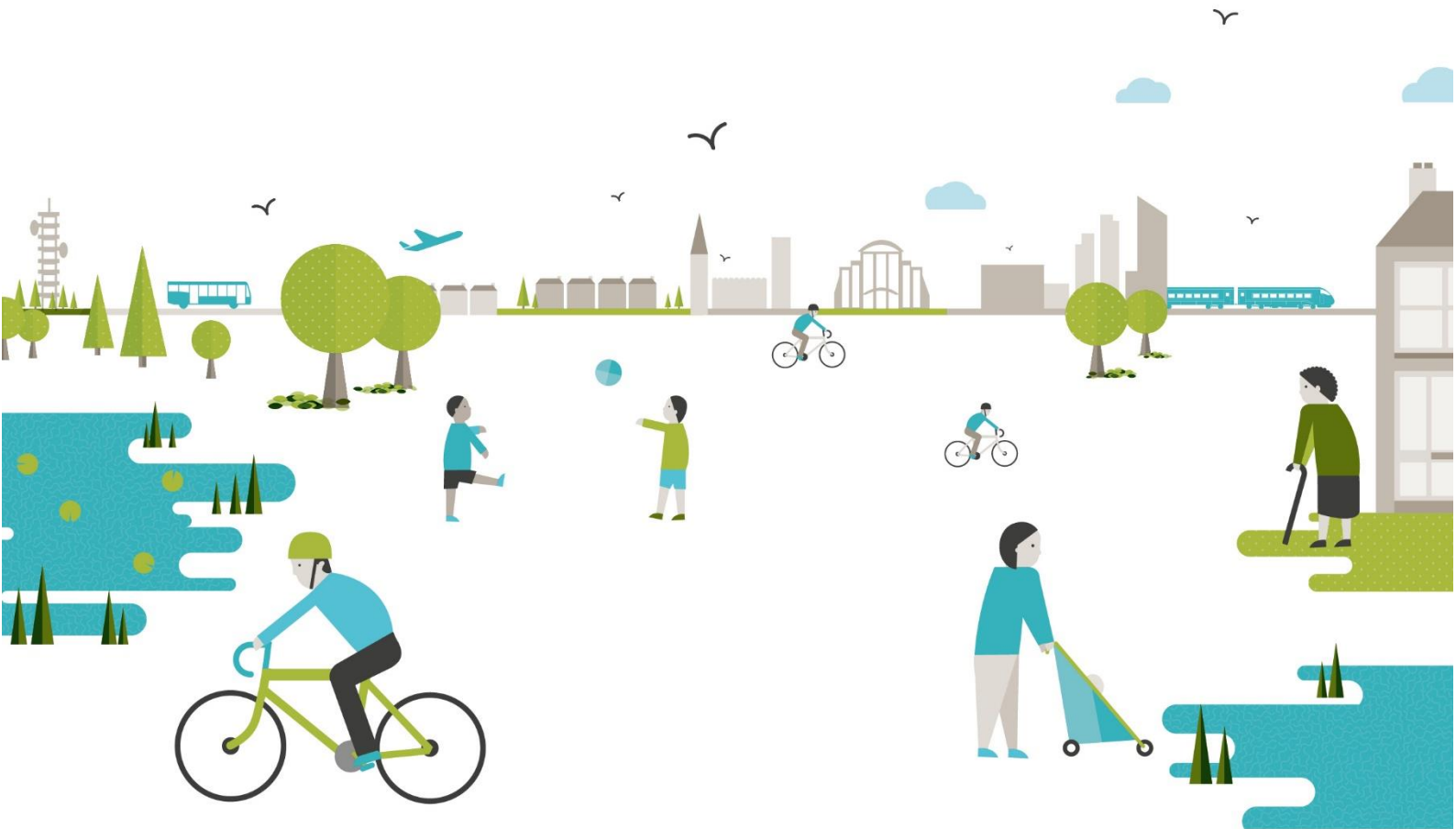


Joint Spatial Plan Green Belt Assessment

November 2015



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1. Objective and Purpose

1.1 The objective of this document is to assess the Green Belt across the West of England area, comprising the administrative areas of Bristol, North Somerset, South Gloucestershire and Bath and North East Somerset. It provides a strategic assessment of the whole Green Belt across the plan area in relation to the purposes of Green Belts as set out in the National Planning Policy Framework. For the purposes of this study, the Green Belt has been divided into cells which have been assessed to determine which of the five purposes of Green Belt they serve, having regard to the essential characteristic of openness. The assessment also identifies and describes any changes to the characteristics of locations within the Green Belt.

1.2 This assessment has been undertaken to provide part of the evidence base for the preparation of the West of England Joint Spatial Plan. It will help to inform the consideration of options for formulation the spatial strategy in the Plan.

2. National Planning Policy

2.1 This assessment has been undertaken in the context of national policy set out in the National Planning Policy Framework (NPPF). Whilst the NPPF sets out a presumption in favour of sustainable development this general presumption does not extend to Green Belt (paragraph 14). For plan making, the NPPF explains that Local Plans should meet objectively assessed needs for development unless;

‘specific policies in this Framework indicate development should be restricted’.

Footnote 9 to paragraph 14 explains what the specific policies referred to are:

*‘For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; **land designated as Green Belt**, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.’*

2.2 Paragraph 17 of the NPPF sets out core land use planning principles which should underpin both plan-making and decision-taking. The fifth principle indicates that planning should:

*‘take account of the different roles and character of different areas, promoting the vitality of our main urban areas, **protecting the Green Belts around them**, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it’*

2.3 Section 9 of the National Planning Policy Framework (NPPF) explains that the government attaches great importance to Green Belts. The NPPF states:

‘The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.’ (NPPF paragraph 79)

2.4 The NPPF goes on to state that Green Belt serves five purposes. These are:

*‘to check the unrestricted sprawl of large built-up areas;
to prevent neighbouring towns merging into one another;
to assist in safeguarding the countryside from encroachment;
to preserve the setting and special character of historic towns; and
to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. (NPPF paragraph 80).*

2.5 The NPPF explains that the general extent of Green Belts across the country is already established (paragraph 82) and that boundaries are established in Local Plans. Paragraph 83 states:

‘Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.’

3. Bristol and Bath Green Belt – history and current policy

3.1 The Bristol and Bath Green Belt was broadly established in the mid-1950s through the Gloucestershire, Somerset and Wiltshire County Development Plans. The majority of the Bristol and Bath Green Belt fell within the Somerset authority area and the Green Belt designation was locally adopted in 1957 and then given Ministerial approval in 1966.

3.2 The Avon County Structure Plan of 1985 defined the general extent of the Green Belt at that time with the detailed boundaries then defined in Local Plans. These included the South West Avon Green Belt Local Plan which was adopted in 1988.

3.3 The most recent strategic plan to cover the entire plan area was the Joint Structure Plan 2002 which has now been revoked. The Joint Structure Plan defined the continued general extent of the Green Belt and showed it on a key diagram. Policy 16 set out its purpose:

“A Green Belt shall continue to surround and separate Bristol and Bath, and will be kept open in order to:

- check the unrestricted sprawl of the Bristol conurbation and Bath;*
- assist in safeguarding the surrounding countryside from encroachment;*
- prevent neighbouring towns merging into one another;*
- preserve the setting and special character of villages, towns and historic cities; and*
- assist in urban regeneration.”*

3.4 The aim of the Green Belt in the West of England has been, in the main, to prevent the urban sprawl and merger of Bristol and Bath. It is apparent, however, from the 2002 Joint Structure Plan that emphasis was placed on preserving the setting and special character of the villages and towns within the Green Belt, as well as the overall aim of checking the growth of Bristol and Bath and preventing the merger of the two cities.

The Green Belt today

3.5 The Green Belt covers approximately 74,000 hectares - 48% of the West of England ; see Figure 1.

3.6 Most of the Bristol urban area including the Bristol Port and Avonmouth/Sevenside areas is surrounded by the Green Belt. It closely abuts the built-up area. The Green Belt completely surrounds the city of Bath. It also surrounds several other settlements the largest of which is Keynsham.

3.7 The outer edge of the Green Belt extends up to 12.5 km from the edge of the Bristol and Bath urban areas. There are a number of settlements which adjoin but lie outside the Green Belt. These include Clevedon, Nailsea, Yate, Thornbury and Portishead.

3.8 The current extent of the Green Belt in the Joint Spatial Plan area and its detailed boundaries are defined in the adopted local plans of each authority. The relevant Green Belt policies for the plan area are reproduced in Appendix 2 and the details are discussed below:

Bath & North East Somerset

3.8.1 Approximately 35,000 hectares (around 70%) of land in Bath and North East Somerset is designated as Green Belt. The Green Belt boundary within B&NES is defined on the Policies Map as defined in the Adopted B&NES Local Plan and revised in the Core Strategy. The detailed boundary is being reviewed through the Council's Placemaking Plan (at Options stage when this assessment was published).

3.8.2 Bath and North East Somerset Core Strategy Policy CP8 Green Belt indicates the general extent of the Green Belt in Bath and North East Somerset. The explanatory text of the policy summarises purposes of including land in the Green Belt as well as objectives for the use of land. Paragraph 6.62 says that the purposes and objectives generally reflect advice set out in national policy. The purposes which make specific reference to places within Bath and North East Somerset are:

*“To check the unrestricted sprawl of Bath and Bristol.
To prevent the merging of Bristol with Keynsham, Saltford and Bath.
To preserve the setting and special character of Bath.
To assist in urban regeneration of Bath and Bristol by encouraging the recycling of derelict and other urban land.
To preserve the individual character, identity and setting of Keynsham and villages and hamlets within the Green Belt.”*

3.8.3 Four areas of land formerly in the Green Belt were removed from the designation and allocated for development in the adopted Core Strategy:

- Land at Whitchurch
- Land to the south west of Keynsham
- Land to the east of Keynsham (in addition to removing land from the Green Belt for development further land is also safeguarded for possible development in the longer term)
- Land at Odd Down (to the south of Bath)

Bristol

3.8.4 Approximately 600 hectares of land in Bristol City Council area are designated as Green Belt. This land forms parts of the inner edges of the Green Belt which extends from Bristol into South Gloucestershire, Bath and North East Somerset and North Somerset.

3.8.5 The general extent of Green Belt in Bristol is shown on the key diagram of the Bristol Core Strategy adopted June 2011 and the policy approach is set out in Policy BCS6. Detailed boundaries are shown in the Site Allocations and Development Management Policies Local Plan adopted July 2014. There were no changes to the Green Belt boundaries from the previous local plan which adopted in 1997.

3.8.6 The explanatory text of Policy BCS6 notes that within Bristol's boundaries the Green Belt covers a small area to the east beside the M32 with several tracts on the city's south eastern, southern and south western boundaries. All areas are noted as contributing to the purposes of designation. In addition it is noted that in several

locations including Ashton Court, Bedminster Down, the slopes at Dundry, Stockwood and the Avon Valley, Green Belt land also forms very prominent elements of the city's landscape setting. Paragraph 4.6.3 says:

“The Green Belt plays a strategic role in containing the outward expansion of Bristol, providing a green setting for the city and focussing attention upon the regeneration of previously developed land”

3.8.7 A contingency for future development at South East Bristol is referred to in the Bristol Core Strategy (Policy BCS5) and indicated on the Key Diagram. This does not, however, appear as a designation on the Local Plan Policies Map. The approach to the contingency is explained in Policy BCS5 paragraph 4.5.22.

North Somerset

3.8.8 15,490 hectares (40%) of land in North Somerset are designated as Green Belt. The current extent of the North Somerset section of Green Belt is defined in the North Somerset Replacement Local Plan 2007. This Plan extended the Green Belt between the Royal Portbury Dock and the new development to the east of Portishead whilst excluding areas at the dock specifically for port related uses. The Replacement Plan also created an inset in the Green Belt at Bristol Airport to accommodate medium term expansion requirements.

3.8.9 The North Somerset Core Strategy was adopted in April 2012 and included a policy for Green Belt. This was one of a group of policies remitted following a High Court Challenge to the adopted Core Strategy. The explanatory text of Policy CS6 North Somerset's Green Belt (paragraph 3.91) identifies the five functions Green Belt performs. Paragraph 3.93 goes on to say:

‘The protection and maintenance of the Green Belt is very important to the affected communities, and ensures a clear distinction between urban Bristol and rural North Somerset. It makes an important contribution to their local character and distinctiveness and is highly valued and strongly supported’

South Gloucestershire

3.8.10 23,026 hectares of land in South Gloucestershire are designated as Green Belt.

3.8.11 Protecting the Green Belt from inappropriate development is one of the strategic objectives of the South Gloucestershire Core Strategy (paragraph 6.4). Core Strategy Policy CS5 explains the general extent of the Green Belt which is shown on the Key Diagram and detailed boundaries are designated on the Policies Map. Policy CS5 also explains the general approach to development in the Green Belt.

3.8.12 The Core Strategy sets out a summary strategy for development. Paragraph 1.31 says:

“In promoting this Strategy for Development, the Council has sought to limit the impact of new housing development on the Green Belt. The Council remains in principle opposed to significantly reducing the Green Belt to accommodate land for housing growth per se, where development proposals would be contrary to the Council’s adopted development plan”

3.8.13 Two areas formerly in the Green Belt were removed from the designation on adoption of the Core Strategy:

- Land east of Harry Stoke/Stoke Gifford (north of the A4174 Avon Ring Road); and
- Land to the west of the A4018 at Cribbs Causeway.

3.8.14 These changes were brought about through the Core Strategy process and carried out to address exceptional circumstances. Both areas of land became designated as parts of new communities.

Green Belt outside the Joint Spatial Plan area

3.9 The Bristol and Bath Green Belt extends outside the plan area to the east of Bath. In Wiltshire it extends eastwards towards Corsham, Holt and Trowbridge and in Mendip District southeast to Norton St Philip. Figure1 shows the extent of the Green Belt in those areas. Whilst the Bristol & Bath Green Belt extends into Wiltshire and Mendip districts, this assessment has been restricted to the Joint Spatial Plan area.

4. Method of assessment

Definition of the cells

4.1 The Green Belt has been divided into 79 cells for the purposes of this assessment. They provide manageable areas for analysis and presentation of results. Cell definition reflects the need for the assessment to provide greater detail around the inner edges of the Green Belt and adjacent to larger urban areas. In those areas smaller cells have been defined compared to those in areas further from the larger built-up areas.

4.2 Clear physical features have been used wherever possible in identifying assessment cells. These include motorways, roads, railways, rivers or water features, belts of trees and woodland. Consideration has also been given to landscape character and/or topography, including existing land use, plus any boundaries of designated historic/ecological sites (where they have identifiable boundaries). Administrative boundaries have not been used in defining cells.

4.3 Each cell was given a reference number and a name to assist with identification. These are shown in the matrices referred to below.

Assessment of cell against the 5 purposes

4.5 The five purposes of Green Belts set out in the NPPF form the basis for the assessment. These are listed below alongside the form of analysis which was undertaken for each purpose.

Table 1: Application of the five purposes or methodology

National policy: Purposes of Green Belt	Cell analysis
1. To check the unrestricted sprawl of large built-up areas	Assessment of whether cell performs the purpose of checking the unrestricted sprawl of the Bristol and Bath built-up areas.
2. To prevent neighbouring towns merging into one another:	Assessment of the cell and whether it prevents neighbouring towns merging into one another. Consideration of whether the cell contributes to purpose 2 by preserving the individual character, identity and setting of villages and hamlets within the Green Belt.
3. To assist in safeguarding the countryside from encroachment	Assessment of the cell and whether it performs the role of assisting in safeguarding the countryside from encroachment. Assessment informed by consideration of existing use and topography.

4. To preserve the setting and special character of historic towns	<p>Assessment of the cell and whether it performs the role of preserving the setting and special character of historic towns.</p> <p>Consideration given to historic areas and their setting and special character with reference to settlements designated as or containing Conservation Areas.</p>
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	<p>Assessment of the cell and whether it performs the role of assisting urban regeneration.</p> <p>Noting that this purpose is served by all Green Belt areas, particular note is taken of the relationship of the cell with areas of urban regeneration.</p>

The assessment matrix also includes a description and summary.

Description and summary	<p>An overall description of the features of each cell with particular reference to openness.</p> <p>Identification of any changes in the cell since the Green Belt was most recently designated in the Local Plan.</p> <p>A summary of whether the cell contributes to serving any of the five purposes.</p>
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4.6 The assessment process made use of the following sources of information:

- Up-to-date aerial photography – images for each cell were examined systematically to enable the cell to be described and for it to be assessed against the five purposes.
- Data in geographic information systems – these were interrogated to identify mapped features such as AONB or heritage assets.
- Planning application records – were examined to identify planning permissions for development in the Green Belt which may have implications for the cell being assessed.
- Observations from site visits/professional knowledge – these were used to verify information identified from aerial photography.

Results

4.7 The results of the cell assessment are set out in the matrix at Appendix 1. Maps showing the cells which were identified as serving each of the five Green Belt purposes are included – Figures 2 to 6.

5. Conclusions and further assessment

5.1 The cell assessment (Appendix 1) indicates that the Green Belt in the plan area continues to retain the fundamental characteristic of openness and serves the purposes of the Green Belt. The descriptions of each cell identify that the Green Belt in the plan area is mainly open and undeveloped throughout.

Purposes of the Green Belt

5.2 As the cell assessment matrix shows, each cell directly serves two or more of the five purposes defined in the NPPF.

- *Sprawl of large built up areas*

5.3 The cells closest to the large built up areas of Bristol and Bath all directly serve the purpose of checking the unrestricted sprawl of these large built up areas. No areas of significant urban development have been identified in those cells. All cells maintain open, undeveloped land at the edge of these large built-up areas.

- *Prevent neighbouring towns merging*

5.4 Cells between a number of settlements perform the role of preventing neighbouring towns merging into one another. These include the cells in the following corridors:

- Bristol, Keynsham, Saltford and Bath;
- Bristol, Winterbourne/Frampton Cotterell/Coalpit Heath, Yate/Chipping Sodbury;
- Bristol and Thornbury
- Bristol Port/Bristol urban area and Portishead;
- Bristol, Long Ashton and Nailsea/Backwell
- Portishead and Clevedon
- Bath, *Bradford on Avon and Trowbridge (outside the plan area)*

- *Safeguarding countryside from encroachment*

5.5 The description of each cell notes the dominance of countryside and the rural character of the areas. Most cells were identified as serving the purpose of safeguarding the countryside from further encroachment.

- *Preserving the setting and special character of historic towns*

5.6 All the cells surrounding the City of Bath (World Heritage Site) serve the purpose of preserving the setting and special character of historic towns. Cell 70, which provides a prominent open setting to the west of the group of conservation areas of central Bristol and Clifton, was also noted as serving this purpose. In many locations it was noted in the cell

assessment that the Green Belt assisted in preserving the setting of designated Conservation Areas.

- *Assist in urban regeneration*

5.7 The role of the Green Belt in assisting urban regeneration is supported by policies in Local Plans which have regeneration objectives. All cells were identified as assisting in urban regeneration as they collectively encourage the recycling of derelict and other urban land in Bristol (including Avonmouth/Sevenside), Bath and the other settlements surrounded by Green Belt. The cells closest to the regeneration areas of south Bristol were specifically identified in the assessment matrix.

Changes to the Green Belt

5.8 The assessment has identified very few areas of significant change to the Green Belt since it was most recently established in Local Plans. The following changes were noted in the assessment of cells:

- The construction of the South Bristol Link has commenced in cells 69, 68 and 59. This will result in the development of a road/rapid transit route in the area connecting the A370 and A38. Whilst the construction of the road will not necessarily reduce the openness of the wider Green Belt in this location, it will result in the introduction of a new feature close to the western edge of the Bristol urban area. Some areas of open land to east of the new route will be physically separated from open areas to the west.
- In cell 48, on land adjacent to the A4 roundabout at Durley Hill, development of a fire station has been granted planning permission and is being implemented.
- In cell 3, on land adjacent to the M4/M5 Almondsbury interchange, planning permission has been granted for a new operations base for emergency helicopters under reference PT15/1438/F(South Gloucestershire Council). At the time of the assessment development had not commenced.

In cell 69 planning permission was granted under reference 09/02242/P (Bristol City Council) for the development of a football stadium, 253 dwellings and other uses. The permitted stadium would have been used by Bristol City Football Club. However, the club's existing stadium is now being redeveloped on its existing site within the Bristol urban area and so the permitted development is not being progressed; the site remains open and undeveloped.

Further assessment

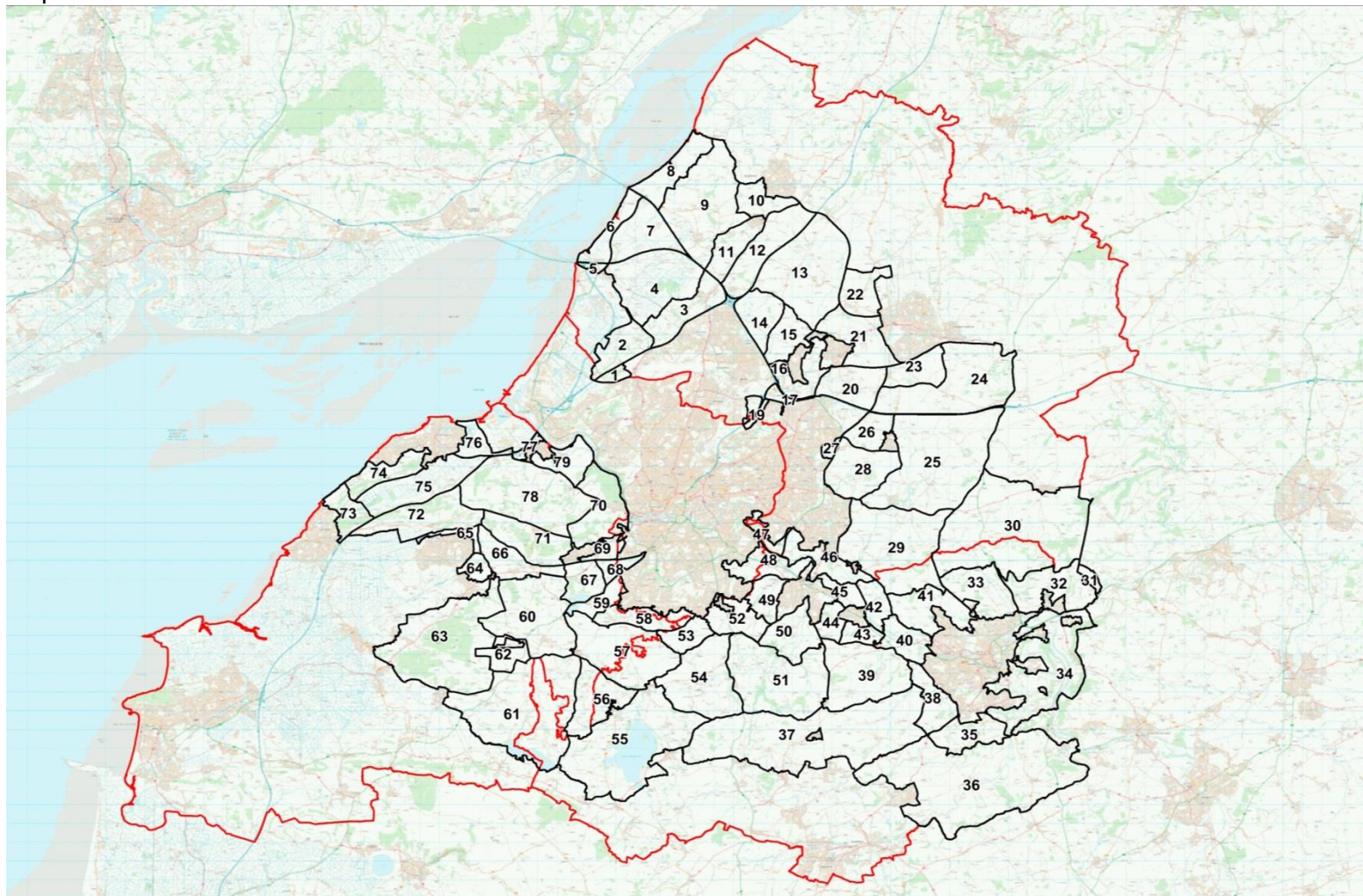
5.9 At this stage the Green Belt Assessment has addressed the matters referred to in the Objective and Purpose section (see section 1 above).

5.10 The Joint Spatial Plan Issues and Options document examines the future needs for homes and employment land in the plan area. It sets out possible strategic locations and spatial scenarios for the location of future development in the West of England area. The NPPF requires that Green Belt boundaries are only changed if there are exceptional circumstances. Subsequent stages of this assessment will consider the impact on the Green

Belt of any proposals which would result in changes to the Green Belt boundaries in the event that exceptional circumstances are demonstrated. The subsequent stages will, therefore, consider the impact of removing any locations from the Green Belt, as well as considering the effect on the integrity of the remaining Green Belt area. In doing so, it will have regard to Government policy in NPPF paragraph 83.

Appendix 1 – Assessment Matrix

Map of cells



Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
1. Cribbs Causeway/ Haw Wood	✓ Prevents urban sprawl of Bristol	- Helps to prevent the merging of the built up area with Avonmouth and Severnside	✓ Safeguards countryside from encroachment	- To the south are historic landscapes of Blaise Castle, Brentry and Kingsweston within the Bristol urban area	✓ Adjoins the Northern Arc area of Bristol which is a regeneration area (Bristol Core Strategy June 2011)	<p>The cell comprises a prominent hill with significant woodland. It forms a largely open and undeveloped area between the Henbury railway and the M5 motorway. The checking effect of the Green Belt land in the cell is visually emphasised by the prominence of the slope.</p> <p>The Green Belt in this cell directly serves purposes 1, 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
2. Hallen/ Compton Greenfield	✓ Assists in preventing urban area of Bristol sprawling towards the Severnside area and the estuary.	- Helps to prevent the merging of the built up area at Cribbs Causeway with Avonmouth and Severnside with Also maintains the separation of villages and settlements (Hallen, Compton Greenfield and Easter Compton.	✓ Safeguards countryside from encroachment.	-	✓	<p>The cell is bounded by the M5 which in part forms a boundary between the urban area and the wider countryside.</p> <p>Other than very small settlements of Hallen, Berwick and Easter Compton to the west and north of the prominent ridgeline of Spaniorum Hill, it comprises open, undeveloped land with steep slopes of woodland.</p> <p>The Green Belt in this cell directly serves purposes 1, 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
3. Almondsbury/ Easter Compton East	✓ Prevents urban area of Bristol sprawling towards the Severnside area and the estuary.	- Maintains the separation of villages and settlements by preventing Almondsbury village merging with Bristol.	✓ Safeguards open countryside from encroachment.	- Helps preserve the setting of Almondsbury village which is a Conservation Area.	✓	<p>Apart from the village of Almondsbury and the small settlement of Easter Compton, the cell is open and undeveloped. The M5 forms a physical boundary between the urban area and the countryside. Green Belt land around Almondsbury helps to separate the village from the urban area and retain its character as a distinct settlement.</p> <p>Planning permission (ref:PT15/1438/F) has been granted for the construction of a new operations base for emergency helicopters, comprising hangar, grassed final approach and take off area, car parking, met office weather station and new access road. The site comprises approx. 29ha of agricultural land in the Green Belt, bounded by Woodlands Road and M5/M4 to the east, M5 to the south, by the A38, Almondsbury Sports and Social Club to the west and agricultural fields to the north. At the time of the assessment development had not commenced.</p> <p>The Green Belt in the cell directly serves purposes 1, 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
4. Pilning	-	-	✓ Safeguards agricultural land from encroachment	-	✓	Low lying, open agricultural land between Severnside (industrial area) and Almondsbury village. This cell directly serves purposes 3 and 5.
5. Redwick	-	- Maintains the separation of villages and settlements (Redwick, Pilning and Severn Beach).	✓ Safeguards agricultural land from encroachment.	-	✓	Comprises a small area of open land to the south of the M4 which together with the M49 and railway prevent the merging of Pilning, Severn Beach and Redwick. Western edge of cell abuts Severn Estuary Special Protection Area (SPA). The Green Belt directly serves purposes 3 and 5.
6. North Redwick/ Old Passage	-	-	✓ Safeguards agricultural land from encroachment.	-	✓	Comprises open, undeveloped land beside with Severn Estuary Prominent in views from the Severn crossings. Western edge of cell lies within Severn Estuary Special Protection Area (SPA). The Severn Crossings are listed buildings. The Green Belt in this cell directly serves purposes 3 and 5.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
7. Northwick/ Aust	-	-	✓ Safeguards agricultural land from encroachment.	-	✓	Low lying open, undeveloped agricultural land in the plain of the Severn Estuary. The Green Belt in this cell directly serves purposes 3 and 5.
8. Aust north	-	-	✓ Safeguards agricultural land from encroachment.	- Helps to preserve part of the setting of Oldbury and its church	✓	Low lying open, undeveloped agricultural land which. Is prominent in views from the Severn Bridge. Western edge of cell lies within Severn Estuary Special Protected Area (SPA). The Severn Bridge is a listed building. The Green Belt in this cell directly serves purposes 3 and 5.
9. Tockington/ Olveston	-	✓ Separates Thornbury from Bristol. Maintains the separation of villages and settlements (Olveston and Tockington).	✓ Safeguards agricultural land and woodland from encroachment.	-	✓	Comprises open, agricultural which includes the villages of Olveston, Elberton and Littleton-on-Severn. The Green Belt land in this cell assists in defining Thornbury, Olveston and Tockington as separate settlements. The Green Belt in this cell directly serves purposes 2, 3 and 5.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
10. South of Thornbury	-	✓ Contributes to preventing Thornbury from merging with the Bristol urban area. Maintains the separation of Thornbury and Alveston.	✓ Safeguards countryside from encroachment.	- Preserves the setting of Thornbury and the Conservation Area	✓	Open agricultural land which adjoins the southern edge of Thornbury. This Green Belt land in this cell is close to the town centre and checks the spread of Thornbury and defines its the setting. The centre of Thornbury including the High Street lies within the Conservation Area, as well as land to the south and west of the High Street which adjoins the Green Belt land in this cell. The Green Belt in this cell directly serves purposes 2, 3 and 5.
11. Alveston	✓ Whilst this land cell is not immediately adjacent to the Bristol urban area it is in close proximity and assists in preventing its northward sprawl.	✓ Contributes to separation of Thornbury from Bristol Maintains the separation of villages and settlements (Alveston and Tockington).	✓ Safeguards agricultural land from encroachment.	-	✓	Largely open, agricultural land which is very prominent in views from the West. Includes scattered development on the A38 and some villages. Green Belt land in this cell defines Thornbury, Tockington and Alveston as separate settlements. The Green Belt in this cell directly serves purposes 1, 2, 3 and 5.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
12. Rudgeway/ Hortham	✓ Prevents sprawl of the built-up area in this direction beyond the M4/M5 interchange.	✓ Helps to maintain the visual separation between Almondsbury and Hortham. Maintains the separation of villages and settlements.	✓ Safeguards open agricultural land from encroachment.	-	✓	Mainly open, agricultural land. Some scattered development along the A38 and the small settlement of Hortham. The Green Belt land in this cell directly serves purposes 1, 2, 3 and 5.
13. Earthcott Green / Latteridge	- Southern parts of the cell contributes to checking sprawl together with adjacent cells 14 and 15.	- Maintains the separation of villages and settlements.	✓ Safeguards agricultural land from encroachment.	-	✓	Open, mainly undeveloped land characterised by north/south running ridge and valley form. The Green Belt in this cell directly serves purposes 3 and 5.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
14 & 15. Land to north-west of Winterbourne	✓ Checks sprawl of the built-up area.	- Maintains the separation of villages and settlements.	✓ Safeguards open countryside from encroachment.	- Cell 15 – defines edge of Winterbourne, preserves setting for Conservation Area around church.	✓	<p>Primarily open land including a golf course, solar energy park and historic parkland. The M4 separates the cell from the built up area. Extensive urban area running north from central Bristol.</p> <p>The open landform is characterised by north/south running ridge and valley landscape.</p> <p>The Green Belt in this cell directly serves purposes 1, 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
16. Frampton Cotterell and Winterbourne	✓ Checks sprawl of the built-up area. Open land to south separates Winterbourne from Bristol.	✓ Maintains the separation of villages and settlements. Prevents the separate villages of Winterbourne, Coalpit Heath and Frampton Cotterell and Yate merging with Bristol.	✓ Safeguards agricultural land from encroachment.	- Assists in preserving the setting historic character of Moorend.	✓	<p>The cell comprises open, agricultural land with woodland and hedgerows. There are some widespread areas of residential development and a small primary school. Parts of the M4 separate the cell from the Bristol urban area.</p> <p>Open land of the Green Belt contributes to the separate characters of Whites Hill, Moorend and Hambrook village. The Green Belt land in the cell prevents coalescence of Bristol and the separate villages of Frampton Cotterell, Winterbourne and Coalpit Heath including, with cell 21 and coalescence with Yate.</p> <p>The Green Belt in this cell directly serves purposes 1, 2, 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
17, 18 & 19. Harry Stoke/ Hambrook/ Frenchay (M32 corridor up to M4)	✓ Prevents sprawl of the built-up area.	✓ Cumulatively, cells 16, 17 & 18 prevent the merger of the built-up area with the separate villages of Winterbourne, Coalpit Heath and Frampton Cotterell. Maintains separate identity of Hambrook. with Yate.	✓ Safeguards agricultural land from encroachment.	- Provides a green setting to the built-up area which has a relationship to preserving the setting of Stoke Park historic estate and Hambrook and Frenchay Conservation Areas.	✓	<p>The cells contain open land in a variety of uses including agriculture, horticulture and allotments. Cell 17 prevents development from spreading eastwards.</p> <p>Cells 18 and 19 form a wedge of Green Belt preventing the coalescence of the Harry Stoke and Frenchay areas of the urban area.</p> <p>This area provides a green entrance to the city from the north particularly in views from the M32 which reduces the apparent sprawl of the urban area.</p> <p>The Green Belt in these cells directly serves purposes 1, 2, 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
20. Ramhill/ Henfield	✓ Prevents the sprawl of the Bristol built-up area beyond the M4.	✓ Separates Coalpit Heath from the large built-up area. Prevents the merging of Coalpit Heath, Westerleigh and Yate with the Bristol urban area. Maintains the separation of villages and settlements.	✓ Safeguards open land from encroachment.	-	✓	Mixed land uses, predominantly open in character. The Green Belt land here, together with cells 21 and 23 prevent coalescence of Coalpit Heath, Westerleigh and Yate. This area, along with cell 21 currently preserves a narrow open gap between the Bristol urban area, Frampton Cotterell/ Coalpit Heath and Yate. The Green Belt directly serves purposes 1, 2, 3 and 5.
21. North of Frampton Cotterell/ East of Coalpit Heath	-	✓ Prevents Yate merging with the separate villages of Frampton Cotterell, Coalpit Heath and into the Bristol urban area.	✓ Safeguards agricultural land from encroachment.	-	✓	Mainly open, agricultural land with some scattered developed sites. This area currently preserves separation between the Bristol urban area, Frampton Cotterell, Coalpit Heath and Yate and serves to prevent coalescence between these settlements. The Green Belt directly serves purposes 2, 3 and 5.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
22. Iron Acton	-	- Maintains the separation of villages and settlements (Prevents Yate merging with Iron Acton. Eastern part of cell separates Engine Common from Rangeworthy).	✓ Safeguards agricultural land from encroachment.	- Helps to preserve setting of Iron Acton Conservation Area, including Algars Manor and Acton Court (LB's)	✓	Cell comprises open agricultural land and includes the village of Iron Acton. Green Belt land here defines the north western edge of Yate. The Green Belt directly serves purposes 3 and 5.
23. Westerleigh/ Wapley	- Checks unrestricted sprawl from south of Yate.	✓ Separates Coalpit Heath from Bristol. Prevents the merging of Coalpit Heath, Westerleigh and Yate. Maintains the separation of villages and settlements.	✓ Safeguards agricultural land from encroachment.	-	✓	Primarily open, agricultural land. The Green Belt land here, together with cells 21 and 20 prevent the merging of Coalpit Heath, Westerleigh and Yate. The Green Belt in this cell directly serves purposes 2, 3 and 5.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
24. South of Westerleigh across to Codrington and Dodington	- South West corner checks unrestricted sprawl.	-	✓ Safeguards agricultural land from encroachment.	-	✓	<p>The cell comprises open, undeveloped countryside. Mainly agricultural uses with golf course and historic parkland. Preserves the setting of Dodington Park, historic parkland.</p> <p>The eastern part of the cell is in the Cotswolds AONB.</p> <p>The Green Belt in this cell directly serves purposes 3, and 5.</p>
25. Wick/ Doynton/ Dyrham	-	- Maintains the separation of villages and settlements. (Provides a visual break between Wick and Oldland)	✓ Safeguards agricultural land from encroachment.	- Dyrham Park, historic landscape for which open land forms a setting. Preserves distinct identity of Doynton, Dyrham, Abson and Wick.	✓	<p>The cell comprises open agricultural land and includes Dyrham Park historic landscape and the village of Wick.</p> <p>The eastern part of the cell is in the Cotswolds AONB.</p> <p>The Green Belt directly serves purposes 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
26. East of Emersons Green and Pucklechurch	✓ Checks the sprawl of the urban area.	- Maintains the separation of villages and settlements. (Open Green Belt land between Emersons Green East and Pucklechurch prevents the coalescence of the village with the urban area)	✓ Safeguards agricultural land and woodland from encroachment.	- Provides a setting for Conservation Area in Pucklechurch village core, scheduled ancient monuments also.	✓	Mainly open, agricultural land with some woodland and a landfill site. The Green Belt in this cell directly serves purposes 1, 3 and 5.
27. West of ring road/ south east Mangotsfield	✓ Prevents sprawl of the urban area.	-	-	-	✓	Land mainly comprises sports fields and a school, with some open, undeveloped land. There is a landscaped mound adjacent to the A4174. The Green Belt in this cell directly serves purposes 1 and 5.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
28. Shortwood / Siston/ Webbs Heath area	✓ Prevents urban sprawl of Bristol.	- Helps to define and separate Warmley and Kingswood from Siston village and Pucklechurch Maintains the separation of villages and settlements.	✓ Safeguards countryside from encroachment.	- Assists in preserving the setting of Siston Conservation Area.	✓	Mainly open, agricultural land with a golf course and areas of woodland. This cell contains Siston Court (listed building) and its grounds. The Green Belt in this cell directly serves purposes 1, 3 and 5.
29. Oldland Common/ north of Bitton	✓ Prevents sprawl of the built-up area. The edge of the urban areas of Bristol at Warmley and Oldland Common is defined by the Green Belt boundary which largely follows the A4175.	✓ Contributes to the separation of the Bristol and Bath urban areas. Provides separation between Wick and Oldland. Helps to define Bitton and Upton Cheyney as distinct settlements.	✓ Safeguards countryside from encroachment.	- Assists in preserving the setting of Upton Cheyney and Beach Conservation Areas. .	✓	Mainly open, agricultural land, with areas of woodland especially in the steep, narrow valleys. The Green Belt in this cell directly serves purposes 1. 2, 3 and 5.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
30. Cold Ashton/ Marshfield	-	- Maintains the separation of villages and settlements.	✓ Safeguards open agricultural land from encroachment.	- Eastern area forms the setting to Marshfield Conservation Area.	✓	Open land in agricultural use including arable with areas of woodland especially in the steep, narrow valleys. Designated as Cotswolds AONB. The Green Belt directly serves purposes 3 and 5.
31 & 32. North East of Bath	✓ Checks sprawl of Bath	✓ Prevents the merger of Bath and Corsham in Wiltshire and maintains the separation of villages and settlements (Bathford, Claverton & Monkton Combe).	✓ Safeguards mainly open land from encroachment	✓ Preserves the setting of Bath (as a historic town and a World Heritage Site)	✓ Proximity to Bath	These land cells surround the village of Batheaston, and are primarily open and agricultural in use with very limited development. Their topography varies between the plateau in the north and undulating land to the south characterised by small river valleys. Cell are adjacent to the Green Belt in neighbouring Wiltshire. Designated as Cotswolds AONB. These cells directly serve four Green Belt purposes.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
33. North of Bath	✓ Checks sprawl of Bath	- Maintains the separation of villages and settlements (Charlcombe, Upper Swainswick and Woolley).	✓ Safeguards mainly open land from encroachment	✓ Preserves the setting of Bath (as a historic town and a World Heritage Site)	✓ Proximity to Bath	<p>This land cell bounds the Lansdown and Fairfield Park areas of Bath and incorporates the small rural settlements of Charlcombe, Upper Swainswick and Woolley. Topographically is characterised by a plateau on the edge of the city before sloping down to the east and north into valleys formed by the Lam Brook and its tributaries. Much of the land cell is open but it does include Bath Racecourse.</p> <p>All of the land in this cell is designated as Cotswolds AONB and a small part of the cell lies within the Bath World Heritage Site.</p> <p>The Green Belt in this cell serves four purposes.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
34. East of Bath	✓ Checks sprawl of Bath	✓ Contributes to preventing the merger of Bath, Bradford-on-Avon and Trowbridge. Also maintains the separation of villages and settlements (Bathford, Claverton and Monkton Combe).	✓ Safeguards mainly open land from encroachment	✓ Preserves the setting of Bath (as a historic town and a World Heritage Site). Also preserves the setting of Bathford, Claverton and Monkton Combe Conservation Areas.	✓ Proximity to Bath	<p>This cell largely occupies a plateau to the south east of Bath but slopes descend towards Bath & Bathampton and relatively steep inclines down to the Avon/Midford Brook in the eastern/southern part of the cell. Land is primarily open, although the cell does include the villages and Claverton and Monkton Combe (both washed over by the Green Belt) and surrounds the village of Bathford (excluded from the Green Belt).</p> <p>Cell is adjacent to Green Belt in neighbouring Wiltshire.</p> <p>All of the land in this cell is also designated as Cotswolds AONB and part of the cell lies within the Bath World Heritage Site.</p> <p>The Green Belt in this cell directly serves all five purposes.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
35. South of Bath	✓ Checks sprawl of Bath	- Helps to maintain the separation of Bath and Peasedown St. John & Radstock to the south of the Green Belt, as well as the separation of villages and settlements within the Green Belt (South Stoke and Combe Hay).	✓ Safeguards mainly open land from encroachment	✓ Preserves setting of Bath (as a historic town and a World Heritage Site). Also preserves the setting of South Stoke and Combe hay Conservation Areas.	✓ Proximity to Bath	<p>This land cell is situated to the south of Bath and encompasses open countryside abutting the edge of the city and surrounding the rural settlements of South Stoke and Combe Hay (which are washed over by the Green Belt). It is characterised by plateau land before sloping southwards towards its southern boundary defined by valley of the Cam Brook.</p> <p>Land immediately adjoining the northern edge of this cell has recently been removed from the Green Belt and allocated for development at Odd Down in the B&NES Core Strategy (Adopted 2014).</p> <p>Most of the cell is designated as Cotswold AONB.</p> <p>The Green Belt in this cell directly serves purposes 1, 3, 4 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
36. South East Outer B&NES	- Northern part helps to check sprawl of Bath	- Helps to maintain the separation of Bath and Peasedown St. John & Radstock to the south of the Green Belt, as well as the separation of villages and settlements within the Green Belt (Freshford, Hinton Charterhouse, Wellow & Peasedown).	✓ Safeguards mainly open land from encroachment	✓ Northern part of cell preserves the setting of Bath (as a historic town and a World Heritage Site). It also preserves the setting of Wellow, Hinton Charterhouse & Freshford Conservation Area.	✓	<p>This land cell incorporates the villages of Freshford, Hinton Charterhouse and Wellow. Outside these villages it is largely open farmland. Topographically it is undulating/rolling in character, with some steep hills forming the valleys of the Cam Brook, Wellow Brook and River Avon.</p> <p>Approximately half of the cell to the north west of Wellow is also designated as Cotswolds AONB.</p> <p>Land in this cell directly serves three of the purposes.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
37. South outer B&NES	- North eastern part helps to check sprawl of Bath	- Maintains the separation of villages and settlements (Priston, Farmborough & Timsbury).	✓ Safeguards mainly open land from encroachment	✓ North eastern part of cell preserves the setting of Bath (as a historic town and a World Heritage Site). It also preserves the setting of Farmborough & Priston Conservation Area.	✓	This land cell primarily comprises open rolling countryside. It incorporates villages and hamlets including Priston; and surrounds Farmborough (excluded from the Green Belt) and bounds larger villages of Timsbury and Clutton which lie immediately to the south. Land in this cell directly serves three of the Green Belt purposes.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
38. South West of Bath	✓ Checks sprawl of Bath	✓ Helps to prevent the merger of Bath & Keynsham (and maintain separation of Bath & Saltford). Also maintains the separation of villages and settlements (Englishcombe).	✓ Safeguards mainly open land from encroachment	✓ Preserves the setting of Bath (as a historic town and a World Heritage Site). It also preserves the setting of Englishcombe Conservation Area.	✓ Proximity to Bath	<p>This land cell bounds the south western edge of Bath and is primarily open and in agricultural use, other than the rural settlement of Englishcombe. It has an undulating topography and is comprised of a series valleys (some steep sided) associated with the Newton brook and its tributaries. Land in the northern part of the cell falls within the fundamental Green Belt corridor between Bath, Keynsham and Bristol.</p> <p>Part of this cell lies within the Bath World Heritage Site.</p> <p>The Green Belt in this cell directly serves all five purposes.</p>
39. B&NES Central East	- Eastern part helps to check sprawl of Bath	- Maintains the separation of villages and settlements (Marksbury).	✓ Safeguards mainly open land from encroachment	✓ Eastern part of cell protects setting of Bath (as a historic town and a World Heritage Site)	✓	<p>Land in this cell is primarily open, undulating countryside. It is characterised by woodland (Sites of Nature Conservation Importance). The cell also incorporates the village of Marksbury.</p> <p>The Green Belt in this cell directly serves purposes 3 and 5 and the eastern part serves purpose 4.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
40. West of Bath	✓ Checks sprawl of Bath	✓ Prevents the merger of Bath & Bristol urban area and Bath & Keynsham. Also maintains the separation of villages and settlements (Newton St Loe and Corston).	✓ Safeguards mainly open land from encroachment	✓ Preserves the setting of Bath (as a historic town and a World Heritage Site). It also preserves the setting of Newton St Loe and Corston Conservation Area.	✓ Proximity to Bath	<p>Located to the west of Bath this land cell bounds the Newbridge and Twerton parts of the city. It is primarily open and in agricultural use, other than the rural settlements of Newton St Loe and Corston that are 'washed over' by the Green Belt. It is characterised by a valley floor landscape (associated with River Avon) with slopes rising steeply to the north and south.</p> <p>A small part of this cell (north western area) is designated as AONB and some of the land in the eastern part of the cell lies within the Bath World Heritage Site.</p> <p>The Green Belt in this cell directly serves all 5 purposes.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
41. North West of Bath	✓ Checks sprawl of Bath	✓ Prevents the merger of Bath & Bristol urban area and Bath & Keynsham. Also maintains the separation of villages and settlements (Kelston and North Stoke).	✓ Safeguards mainly open land from encroachment	✓ Preserves the setting of Bath (as a historic town and a World Heritage Site)	✓ Proximity to Bath	<p>Located to the north west of Bath this land cell encompasses the urban areas of Weston and Upper Weston and bounds the Lansdown part of the city. It also includes the rural settlements of Kelston and North Stoke that are 'washed over' by the Green Belt. The cell is also and is characterised by it open landscape and a series of prominent hills and slopes.</p> <p>Designated as part of the Cotswolds AONB. Part of the cell lies within the Bath World Heritage Site.</p> <p>The Green Belt in this cell directly serves all five purposes.</p>
42. North and East of Saltford	-	✓ Prevents the merger of Keynsham & Bath. Also maintains the separation of villages and settlements (Saltford).	✓ Safeguards mainly open land from encroachment	- Preserves the setting of Saltford Conservation Area	✓	<p>Located to the north and east of Saltford land within this cell is mainly in agricultural use and is open and flat. Land in the southern part of this cell lies directly in the corridor between Bristol, Keynsham, Saltford and Bath.</p> <p>The cell directly serves three Green Belt purposes.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
43. South of Saltford	-	✓ Prevents the merger of Keynsham & Bath. Also maintains the separation of villages and settlements (Saltford).	✓ Safeguards mainly open land from encroachment	- Preserves the setting of Saltford Conservation Area	✓	<p>The land cell is located to the south of Saltford with north eastern boundary formed by River Avon. It is mainly open and flat in nature. Other than agricultural uses the cell incorporates Saltford golf course and Folly Wood Site of Nature Conservation Importance.</p> <p>Directly serves three of the five purposes.</p>
44. East of Keynsham	-	✓ Prevents the merger of Keynsham & Bath. Also maintains the separation of villages and settlements (Saltford).	✓ Safeguards mainly open land from encroachment	-	✓	<p>The cell lies between and is contiguous to Keynsham and Saltford. It is mainly open agricultural land. The cell includes Manor Road Woodland which is used for informal recreational purposes..</p> <p>Land immediately adjoining the north western edge of this cell has recently been removed from the Green Belt and allocated for development at East Keynsham in the B&NES Core Strategy (Adopted 2014). This land cell lies in a Green Belt corridor between Bristol, Keynsham, Saltford and Bath.</p> <p>The land directly serves Green belt purposes 2, 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
45. North East of Keynsham/No rth of Saltford	- Northern part helps check sprawl of Bristol urban area (Oldland/ Willsbridge)	✓ Prevents the merger of Keynsham & Bath. Also maintains the separation of villages and settlements (Saltford).	✓ Safeguards mainly open land from encroachment	-	✓	Land in this cell lies between Keynsham and Saltford and wraps around the northern edges of both settlements. It is mainly open and flat, forming part of the River Avon floodplain. Part of the cell is used for recreational purposes as it is occupied by Avon Valley Country Pak. The cell directly serves four Green Belt purposes.
46. Longwell Green/ south of Bitton	✓ Prevents urban sprawl of Bristol	✓ Prevents merger of Bristol and Keynsham and contributes to preventing merger of Bristol and Bath.	✓	- Assists in preserving setting of Bitton and Upton Cheyney conservation areas.	✓	Cell contains Hanham Hill which is a prominent and open landscape feature adjacent to Longwell Green. The Green Belt in this cell directly serves purposes 1, 2, 3 and 5.
47. Hanham	✓ Prevents urban sprawl of Bristol.	✓ Prevents merger between Bristol and Keynsham.	✓	- Preserves the setting of Hanham Abbots Conservation Area.	✓	Cell comprises steeply sloping woodland beside the River Avon and open recreational land at Conham River Park. Includes agricultural land and horse keeping. The Green Belt directly serves purposes 1, 2, 3 and 5.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
48. Hicks Gate/northern Keynsham	✓ Prevents sprawl of Bristol either side of A4	✓ Prevents merger of Bristol & Keynsham.	✓ Safeguards mainly open land from encroachment	- North western part of cell protects setting of Keynsham Conservation Area	✓ Proximity to South Bristol regeneration area	<p>This cell forms a narrow gap of between 1.3 to 2 km between Bristol and Keynsham and to the north of Keynsham a gap of under 1 km to Bristol urban area (Longwell Green) to the north. Cell primarily comprises open land in agricultural/horticultural uses and outdoor recreation uses (particularly to the north of Keynsham). On the edge of Bristol (Brislington) there is a small industrial area, institutions in large grounds and scattered dwellings.</p> <p>Development of a Fire Station at Durley Hill has been granted planning permission and is being implemented.</p> <p>The western part of the cell forms an undeveloped wedge of land between the Brislington and Stockwood areas of Bristol.</p> <p>The cell directly serves Green Belt purposes 1, 2, 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
49. West of Stockwood	✓ Checks sprawl of Bristol	✓ Prevents merger of Bristol & Keynsham Also maintains the separation of village (Queen Charlton)	✓ Safeguards mainly open land from encroachment	- Preserves the setting of Queen Charlton Conservation Area	✓ Proximity to S. Bristol regeneration area	<p>This cell to the west of Stockwood forms a narrow gap of around 1.3km between Bristol (Stockwood) and Keynsham. It contains a limited loose cluster of development around Old Bristol Road/Stockwood Hill, but is principally open and rural in character. Topographically the cell mainly comprises the valleys of two streams that merge towards the northern part of the cell.</p> <p>The cell directly serves four of the five purposes of the Green Belt.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
50. South of Keynsham	-	-	✓ Safeguards mainly open land from encroachment	- Northern part of cell directly preserves the setting of Keynsham Conservation Area	✓	<p>This cell comprises mainly open land to the south of Keynsham. The land is flat in the western part of the cell, with the Chew Valley in the eastern element. It also includes the hamlet of Chewton Keynsham.</p> <p>Land immediately adjoining the north western edge of this cell has recently been removed from the Green Belt and allocated for development at South West Keynsham in the B&NES Core Strategy (Adopted 2014).</p> <p>Land in this cell lies within a Green Belt corridor separating Bristol, Keynsham and Bath.</p> <p>It directly serves Green Belt purposes 3, 4 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
51. Central B&NES	- Small area in north western part of cell helps to check sprawl of Bristol	- Maintains the separation of villages and settlements (Pensford, Publow and Woolland).	✓ Safeguards mainly open land from encroachment	-	✓	<p>This cell is open undulating countryside in character and includes some steep slopes associated with valleys of the River Chew and its tributaries. It also includes some significant areas of woodland, as well as incorporating several villages and hamlets including Pensford, Publow and Woolland.</p> <p>The Green Belt directly serves purposes 3 and 5 in this cell.</p>
52. Whitchurch	✓ Checks sprawl of Bristol.	- Maintains the separation of villages and settlements Maintains the separation of Bristol and Whitchurch village and maintains the separate identity of Queen Charlton.	✓ Safeguards mainly open land from encroachment	- Preserves the setting of Queen Charlton Conservation Area	✓ Proximity to S. Bristol regeneration area	<p>Land in this cell surrounds the village of Whitchurch and extends eastwards to and bounds Queen Charlton. Other than the village of Whitchurch and loose knit development on the edge of the village the cell comprises gently undulating land which is primarily in open agricultural use.</p> <p>Land immediately adjoining the western edge of this cell has recently been removed from the Green Belt and allocated for development at Whitchurch in the B&NES Core Strategy (Adopted 2014).</p> <p>This land cell directly serves three of the purposes.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
53. West of Dundry	✓ Checks sprawl of Bristol	-	✓ Safeguards mainly open land from encroachment	-	✓ Proximity to S. Bristol regeneration area	<p>The land in this cell is open and primarily undulating in character and used for agriculture. It also incorporates hills (associated with the eastern end of the Dundry Ridge) including the ancient hill fort of Maes Knoll which is a Scheduled Ancient Monument.</p> <p>Land in this cell directly serves Green Belt purposes 1, 3 and 5.</p>
54. B&NES Central West	- Small area in northern part of cell helps to check sprawl of Bristol	- Maintains the separation of villages and settlements (Stanton Drew, Stanton Wick and Norton Malreward).	✓ Safeguards mainly open land from encroachment	-	✓	<p>This land cell incorporates several villages and hamlets, including Stanton Drew, Stanton Wick and Norton Malreward. Outside these settlements land is largely undeveloped and comprises open undulating farmland.</p> <p>The Green Belt here directly serves purposes 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
55. Chew Valley Lake	-	- Maintains the separation of villages and settlements (Chew Magna, Chew Stoke, Bishop Sutton, West Harptree, Compton Martin and Ubley).	✓ Safeguards mainly open land from encroachment	-	✓	<p>This cell is primarily open but also incorporates the villages of Chew Magna and Chew Stoke. It is dominated by Chew Valley Lake reservoir which is used for fishing, sailing and informal recreation. The Green Belt here bounds villages immediately to the south of Bishop Sutton, West Harptree, Compton Martin and Ubley.</p> <p>Chew Valley Lake is designated as a Special Protection Area. The southern part of the cell is also covered by the Mendip Hills AONB designation.</p> <p>The Green Belt in this cell directly serves purposes 3 and 5.</p>
56. Northwest of Chew Stoke	-	- Maintains the separation of villages and settlements (Winford, Chew Stoke, Chew Magna)	✓ Safeguards mainly open agricultural land from encroachment	- Preserves the setting and character of Chew Stoke Conservation Area	✓	<p>This land to the northwest of Chew Stoke consists mainly of undulating open farmland.</p> <p>The Green Belt in this cell directly serves purposes 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
57. Land to north and east of Windford, south of Dundry and north of Chew Magna	- Northern section helps to check the sprawl of Bristol	- Maintains the separation of villages and settlements (Dundry, Winford and Chew Magna)	✓ Safeguards mainly open agricultural land from encroachment.	- Preserves the setting and character of Chew Magna Conservation Area	✓ Adjacent to the south Bristol regeneration area	<p>This land to the south of Dundry, east of Windford and to the north of Chew Magna consists mainly of rural undulating farmland with occasional woodland and belts of trees. Parts are steeply sloping particularly as the land rises to the Dundry ridge. The high ground and topography particularly to the north are prominent landscape features.</p> <p>The Green Belt in this cell directly serves purposes 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
58. Dundry Ridge	✓ Checks the sprawl of Bristol	- Prevents the merger of Bristol with Dundry	✓ Safeguards mainly open agricultural land from encroachment.	-	✓ Adjoins south Bristol regeneration area.	<p>This land to the south of Withywood and Hartcliffe forms part of the prominent, steeply sloping ridge to Dundry Hill. The extent of the built up area of Bristol forms the inner Green Belt boundary at a similar height along the ridge. The land is mainly open agricultural land with some woodland and includes the village of Dundry.</p> <p>The high ground and topography makes it a highly visible part of the Green Belt with the ridge providing a visual and physical limit to the built up area of Bristol.</p> <p>The Green Belt in this cell directly serves purposes 1, 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
59. Southeast of the A38 towards Highridge and Dundry	✓ Checks the sprawl of Bristol	-	✓ Safeguards mainly open agricultural land from encroachment	- The high ground is visible from western parts of the city. There are views to and from Ashton Court Estate	✓ Adjacent to south Bristol regeneration area	<p>This land cell to the southeast of the A38 abuts the city at Highridge. The land rises progressively toward Dundry and the distinctive hill known as the Peart. The area is predominately open agricultural land although there is some development alongside the A38 and Dundry Lane. The Green Belt in this location has an effect of preventing coalescence of development on the A38 and thus restraining the sprawl of Bristol and towards the airport.</p> <p>The South Bristol link is under construction in the far north eastern section of the cell. This runs from north of Highridge Common towards the A38 near Castle Farm.</p> <p>The cell directly serves three Green Belt purposes.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
60. North of Bristol Airport, Felton, Barrow Gurney and south of A370 at Flax Bourton.	-	- Maintains the separation of villages and settlements (Felton, Potters Hill, Winford Barrow Gurney))	✓ Safeguards open agricultural land from encroachment. Some areas of quarrying	- Preserves the setting of Felton and the proposed Barrow Gurney Conservation Areas	✓	<p>This land to the north of Bristol Airport, contains the villages of Felton and Barrow Gurney and encompasses land to the south of the A370 at Flax Bourton. It is mainly open agricultural land but has a significant areas of quarrying. The land slopes downwards towards Flax Bourton.</p> <p>The Green Belt in this location has a role in preventing coalescence of development on the A38 and thus restraining the sprawl of Bristol and towards the airport.</p> <p>The Green Belt in this directly serves purposes 3 and 5.</p>
61. Land northwest and southeast of the A38 at Redhill, includes Butcombe, Numpnett Thrubwell and Blagdon Lake.	-	- Maintains the separation of villages and settlements (Redhill, Butcombe, Numpnett Thrubwell)	✓ Safeguards mainly open agricultural land from encroachment	-	✓	<p>This land to the northwest and southeast of the A38 at Redhill includes Butcombe, Numpnett Thrubwell and Blagdon Lake. The land is open and undulating rising to the plateau at Bristol Airport. It is interspersed with small rural hamlets.</p> <p>The Green Belt directly serves purposes 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
62. Bristol Airport	-	-	✓ A proportion of the land is in airport uses, the area outside of this serves to safeguard the countryside from encroachment.	-	✓	<p>Bristol airport sits on an elevated plateau. The terminal and built up areas were excluded from the Green Belt in the 2007 North Somerset Replacement Local Plan. Part of the land in the Green Belt is in use by the airport this includes the runway and surface car parking. The land to the south falls towards Redhill and is mainly open and visually prominent. The A38 passes through the western part of the cell.</p> <p>This cell mainly acts to contain the spread of development around the airport and serves purposes 3 and 5.</p>
63. Land north of Wrington, south of Backwell extending to Yatton and Congresbury in the west	-	-	✓ The Green Belt safeguards the countryside which is heavily wooded and interspersed with farmland.	- The Green Belt abuts or includes parts of the conservation areas in Backwell and Wrington preserving their settings.	✓	<p>This land cell straddling the A370 consists of wooded steep slopes (particularly to the west of the A370) and open farmland. The Green Belt abuts the villages of Wrington Claverham, Yatton, and Congresbury maintaining a substantial area of open land between Bristol and these settlements.</p> <p>The Green Belt directly serves purpose 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
64. Land to the southeast Nailsea and north of Backwell	-	✓ Maintains the separation of Nailsea and Backwell and the merger of this area with Bristol.	✓ Safeguards an area of lower lying open countryside which is mainly agricultural from encroachment	- Preserves the settling of the Farleigh conservation area at Backwell	✓	This cell comprises mainly open agricultural land. It is crossed north/south by the main railway line. This land directly serves purposes 2, 3 and 5.
65. Land to the north and east of Nailsea	-	✓ To the east prevents the merger of Nailsea with the Bristol urban area and to the north merger of Nailsea and Portishead. Maintains the separation of villages (between Nailsea and Tickenham and Wraxhall)	✓ Safeguards mainly open agricultural land from encroachment	-	✓	The cell comprises open agricultural land to the north of Nailsea, with a stream along the northern edge of the cell. The Green Belt in this cell directly serves purposes 2, 3 and 5.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
66. A370 corridor between Backwell and Long Ashton Land and southwest of Clevedon Road near Wraxall	-	✓ The Green Belt serves to prevent merger between Bristol and Nailsea/ Backwell, Maintains separation of villages (Flax Bourton and Farleigh with Long Ashton)	✓ Safeguards predominantly agricultural land and some woodland to the south from encroachment	- Preserves the setting of the conservation area at Farleigh, Backwell	✓	Predominantly open agricultural land and some woodland This land cell follows the lower lying land between steeply sloping land to the north and south. It is bounded to the northeast by Clevedon Road and includes the A370 corridor as well as the village of Flax Bourton and the newer development at the former Farleigh hospital site. The Green Belt directly serves purposes 2, 3 and 5.
67. Land between the A38 and the railway line including Woodspring Golf club and Barrow Hospital	✓ With cell 68 to the east, prevents the sprawl of the Bristol in this direction	✓ Prevents the merger of Nailsea, Long Ashton and Bristol.	✓ Safeguards open countryside which includes agricultural land, a golf course, woodland and a reservoir from encroachment.	- Preserves the setting of the conservation area at Yanley.	✓ Adjacent to the south Bristol regeneration area	The land to the east of Monarchs Way public footpath is predominantly open. West of Monarchs Way the land is more wooded and contains the former Barrow Hospital, reservoir and associated water works development. The land sits between the ridge at Dundry to the south and the steep ridge to the north of Long Ashton. The cell directly serves purposes 1, 2, 3 and 5 of the Green Belt.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
68. Land bounded by the A38, Yanley Lane and the railway line, including Bedminster Down.	✓ Checks the sprawl of Bristol	✓ Prevents the merger of Nailsea, Long Ashton and Bristol.	✓ Safeguards open agricultural and recreational uses from encroachment	- Preserves the setting of the conservation area at Yanley and includes views from the higher ground towards the Avon Gorge and the Suspension Bridge.	✓ Adjacent to the south Bristol regeneration area.	<p>This land cell to the east of Yanley Lane abuts the city at Ashton Vale and Bedminster Down. The cell contains a sleep sided valley adjacent to Hanging Hill wood. This open, green wedge penetrates into the built up area on the higher ground at Bedminster Down. The area is predominately agricultural. It also contains the Yanley landfill site which is being restored and some outdoor recreation.</p> <p>The South Bristol link is under construction bisecting this cell from the A38 to the railway line.</p> <p>The Green Belt directly serves purposes 1, 2, 3 and 5 of the Green Belt.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
69. Land to the east of Long Ashton	✓ Checks the sprawl of Bristol	✓ This area prevents the merger of Long Ashton and Bristol	✓ Safeguards agricultural land although land uses also include a Park and Ride, the Long Ashton bypass and South Bristol Link which is under construction.	- Preserves the setting of the Long Ashton and Yanley Conservation Areas. Also helps preserve the setting of the grade 1 Ashton Court Estate.	✓ Adjacent to south. Bristol regeneration area	<p>Most of this land to the east of Long Ashton is in open agricultural use. It is also the site of a park and ride facility.</p> <p>It is crossed by route corridors including the route of the SBL which is currently under construction.</p> <p>Planning permission was granted under reference 09/02242/P (Bristol City Council) for the development of a football stadium, 253 dwellings and other uses. This is no longer being pursued and so the land remains open.</p> <p>The land directly serves purposes 1, 2, 3 and 5.</p>

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
70. Ashton Court, Leigh Woods	✓ Land is immediately adjacent to the Avon Gorge. The river and gorge provide a significant physical boundary. The Green Belt prevents the sprawl of Bristol extending beyond this boundary.	- The Green Belt serves to maintain the separation of settlements (Abbots Leigh, Leigh Woods and Long Ashton)	✓ The land safeguards the countryside from encroachment.	✓ Preserves an open setting for the Gorge and Suspension Bridge, preserves the setting of the conservation areas in Clifton, central Bristol and Leigh Woods. Also contains the Ashton Court Estate.	✓	Area of land including the open environment of the Ashton Court Estate and Leigh Woods to the west of the Avon Gorge with extensive recreation uses. Land is heavily wooded including the ridge to the north of Long Ashton. Area also includes nationally important environmental designations. The cell directly serves purposes 1, 3, 4, and 5.
71. Wraxall, Failand, the Tyntesfield Estate to the west of Long Ashton	-	✓ Helps prevent the merger of Nailsea, Long Ashton and Bristol	✓ This land safeguards the countryside from encroachment. There is also significant recreational and agricultural use	- The Green Belt assists in preserving the setting of Tyntesfield House and the country estate.	✓	This area forms part of the steep sided ridge in the vicinity of Wraxhall and Failand and includes the Tyntesfield estate (National Trust). The area is primarily open and undeveloped, with heavily wooded areas, agricultural land and open recreation uses. The Green Belt in this cell directly serves purposes 2, 3 and 5

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
72. Tickenham Ridge	-	✓ Prevents the merger of Portishead and Nailsea. Maintains the separation of villages and settlements (Tickenham, Wraxall)	✓ Safeguards mainly open agricultural land and woodland from encroachment	-	✓	Steeply sloping ridge to the north of Nailsea and south of the M5. Primarily open land which includes the village of Tickenham and residential development at Cadbury Camp Lane. Directly serves purposes 2, 3 and 5.
73. Northeast of Clevedon	- Prevents the spread of Clevedon to the northeast.	✓ Prevents the merger of Clevedon and Portishead	✓ Safeguards areas of woodland and agricultural land from encroachment	- Preserves the setting of Walton Conservation Area	✓	Area of land to the northeast of Clevedon includes steeply sloping ridges separated by the Gordano Valley. Open agricultural land, woodland and a golf course. The Green Belt in this cell directly serves purposes 2, 3 and 5.
74. Southwest of Portishead	- Prevents the spread of Portishead to the south and southwest.	✓ Prevents the merger of Clevedon and Portishead. Maintains the separation of villages (Weston in Gordano) from Portishead.	✓ Safeguards open countryside including from encroachment	- Part of the wider setting of Portishead and preserves the setting for the Weston in Gordano Conservation Area	✓	Open agriculture and extensive woodland. Area of higher ground between the coast and the Gordano Valley including Portishead Down. The Green Belt directly serves purposes 2, 3 and 5.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
75. Gordano Valley	-	✓ Prevents the merger of Portishead and Nailsea and maintains the separation of Clapton in Gordano and smaller settlements	✓ Safeguards open countryside from encroachment.	-	✓	Visually prominent area of land to the north of the M5 motorway primarily in open agricultural or nature conservation use. Includes the villages of Clapton in Gordano and part of Weston-in-Gordano. Part of cell is designated as Gordano National Nature Reserve The Green Belt in this cell directly serves purposes 2, 3 and 5
76. Area at Sheepway between the Royal Portbury Dock and Portishead	✓ Checks the urban sprawl associated with Bristol Port (Portbury)	✓ Maintains the separation of the Bristol urban areas at Bristol Port from Portishead	✓ Safeguards the countryside and environmental designation in this area from encroachment	-	✓	Area of open countryside between the Port and Portishead at Sheepway containing Portbury Wharf Nature Reserve and agricultural land. Adjoins Bristol Port. The Green Belt in this cell was designated in the North Somerset Replacement Local Plan 2007. Directly serves purposes 1, 2, 3, and 5.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
77. Small parcel of land between the M5 and Easton-in-Gordano	✓ Helps to contain the urban sprawl of Bristol Port	-	✓ Safeguards some open agricultural land from encroachment	-	✓	Small parcel of land between the M5 and Easton in Gordano. Comprises open agricultural land and river bank area. There is some development including a motorway service station. The M5 motorway and a branch railway line pass through the cell. It adjoins Bristol Port. Directly serves purposes 1, 3 and 5.
78. Area to the south of the A369, north of the B1328 including Portbury and Lower Failand	-	- Maintains the separation of villages and settlements (Portbury, Lower Failand, Easton-in-Gordano	✓ Safeguards countryside which is mainly agricultural and woodland.	-	✓	Area of undulating open countryside with some prominent steep slopes. This cell directly serves purposes 3 and 5.

Cell No. Name	Purpose					Description and Commentary
	1. To check the unrestricted sprawl of large built-up areas	2 To prevent neighbouring towns merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns	5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	
79. East of Easton-in-Gordano including Ham Green and Leigh Court	✓ Land is immediately adjacent to the River Avon which provides a significant physical boundary. The Green Belt prevents sprawl of Bristol extending beyond this boundary.	- Maintains separation of villages (Ham Green from Pill) and whilst the river forms a strong defensible boundary the Green Belt prevents the merger of Bristol with Easton-in-Gordano.	✓ Safeguards mainly agricultural land	- Preserves the setting of the designated historic park and garden of Leigh Court.	✓	Area to the east of Easton in Gordano and south of the River Avon. Mainly open agricultural land and part of the Leigh Court estate with its parkland and woodlands. It includes a developed area, comprising residential development and a business park, at the former Ham Green hospital. The Green Belt in this cell directly serves purposes 1, 3 and 5.

Figure 1 – Bristol Bath Green Belt

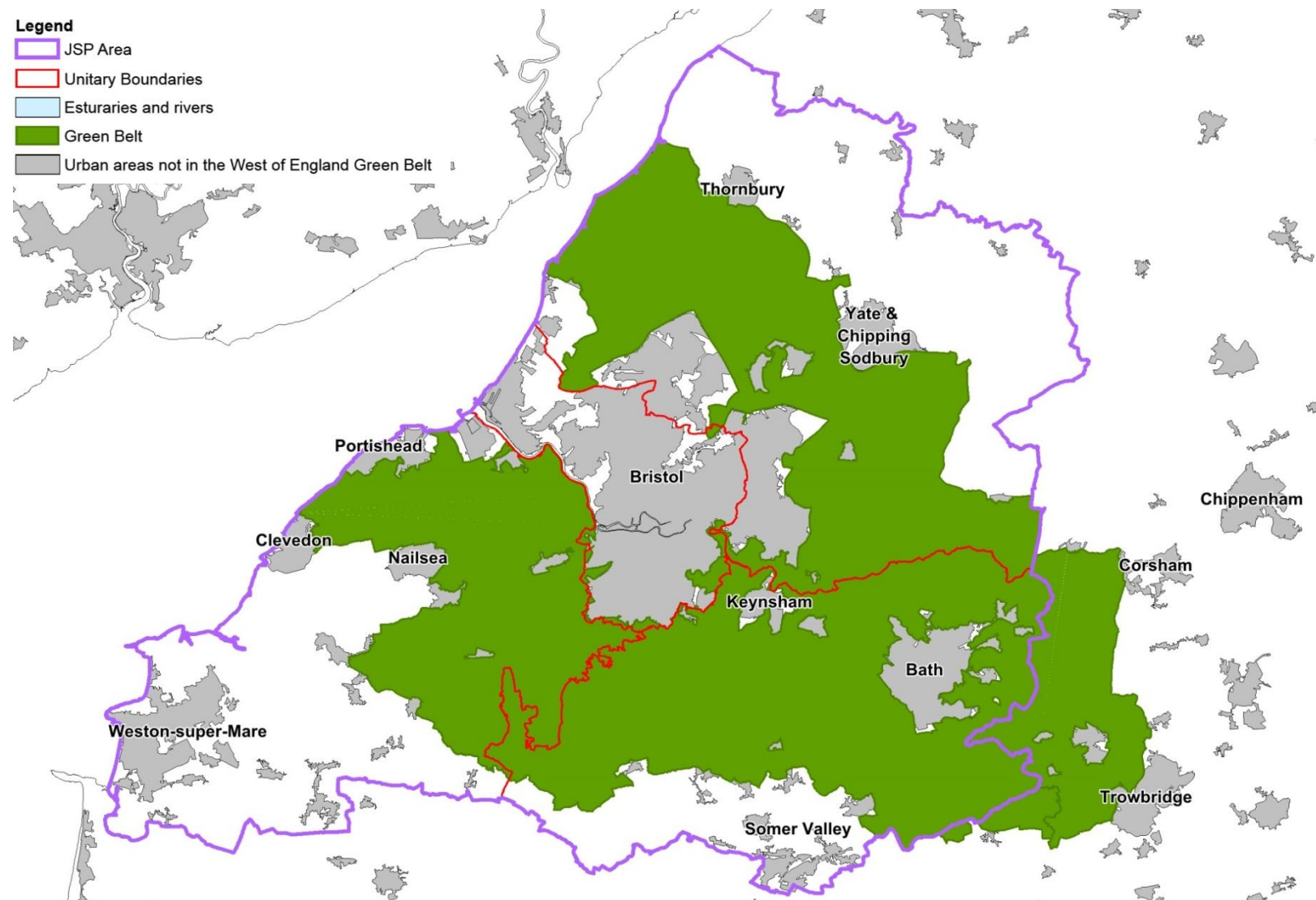


Figure 2 – Cells serving purpose 1

Check the unrestricted sprawl of large built-up areas

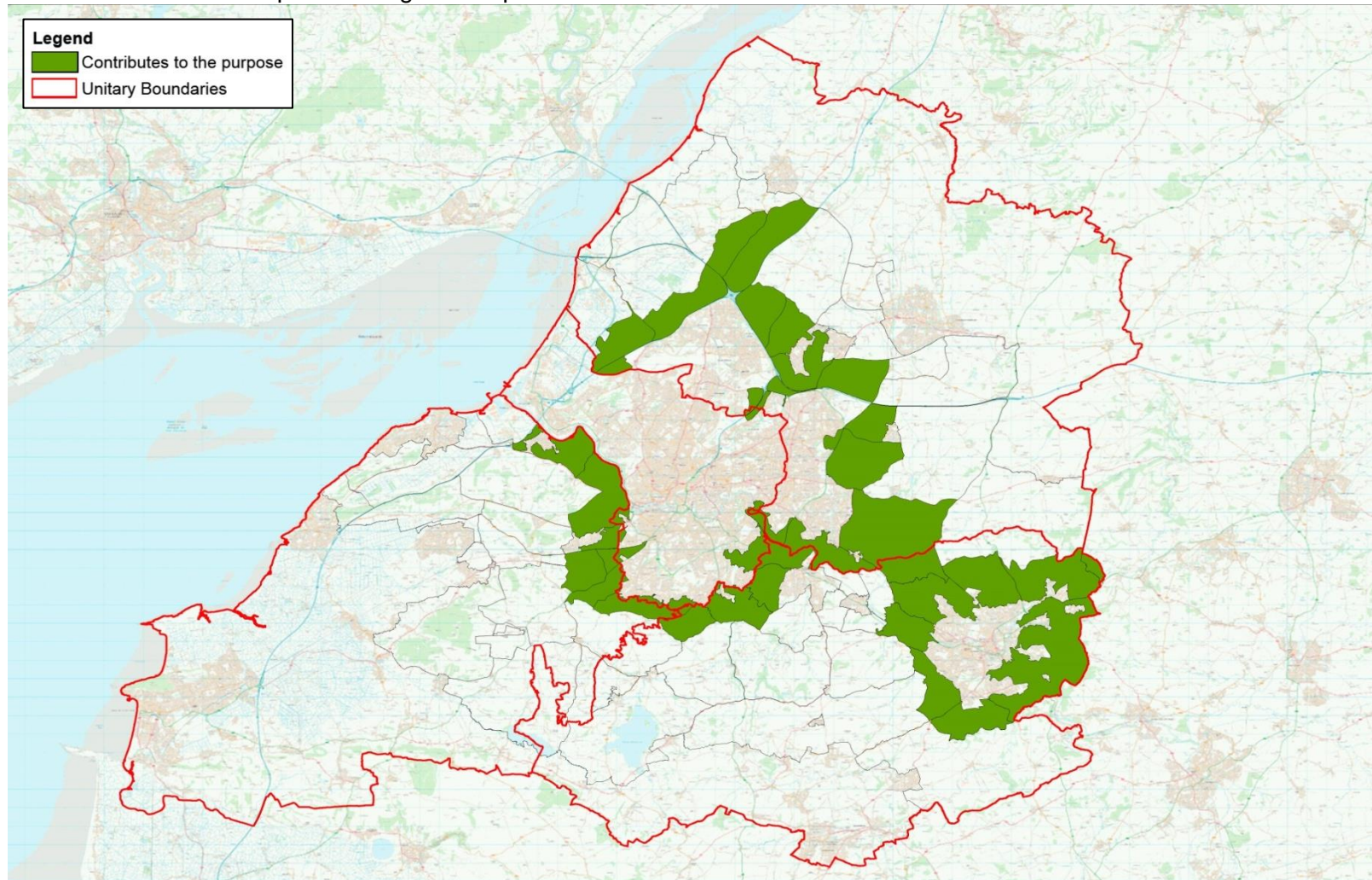


Figure 3 – Cells serving purpose 2

Prevent neighbouring towns merging into one another

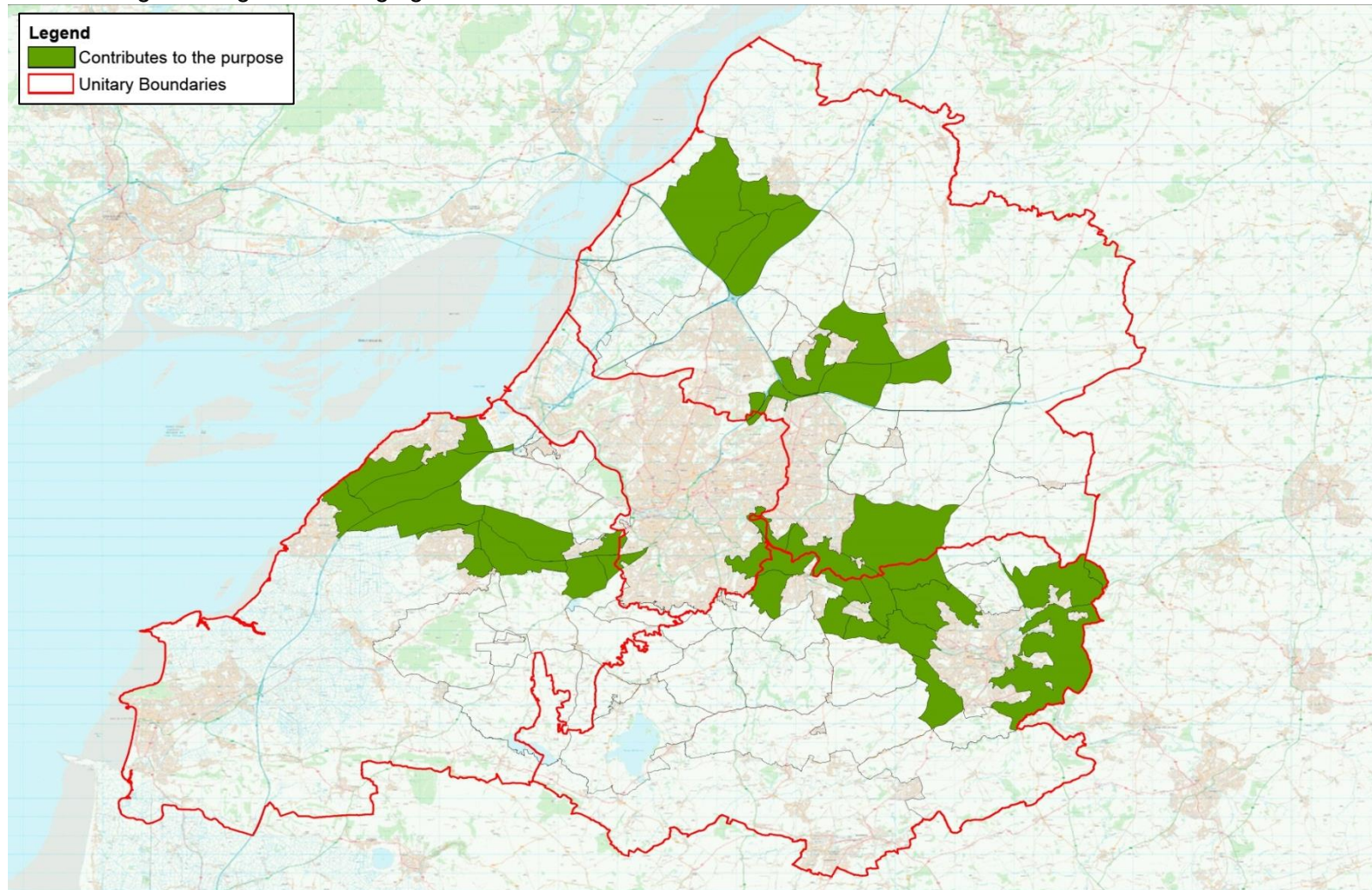


Figure 4 – Cells serving purpose 3

Assist in safeguarding the countryside from encroachment

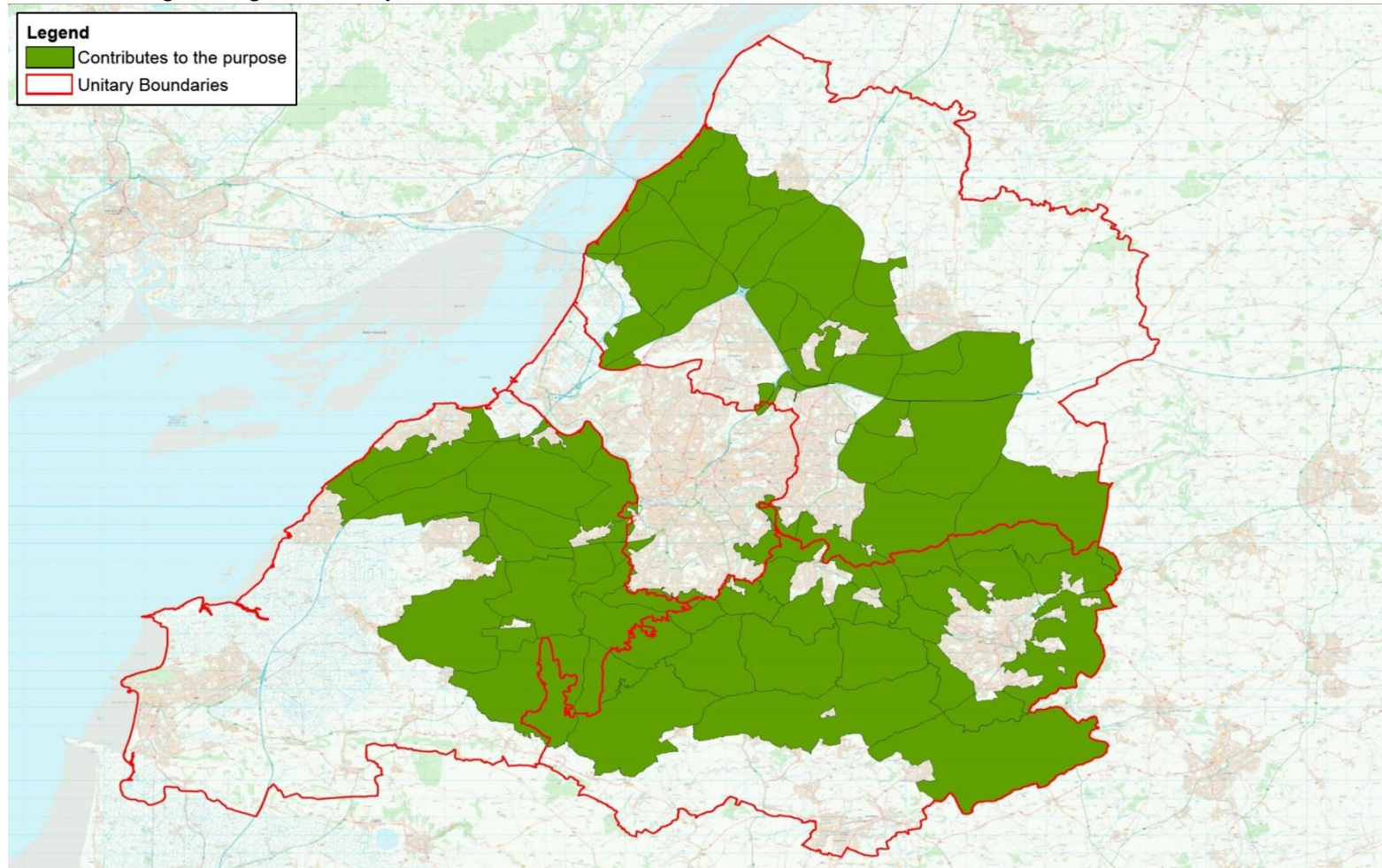


Figure 5 – Cells serving purpose 4

Preserve the setting and special character of historic towns

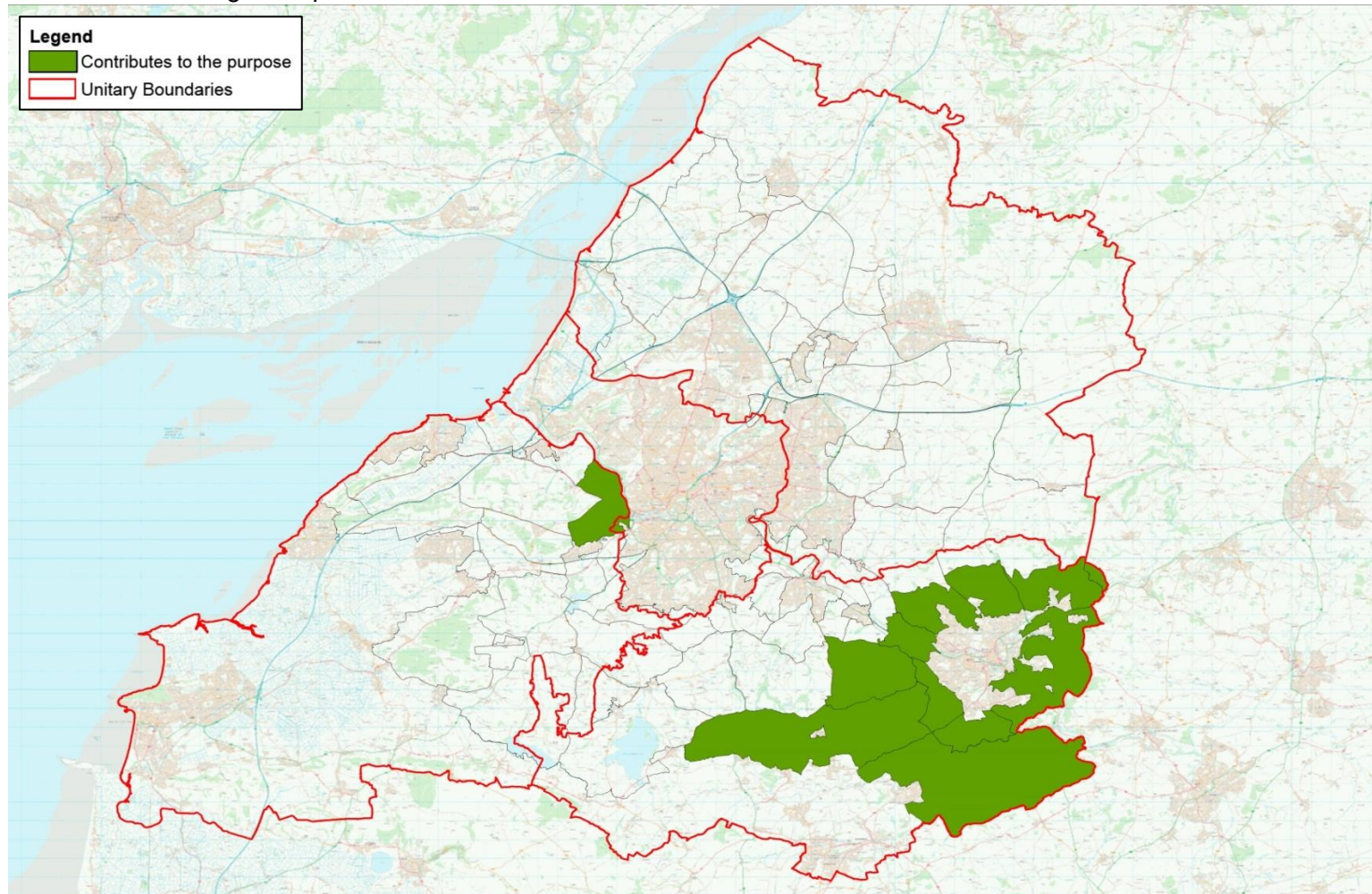
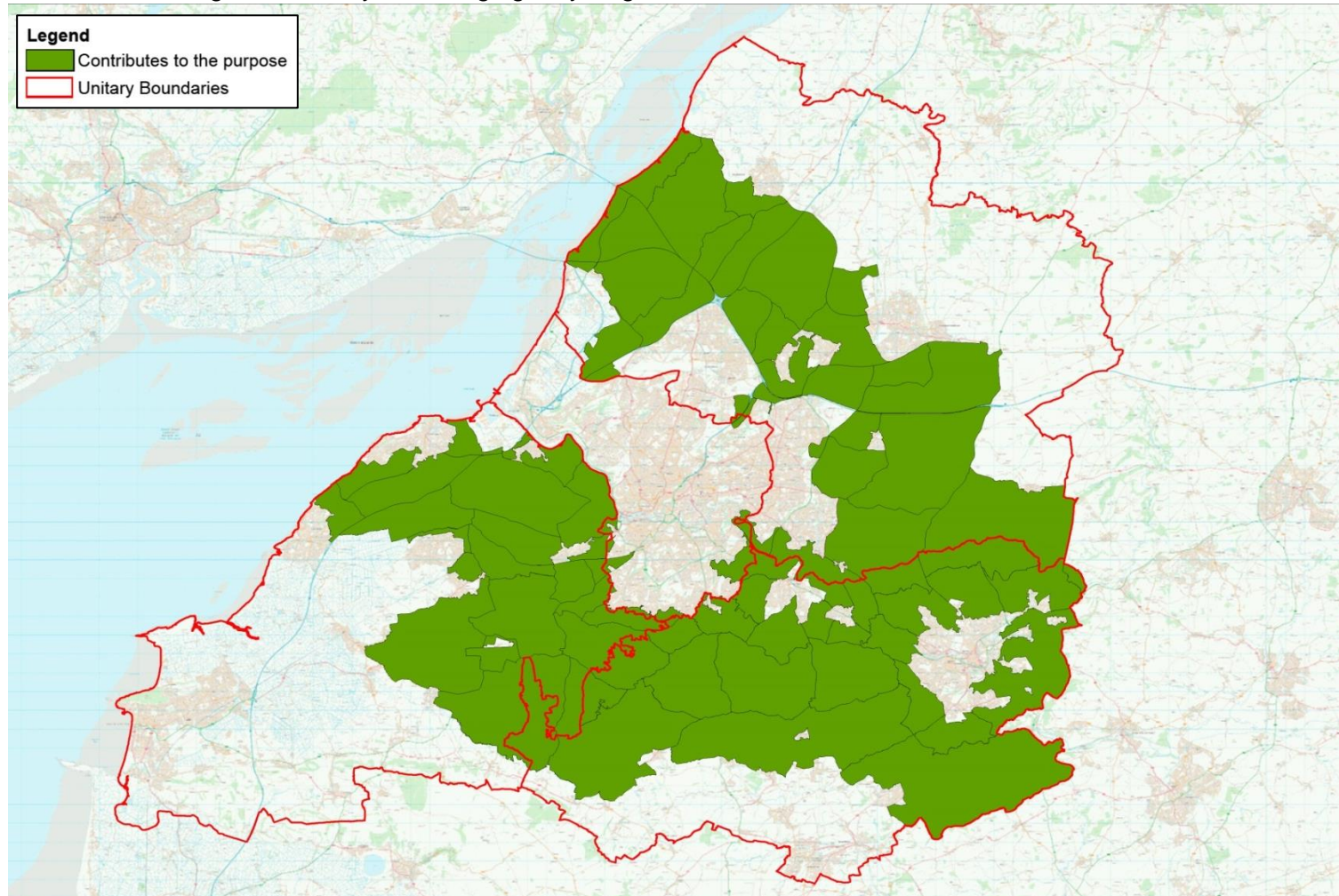


Figure 6 – Cells serving purpose 5

Assist in urban regeneration, by encouraging recycling of derelict and other urban land



Appendix 2 – Local Plan policies

Bath and North East Somerset

Extract from Bath and North East Somerset Core Strategy July 2014

Green Belt

6.61 Green Belts are designated primarily in order to prevent urban sprawl by keeping land permanently open. As such they help to shape patterns of urban development, protect the countryside and provide opportunities for outdoor sport and recreation. Within B&NES the Green Belt also plays a vital role in maintaining the setting of the World Heritage Site of Bath and the surrounding villages. It is also important in preventing the coalescence of these villages with the city.

6.62 The purposes and objectives of Green Belt within B&NES are summarised below and generally reflect advice set out in national policy.

6.63 Core Policy CP8 conforms with national policy which also states that the general extent and detailed boundaries of the Green Belt should be altered only exceptionally. The Core Strategy retains the general extent of the Green Belt in B&NES other than the removal of land from the Green Belt for development on the edge of Bath and Keynsham and at Whitchurch as set out in Policy DW1 and Policies B3A, KE3A, KE3B, KE4 and RA5. The Placemaking Plan provides the opportunity for a review of the inner detailed boundary, such as to address anomalies. In accordance with the NPPF Green Belt boundaries will only be altered in exceptional circumstances.

6.63A In altering the Green Belt and allocating strategic sites for development and in response to the NPPF paragraph 85, the need to identify safeguarded land to meet longer term development requirements has been considered. At Odd Down on the edge of Bath environmental sensitivity means that there is no scope to identify safeguarded land. It is also considered there is no scope to identify safeguarded land at south west Keynsham. However, land is safeguarded for development East of Keynsham. At Whitchurch the need for and scope to identify safeguarded land will be considered as part of the Core Strategy review.

6.64 In light of the opportunities for development in the plan period, most of the urban area of Keynsham continues to be excluded from the Green Belt and a revised inner boundary is defined on the Policies Map. There are a number of villages which meet the requirements of national policy in the NPPF and continue to be excluded from the Green Belt as established in the Bath & North East Somerset Local Plan. Given the overall level of housing required during the plan period and the spatial strategy for meeting this requirement it is not considered that exceptional circumstances exist to warrant changing the Inset boundaries for these villages. Some sites may come forward in the Green Belt under the Government's proposals for Community Right to Build.

6.64A Within the Green Belt a number of Major Existing Developed Sites (MEDS) are defined on the Policies Map. Within the B&NES Local Plan Policy GB.3 allows for limited redevelopment or infill which does not harm the openness of the Green Belt or affect the purposes of including land within it. Within the context of national policy the Council will, through the Placemaking Plan, be reviewing whether MEDS should continue to be designated and, if so, the sites to be designated and their boundaries.

POLICY CP8 Green Belt

The general extent of the Green Belt is set out on the Core Strategy Key Diagram. The detailed boundaries and inset villages are defined on the Policies Map. The openness of the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Delivery:

Delivery will be through the Development Management process. The Existing Buildings in the Green Belt SPD will continue to guide decisions on proposals within the Green Belt.

Table 8 – Bristol/Bath Green Belt within Bath and North East Somerset

Bristol/Bath Green Belt within Bath and North East Somerset	
<p>Purposes of including land in the Green Belt:</p> <ol style="list-style-type: none"> 1. To check the unrestricted sprawl of Bath and Bristol. 2. to prevent the merging of Bristol, Keynsham, Saltford and Bath. 3. To assist in safeguarding the countryside from encroachment. 4. To preserve the setting and special character of Bath. 5. To assist in urban regeneration of Bath and Bristol by encouraging the recycling of derelict and other urban land. 6. To preserve the individual character, identity and setting of Keynsham and the villages and hamlets within the Green Belt. 	<p>Objectives for the use of land in the Green Belt:</p> <ol style="list-style-type: none"> 1. To provide opportunities for access to the open countryside for the urban populations of Bath, Bristol, Keynsham and Norton Radstock. 2. To provide opportunities for outdoor sport and outdoor recreation near Bath, Bristol and Keynsham. 3. To retain attractive landscapes and enhance landscapes. 4. To improve damaged or derelict land. 5. To secure nature conservation interests. 6. to retain land in agricultural, forestry and related uses.

Bristol

Extract of Bristol Core Strategy June 2011

Green Belt

4.6.1 This policy indicates the broad extent of the Green Belt within Bristol and the approach to development within it. It also addresses the possibility of urban extension development in the Green Belt beyond the city boundary. The policy will directly contribute to meeting objectives 1, 5 and 7 of the Core Strategy and responds to issue 11.

Context

4.6.2 Most of the Green Belt surrounding Bristol lies within the neighbouring local authorities. Within Bristol's boundaries Green Belt covers a small area to the east of the city beside the M32 motorway with several tracts of Green Belt land on the city's southeastern, southern and southwestern boundaries. The key characteristic of the Green Belt is its openness and all areas contribute to meeting the purposes of designation. In several locations, including Ashton Court, Bedminster Down, the slopes at Dundry, Stockwood and the Avon Valley, Green Belt land also forms very prominent elements of the city's landscape setting.

4.6.3 The Green Belt plays a strategic role in containing the outward expansion of Bristol, providing a green setting for the city and focusing attention upon the regeneration of previously developed land in the urban area.

4.6.4 The delivery of the number of new homes proposed in BCS5 does not require development of Green Belt land in Bristol within the period of the Core Strategy. However, Policy BCS5 allows for possible development in the Green Belt, including land at southeast Bristol as a long-term contingency. Development at this location would need to be demonstrated to be both appropriate and sustainable.

Policy BCS6

Countryside and other open land around the existing built-up areas of the city will be safeguarded by maintaining the current extent of the Green Belt.

Land within the Green Belt will be protected from inappropriate development as set out in national planning policy.

Proposals for urban extensions in the Green Belt beyond Bristol City Council's boundaries may emerge through the development plans of neighbouring authorities. If appropriate proposals come forward the council will continue to work with the adjoining authorities to consider the impact on existing areas, to assess infrastructure requirements and to ensure integrated and well-planned communities are created to the benefit of existing and future residents.

Explanation

4.6.5 This policy complements the priority given to regeneration and the redevelopment of previously developed land and reflects the very high value attached by the community of Bristol to the openness of the surrounding countryside. The policy conforms with national policy, which states that the general extent and boundaries of the Green Belt should be altered only exceptionally.

4.6.6 The Core Strategy proposes to maintain the Green Belt unchanged. However, it is recognised that if an urban extension is developed *outside* the city boundary this could fundamentally alter the role of Green Belt land *inside* the boundary in that area. In such circumstances this role would need to be reviewed.

North Somerset

Extract from North Somerset Core Strategy – Adopted 2012

CS6: North Somerset's Green Belt

Within North Somerset the boundaries of the Bristol - Bath Green Belt will remain unchanged during the plan period.

Further amendments to the Green Belt at Bristol Airport will only be considered once long-term development needs have been identified and exceptional circumstances demonstrated.

This policy contributes towards achieving Priority Objective 7.

Background

3.92 The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open, the most important characteristic of the Green Belt being its openness. Green Belts perform five important functions in:

- preventing urban sprawl
- preventing towns from merging into one another
- safeguarding the countryside from encroachment
- preserving the setting and character of historic towns?
- helping urban regeneration, by encouraging the recycling of underused and outworn urban land and buildings.

3.93 The Joint Replacement Structure Plan (2002) set out the general extent of the Bristol - Bath Green Belt, with the detailed boundaries defined through the North Somerset Replacement Local Plan (2007).

3.94 The protection and maintenance of the Green Belt is very important to the affected communities, and ensures a clear distinction between urban Bristol and rural North Somerset. It makes an important contribution to their local character and distinctiveness, and is highly valued and strongly supported.

The Core Strategy approach

3.95 A key feature of Green Belts is their permanence. Green Belts are intended to be a long-term designation. Taking account of the recent changes to the Green Belt through the Replacement Local Plan (2007) and absence of any need for large scale further revisions to either the general extent or detailed boundaries of the Green Belt, no changes to the Green Belt are proposed in the Core Strategy.

3.96 There are two existing strategic developments which are constrained by Green Belt within North Somerset:

Bristol Airport

3.97 The Replacement Local Plan created an inset in the Green Belt to accommodate the medium term expansion requirements of Bristol Airport. Further Green Belt amendment would be premature in advance of exceptional circumstances being demonstrated through evidence regarding future expansion and its land use implications.

Royal Portbury Dock

3.98 The issue of port expansion was addressed through the Replacement Local Plan and land removed from the Green Belt and safeguarded for future port use. There is no further suitable, developable land remaining between the Port and the M5, and therefore no further Green Belt amendment is proposed.

How and where the policy will be delivered

3.99 Through applying the strong presumption against inappropriate development within the Green Belt.

Monitoring and review

3.100 Performance will be monitored by the assessment of planning applications, and developments within the Green Belt.

Note: Following a legal challenge to the Core Strategy Policy CS13 (scale of new housing) was found to be unlawful and as a consequence a set of other policies were remitted for re-examination including CS6 (North Somerset's Green Belt). A new housing requirement has now been adopted and consultation on the remaining remitted policies will take place in November-December 2015. No change to the wording of Policy CS6 is proposed.

South Gloucestershire

Extract from North Somerset Core Strategy – Adopted 2012

POLICY CS5 – LOCATION OF DEVELOPMENT

In order to deliver the Strategy for Development, the framework for the location and scale of development is:

- 1. Most new development will take place within the communities of the North and East Fringes of Bristol urban area:**
 - The focus will be the development of existing commitments and the remaining South Gloucestershire Local Plan allocations, together with delivery of the Greater Bristol Bus Network, and the planning for the West of England transport package and future schemes; and
 - New neighbourhoods of sustainable communities will be developed at Cribbs/Patchway and to the east of Harry Stoke;
- 2. At Yate/Chipping Sodbury, new development will be of a scale appropriate**

to achieve greater self-containment and to improve the separate but inter-related roles and functions of the towns, focusing on investment in the town centres and improving the range and type of jobs;

- Provided infrastructure, particularly sewerage infrastructure, is delivered, a new neighbourhood at north Yate will be developed, supported by a package of transport measures and a new local centre;

3. At Thornbury, new development will be of a scale appropriate to revitalise the town centre and strengthen community services and facilities;
4. The economic potential of Severnside will be realised as a strategic location for a range of employment uses, subject to the resolution of flood risk, environmental and infrastructure issues and taking into account the most recent government legislation and guidance;
5. In the rural areas communities will be empowered to shape the future of their own local area through opportunities presented by Neighbourhood Planning.

Outside the Green Belt (including settlements surrounded by the Green Belt):

(a) Small scale development may be permitted within the settlement boundaries of villages defined on the Policies Map.

(b) Defined settlement boundaries will be maintained around rural settlements and reviewed in the Policies, Sites and Places DPD or a replacement Core Strategy/Local Plan or Neighbourhood Plan. A review of the approach to the distribution of housing in the rural areas will be undertaken which will include engagement with the local community and other stakeholders/parties;

(c) In villages and other settlements without defined settlement boundaries, new development will be strictly controlled, but small scale development within or well related to villages or settlements may come forward through Neighbourhood Planning initiatives and rural housing exception site policy.

(d) Any changes/proposals should be commensurate with the locality in terms of its form, character and landscape and cumulatively acceptable when considered with any other development identified in the Core Strategy, Policies Sites and Places DPD, replacement Local Plan or Neighbourhood Plans.

6. (e) in the open countryside, new development will be strictly limited. The extent of The Green Belt will remain unchanged from that shown in the South Gloucestershire Local Plan, except to the east of Harry Stoke/Stoke Gifford (north of the A4174 Avon Ring Road), and to the west of the A4018 at Cribbs Causeway, where the need to: meet future housing requirements; ensure sustainable patterns of development; create and plan comprehensively for sustainable communities; are the exceptional circumstances in which land will be removed from the Green Belt at these

locations. In addition, the visual impact of the proposed Stoke Gifford Transport Link on the openness of the Green Belt to the east of Harry Stoke/ Stoke Gifford (north of the A4174 Avon Ring Road) is also considered to provide an exceptional circumstance which justifies the release of this land from the Green Belt.

Elsewhere in the Green Belt:

(a) small scale infill development may be permitted within the settlement boundaries of villages shown on the Policies Map. Settlement boundaries will also be reviewed through the Policies Sites and Places DPD or a replacement Local Plan or a Neighbourhood Plan.

(b) Development brought forward through a Community Right to Build Order is not inappropriate development in the Green Belt, provided it preserves the openness of the Green Belt and its purposes in accordance with Government policy.

(c) Other proposals for development in the Green Belt will need to comply with the provisions in the NPPF or relevant local plan policies in the Core Strategy.

7. The sequential and exceptions tests will be applied to direct development to areas with the lowest probability of flooding, taking account of the vulnerability of the type of development proposed, its contribution to creating sustainable communities and achieving the sustainable objectives of the Core Strategy.