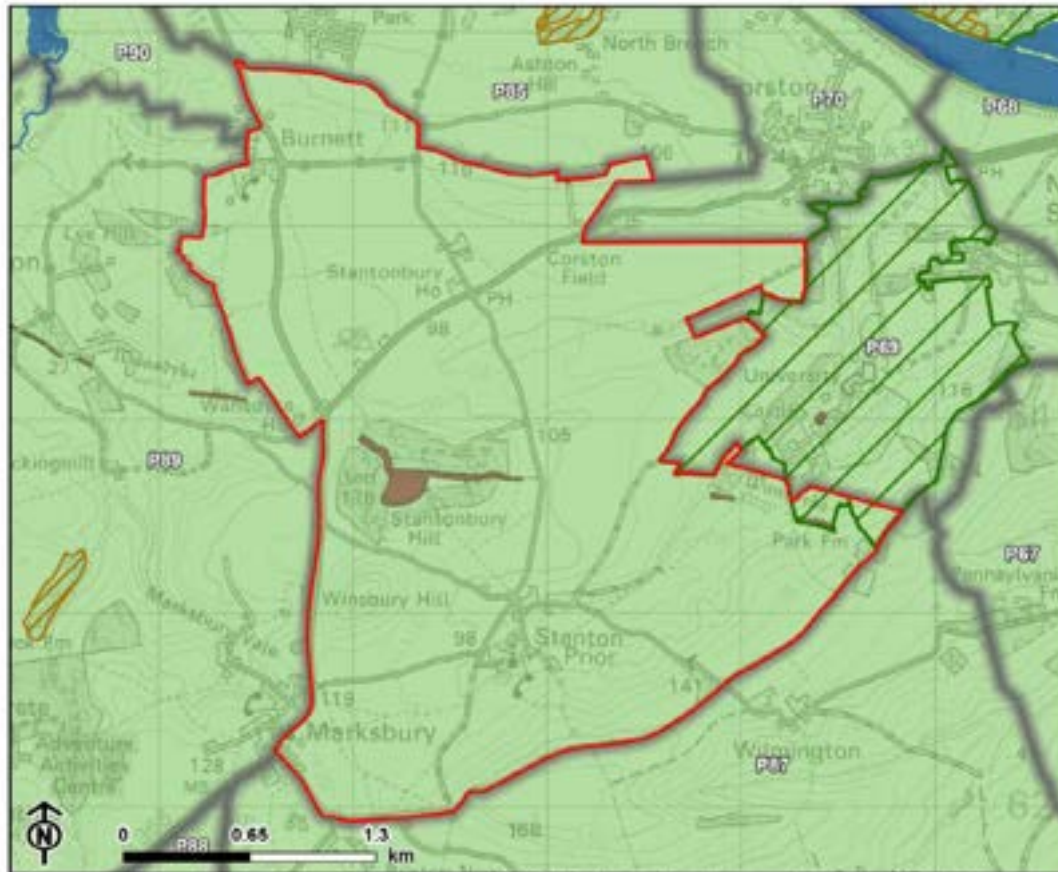
Prevention of the merging of towns (Purpose 2) and prevention of encroachment on the countryside (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel, although land here also contributes to providing a historic setting to the Bristol urban area and Keynsham (Purpose 4).

The gap between Keynsham and Saltford in the vicinity of the A4 is fragile, with intervening washed-over development weakening separation. Whilst development here would not cause coalescence between towns there is very limited scope for any development in this area that would not diminish its strength as countryside (Purpose 3).

The relatively young woodlands that lie between the southern parts of Keynsham and Saltford are an important feature in maintaining the strength of the Green Belt between the settlements. Saltford has a relatively weak inset settlement edge, so adjacent land makes a weaker contribution to Purpose 3, but any release would weaken the remaining Green Belt in the narrow Keynsham-Saltford gap.



## Parcel P86



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- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Ancient woodland             |
| Neighbouring parcel                    | Registered Parks and Gardens |
| Green Belt                             | Scheduled monument           |
| Location referenced in assessment text | Flood zone 3b                |

The parcel is located to the southeast of Keynsham and west of Bath. The A39 and B3116 mark its western boundary, on which the village of Marksbury and the hamlet of Burnett are located. A ridge of high ground between Burnett and Corston defines the parcel's northern boundary and the registered parkland of Newton Park, in which Bath Spa University is sited, denotes the eastern boundary. There is no development of a scale or form that significantly diminishes Green Belt openness.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel is too isolated from either Bath or the Bristol urban area to play a role in preventing the sprawl of either large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Moderate contribution

Land is peripheral to a gap between Keynsham and Bath and the broader gap between Bath and the Bristol urban area. The village of Saltford and the A4 and railway line act as connecting features between the two, increasing the fragility of the gap, and given the relative size and proximity of Bath and Bristol, land here is considered to make a moderate contribution to Purpose 2.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any inset area. As such, development within the parcel would be considered significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within the parcel lacks association with the historic core of Bath or any of the principal roads and watercourses leading into it. It lies outside of the indicative setting of the city's World Heritage Site, although its prominent hillsides are considered to play a limited role in Bath's wider setting.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

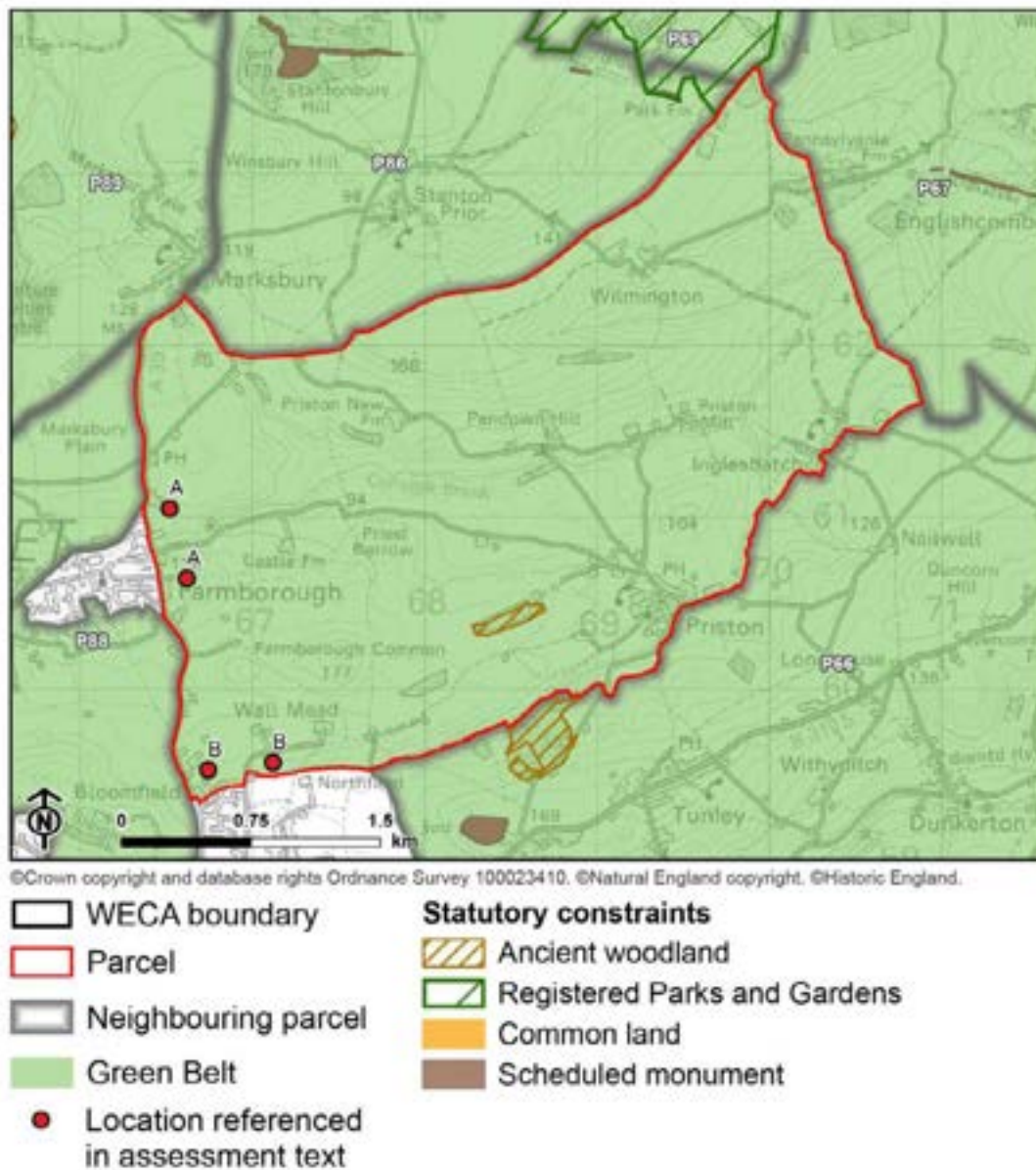
All Green Belt land is considered to make a significant contribution to this

purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although expansion of any existing inset settlement into this area would weaken settlement separation between Keynsham and Bath (and so also between the Bristol urban area and Bath). There is no potential for strategic scale expansion with reduced harm in the parcel given the distance that existing inset settlements would have to expand in order to reach the parcel. The adjacent village of Marksbury does not have sufficient scale or density to significantly weaken Green Belt openness, and therefore does not offer scope for expansion into the parcel without high harm.

## Parcel P87



Land to the southwest of Bath, beyond the city's immediate surroundings, extending to the Green belt's outer edge at Timsbury. The settlement of Farmborough lies adjacent to the western boundary of the parcel. The small villages of Inglesbatch and Priston lie within the parcel, which is characterised by agricultural land, but neither is of sufficient scale or urban form to have a significant impact on Green Belt openness.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel is too isolated from either Bath or the Bristol urban area to play a role in preventing the sprawl of either large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land is too peripheral to the wide gap between Bath and Radstock / Midsomer Norton to make more than a limited contribution to this purpose.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from the inset area. As such, development within the majority of the parcel would be considered significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within the parcel lacks association with the historic core of Bristol and Bath or any of the principal roads and watercourses leading into either.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

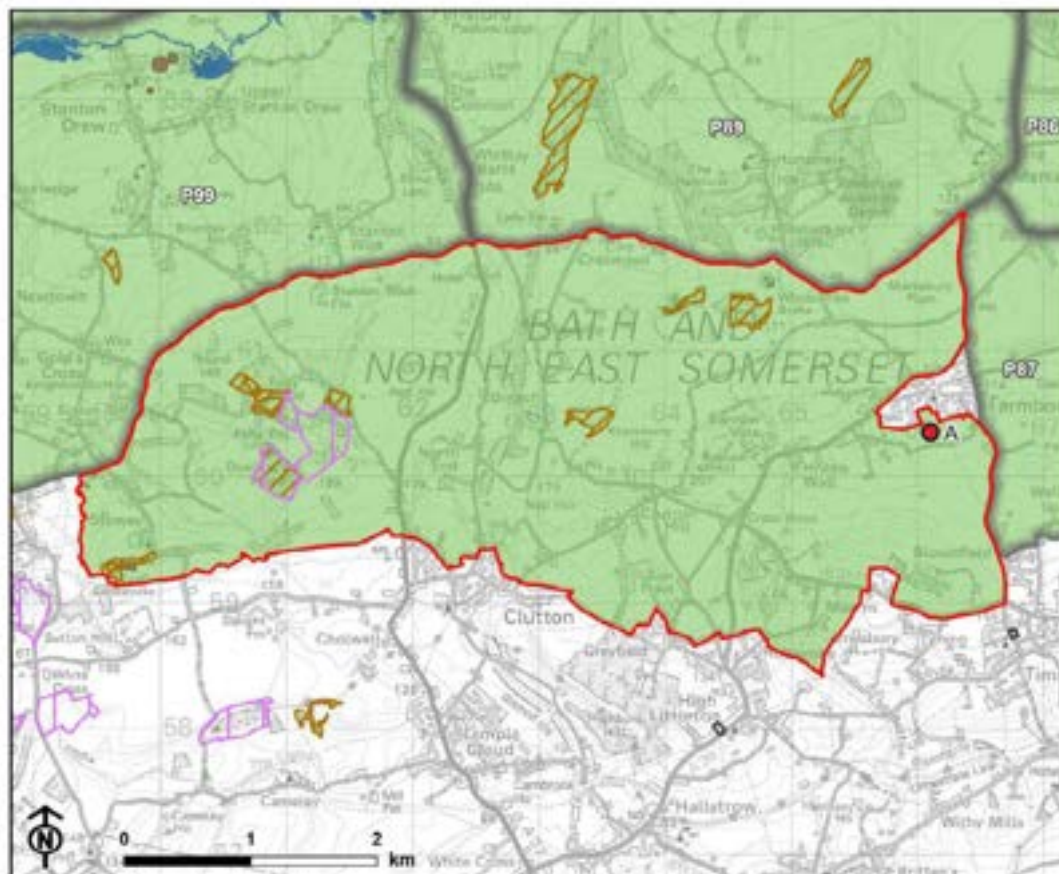
All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of

land for development within this parcel. All land here has strong distinction from Bath, but the inset village of Farmborough lies on the western edge of the parcel. The parcel is separated from all but a few village houses by Timsbury Road, but the landform here (map point A) is not significantly different from the valley-head landform on which the existing settlement is located, so contribution to Purpose 3 is slightly weaker than elsewhere in the parcel. However, any release would result in a knock-on impact on the contribution of adjacent land due to a lack of strong alternative Green Belt boundaries. To the south of the Green belt boundary, Timsbury has housing of sufficient scale and density to be considered urban in character. Only a small part of the village directly abuts the Green Belt, but the boundary both here and where it faces onto open land is defined only by hedgerows. Green Belt land close to the boundary (map point B) therefore makes a weaker contribution to Purpose 3 than land further in, and although any strategic release of land would, in the absence of stronger alternative boundaries, have a knock-on impact on the contribution of adjacent land it would not harm contribution to anything other than Purpose 3. Such a release would not, therefore, constitute the highest level of harm.

## Parcel P88



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WECA boundary	<b>Statutory constraints</b>
Parcel	Site of Special Scientific Interest
Neighbouring parcel	Ancient woodland
Green Belt	Cemeteries
Location referenced in assessment text	Common land
	Scheduled monument
	Flood zone 3b

Land between the southern edge of the Green Belt and the A368, to the east of Bishop Sutton and west of Timsbury. It is comprised predominantly of agricultural land which is set on raised topography, with some prominent hills and a strong woodland component.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel lies a significant distance from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development in this parcel would not therefore constitute sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any built-up areas. As such, development within the majority of the parcel would be considered significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within the parcel lacks association with any historic towns.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

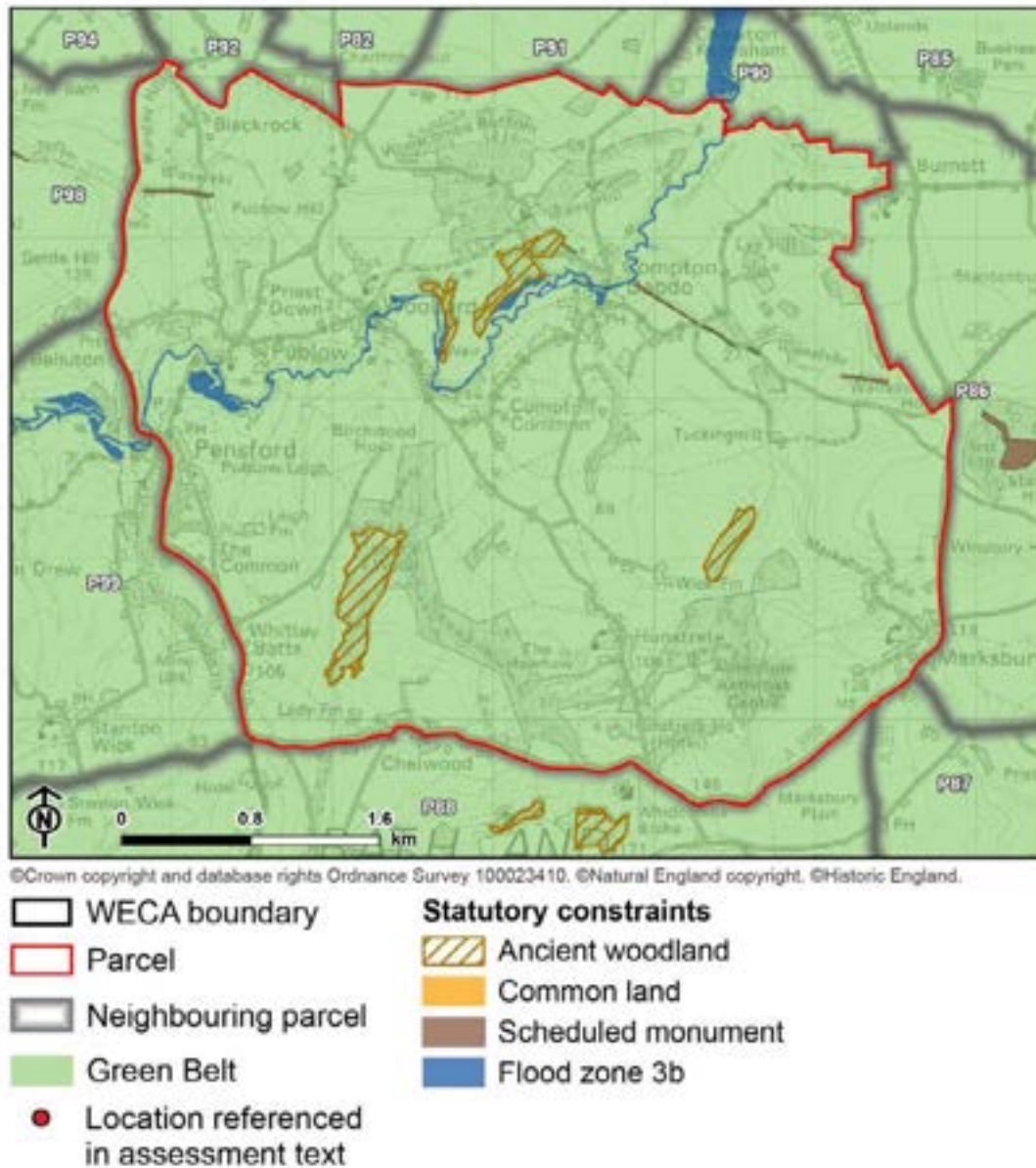
All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of

land for development within this parcel. The majority of the parcel offers little potential for strategic scale release due to its distance from any inset areas, but fields adjacent to the southern edge of Farmborough (map point A) have only weak boundary separation from the village and so make a weaker contribution to Purpose 3. Tilley Lane would form a clear alternative boundary along the whole southern edge, reinforced by rising ground to the south, so there wouldn't be significant knock-on harm to retained Green Belt land. The A39 forms a strong boundary to the northwest of Farmborough, so there would be more substantial harm associated with any release in this direction. The villages of Clutton, High Littleton and Timsbury adjacent to the outer Green Belt edge are all large enough and dense enough to warrant assessing the potential harm of their expansion, but in all three cases there are steep slopes along the settlement edges which give land in the parcel strong distinction from the built-up areas, meaning that land here makes a significant contribution to Purpose 3. There are no strong alternative Green Belt boundaries, and in the case of Timsbury in particular there would be a clear weakening of the boundary currently formed by the B3115 and by Bloomfield Road.

## Parcel P89



Land south of the ridge that extends east-west from the southern side of the Bristol urban area to the edge of Bath, split by the Chew Valley. A number of settlements line the Chew Valley, including the villages of Compton Dando, Woollard, Publow and Pensford, but of these only the latter is densely developed enough to compromise Green Belt openness. Towards the southern edge of the parcel, the villages of Chelwood and Hunstrete are of insufficient scale and density to have a significant impact on openness.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Land is too distant from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) to contribute to preventing its sprawl.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any inset development. Development within the parcel would be considered significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within the parcel lacks association with any historic towns.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

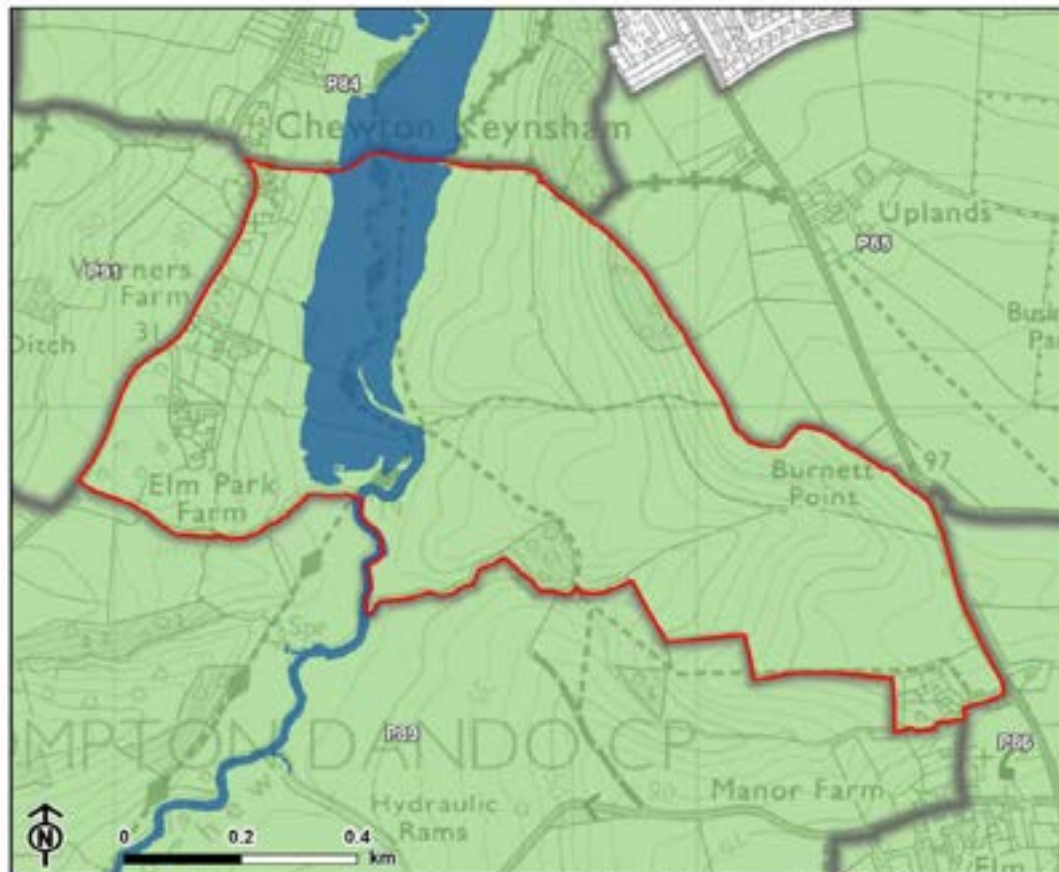
All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of

land for development within this parcel. Pensford is the only settlement with significantly diminished openness, but it has a linear form strongly associated with the valley of Salter Brook, which meets the Chew Valley at the village centre. The existing village area could be released without significantly affecting the Green Belt purposes, but any strategic-scale expansion of the village would mean extending eastwards beyond the ridge crest into land that has strong distinction from the settlement, and which therefore makes a significant contribution to Purpose 3. Any new Green Belt boundary beyond the ridge would result in a knock-on weakening of the contribution of adjacent Green Belt land.

## Parcel P90



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- |  |                              |
|--|------------------------------|
| WECA boundary                          | <b>Statutory constraints</b> |
| Parcel                                 | Scheduled monument           |
| Neighbouring parcel                    | Flood zone 3b                |
| Green Belt                             |                              |
| Location referenced in assessment text |                              |

The parcel is located to the south of Keynsham in the valley of the River Chew. The parcel is comprised of agricultural land, with no urbanising development.



## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The parcel lies to the south of Keynsham, over 3km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development here would not be associated with the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Moderate contribution**

The gap between the Bristol urban area and Bath is relatively wide. However, urbanising development at Keynsham and Saltford, the presence of the A4 and railway line as connecting features, and the size of the two cities relative to the size of the gap all serve to increase its fragility. Land here is peripheral to the gap though, away from the principal connecting routes.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel has rural uses and contains land that has strong distinction from the inset area. Development within the parcel would be considered significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Moderate contribution**

The western part of the parcel lies in the core Chew Valley, but doesn't make as strong a contribution to Keynsham's historic setting as land that is closer to the town.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

#### **Significant contribution**

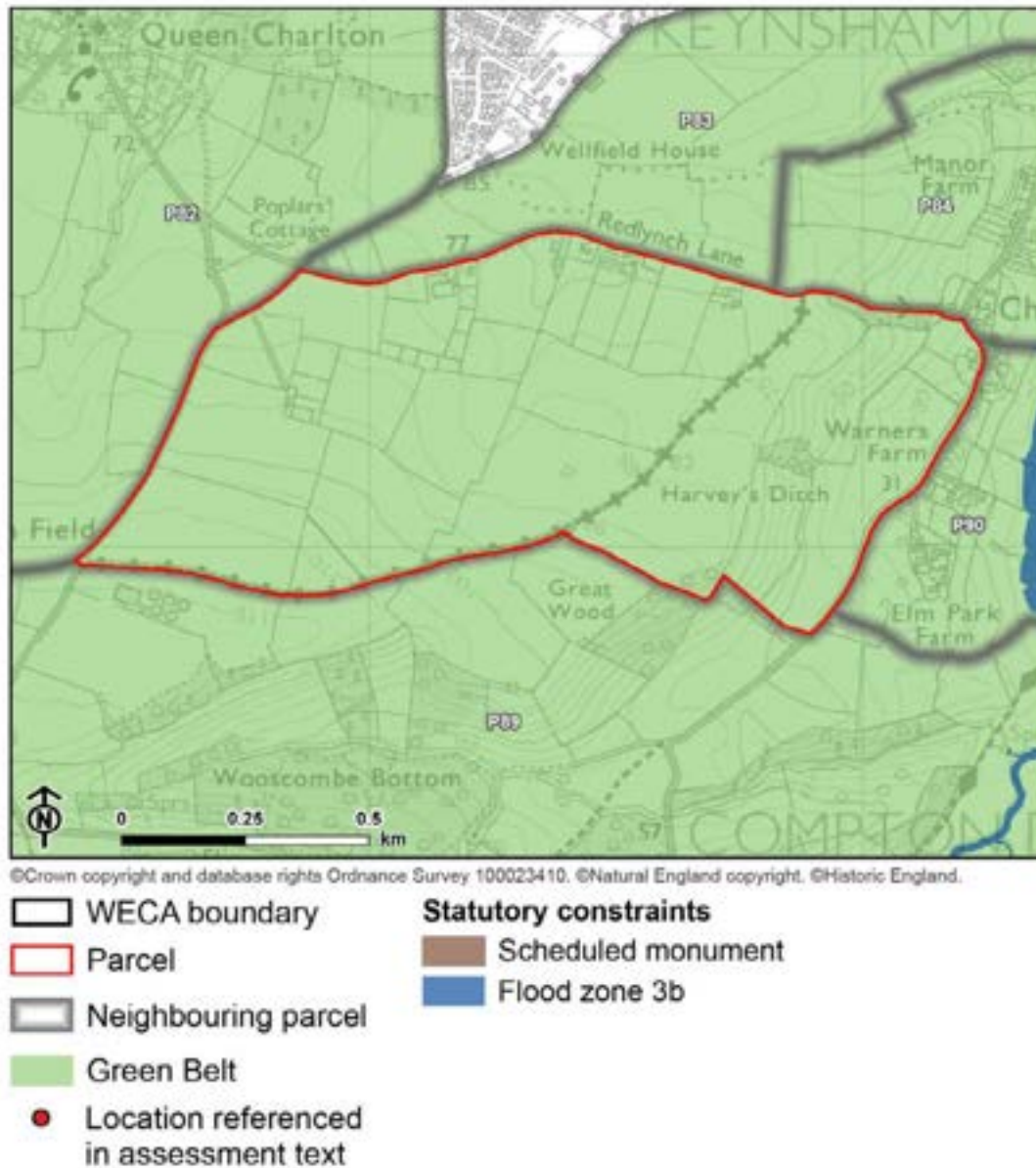
All Green Belt land is considered to make a significant contribution to this

purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The strong valley land form and valley-side tree cover between the parcel and Keynsham create strong distinction between the parcel and Keynsham, so all land makes a significant contribution to Purpose 3. A revised Green Belt boundary that encompassed land in the valley would be weaker than the existing inset settlement edge on higher ground.

# Parcel P91



The parcel is located to the south of Keynsham, south of Redlynch Lane. Charlton Road forms the western boundary of the parcel, which is comprised of agricultural fields with very little built development.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

Land is adjacent to the south of Keynsham, which is 2km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Wooded slopes in Stockwood Vale to the northwest create strong distinction between the parcel and Bristol. Development within this parcel would be considered sprawl of Keynsham and not Bristol.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Moderate contribution

The gap between the Bristol urban area and Bath is relatively wide. However, urbanising development at Keynsham and Saltford, the presence of the A4 and railway line as connecting features, and the size of the two cities relative to the size of the gap all serve to increase its fragility. Land here is peripheral to the gap though, away from the principal connecting routes.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel has rural uses and contains land that has strong distinction from the inset area. As such, development within the parcel would constitute significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within the parcel lacks association with the historic core of Bristol or any of the principal roads and watercourses leading into it, and also contains no features important to Keynsham's historic setting.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

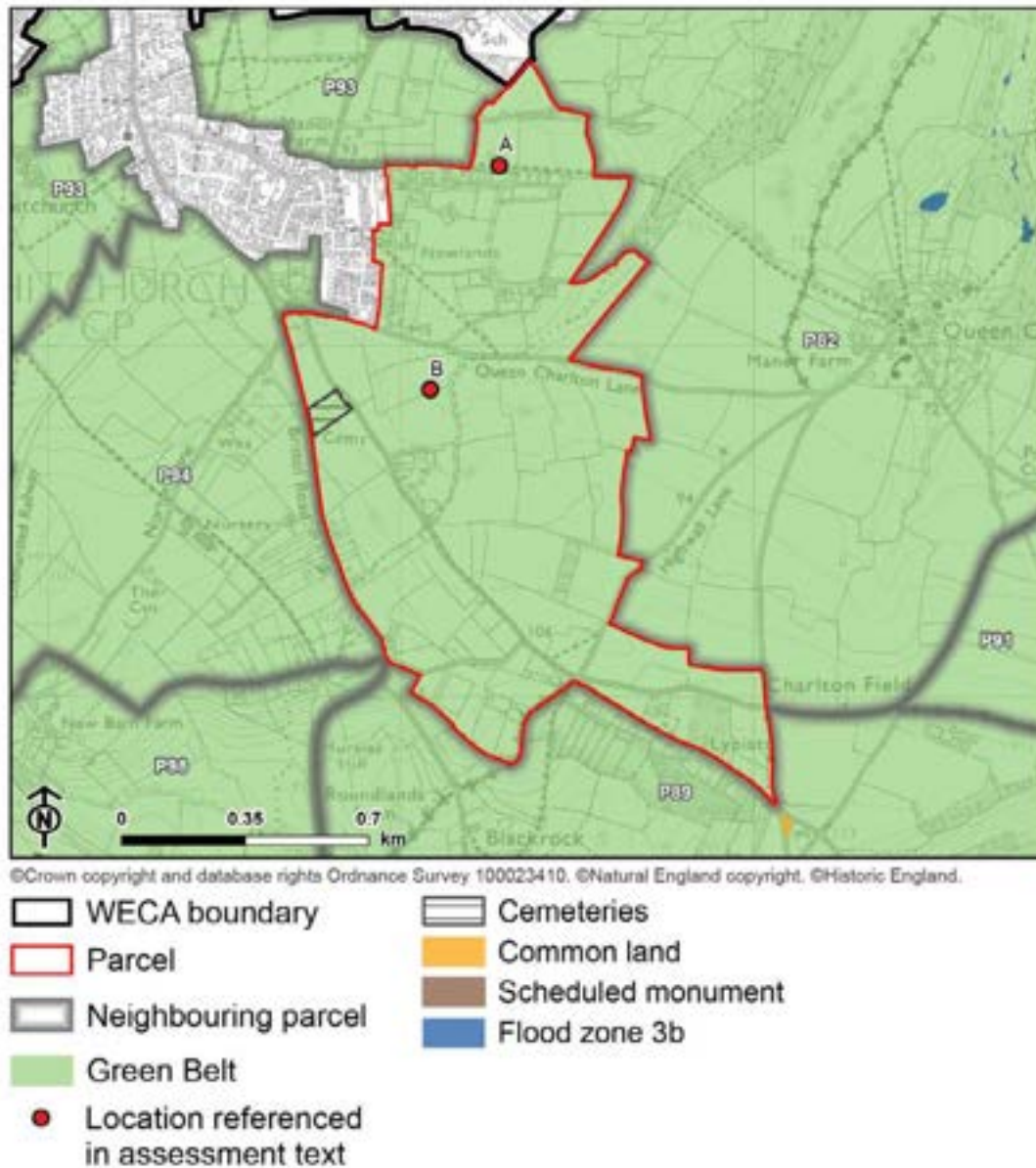
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. All land in the parcel has strong distinction from Keynsham, and so makes a significant contribution to this purpose. Any release of land would cause a knock-on weakening of the contribution of adjacent retained Green Belt land.

# Parcel P92



Land to the southeast of the Bristol urban area, adjacent to the east and southeast of the settlement of Whitchurch. The parcel is characterised by agricultural land and agricultural use buildings.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

The northern tip of the parcel lies directly adjacent to the Stockwood suburb of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Although land at this end of the parcel lacks strong distinction from urban development, expansion southward would erode Whitchurch's separation from Bristol, where the merging of Whitchurch into the Bristol urban area would be perceived as significant sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Moderate contribution

There is a narrow gap between the town of Keynsham and the Bristol urban area. Although the valleys and associated tree cover of Stockwood Vale form separating features there is some intervisibility above these between Stockwood and Keynsham. This parcel lies at the periphery of the gap, and so makes a moderate contribution to its preservation, more so towards the northern end of the parcel than to the south.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel is characterised by rural uses and away from the immediate inset edges of the Bristol urban area and Whitchurch it contains land that has strong distinction from both. Development in the parcel would therefore constitute significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land in this parcel is not visually prominent and does not make a significant contribution to the character of Bristol or Keynsham.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

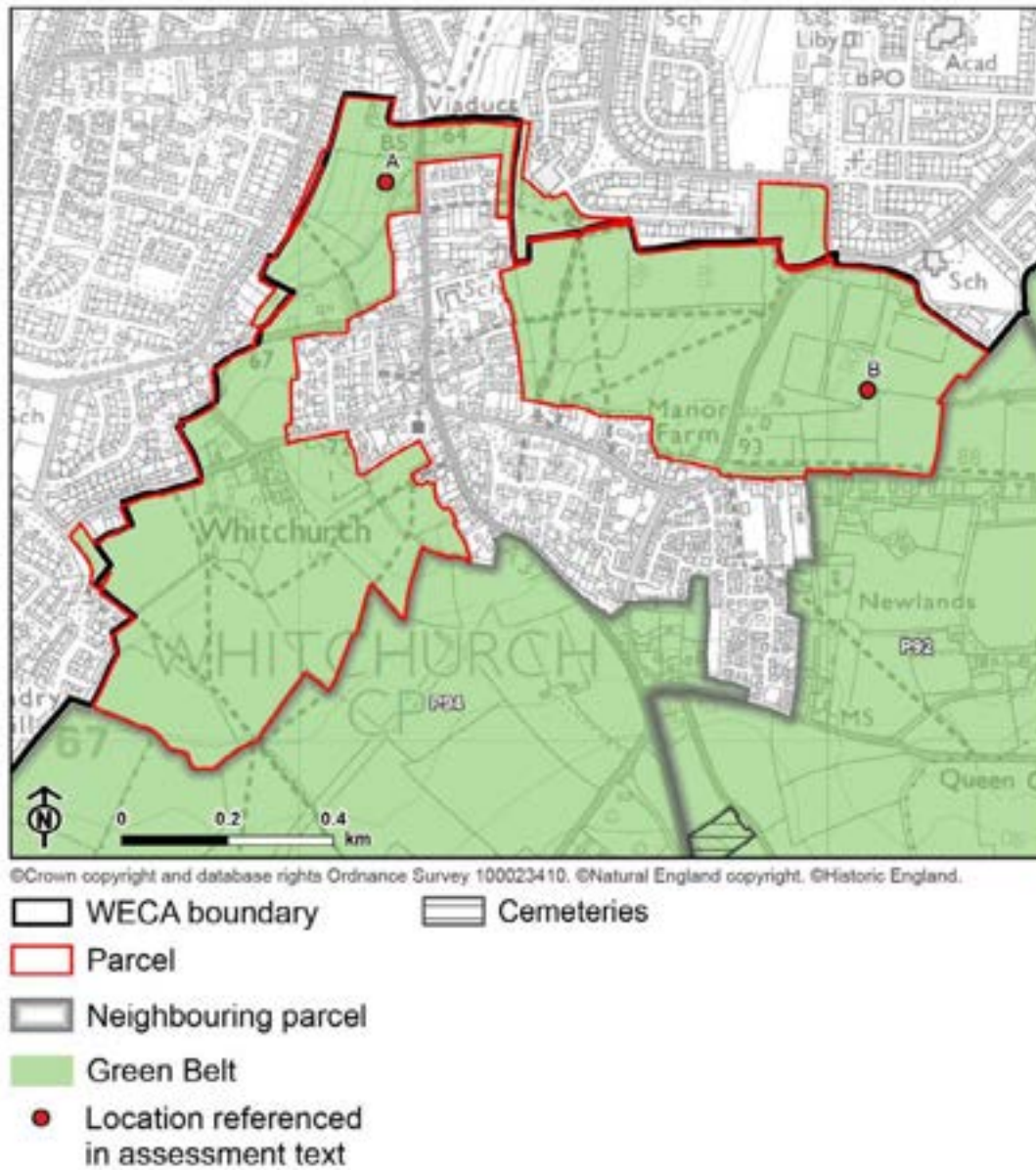
All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of the large built-up area (Purpose 1) and safeguarding against encroachment on the countryside (Purpose 3) are likely to be the most significant considerations when determining the potential harm from release of land for development within this parcel. Fields at the northern end of the parcel (map point A) do not have strong distinction from the Bristol urban area or Whitchurch village, and so make a weaker contribution to Purpose 3, but land between the Bristol urban area and Whitchurch still makes a significant contribution to Purpose 1.

Land to the south-east of Whitchurch village (map point B) makes a weaker contribution to Purpose 1, as development here would be associated with the village more than with the large built-up area, and fields close to the settlement edge do not have strong distinction from it and therefore do not make a significant contribution to Purpose 3. However, there are only weak alternative boundary features within the parcel, so any release of land would have a negative impact on the strength of adjacent Green Belt land.

## Parcel P93



Land between Whitchurch and Bristol, from Church Road in the west to the edge of Stockwood Vale in the east.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

The parcel lies directly adjacent to the Stockwood and Hengrove suburbs of Bristol, and also forms the separation between the Bristol urban area and the inset village of Whitchurch. The narrowness of the Bristol-Whitchurch gap means that urbanising containment limits the sense of distinction from settlement areas, but it also means that land plays a stronger role in preventing development that would erode Whitchurch's separation from Bristol. The merging of Whitchurch into the Bristol urban area would be perceived as a more significant sprawl of the large built-up area than just the loss of openness in the area released.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Whitchurch is a village rather than a town, and as parts of the Bristol urban area lie closer to Bath the parcel does not help to maintain separation between the two cities.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Moderate contribution

The parcel generally has rural uses. Its containment between the Bristol urban area and the inset village of Whitchurch prevents any land here from being considered to have strong distinction from all urban areas, but tree cover limits urbanising visual influence in many locations, and in the more visually open areas there are views to rural high ground which help to retain an association with the wider Green Belt countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

The parcel does not include land which contributes to the historic setting or special character of Bristol. Most development on the inset edge of Bristol in

this area is relatively modern, and the parcel lacks the elevation to play a visual role in the setting of the city as a whole. It does not contribute to the setting of the city as experienced on any principal approaches into it.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

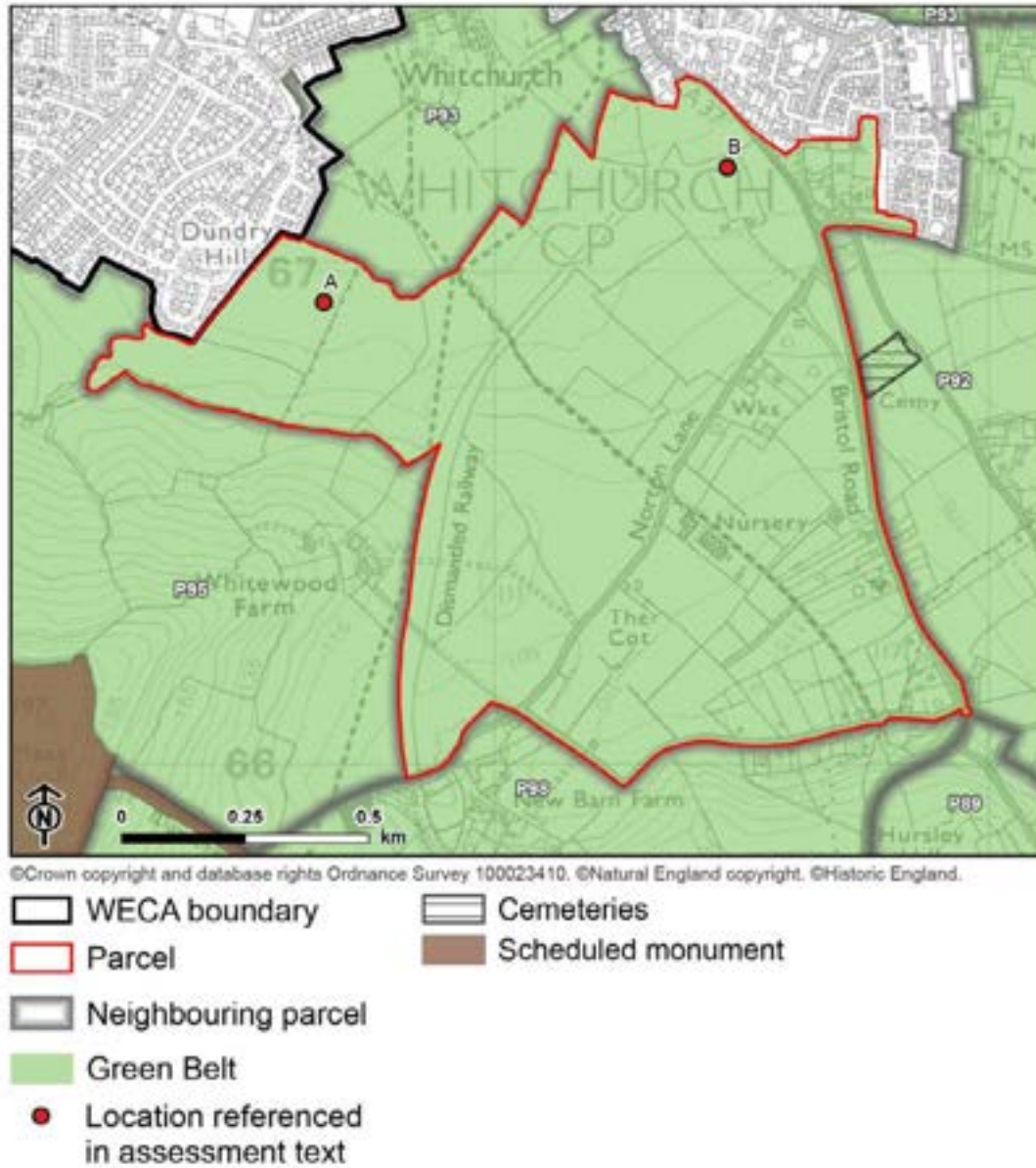
## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

There are no significant variations in contribution within the parcel. Those areas that form the narrowest, most contained part of the parcel also exhibit the strongest distinction from the urban edges in terms of boundary and landform/land cover features – i.e. the steep-sided, wooded valley of the eastern tributary of the Brislington Brook (map point A).

Any strategic-scale release of land would significantly weaken any remaining Green Belt land in the Bristol-Whitchurch gap, and so have a significant impact in terms of the function of the Green Belt in preventing perceived sprawl.

However, the extent of the parcel's containment between the Bristol urban area and Whitchurch is a limiting factor in terms of the impact that the release of the parcel as a whole would have on the contribution of adjacent Green Belt land. The parcel shares relatively short boundaries with the wider Green Belt, and to the east Stockwood Vale, which already forms a boundary to the suburb of Stockwood, would likewise serve as a clear boundary to any development of the parcel in this direction (map point B).

## Parcel P94



Land located to the southwest of Whitchurch and southeast of the Hartcliffe suburb of Bristol. The parcel is comprised principally of agricultural land, with scattered development in the southeast of the parcel that doesn't significantly affect rural character or Green Belt openness.



## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

Part of the parcel lies directly adjacent to the Hartcliffe suburb of Bristol, and the northeast of the parcel lies directly adjacent to the separate settlement of Whitchurch. Much of the parcel has strong distinction from both settlements, so expansion of the Bristol urban area would constitute significant sprawl of the large built-up area (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) and development out from Whitchurch which eroded the village's fragile separation from the Bristol urban area would also constitute significant sprawl.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Whitchurch is a village rather than a town, and as parts of the Bristol urban area lie closer to Keynsham the parcel does not help to maintain separation between towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses, and includes land which has strong distinction from the Bristol urban area and Whitchurch. Development would constitute a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land in this parcel is not visually prominent and does not make a significant contribution to the character of Bristol as a historic city.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

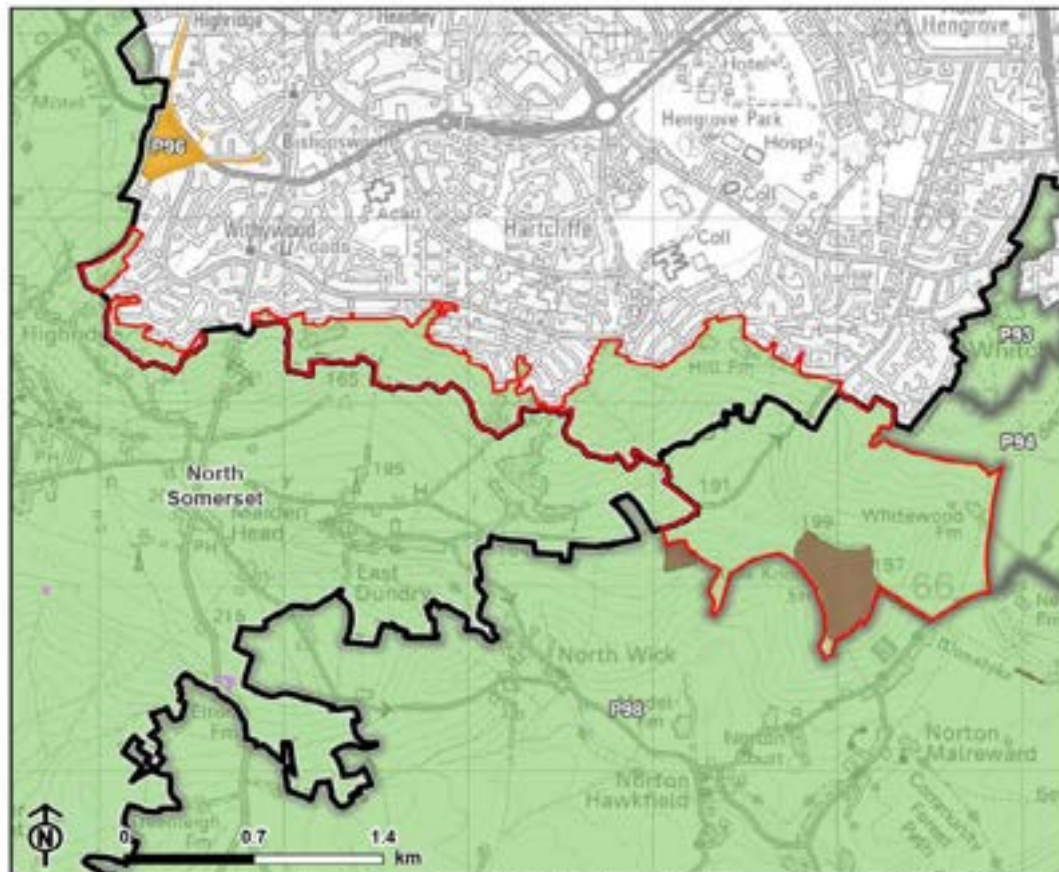
### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

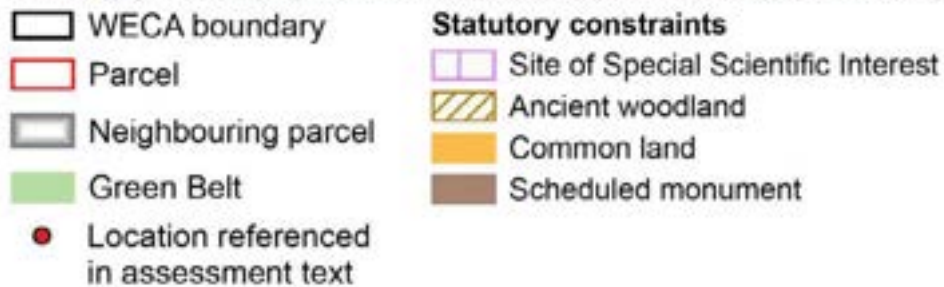
### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of the large built-up area (Purpose 1) and safeguarding against encroachment on the countryside (Purpose 3) are likely to be the most significant considerations when determining the potential harm from release of land for development within this parcel. Fields adjacent to both the edge of the Bristol urban area (at Dundry Hill) (map point A) and the southern edge of Whitchurch (map point B) do not have strong distinction from urban areas, and the latter make a weaker contribution to Purpose 1 as development would be associated more strongly with the village than the large built-up area. However, there are only weak alternative boundary features, so any release of land would have a negative impact on the strength of adjacent Green Belt land.

## Parcel P95



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Land to the south of Bristol, adjacent to the Hartcliffe and Withywood suburbs. The parcel occupies steeply sloping land that is comprised of agricultural fields in the east and tree cover in the west.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Significant contribution

The parcel lies directly adjacent to the Withywood and Hartcliffe suburbs of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). The steep, wooded slopes within the parcel provide strong physical and visual separation from the urban area, so any expansion into the parcel would constitute significant sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

The parcel does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel is comprised largely of rural uses, and contains land that has strong distinction from Bristol. Development within the parcel would therefore constitute a significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Significant contribution

The parcel occupies prominent, elevated ground to the south of Bristol, and contributes to the character of views from some parts of the historic core of the city.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

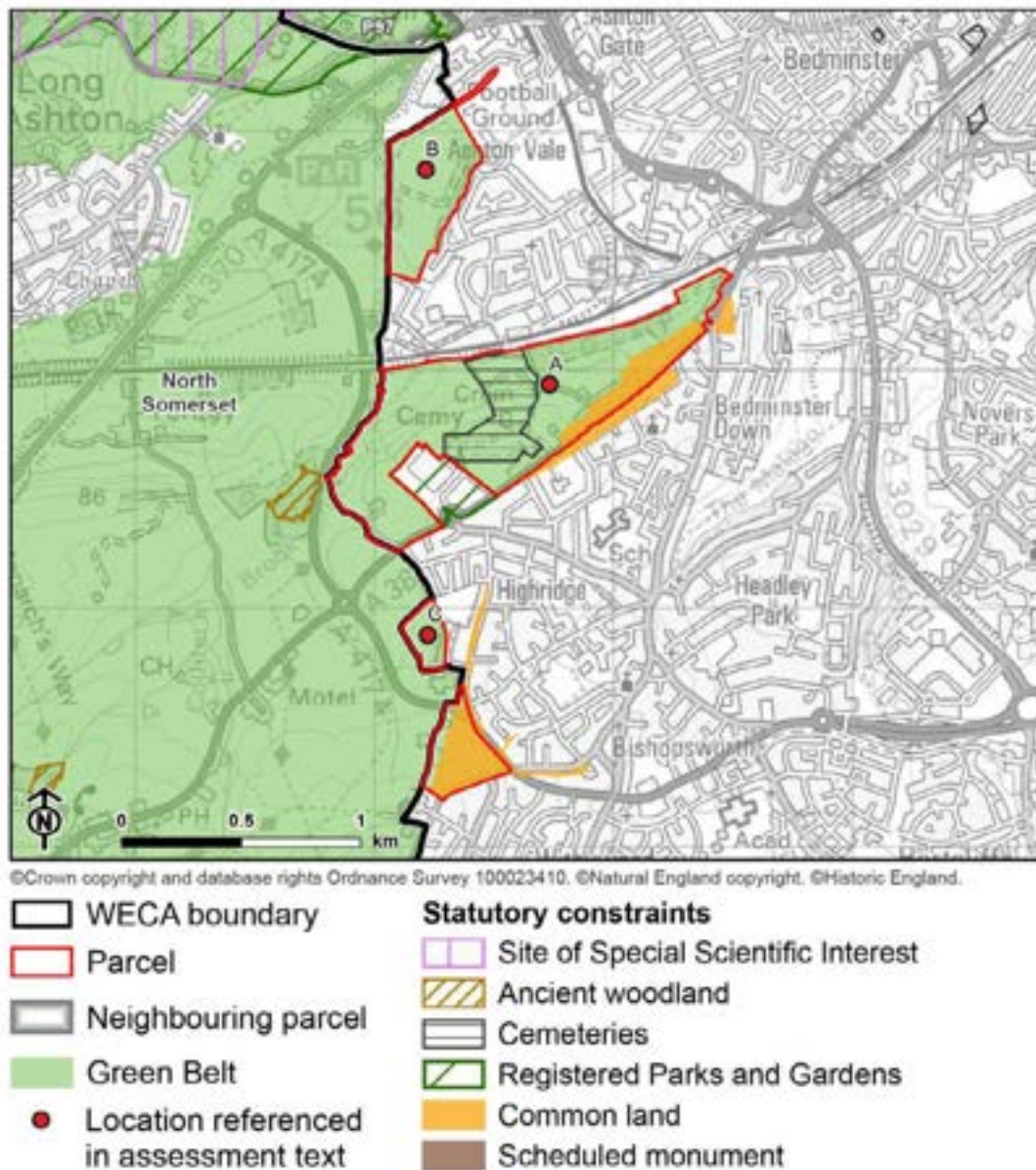
#### Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

The prevention of sprawl of the large built-up area (Purpose 1), safeguarding from encroachment on the countryside (Purpose 3) and protecting the setting and special character of Bristol as a historic town (Purpose 4) are all likely to be significant considerations when determining the potential harm from release of land for development within this parcel. All of the parcel has strong distinction from the city, so any strategic-scale expansion up these steep slopes will weaken the existing consistent Green Belt boundary to the detriment of the Green Belt purposes.

## Parcel P96



The largest part of the parcel is located between Bedminster Down and Ashton Vale, with a railway line forming the northern boundary of the parcel and the A38 forming the southern boundary. The City boundary, forming the western edge of the parcel, lies to the east of the recently constructed A4174, in part marked by the route of the MetroBus busway. The parcel also includes several smaller areas contiguous with the Green Belt in North Somerset but isolated from the rest of the Green Belt within Bristol:



- fields to the west of Ashton Vale and east of Long Ashton Park and Ride;
- fields on the western edge of Highridge;
- an area to the south-west of the Highridge suburb mostly occupied by Highridge Common.

Of these smaller areas, only the fields west of Ashton Vale are large enough to be able to accommodate development that is strategic in scale, but the area west of Highridge is considered further in the analysis because it could, in combination with adjacent Green Belt land in North Somerset, form a strategic-scale release.

Areas subject to development constraints are excluded from the assessment. These include:

- Common land on Bedminster Down and Highridge Common;
- South Bristol Crematorium and Cemetery at Bedminster Down.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Moderate contribution

All the elements of the parcel lie directly adjacent to the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), but Bedminster Down and the area west of Ashton Vale are both largely contained by the urban area. Although the former is a prominent landform, as viewed from the north, and has boundary features (the railway and the A38) that create strong distinction from Bristol, the extent of its urban containment limits contribution to this purpose to 'moderate'. The smaller area of land within the Bristol City Council's boundary to the west of Highridge is not contained by the urban area but lacks strong distinction from it, so land here and adjacent land within North Somerset that is contained by the A4174 is likewise considered to make a 'moderate' contribution to Purpose 1.

## **Purpose 2 – Preventing neighbouring towns from merging into one another**

### **Weak / no contribution**

The parcel does not lie between neighbouring towns.

## **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

### **Significant contribution**

Although there is some built development associated with South Bristol Crematorium, and nearby alongside the A38 (including The Pavilions office complex), much of the Bedminster Down area of the parcel is characterised by rural uses and has landform, land cover and boundary features that create strong distinction from the inset area. Development would therefore constitute a significant encroachment on the countryside. Other parts of the parcel have weaker boundary features and stronger urbanising visual influences.

## **Purpose 4 – Preserving the setting and special character of historic towns**

### **Moderate contribution**

In the local context Bedminster Down is a prominent landform on the edge of the city, but most development on the urban edge in this area is relatively modern. Although there is some visibility of this area from the historic core of Bristol, the much higher hills around Dundry on the southern edge of the Bristol urban area are more significant in the city's historic setting. The land within the parcel therefore makes a moderate contribution to the setting and special character of Bristol.

## **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

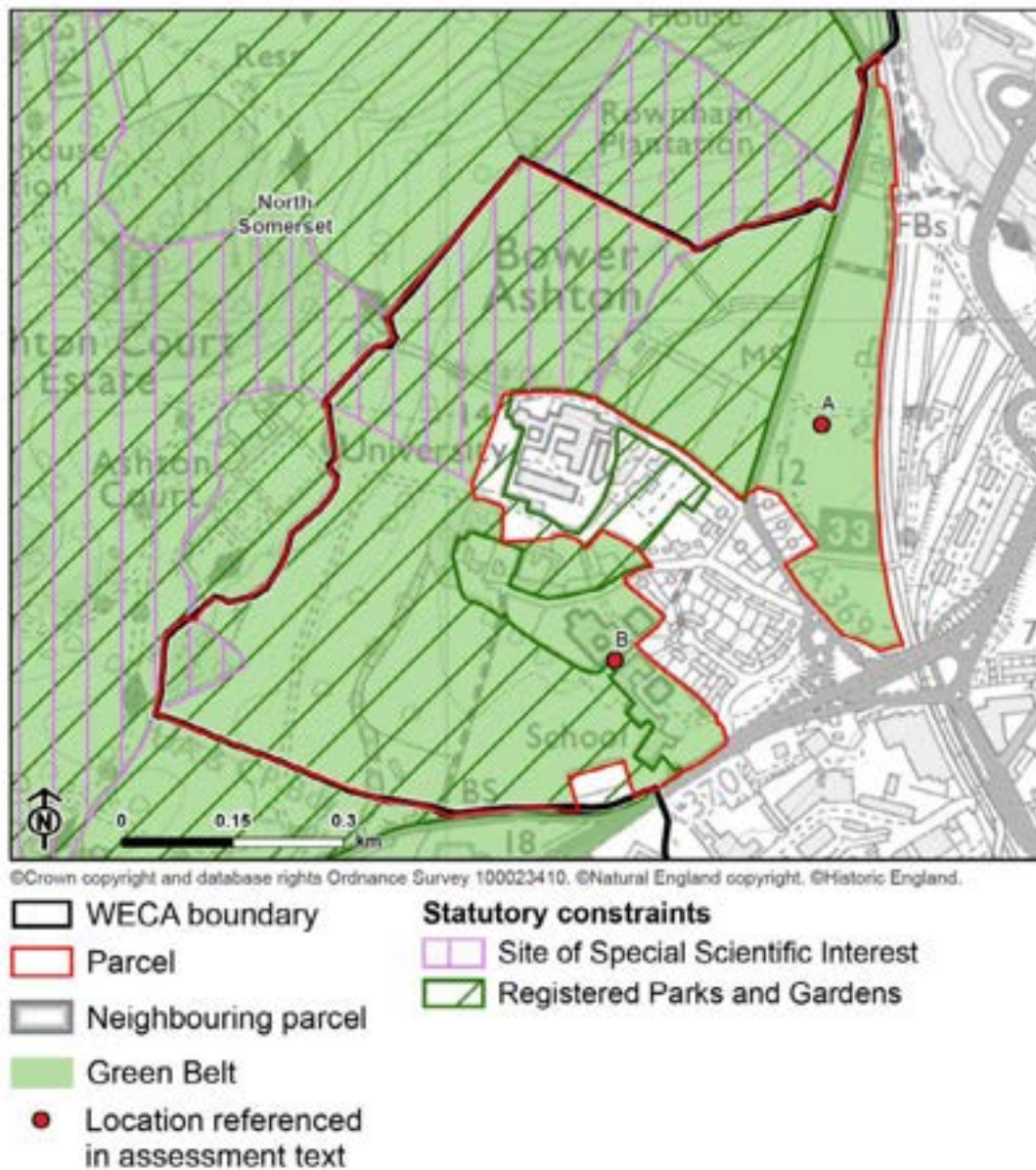
Safeguarding the countryside from encroachment (Purpose 3) is likely to be

the most significant consideration when determining the potential for release of land for development within the Bedminster Down part of this parcel (map point A). The sloping land and tree cover within the parcel, and the presence of the railway and A38 to the north and south respectively, provide strong distinction from the inset area for much of this part of the parcel. However, although its visibility within the wider landscape would still slightly weaken the distinction of adjacent Green Belt land, this area's containment by the A4174 is a limiting factor to the harm of any release, as the main road would provide a strong alternative boundary feature.

The area adjacent to Ashton Vale (map point B) has a stronger relationship with adjacent urban edges to the north, east and south. It lacks landform variation and strong boundaries, and adjacent large scale commercial development has an urbanising visual influence. Therefore, land here makes a weaker contribution to Green Belt Purposes 1, 3 and 4. A road and hedgerow form a boundary to this area, coinciding with the district boundary, that would not represent a significant weakening of adjacent Green Belt land in North Somerset. Inset development already extends up to this edge both to the north and south of the parcel, and the Long Ashton Park and Ride is an urbanising influence in the Green Belt to the west. There is a designated Town Green to the south of the MetroBus route.

Land to the west of Highridge (map point C) also has a more moderate distinction from the urban area, which means that it makes a less significant contribution to Purpose 3 than the Bedminster Down area. Release of land here within the Bristol City Council boundary would not in isolation be strategic in scale, and would cause a knock-on weakening of adjacent land in North Somerset, but the A4174 would form a strong boundary to a release that encompassed land in both districts.

## Parcel P97



Land adjacent to the Ashton Gate suburbs of the Bristol urban area surrounding, on three sides, inset development at Bower Ashton and the University of the West of England. Most of the parcel lies within Ashton Court Registered Park and Garden and some of that is also in the Ashton Court SSSI, both of which represent absolute constraints to development. The remaining, unconstrained land is split into two areas: to the south of Bower Ashton a few residential dwellings off Parkland Road (adjacent to a grouping

of historic buildings that form part of the Registered Park and Garden), and the Ashton Park Sports Centre and School; and to the north of Bower Ashton a strip of land between the A369 and the inset edge of the Bristol urban area which largely has amenity uses, including a cricket ground, allotments, a nursery and a disused commercial premises. The only development large enough to have a significant urbanising influence is the Ashton Park Sports Centre and adjacent school.

The analysis and ratings in this assessment apply only to the areas described above that are not subject to development constraints.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Moderate contribution**

Land is directly adjacent to the Ashton Gate suburb of Bristol, and the contiguous settlement of Ashton Bower, so development within the parcel would constitute sprawl of the large built-up area (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). The railway line and adjacent tree belt form a strong boundary between the northern part of the parcel and the main body of the urban area, but this is to a degree compromised by the presence of inset development to the southwest at Ashton Bower. The urbanising visual influence of development to the north, east and south also limits distinction from the urban area, so the contribution of this area to preventing urban sprawl is moderate. The smaller unconstrained area to the south of Ashton Bower makes a weaker contribution due to a lack of strong boundary features and, principally, the extent of existing urbanising built development within it.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

Nearby Long Ashton does not constitute a town, but regardless of this the two unconstrained areas of the parcel are peripheral to the gap between Ashton Bower and Long Ashton.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Moderate contribution**

The area to the north of Ashton Bower has moderate distinction from the urban area and its uses, including sports pitches, a children's nursery and former commercial buildings, diminish the extent to which development would be perceived as encroachment on the countryside. The reduced openness of the land to the south of Ashton Bower containing the school and sports centre further limits the contribution in that area.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Moderate contribution**

The rising slopes in the western part of the parcel, forming part of the extensive Ashton Court parkland, are a prominent and important feature in Bristol's historic setting. The unconstrained parts of the parcel have no characteristics which enhance this setting, but their location between the main urban area and the parkland nonetheless confers some contribution to preventing development that could be harmful to Bristol's setting and special character.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

#### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

### **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

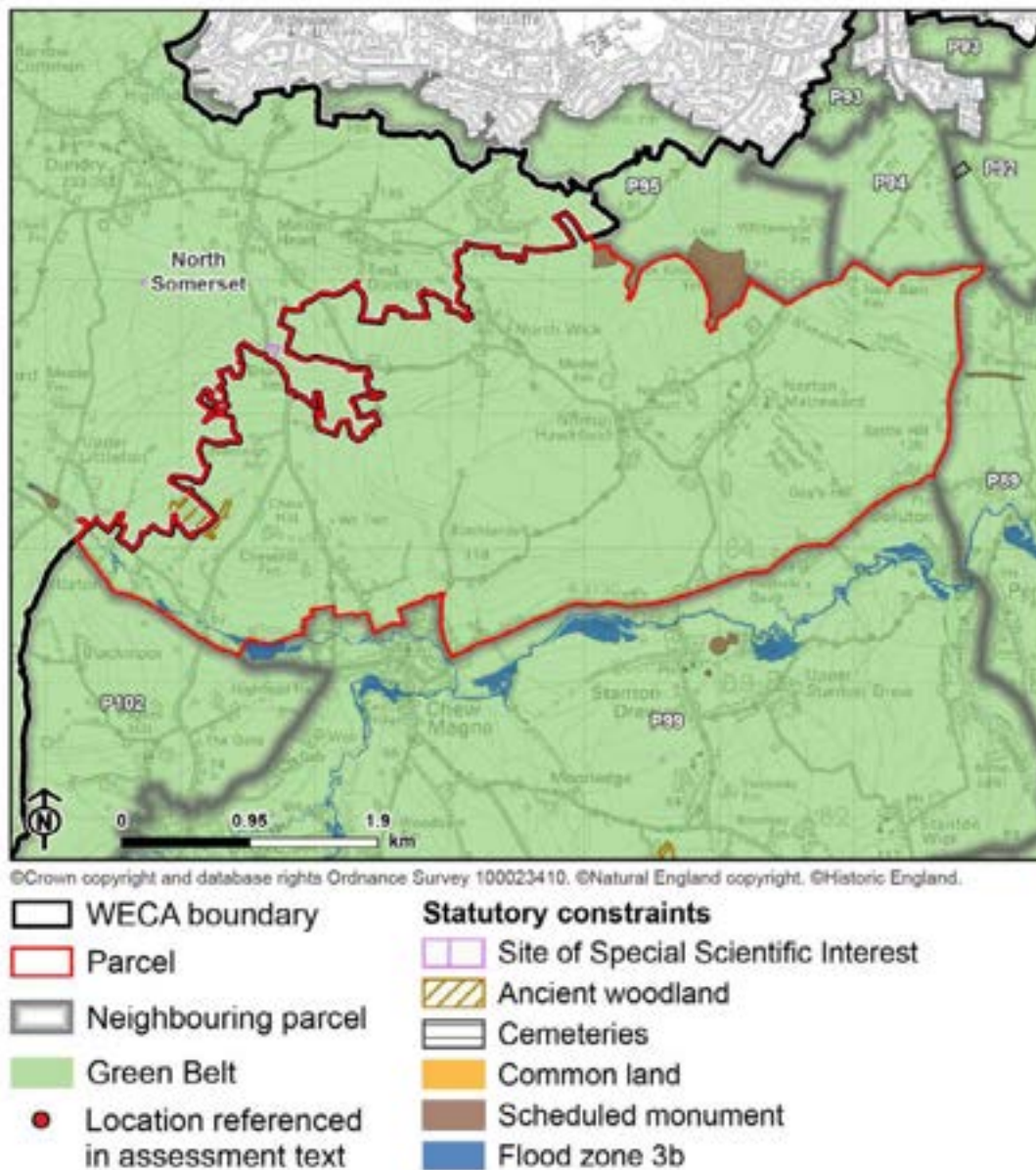
Preventing sprawl of the large built-up area of Bristol (Purpose 1) and encroachment on the countryside (Purpose 3), and preserving the setting and historic character of Bristol (Purpose 4), are likely to be the principal considerations when determining the potential for release of land for development within the parcel, but unconstrained land doesn't make a significant contribution to any of these. To the north of Bower Ashton the A369 Clanage Road is a relatively strong boundary feature that also marks the edge



of the Ashton Court Registered Park and Garden. The constraint provided by this would limit any consequent weakening of the adjacent Green Belt as a result of release of land up to the A369 (map point A).

To the south of Bower Ashton (map point B) there is no strong boundary between the parcel and the adjacent parkland, but the extent of existing development within the parcel limits the potential knock-on impact of release.

## Parcel P98



Land extending from south of the high hills between Dundry and Maes Knoll that border the southern edge of Bristol, down to the Chew Valley. Only small hamlets, including North Wick, North Hawkfield, Norton Malreward and Littleton, are located within the parcel. The parcel is characterised by agricultural land.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel lies over 1km to the south of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Elevated land to the north creates strong distinction between the parcel and the inset area, so land in the parcel has no relationship with the city.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel has rural uses and contains land that has strong distinction any inset settlement area. Development within the parcel would be considered significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land in the parcel has no significant relationship with any historic towns.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

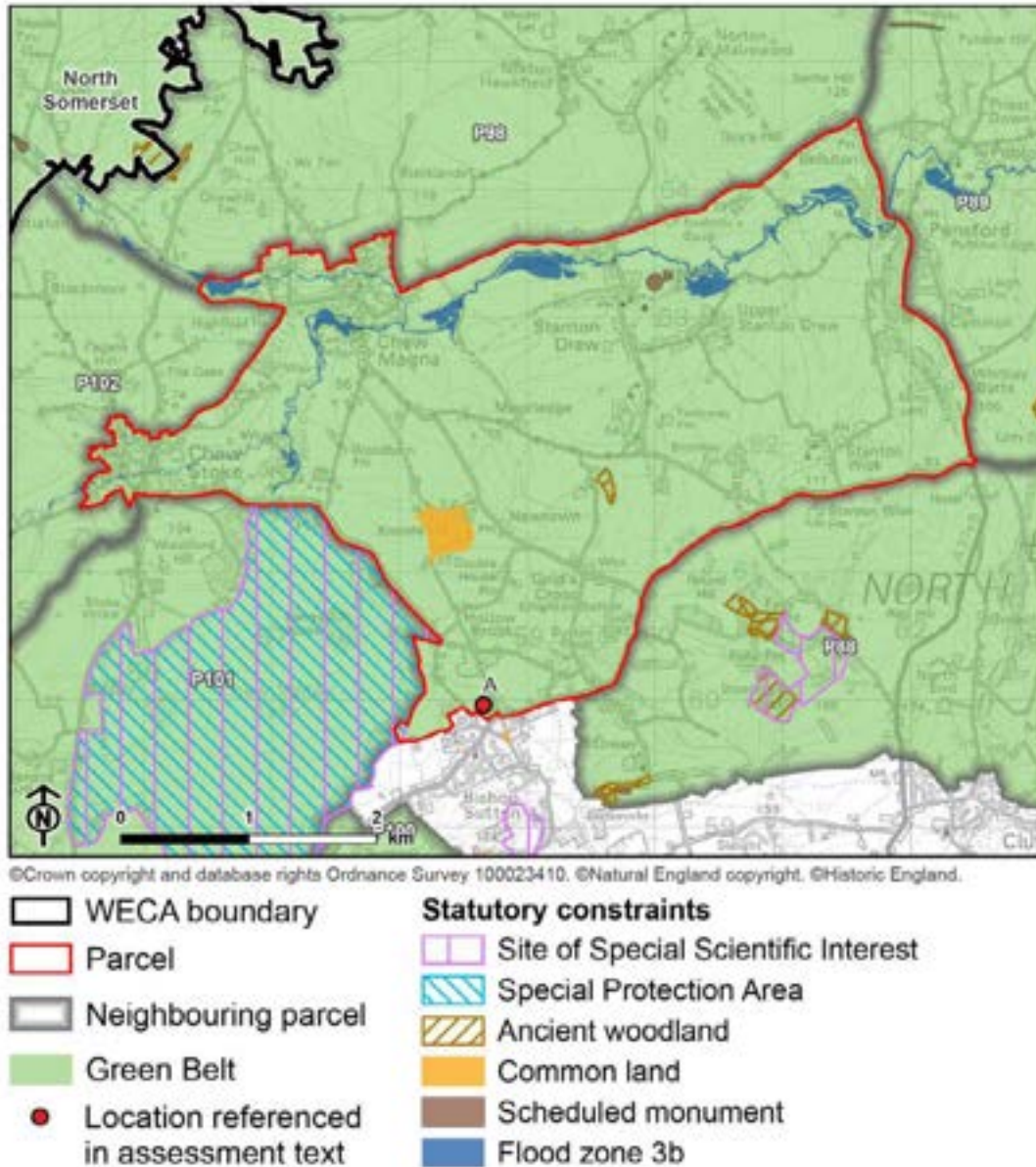
All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding the countryside from encroachment (Purpose 3) is likely to be

the most significant consideration when determining the potential for release of land for development within this parcel. Any expansion of the Bristol urban area into the parcel would constitute very significant encroachment on the countryside. Chew Magna, abutting the southern edge of the parcel, is a sizeable village but one which retains significant open spaces within its form which contribute to Green Belt openness. Any strategic-scale expansion of the village would also require development upslope or along the river valley into land which has strong distinction from the settlement, so there would be no reduction in contribution or harm associated with development here.

## Parcel P99



Undulating higher ground to the south of the River Chew and north of the A368, east of Chew Valley Lake. The A37 forms the eastern edge of the parcel. The parcel includes the riverside villages of Chew Stoke, Chew Magna and Stanton Drew, and Pensford is located at its northeastern corner. Elsewhere there are only small hamlets and scattered, isolated development. The southwestern edge of the parcel is also the Green Belt's outer boundary, adjacent to the village of Bishop Sutton.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel is a significant distance from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development in this parcel would not therefore constitute sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any built-up areas. As such, development within the parcel would be considered significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within the parcel lacks association with any historic town.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

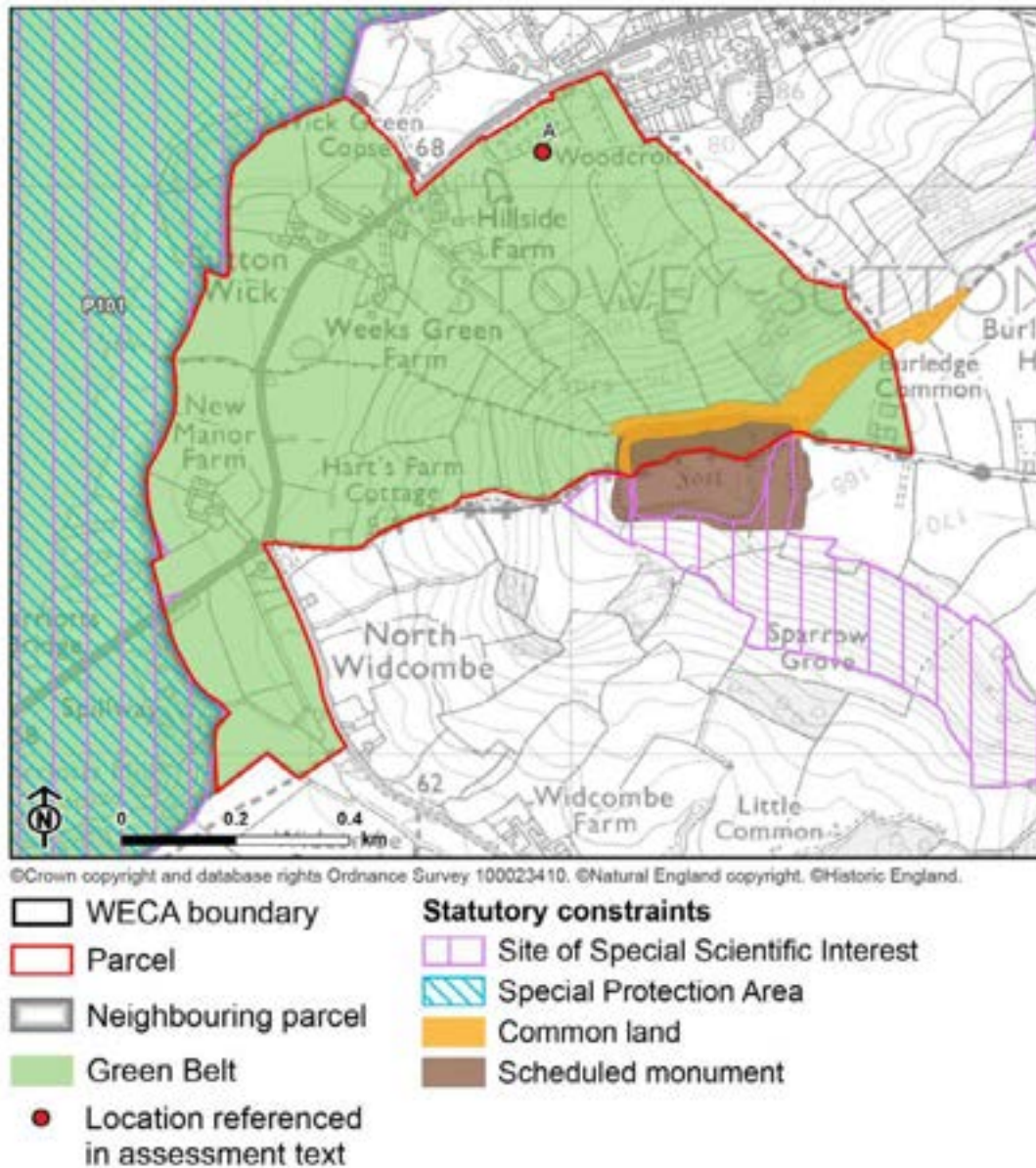
Safeguarding the countryside from encroachment (Purpose 3) is likely to be



the most significant consideration when determining the potential for release of land for development within this parcel. There are no inset settlements within or close to the parcel, adjacent to which land might make a weaker contribution to Purpose 3, but Bishop Sutton on the outer Green Belt boundary (map point A) is sufficiently developed for the impact of strategic expansion to be a consideration. The boundary here does not follow any strong landscape feature, so the fields immediately adjacent to the village make a weaker contribution to Purpose 3 than the wider parcel. In the absence of stronger boundaries, any release in this area would, however, cause a knock-on weakening of adjacent Green Belt land.

Pensford, on the northeastern edge of the parcel, is large enough and densely developed enough to consider for potential inseting, but its riverside location and form is highly constrained by steep valley sides. Any expansion across the watercourse and onto the opposing hillside would result in the release of land that has strong distinction from the village, and which therefore makes a significant contribution to Purpose 3. Within the parcel, Chew Magna and Chew Stoke both have quite a loose settlement form into which open spaces penetrate and contribute to Green Belt openness. Stanton Drew is a dispersed village with three distinctly separate areas of development, all of which individually are too small to consider as a potential focus for inseting and expansion. Therefore there are no areas within the parcel to provide a focus for strategic-scale expansion.

## Parcel P100



Land on the Green Belt's outer boundary to the southwest of Bishop Sutton, contained between the village, the Green Belt edge and Chew Valley Lake. The hamlet of Sutton Wick lies on the A368 close to the edge of Bishop Sutton, but is not urban in size, density or form.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel is a significant distance from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development in this parcel would not therefore constitute sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from the settlement of Bishop Sutton, where development would be considered significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within the parcel lacks association with any historic towns.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

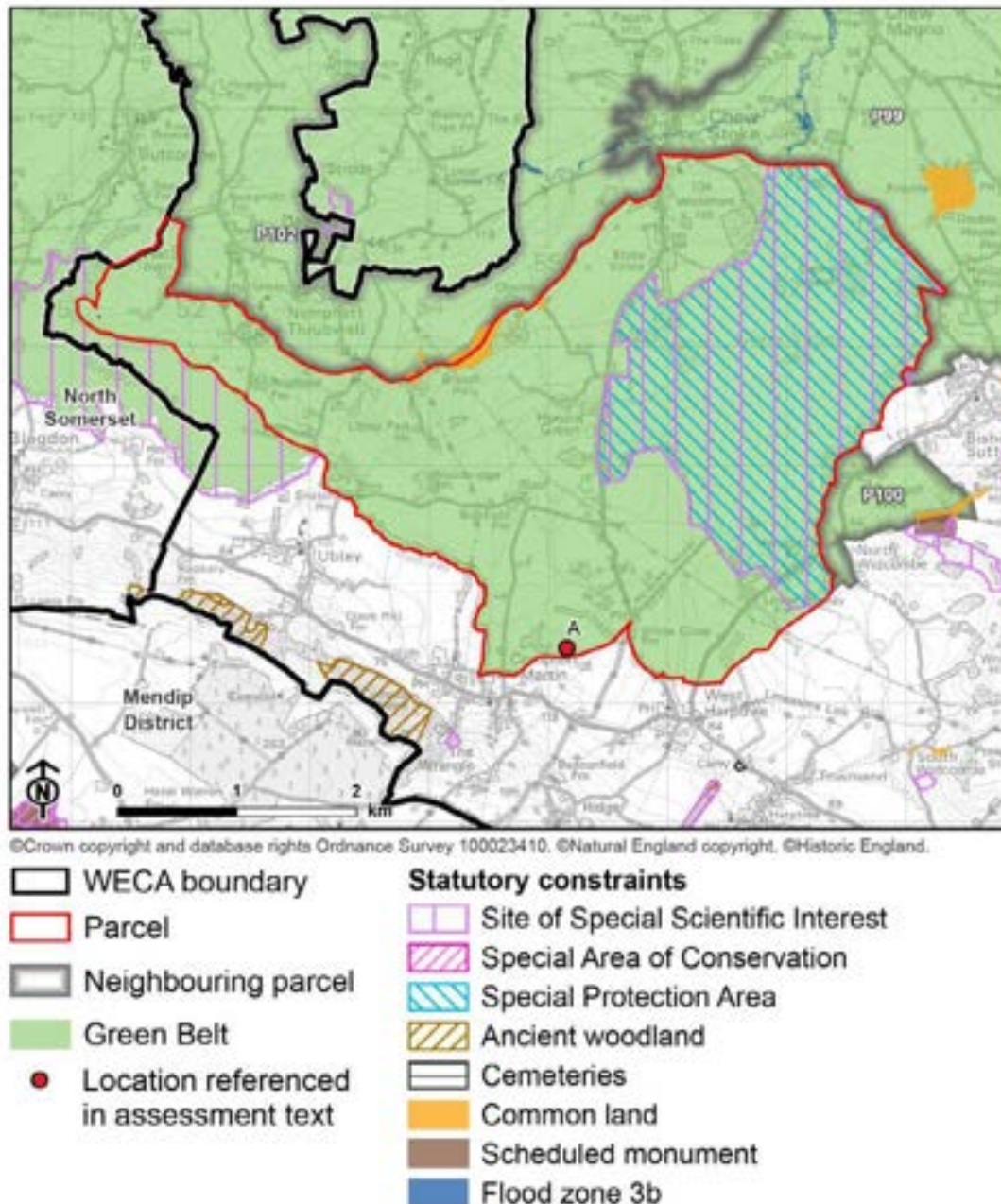
All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of

land for development within this parcel. No part of the parcel is more than about 300m from the Green Belt boundary, but its southern and eastern edges form the steep slopes of part of a prominent landform, Burlledge Hill. In the constrained lower-lying area close to the A368 (map point A), any strategic-scale development would require expansion into land which has strong distinction from the outer Green Belt boundary, and which therefore makes a significant contribution to Purpose 3. However, the containment of this parcel between the outer Green Belt boundary and Chew Valley Lake means that its release would have no significant impact on retained Green Belt land to the north or west.

# Parcel P101



Land in the Chew Valley between Blagdon Lake and Chew Valley Lake (which is designated as a SSSI). The southern edges of the parcel also mark the outer edge of the Green Belt, adjacent to the villages of Compton Martin and West Harptree. The parcel contains only scattered farmsteads and the hamlet of Nempnett Thrubwell, although the village of Chew Stoke abuts the parcel boundary to the north of Chew Valley Lake.

## Strategic contribution to the Green Belt purposes

### Purpose 1 – Checking the unrestricted sprawl of large built-up areas

#### Weak / no contribution

The parcel lies over 5.5km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development in this parcel would not therefore constitute sprawl of the large built-up area.

### Purpose 2 – Preventing neighbouring towns from merging into one another

#### Weak / no contribution

Land does not lie between neighbouring towns.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

#### Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any built-up areas. As such, development within the parcel would be considered significant encroachment on the countryside.

### Purpose 4 – Preserving the setting and special character of historic towns

#### Weak / no contribution

Land within the parcel lacks association with any historic towns.

### Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

#### Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

## Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

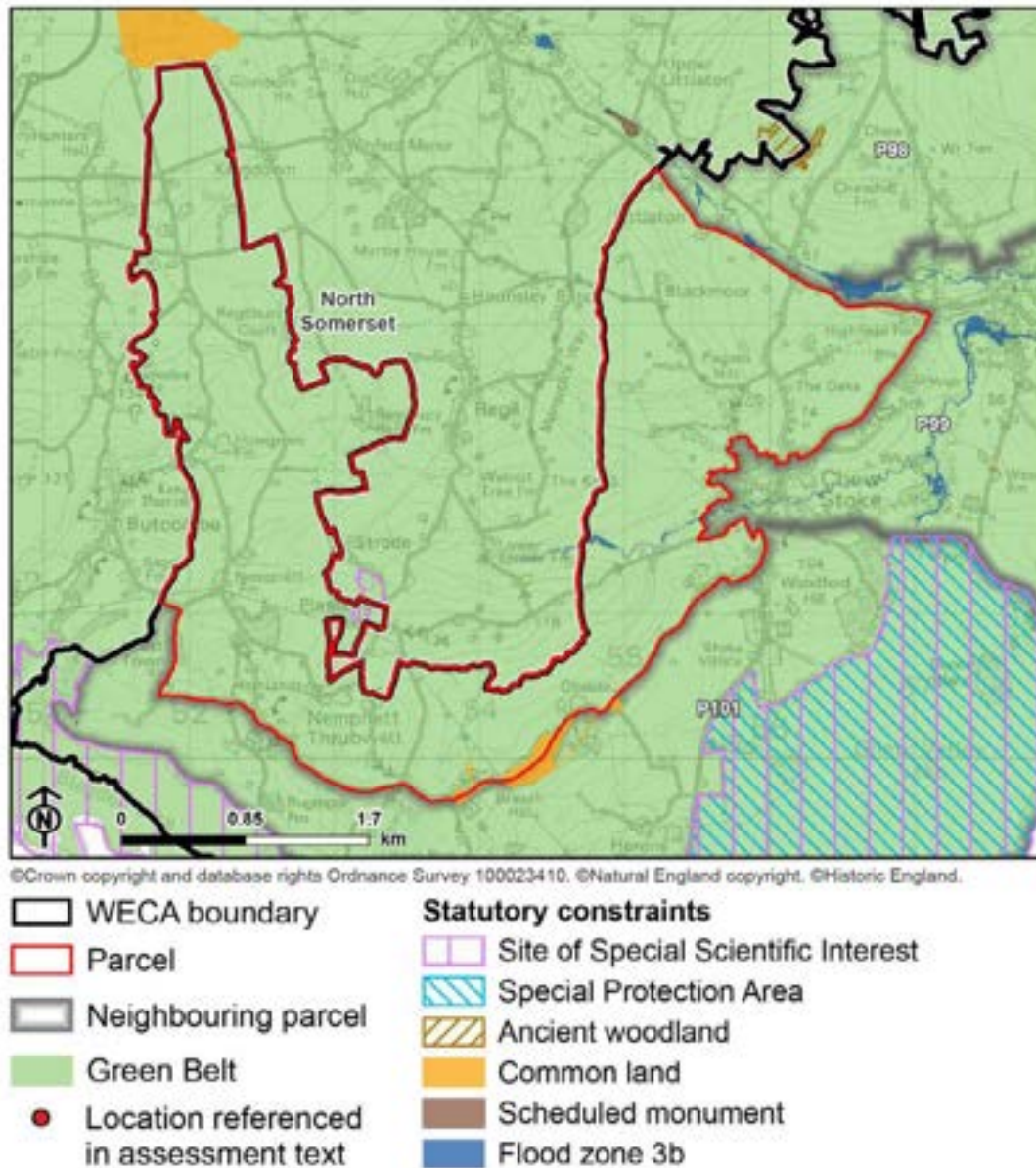
Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of



land for development within this parcel. Chew Stoke has quite a loose settlement form into which open spaces penetrate and contribute to Green Belt openness, and so is not considered as a potential focus for strategic-scale development into the parcel. Beyond the Green Belt outer boundary, neither Compton Martin nor West Harptree are considered to have development of a scale, form and density that has any significant urbanising influence on land in the parcel.

It is noted that the Green Belt boundary eastwards from Compton Martin (map point A) mostly follows hedgerows and does not reflect any clear distinction between land within and outside of the Green Belt. Land can therefore be considered to make a diminishing contribution to Purpose 3 towards this outer edge, with scope for release - in association with any future development originating beyond the Green belt outer boundary - with less harm than would be the case for development associated with any existing built-up area within the boundary. West of Compton Martin, the River Yeo and Blagdon Lake form a strong Green Belt outer boundary.

## Parcel P102



Land is located at the western end of Bath and North East Somerset, comprising undulating higher ground on the northern side of the Chew Valley to the west of Chew Magna and Chew Stoke. There are only small, scattered areas of settlement within the parcel, with no significant urbanising development or loss of Green Belt openness.

## **Strategic contribution to the Green Belt purposes**

### **Purpose 1 – Checking the unrestricted sprawl of large built-up areas**

#### **Weak / no contribution**

The parcel lies over 4.5km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Development in this parcel would not therefore constitute sprawl of the large built-up area.

### **Purpose 2 – Preventing neighbouring towns from merging into one another**

#### **Weak / no contribution**

Land does not lie between neighbouring towns.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

#### **Significant contribution**

The parcel generally has rural uses and the whole of the parcel has strong distinction from any inset area. The nearest inset development is the Bristol urban area Airport in North Somerset, which is less than 1km from the tip of Bath and North East Somerset but separated from it by common land at Felton Hill. Therefore, any development within the parcel would be considered significant encroachment on the countryside.

### **Purpose 4 – Preserving the setting and special character of historic towns**

#### **Weak / no contribution**

Land within the parcel lacks association with any historic town.

### **Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**

#### **Significant contribution**

All Green Belt land is considered to make a significant contribution to this purpose.

## **Key considerations with regard to potential harm to Green Belt purposes from substantial release of land**

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Chew Magna and Chew Stoke border the parcel, but both villages have quite a loose settlement form into which open spaces penetrate and contribute to Green Belt openness. Therefore there are no area considered sufficiently built-up to provide a focus for strategic-scale expansion.