

North Somerset Futures
Local Development Framework

**North Somerset
Draft
Green Belt
Assessment**

Contents

- 1. Introduction and Context**
- 2. What does the North Somerset Green Belt assessment look at?**
- 3. How to give your comments on the draft assessment**
- 4. Methodology**
- 5. Analysis**
- 6. Conclusions**

Illustrations

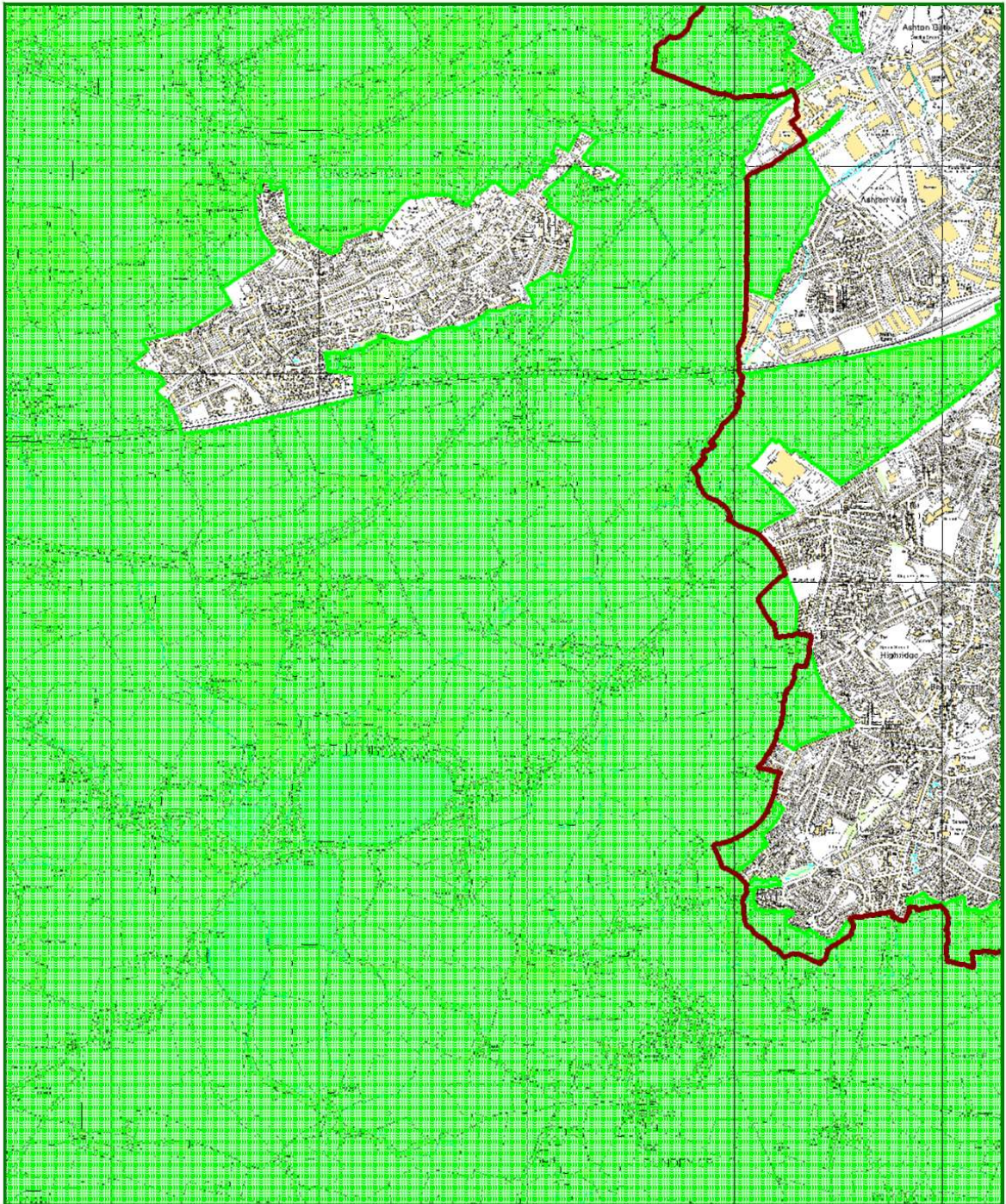
- Map 1 Current extent of North Somerset and Bristol Green Belt
- Map 2 Suggested Parcel Boundaries
- Site Comparison Table
- Map 3 Land Parcel Scores

Appendix 1

Response to the Scoping Report

1. Introduction and Context

1. The statutory Bristol and Bath Green Belt was adopted by Avon County Council in 1974 from the development plans of the pre-1974 counties of Gloucestershire and Somerset. The general extent was incorporated into the adopted Avon County Structure Plans of 1985 and 2002 and the corresponding Local Plans. The most recent of which in this area are the North Somerset Replacement Local Plan adopted in 2007 and Bristol City Local Plan 1997. Map 1 shows the existing extent of the Green Belt in North Somerset and Bristol.
2. The Secretary of State's proposed changes to the draft Regional Spatial Strategy (RSS) in 2008 identified South West Bristol as an area for an urban extension of 10,500 dwellings, 9,000 of which should be located in North Somerset. In doing so the draft RSS proposes to amend the general extent of the Green Belt to accommodate the urban extension. North Somerset Council in its Core Strategy Consultation Draft (Nov 2009) has made it clear that it opposes the urban extension and any resultant change to the Green Belt. Notwithstanding the council's objection in principle, should the RSS be approved then the Council needs to be in a position to make an informed assessment about the impact of any proposed development within the area of search on the purposes of the Green Belt designations. This is required in order to both progress the Core Strategy and any future master plan or Supplementary Planning Document and assess any planning applications which come forward in the area.
3. In June 2009 a Scoping Report was produced for the Green Belt Assessment which identified the study area, the individual parcels of land, a programme of work and interpretation of how the five purposes of the Green Belt set out in PPG2 were to be used in this context. Comments were invited on this document. Appendix 1 provides details of the individual comments received and the response to them.
4. The purpose of the assessment is to:
 - Identify those areas of existing Green Belt which contribute most strongly to meeting the 5 purposes of the Green Belt as set out in PPG 2. From this establish whether the area of search could be further refined.
 - Help to assess the emerging development proposals in relation to their impact on the Green Belt.
 - Provide a basis for identifying defensible long-term Green Belt boundaries.
 - Ensure that if changes were inevitable that the resultant Green Belt remains as effective as possible.



Development & Environment

Planning Policy and Research
Somerset House
Oxford Street
Weston-super-Mare
BS23 1TG

**Current extent of North Somerset
and Bristol Green Belt
Map 1**



**OS Licence No.
100023397**

**Date
June 2009**

Based upon the Ordnance Survey mapping with the permission of the Controller of her Majesty's Stationery Office (c) Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (North Somerset Council, 2009, 100023397)

2. What does the North Somerset Green Belt assessment look at?

5. The assessment does not challenge the fact that the land has been designated as Green Belt. Instead it attempts to provide a sound basis for assessing the relative importance of predefined areas within it.
6. The South West Bristol urban extension is identified on Key Diagram Inset 1 of the RSS Proposed Changes. Although the RSS annotation does not include land to the north of the A370/railway, this study includes land adjacent to Long Ashton, and as far west as Barrow Gurney. Whilst this creates a study area larger than the area of search it includes landscape parcels broadly bounded by the strong topographical features of the Long Ashton ridge, Dundry Hill and the north south ridge east of Barrow Gurney. The safeguarded route of the South Bristol Link passes through the study area.
7. A detailed assessment has been done of the land within the South West Bristol area of search to see how different parts fulfil each the purposes of Green Belt as defined in PPG2.
8. The assessment divides the South West Bristol area of search in to 17 individual parcels of land and considers how each of these fulfil the statutory purposes of the Green Belt and ranks them according to how well they perform relative to each other.
9. PPG2 also identifies a number of land use objectives which Green Belts can have a positive role to play in fulfilling. Whilst the survey also assesses how the individual parcels meet these objectives it is the purposes which are of paramount importance in any consideration of their continued protection.

3. How to give your comments on the draft assessment

10. We would welcome your comments on the draft Green Belt assessment, and whether you agree with our assessment of the role that the individual parcels of land play in contributing to the Green Belt purposes. These comments should be received no later than **9 April 2010**

You can e-mail your comments to
planning.policy @n-somerset.gov.uk

or send them to
Planning Policy, Development And Environment, North Somerset
Council, Oxford Street, Weston-super-Mare, BS 23 1TG

11. Once comments have been received and assessed a Final Green Belt Assessment will be produced which will form of the evidence base for the Core Strategy.

4. Methodology

Identifying the study area

12. In defining the Green Belt study area all existing Green Belt land south and south east of Long Ashton has been included. The eastern extent is determined by the North Somerset/Bristol administrative boundary although it must be noted that there are sections of existing Green Belt within Bristol which could become 'isolated' if alterations were to be made in the North Somerset edge. However, it is for Bristol City Council to determine the future of these areas as part of their LDF Framework. The southern extent is, in the main, determined by the rising landform but with the boundary defined by Dundry Lane, Highridge Road and significant belts of trees, whilst to the west, Wild Country Lane the A38 and the reservoirs provide the extent of the study area. As has already been described, the study area is larger than that described diagrammatically in the RSS area of search and is also slightly larger than that used by Broadway Malyan¹ as an area of search for the urban extension in order to include land immediately SE of Long Ashton and to a definable point on the ground on Dundry Hill. This is not to suggest that any of the sites are suitable for development simply that they are being assessed on the basis of their Green Belt purposes.

Individual parcels within the study area

13. It was apparent from an initial field survey that the area could not be taken as a whole as the character of the area varies considerably over the study area. Within the study area 17 individual sites have therefore been selected. These have been determined, where possible, by parcelling land into discrete areas using readily identifiable boundaries such as roads, railways, streams, water features, belts of trees and woodland. Where the boundaries are less clearly defined, changes in topography and land use have been used to determine the areas. Field boundaries which closest match the changes in height or land uses have been selected.
14. Map 2 shows the Study area and identifies the individual parcels of land.

Purposes of including land in the Green Belt

15. The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. The individual parcels of land have been assessed against this and the five purposes of the Green Belt set out in

¹ Broadway Malyan - planning and design consultants appointed by North Somerset Council to prepare a master plan, design codes and delivery plan for the SW Bristol urban extension.

PPG 2. The South West Bristol area is part of the Bristol and Bath Green Belt, which fulfils all of these five purposes.

These are:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from 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.

16. In order to provide consistency and to be clear as to how the purposes have been interpreted the following guidelines have been used:

1. To check the unrestricted sprawl of large built-up areas.

For the purposes of this study the large built-up area is deemed to be the developed area of Bristol (and sites which visually form part of the urban area such as the David Lloyd Tennis Centre and Park and Ride). Parcels of land which are contiguous with this and which restrict the further expansion of Bristol are likely to contribute highly to this purpose.

2. To prevent neighbouring towns from merging into one another.

For the purposes of this study the settlements in question are Long Ashton and Bristol. Parcels of land which preserve the separation will contribute most to this purpose.

3. To assist in safeguarding the countryside from encroachment.

Encroachment into the countryside may come from both built development and pressure from urban fringe activities including outdoor recreation. It may be evident in areas adjacent to the existing built up area, or detached from it. Encroachment may be ad hoc, or small in scale, but cumulatively it can threaten the character and integrity of the countryside. Some sporadic development and encroachment from urban uses has taken place in the past within the Study Area. In assessing the parcels of land those areas of countryside under greatest threat of encroachment will be rated as of greater importance.

4. To preserve the setting and special character of historic towns.

In assessing this purpose consideration will be given to the special setting and historic characteristics of Bristol and Long Ashton. Regard will be had to the historic and landscape setting, prominent views to and from the settlement and the gateways and approaches. The setting includes the Ashton Court Estate, important topographical and natural features, as well as landmark buildings, such as Dundry and Long Ashton churches.

5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

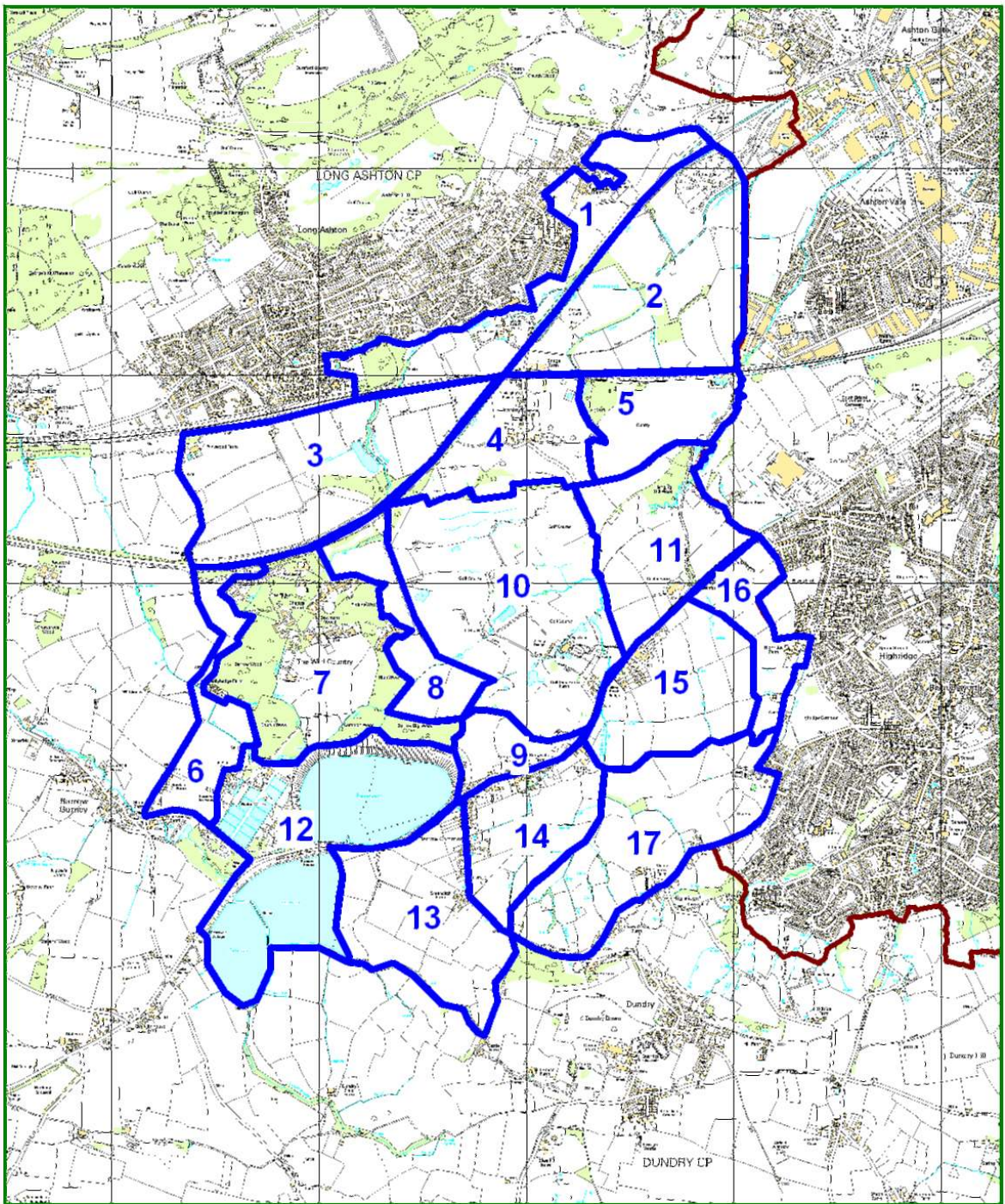
This may only be relevant in so far as if Green Belt is to be released

in the long term then its release could be phased to ensure that land within the urban area is developed first. This purpose would therefore be relevant once such a long term plan was made. It is considered that all areas within the study area have a similar value for this purpose.

17. It is worth re-emphasising that the area of land at south west Bristol has been designated because it **does** perform the Green Belt functions identified in PPG2. This assessment merely identifies how well each of the parcels perform **relative to each other**.
18. A scoring system was devised in order to rank the parcels. The parcels are ranked on the basis of 1= less important than other parcels, 2= equally important as the other parcels, 3= more important than the other parcels. A score of 1 does not mean that it does not fulfil that purpose of the Green Belt but for this particular purpose the parcel is less important than others within the study area.

Objectives

19. PPS 2 also identifies a number of land use objectives which Green Belt has a positive role to play in fulfilling:
 - to provide opportunities for access to the open countryside for the population;
 - to provide opportunities for outdoor sport and indoor recreation near urban areas;
 - to retain attractive landscapes, and enhance landscapes, near to where people live;
 - to improve damaged and derelict land around towns;
 - to secure nature conservation interest;
 - to retain land in agricultural, forestry and related uses.
20. Although these are not criteria for deciding whether an area of land should be in the Green Belt they can have a positive land use role. The purposes of including land in Green Belt are of primary importance and will take precedence over these land-use objectives.
21. The assessment only looks at Green Belt land in North Somerset boundaries and does not include an assessment of those parcels within Bristol City Council's administrative boundary.
22. The assessment also does not address the relative sustainability of each of the parcels, nor the landscape or biodiversity characteristics. These are not within the scope of this study and would need to be considered separately.



Development & Environment

Planning Policy and Research
Somerset House
Oxford Street
Weston-super-Mare
BS23 1TG

**Suggested parcel boundaries
Map 2**



**OS Licence No.
100023397**

**Date
June 2009**

Based upon the Ordnance Survey mapping with the permission of the Controller of her Majesty's Stationery Office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (North Somerset Council, 2009, 100023397)

5. Analysis

Green Belt Area 1 SE Long Ashton

Description:

This area is immediately to the south, southeast and east of Long Ashton abutting the settlement boundary and bounded by the railway line and A370. This road is elevated where it crosses the railway before returning to ground level before the slip road to the B3128 and the park and ride site. The railway on the other hand is predominately in a cutting with a small section at ground level. The land use is mainly agricultural with small fields, although there is a small area of woodland to the south of the settlement. The area around the Parish Church and Parsonage Farm is included within the conservation area and forms an attractive rural setting to the village.

Aim:

To prevent urban sprawl by keeping land permanently open

This land makes an important contribution to the overall openness of the Green Belt in this area. It abuts the settlement of Long Ashton and prevents the sprawl of the settlement south and eastwards towards Bristol. It forms part of a strategic gap between Long Ashton and the Bristol urban area and links the open land along the ridge and south of the railway to the Ashton Court estate.

Green belt Purposes (as set out in PPG2)

Comment

Rank

1 = less important than for other sites in the study area
2 = of equal importance
3 = of greater importance

1. To check the unrestricted sprawl of large built up areas

This area is separated from the Bristol urban area by parcel 2 and the areas of Green Belt in BCC. The A370 and railway form a strong physical boundary to the east and south.

2

2. To prevent neighbouring towns from merging into one another

This area together with parcel 2 and Green Belt in Bristol play a strong part in maintaining the physical separation between Long Ashton and Bristol. Of all the areas in this Green Belt study area the danger of coalescence between two towns is most marked in this vicinity.

3

3. To assist in safeguarding the countryside from encroachment

Green belt designation in this area has on the whole maintained the countryside in this area. An analysis of past planning histories shows considerable pressure to

3

4. To preserve the setting and special character of historic towns	develop. This parcel of Green Belt not only preserves the special setting and character of Long Ashton but together with parcel 2 is highly visible in the landscape. It is overlooked from areas of higher ground and forms part of the key view corridor to and from important sites within the city particularly the grade 1 historic listed building of Ashton Court and its estate as well as the Clifton Suspension Bridge. The eastern section of this parcel forms a particularly attractive rural setting to the church and conservation area.	3
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Restricting development on green field land adjacent to urban areas assists in encouraging the use of brown field sites.	2
Conclusion	An important site which helps preserve the setting and special character of Long Ashton and Bristol and important view corridors. It is important in maintaining the separation and identity of the two settlements.	Total 13

Green Belt Objective
 To provide opportunities for access to the open countryside for the urban population
 To provide opportunities for outdoor sport and recreation near urban areas
 To retain attractive landscapes and enhance landscapes near to where people live

Comment
 The area contains several public rights of way including part of the circular walk around the village. Access from these rights of way extends into the wider countryside.
 This land is mainly agricultural although there is a small play ground adjacent to Birdwell School.
 This is part of a gently undulating attractive rural pastoral landscape which is highly visible particularly from the higher ground and Ashton Court. It forms an attractive rural gateway into Bristol from the elevated A370 and provides an attractive setting to the elevated village. It contains a network of intact hedgerows with hedgerow trees of oak. Ashton Brook crosses the southern section of this parcel of land. Parts of the site are within the Yanley and Long Ashton conservation areas. It also includes a scheduled ancient monument , farmsteads, and a section of Yanley Lane

To improve damaged and derelict land around

towns

To secure nature
conservation interest

To retain land in
agricultural, forestry and
related uses

Part of the parcel contains the Dawson's Walk and Lye
Brook wildlife site.

Land still principally in agricultural use

Green Belt Area 2 Ashton Vale Triangle

Description:

This site is a triangular section of land bounded to the northwest by the A370, to the south by the railway and to the east by the administrative boundary of Bristol. The area is mainly flat, low lying, and has historically been prone to some flooding. Parts of the site particularly around the Ashton Brook are classified as a Zone 2 flood risk with a smaller section south of the park and ride and on the Bristol boundary classified as zone 3b. The area is predominately agricultural other than the Long Ashton Park and Ride and Cricket club sites although it is visually influenced by the adjacent city fringe. The northern part of the site has been subject landfill.

Aim:

To prevent urban sprawl by keeping land permanently open

This land makes an important contribution to the overall openness of the Green Belt in this area. It forms part of a strategic gap between Long Ashton and the Bristol urban area and links the open land along the ridge and south of the railway to the Ashton Court estate. To the east the openness of the land in this area could be impacted by the proposed Bristol City Football Club Stadium (in the Bristol Green Belt on an adjacent site).

Purpose

(as set out in PPG2)

Comment

Rank

1 = less important than for other sites in the study area
2 = of equal importance
3 = of greater importance

1. To check the unrestricted sprawl of large built up areas

This site borders directly with the urban area of Bristol at Ashton Vale and to Green Belt land in the Bristol area where it is proposed to site a new football stadium. This will significantly impact on the openness in this area and the sprawl of the city. Further development on this site would increase the westward sprawl of the city and be highly visible in the landscape from the higher land which surrounds the site, the elevated road and railways and from the Ashton Court Estate.

3

2. To prevent neighbouring towns from merging into one another

This area together with area 1 and land within Bristol plays a clear role in maintaining the physical separation between Long Ashton and Bristol. Development in this area is most likely to lead to coalescence. The

3

3. To assist in safeguarding the countryside from encroachment	removal of Green Belt status from this parcel would also result in an unviable section of Green Belt around the SE of Long Ashton. Green belt designation has on the whole maintained the countryside in this area. Other than the construction of the Park and Ride facility which has had a considerable impact on the site, the analysis of past planning histories on the site reveal little past encroachment pressure. This may in part be due to the fact that the site is bounded on two of its sides by the railway and A370 and has not been very accessible. However, with the possible relocation of the football club and associated development this could change. The safeguarded route of the South Bristol Link also passes through the site which may bring additional encroachment pressures in the future.	3
4. To preserve the setting and special character of historic towns	This area is visible in the landscape and is overlooked from areas of higher ground. The area forms a 'borrowed landscape' for Ashton Court, a Grade I listed building and its park which is registered Grade II* on English Heritage's <i>Register of Parks and Gardens of Special Historic Interest</i> - views which are currently being restored. Strategic views to the Suspension Bridge and Clifton skyline from the higher ground to the south around the Yanley landfill site and A38 cross this parcel of land.	3
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Restricting development on green field land adjacent to urban areas assists in encouraging the use of brown field sites	2
Conclusion	This is an extremely important Green Belt site which contributes to preventing the merger of Long Ashton with Bristol. Its Green Belt status contains the urban sprawl of Bristol and associated development around the Park and Ride site and tennis centre, and prevents encroachment into the countryside. It is highly visible, has historical landscape qualities associated with Ashton Court and important view corridors across the site to and from historic landmarks in the City.	Total 14

Green Belt Objective

To provide opportunities for access to the open countryside for the urban population

To provide opportunities for outdoor sport and recreation near urban areas

To retain attractive landscapes and enhance landscapes near to where people live

To improve damaged and derelict land around towns

To secure nature conservation interest

To retain land in agricultural, forestry and related uses

Comment

Public footpaths in this area include the Community Forest Path, and circular walks around Long Ashton. Paths link to the Ashton Court estate, into the Bristol urban area and to the wider countryside. This provides an important resource for both Ashton Vale residents and those further into the city centre as well as Long Ashton.

Potential for greater use for outdoor sports and recreation particularly as there is already adjacent indoor facilities for tennis and possibly football when the new stadium is developed.

It is also the site of the Long Ashton cricket ground.

This is an area of level lowland of pastoral farmland. The rural landscape, however, is disturbed in places by the proximity of the urban fringe and road and rail routes. The area contains small streams, fields with low hedges and hedgerow trees. Views to the city and elevated landmarks can be had in various directions. This area forms part of the 'borrowed landscape' from the Ashton Court Estate. and is extremely accessible for Bristol residents and those in Long Ashton.

Some evidence of tipping in the past -adjacent to Yanley Landfill

Forms part of important strategic green infrastructure corridor between Long Ashton and Bristol, with links to the Ashton Court Estate and to the south part of the ridge into Bedminster Down. Includes Ashton and Longmoor Brooks, as well as smaller areas of marshy ground and woodland. Mostly arable and improved grassland.

Other than the Park and Ride and the cricket ground the area is currently mainly in agricultural use.

Green Belt Area 3 Land South of Long Ashton between the railway and A370 (University Land)

This site, immediately to the south of Long Ashton, is bounded by the railway, the A370 and Wild Country Lane. The northern part of the site is mostly level farmland although it rises fairly steeply in the south along the Yanley Ridge. Both the railway and A370 are in a cutting throughout most of their length, although the A370 begins to rise steeply towards the eastern section, forming a high bridge as it crosses the railway. Ashton Brook dissects the site and the Monarch's Way footpath crosses through the site.

Aim: To prevent urban sprawl by keeping land permanently open

This land makes an important contribution to the overall openness of the green belt in this area. It forms an important open area on the lower lying land south of Long Ashton between the Yanley Ridge and the south facing Long Ashton slopes.

Purpose
(as set out in PPG2)

Comment

Rank
1 = less important than for other sites in the study area
2 = of equal importance
3 = of greater importance

Green belt Purposes (as set out in PPS2)

1. To check the unrestricted sprawl of large built up areas

This area is physically separate from the Bristol urban area. The A370 and railway form strong physical boundaries. The Green Belt designation in this area however has checked the southwards sprawl of Long Ashton.

2

2. To prevent neighbouring towns from merging into one another

This site on the southern edge of Long Ashton is currently some distance from the Bristol urban edge. However future proposals could mean that this site would be seen as a very important Green Belt site which would play a key role in preventing the merger of Long Ashton with any Bristol urban extension which is proposed south of the A370 and which would ultimately link up with the existing urban boundary.

2

3. To assist in safeguarding the countryside from encroachment

Green Belt designation in this area has maintained the countryside in this area. The analysis of past planning histories on the site revealed little past encroachment

2

	pressure. This may in part be due to the fact that the site is bounded on two of its sides by the railway and A370 and has not been very accessible. This site could have a role in forming part of the strategic green infrastructure running between Long Ashton and the ridge line into Bristol. The threat is from wholesale development pressure.	
4. To preserve the setting and special character of historic towns	The development of Long Ashton has historically taken place on the south facing slopes of the ridge and as the name implies, is a linear settlement. Development on this site would alter the historic pattern of development, breach the boundary formed by the railway, and would be visible from the higher areas of land in the village and Wildcountry Lane.	3
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Restricting development on green field land adjacent to urban areas assists in encouraging the use of brown field sites	2
Conclusion	This is an important Green Belt site which preserves the openness of the Green Belt and plays an important role in preserving the special character of historic settlements. It maintains the separate identity of Long Ashton. The site could have increased importance in future in preventing any merger Bristol should development take place on adjacent sites in the study area.	Total 11

Green Belt Objective

To provide opportunities for access to the open countryside for the urban population
 To provide opportunities for outdoor sport and recreation near urban areas
 To retain attractive landscapes and

Comment

The area contains several public rights of way including part of the circular walk around Long Ashton and the Monarch's Way. Access from these rights of way extends into the wider countryside.
 This land is mainly agricultural although has potential for some outdoor sport and recreation as it could form part of a green infrastructure corridor extending into Bedminster Down.
 This is an attractive undulating landscape to the south of Long Ashton with a stream corridors and pond. It is high

enhance landscapes
near to where people
live

To improve damaged
and derelict land
around towns

To secure nature
conservation interest

To retain land in
agricultural, forestry
and related uses

quality agricultural land in pastoral and arable use.

The central section of this site contains the Long Ashton Bypass and Ashton Brook wildlife site. Whilst the embankment of the A370 is included in a Regionally Important Geological and Geomorphological Site.

The land has historically been part of the University of Bristol Agricultural Research Station. It is high quality agricultural land and is still principally in agricultural use.

Green Belt Area 4 Yanley

Description:

This site contains the settlement of Yanley which is designated as a conservation area. It is bounded to the north by the railway line to the west by the A370, to the south by the Yanley ridge and to the east by the Yanley landfill site. The land rises steeply towards the south as it rises up Yanley ridge. Yanley Lane, a narrow country lane linking Long Ashton and the A38, crosses the site before going under the railway and A370. Other than the settlement the land is mainly agricultural with small fields and restricted views out from the site due to landform. It is very rural in character.

Aim:

To prevent urban sprawl by keeping land permanently open

Green belt Purposes
(as set out in PPS2)

This land makes an important contribution to the overall openness of the Green Belt in this area, permanently. It forms an important open area along and to the north of Yanley Ridge.

Comment

Rank

1 = less important than for other sites in the study area
2 = of equal importance
3 = of greater importance

Green belt Purposes
(as set out in PPG2)

1. To check the unrestricted sprawl of large built up areas

This area is separate from the Bristol urban area. Further sprawl of Bristol is checked by the Yanley landfill site to the east and the ridge line which runs into Bedminster Down

2

2. To prevent neighbouring towns from merging into one another

This site together with other sites abutting Long Ashton plays a role in preventing the merger of Long Ashton with potential development sites

3

3. To assist in safeguarding the countryside from encroachment

Green belt designation in this area has maintained the countryside in this area. An analysis of planning histories shows considerable activity. The site could form part of the future strategic green infrastructure running along the ridge line into Bristol and due to both its topography and settlement pattern has a strong rural character.

3

4. To preserve the setting and special

The higher ground along the ridge line helps to form a visual reference across this

2

character of historic towns

area. Views across the site can be had from the higher ground in Long Ashton and from parts of the City although Yanley village which is designated as a conservation area is in the main enclosed on the lower slopes.

5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Restricting development on green field land adjacent to urban areas assists in encouraging the use of brown field sites 2

Conclusion

This is an important Green Belt site which is very rural in character and which prevents encroachment into the countryside and is an important setting for the Yanley conservation area. In future it could also play an important role in preventing the merger of Long Ashton with any potential development to the South West of Bristol

Total 12

Green Belt Objective

To provide opportunities for access to the open countryside for the urban population
To provide opportunities for outdoor sport and recreation near urban areas
To retain attractive landscapes and enhance landscapes near to where people live
To improve damaged and derelict land around towns
To secure nature conservation interest
To retain land in agricultural, forestry and related uses

Comment

The area contains several public rights of way mainly around the periphery of the parcel but which extend from these into the wider countryside. Yanley Lane itself is a pleasant country lane from which many people experience the countryside.
The area is mainly agricultural with residential dwellings set in a rural village.

This is an attractive rural settlement and undulating landscape hidden away yet very close to the urban area accessed by a sunken medieval lane. Part of the parcel falls within the conservation area.

The parcel contains part of the Long Ashton Bypass wildlife site and the Regionally Important Geological and Geomorphological site along the A370 Embankment. Land outside the residential curtilages is still principally in agricultural use

Green Belt Area 5 Yanley landfill site

Description:

The site mainly consists of the Yanley Landfill Site which is currently still operational but is coming to the end of its operational use. The site which is highly visible in the landscape, is located to the south of the railway line on undulating land along the Yanley ridge line and which has very steep sided slopes along Colliter's Brook. To the east the land rises to form Bedminster Down.

Aim:

To prevent urban sprawl by keeping land permanently open

This land makes an important contribution to the overall openness of the green belt in this area, permanently. It forms part of the important strategic green infrastructure corridor running along the ridge line into central Bristol linking up with Bedminster Down.

Green belt Purposes (as set out in PPS2)

Comment

Rank

1 = less important than for other sites in the study area
2 = of equal importance
3 = of greater importance

1. To check the unrestricted sprawl of large built up areas

This is mainly an operational landfill site and is not suitable for development due to its use and future management needs. It also forms part of the ridge forming Bedminster Down extending into Bristol. Were development to take place on the Bristol side of the boundary then this site would form an important barrier preventing urban sprawl. It is a visually prominent site.

2

2. To prevent neighbouring towns from merging into one another

Has potential to prevent the merger of possible development to the north and south

3

3. To assist in safeguarding the countryside from encroachment

Once restored the site could form part of the strategic green infrastructure corridor extending into Bristol. Planning history is associated with minerals and waste.

3

4. To preserve the setting and special character of historic towns

This site is very visible in the landscape and current operations detract from the rural setting surrounding the city. Although when restored it could be an important asset to the setting of both the City and Long Ashton.

2

5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land
Conclusion

The restoration of this site for nature conservation/ open space/leisure uses will need to be carefully planned in order to make the best future use of the site.

2

Due to the current use as a landfill site and the resultant future restrictions this is not a potential development site. Nevertheless the site performs equally as well as others in terms of its Green Belt purposes.

Total 12

Green Belt Objective

To provide opportunities for access to the open countryside for the urban population
 To provide opportunities for outdoor sport and recreation near urban areas

Comment

Currently the central section of the site is not publicly accessible although footpaths do run around the perimeter of the landfill site. There is long term potential for increased public access, however this is unlikely to be available in the short to medium term.

To retain attractive landscapes and enhance landscapes near to where people live

Not currently available. May have potential in the long term.

To improve damaged and derelict land around towns

This is a highly visible area of land which will need to be enhanced and which will be an important visual asset.

To secure nature conservation interest

Restoration required

To retain land in agricultural, forestry and related uses

Securing nature conservation value should be part of the future restoration programme. Part of the site is in the Hanging Hills Wood wildlife site.

Long term future uses will need to be explored.

Green Belt Area 6 Land to the East of Wildcountry Lane

Description:

This is an area of agricultural land to the east of Wildcountry Lane between the Lane and Barrow Woods. It is very rural in character with an undulating landform.

Aim:

To prevent urban sprawl by keeping land permanently open

Purpose

(as set out in PPS2)

This parcel of land is visually separate from the other parcels of land in this study area and in many respects forms part of the wider Green Belt area extending out into the countryside.

Comment

Rank

1 = less important than for other sites in the study area

2 = of equal importance

3 = of greater importance

1. To check the unrestricted sprawl of large built up areas

This site forms part of the wider Green Belt in North Somerset. Its location, being more distant from the Bristol built up area than other sites in the study area, makes it less important than the others in this respect. It is clearly physically and visually separated from the inner Green Belt parcels in this study by the woodland surrounding the Barrow Hospital estate and the landform.

1

2. To prevent neighbouring towns from merging into one another

This site is less important in preventing the merger of Long Ashton and Bristol, than other sites in the study area.

1

3. To assist in safeguarding the countryside from encroachment

Green Belt designation has maintained the countryside in this area. An analysis of past planning histories on the site reveal limited past encroachment pressure. This may in part be due to the fact that the site is not close to any settlements and to the strict enforcement of Green Belt policy. However part of the site could be affected by the safeguarded 'Orange' transport route.

1

4. To preserve the setting and special character of historic towns

This site forms part of the wider countryside setting for both Bristol and Long Ashton

1

5. To assist in urban

Restricting development on green field

2

regeneration, by encouraging the recycling of derelict and other urban land
Conclusion

land adjacent to urban areas assists in encouraging the use of brown field sites

This site scores less well than other sites in this assessment mainly because its relationship is with the wider Green Belt in North Somerset. Its value in Green Belt purposes is in being part of the wider Green Belt. It is separated from the other parcels in this assessment by the strong woodland features in parcel 7 which from both physical and visual boundaries in the landscape.

Total 6

Green Belt Objective

- To provide opportunities for access to the open countryside for the urban population
- To provide opportunities for outdoor sport and recreation near urban areas
- To retain attractive landscapes and enhance landscapes near to where people live
- To improve damaged and derelict land around towns
- To secure nature conservation interest
- To retain land in agricultural, forestry and related uses

Comment

There are no public rights of way on this site although Wild Country Lane provides opportunities to explore this part of the countryside

This land is mainly used for agriculture

This is part of a very attractive agricultural landscape around Barrow Gurney and the Barrow Hospital estate. It is mainly open rural landscape bounded by ancient woodland to the east.

The northern most section contains parts of the A370 Long Ashton Bypass wildlife site and the Regionally Important Geological and Geomorphological Site.
This land is mainly used for agriculture

Green Belt Area 7 Barrow Hospital Estate

Description:

This land mainly comprises the former Barrow Hospital estate. The hospital which was built in the 1930's became surplus to the Avon and Wiltshire NHT Trust's requirements some years ago. Part of this site is designated a Major Development Site in the Green Belt and has planning permission predominantly for business use (24,000 sqm) although this has yet to be taken up. Woodland, some of which is ancient woodland, covers much of the site and forms a prominent wooded feature in the landscape. The site has important environmental assets is a valued habitat for bats. Part of the site is also an unregistered historic park.

Aim:

To prevent urban sprawl by keeping land permanently open

Parts of the site have been previously developed for hospital use. It has an existing planning permission for 24,000sqm of B1 employment floor space, 18 residential units and leisure use. Most of this has been limited to the existing footprint of the hospital buildings thereby preventing the sprawl of development onto undeveloped parts of the site.

Purpose

(as set out in PPG2)

Comment

Rank

1 = less important than for other sites in the study area
2 = of equal importance
3 = of greater importance

1. To check the unrestricted sprawl of large built up areas

This site is some distance from the Bristol built up area. The prominent woodland forms a visual boundary in the landscape between some of the more urban fringe uses at the golf club and the wider countryside.

1

2. To prevent neighbouring towns from merging into one another

This site is less important in preventing the merger of Long Ashton and Bristol than other sites in the study area.

1

3. To assist in safeguarding the countryside from encroachment

An analysis of past planning histories shows that, in the main, planning applications have tended to be associated with existing uses. When the hospital closed it was necessary to consider the reuse of the site, however both the Green Belt designation and the special environmental characteristics of the site have limited reuse to the footprint of the existing buildings, thus

3

	safeguarding the site from encroachment. Owners of the site have made it clear that they wish to see further development on the site in addition to that already granted permission. Annex C12 of PPG2 states that planning authorities should have regard to the desirability of preserving gardens and grounds of special historic interest.	
4. To preserve the setting and special character of historic towns	This site is an unregistered historic park/garden. The woodland is highly prominent in the landscape and forms both an existing feature in the landscape on the approach to Bristol and in the views across this section of countryside.	3
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Restricting development on green field land adjacent to urban areas assists in encouraging the use of brown field sites	2
Conclusion	This is a prominent site in the landscape due mainly to its woodland features and position in the landscape. Development on the site mainly for business use on the footprint of the existing building has already been granted.	Total 10

Green Belt Objective

- To provide opportunities for access to the open countryside for the urban population
- To provide opportunities for outdoor sport and recreation near urban areas
- To retain attractive landscapes and enhance landscapes near to where people live
- To improve damaged and derelict land

Comment

Historically this has been used as a hospital site, although it is now in private ownership and there is currently no public access. It should be noted that Monarch's Way passes the east of the site the setting of which is locally very important.

The current planning permission includes provision for outdoor sports and recreation uses.

A very attractive landscape with high quality environmental assets. Part of the site is an unregistered Historic Park and Garden noted for its twentieth century landscaped grounds to the purpose built hospital, which encompasses ancient woodland.

around towns
To secure nature
conservation interest

This site has high conservation interest which needs to be enhanced and maintained. It has an important number of bat roosts including rare bat species and a large part of the site is covered by the Barrow Tanks wildlife site which includes ancient woodland.

To retain land in
agricultural, forestry
and related uses

Green Belt Area 8 West of Monarch's Way

Description:

This is an area of undulating farmland. It is bounded to the west by prominent woodland, to the east mainly by the Long Distance Footpath the Monarch's Way, and to the north the A370. Immediately to the east of the site is the Woodspring Golf Club.

Aim:

To prevent urban sprawl by keeping land permanently open

Purpose

(as set out in PPG2)

This land makes an important contribution to the overall openness of the Green Belt in this area, permanently. It provides an agricultural buffer between the Golf Club and the woodland on the Barrow Hospital Estate.

Comment

Rank

1 = less important than for other sites in the study area
2 = of equal importance
3 = of greater importance

1. To check the unrestricted sprawl of large built up areas

This site forms part of the wide Green Belt area between the woods on the Barrow Hospital Estate and the Bristol built up area.

2

2. To prevent neighbouring towns from merging into one another

This site is less important in preventing the merger of Long Ashton and Bristol than other sites in the study area.

1

3. To assist in safeguarding the countryside from encroachment

This site is predominantly agricultural and has generally not been threatened from encroachment pressure although development on the adjacent hospital site may change this in future.

2

4. To preserve the setting and special character of historic towns

This site forms part of the open countryside. It forms part of the attractive views from parts of the city towards the open area. Important views can also be had from the A38 and Dundry Hill across to Long Ashton village and the ridge behind. It also forms part of the rural views from the higher parts of the city out towards the countryside.

2

5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Restricting development on green field land adjacent to urban areas assists in encouraging the use of brown field sites

2

Conclusion

This site is open agricultural land adjacent to the Golf Club and the Barrow Hospital Estate. Although it scores less well than some of the other sites in this study against the purposes of the Green Belt it forms an important part of the overall Green Belt in this area

Total 8

Green Belt Objective

- To provide opportunities for access to the open countryside for the urban population
- To provide opportunities for outdoor sport and recreation near urban areas
- To retain attractive landscapes and enhance landscapes near to where people live
- To improve damaged and derelict land around towns
- To secure nature conservation interest
- To retain land in agricultural, forestry and related uses

Comment

The long distance Monarch’s Way public right of way forms the boundary of this site giving access to the open countryside and a direct footpath link between the A38 and the Dundry area across the undulating landscape to Long Ashton.

This land is in agricultural use although it abuts the Woodspring Golf Course

This forms part of the attractive open countryside to the south west of Bristol and provides a pastoral section of land between the woodland at Barrow Hospital and the golf course.

This parcel contains small sections of the A370 and Barrow Woods wildlife sites. As well as part of the Geological Site along the A370 embankment. This land is in agricultural use.

Green Belt Area 9 Area to north of A38 adjacent to Barrow reservoirs

Description:

This area of land includes a variety of uses which front onto the A38 including residential, a former filling station and uses at Bridgwater Farm. Built-development forms a ribbon development on both sides of the A38 – the main gateway into Bristol from the southwest. The land to the rear of the properties is agricultural.

Aim:

To prevent urban sprawl by keeping land permanently open

Purpose

(as set out in PPG2)

Despite some existing development, Green Belt policy has been an effective tool in preventing urban sprawl along the main road into Bristol and in keeping land open, permanently.

Comment

Rank

1 = less important than for other sites in the study area

2 = of equal importance

3 = of greater importance

1. To check the unrestricted sprawl of large built up areas

Although the area is not adjacent to Bristol its accessibility on the A38 means that there is pressure for urban uses to sprawl along the main roadways. It forms part of the wide Green Belt area between the Barrow Reservoirs and the Bristol built up area.

2

2. To prevent neighbouring towns from merging into one another

This site is less important in preventing the merger of Long Ashton and Bristol than other sites in the study area.

1

3. To assist in safeguarding the countryside from encroachment

Accessibility to the A38 and a mix of existing uses alongside the road make the area vulnerable to constant pressure for changes of use and small scale additions to the existing buildings which cumulatively encroach on the openness of the Green Belt.

3

4. To preserve the setting and special character of historic towns

This site forms part of the open countryside. It forms part of the attractive views from parts of the city and Dundry towards the open area. Important views can also be had from the A38 and Dundry across it to Long Ashton village and the ridge behind.

2

5. To assist in urban

Restricting development on green field

2

regeneration, by encouraging the recycling of derelict and other urban land
Conclusion

land adjacent to urban areas assists in encouraging the use of brown field sites

This parcel of land contains existing ribbon development along the road edges of the A38, to and from Bristol. The openness of the Green Belt is affected by this development and encroachment pressure is strong. In other respects, however It is of lesser value than other sites in this study area.

Total 10

Green Belt Objective

To provide opportunities for access to the open countryside for the urban population
 To provide opportunities for outdoor sport and recreation near urban areas
 To retain attractive landscapes and enhance landscapes near to where people live
 To improve damaged and derelict land around towns
 To secure nature conservation interest
 To retain land in agricultural, forestry and related uses

Comment

This area contains part of the Monarch's Way public right of Way

 No outdoor sports or recreation uses currently existing in this area.

 Forms part of the attractive countryside to the south west of Bristol although there are existing built uses along the A38 road frontage.

 Part of the site contains is included in the Barrow Tanks wildlife site although the value of this site has been reassessed due to recent activity.
 The land behind the properties on Bridgwater Road is used mainly for agriculture

Green Belt Area 10 Woodspring golf course

Description:

This site covers an area of land between the A38 and Yanley Ridge and is bounded to the west by the Monarch's Way footpath and to the east by Yanley Lane. The land is undulating and rise towards the ridge line. It is prominent in the landscape being fairly open and offering views across it particularly from the south towards Long Ashton and the ridge beyond. Notable buildings include the Golf Club House and the historic Collitier's Brook Farm.

Aim: To prevent urban sprawl by keeping land permanently open	This site is currently used by the Woodspring golf club. It is very visible in the landscape, allowing open views across the countryside from the high ground both to the north and south and from the site in most directions.	
Purpose (as set out in PPG2)	Comment	Rank 1 = less important than for other sites in the study area 2 = of equal importance 3 = of greater importance
1. To check the unrestricted sprawl of large built up areas	This land is contained between the A38 Yanley Lane, the ridge to the north and Monarchs Way. It forms a bowl of lower lying land separated from but close to the Bristol urban area	2
2. To prevent neighbouring towns from merging into one another	This is a large parcel of land midway between Long Ashton and Bristol. The site is visually separated from Long Ashton by Yanley Ridge and does not abut the Bristol Urban area.	2
3. To assist in safeguarding the countryside from encroachment	The site is currently used as a golf course with associated pavilion, club house and driving range. Whilst the use is mainly open, the shaping and management of the land and associated uses have already encroached into the countryside. The planning history reveals little further encroachment pressure	1
4. To preserve the setting and special character of historic towns	Site has views across it towards Bristol and Long Ashton and is highly visible especially from the higher ground towards Dundry. It form part of the open landscape setting in this area.	2
5. To assist in urban	Restricting development on green field	2

regeneration, by encouraging the recycling of derelict and other urban land
Conclusion

land adjacent to urban areas assists in encouraging the use of brown field sites

Total 9

Green Belt Objective

To provide opportunities for access to the open countryside for the urban population
To provide opportunities for outdoor sport and recreation near urban areas
To retain attractive landscapes and enhance landscapes near to where people live
To improve damaged and derelict land around towns
To secure nature conservation interest
To retain land in agricultural, forestry and related uses

Comment

Access via the golf course but no public rights of way

Existing use is mainly a golf course

Provides a open setting – however the golf course has affected the natural landscape setting

Some nature conservation interest on the golf course e.g. skylarks.

Green Belt Area 11 Castle Farm /Hanging Hill Wood

Description:

This is an area of mainly agricultural land to the north of the A38. It is bounded to the west by Yanley Lane, to the north by the Yanley landfill site and to the east by the Bristol City boundary. The land is undulating but forms a steep valley as Colliter's Brook cuts to the east of the ancient woodland at Hanging Hill Wood. Parts of the area have been subject to past landfill activity. The site includes the historic buildings at Castle Farm.

<p>Aim: To prevent urban sprawl by keeping land permanently open</p>	<p>This land makes an important contribution to the openness of the Green Belt in this area, permanently. It borders directly with the Yew Tree Farm and Bedminster Down area of Bristol which form an important green space into the city.</p>	
<p>Purpose (as set out in PPG2)</p>	<p>Comment</p>	<p>Rank 1 = less important than for other sites in the study area 2 = of equal importance 3 = of greater importance</p>
<p>1. To check the unrestricted sprawl of large built up areas</p>	<p>The area of land just touches the urban extent of the city at its far eastern corner. Its southern boundary is the A38 the main road transport route into the city from the south west. A single field separates this area from the office development at The Pavilions within Bristol City. The site forms part of the rural gateway into the city and remains undeveloped. Its close proximity to the urban area however increases its purpose in restricting the sprawl of the built up area.</p>	<p>3</p>
<p>2. To prevent neighbouring towns from merging into one another</p>	<p>This sloping site, on the edge of the Bedminster Down Ridge is part of an important strategic gap between Long Ashton and the City .</p>	<p>2</p>
<p>3. To assist in safeguarding the countryside from encroachment</p>	<p>Green belt designation has maintained the country side in the area. The analysis of past planning applications reveals that there has been limited encroachment pressure possibly due to Green Belt policy and the continued agricultural activity.</p>	<p>2</p>

	Nonetheless the site contains the safeguarded route of the South Bristol link which could increase encroachment pressures.	
4. To preserve the setting and special character of historic towns	Parts of this site have important views towards significant landmarks in the historic city such as the Suspension Bridge and Avon Gorge, and the Ashton Court Estate. Also southwards towards Dundry Church and to the village of Long Ashton and its setting. Hanging Hill Wood is a prominent woodland in the area.	3
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Restricting development on greenfield land adjacent to the urban area assists in encouraging the use of brownfield land	2
Conclusion	An important site which helps preserve the setting and special character of Bristol by maintaining the important view corridors and the rural gateway into the city and preventing sprawl and encroachment into the countryside.	Total 12

Green Belt Objective	Comment
To provide opportunities for access to the open countryside for the urban population	This site contains public rights of way which although close to the urban population and which allow access to the open countryside are somewhat less attractive due to the close proximity of the landfill site. However once this is no longer in operational use this will improve the quality of the countryside experience in this locality.
To provide opportunities for outdoor sport and recreation near urban areas	This area is mainly in agricultural use.
To retain attractive landscapes and enhance landscapes near to where people live	This is an attractive undulating landscape with important view corridors very close to the city. The valley is steep sided as it cuts through the ridge. It contains wooded slopes and an important stream corridor.
To improve damaged and derelict land around towns	
To secure nature	Area contains the Hanging Hill ancient woodland wild life

conservation interest	site and Colliter's Brook .
To retain land in agricultural, forestry and related uses	Area is mainly in agricultural use.

Green Belt Area 12 The Barrow Tanks

Description:

This is an area of land used mainly for water storage and associated works for Bristol Water Company. The tanks or reservoirs on either side of the A38 are important physical features in the landscape and form the physical south westerly extent of the assessment area.

Aim: To prevent urban sprawl by keeping land permanently open	These are important areas of open water providing water to the city and beyond.	
Purpose (as set out in PPG2)	Comment	Rank 1 = less important than for other sites in the study area 2 = of equal importance 3 = of greater importance
1. To check the unrestricted sprawl of large built up areas	These are important features required to supply the city with water set in an open landscape. Although very much an urban function they feel open in character and mark the start of the transition from the rural area on the approach to the city from the SW. This site forms part of the wider Green Belt in North Somerset. Its location, being more distant from the Bristol built up area than other sites in the study area, makes it less important than the others in this respect.	1
2. To prevent neighbouring towns from merging into one another	This site is less important in preventing the merger of Long Ashton and Bristol, than other sites in the study area.	1
3. To assist in safeguarding the countryside from encroachment	The analysis of past planning applications reveals some encroachment pressure on land adjacent to the reservoirs. Although limited pressure due to the nature of the main landuse.	2
4. To preserve the setting and special character of historic towns	Although the reservoirs are shielded from view at ground level by large grassed bunds from higher ground they form important dominant	2

	features in the landscape.	
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Restricting development on greenfield land adjacent to the urban area assists in encouraging the use of brownfield land	2
Conclusion	This site is mainly used for open water reservoirs and associated uses. It is not suitable for development and mostly forms an important open area and attractive features in the landscape.	Total 8

Green Belt Objective	Comment
To provide opportunities for access to the open countryside for the urban population	
To provide opportunities for outdoor sport and recreation near urban areas	Trout fishing
To retain attractive landscapes and enhance landscapes near to where people live	The reservoirs form attractive open water features from higher ground.
To improve damaged and derelict land around towns	
To secure nature conservation interest	The site is included in the Barrow Tanks wildlife site.
To retain land in agricultural, forestry and related uses	

Green Belt Area 13 Area South of the A38 and West of Dundry Lane

Description:

This area of land is bounded to the north by the A38 to the east by Dundry Lane to the south by the rising land forming Dundry Hill and to the west by the Barrow reservoir. The area is mainly agricultural rising steeply to the south with a ribbon of mainly detached residential properties facing Dundry Lane.

<p>Aim: To prevent urban sprawl by keeping land permanently open</p>	<p>This land makes an important contribution to the overall openness of the Green Belt, permanently. It forms part of the rising landform of Dundry Hill, the setting of Dundry village and the important landmark of Dundry Church. It checks the sprawl of the urban area along the radial routes into the city and forms the immediate rural setting to the open water at the reservoirs.</p>	
<p>Purpose (as set out in PPG2)</p>	<p>Comment</p>	<p>Rank 1 = less important than for other sites in the study area 2 = of equal importance 3 = of greater importance</p>
<p>1. To check the unrestricted sprawl of large built up areas</p>	<p>This site forms part of the wider Green Belt in North Somerset. Although more distant from the Bristol built up area than some of the other sites in the study area, its location on the A38 makes it part of the approach to the city.</p>	<p>2</p>
<p>2. To prevent neighbouring towns from merging into one another</p>	<p>This site is less important in preventing the merger of Long Ashton and Bristol than other sites in the study area</p>	<p>1</p>
<p>3. To assist in safeguarding the countryside from encroachment</p>	<p>Accessibility to the A38 and a ribbon of existing development along Dundry Lane make the area vulnerable to pressure for change particularly small scale additions to the existing buildings and new build which cumulatively encroach on the openness of the Green Belt.</p>	<p>3</p>
<p>4. To preserve the setting and special character of historic towns</p>	<p>The area forms part of the gateway to the city from North Somerset. It slopes steeply upwards towards Dundry forming part of the distinctive countryside setting of the city</p>	<p>2</p>
<p>5. To assist in urban</p>	<p>Restricting development on greenfield</p>	<p>2</p>

regeneration, by encouraging the recycling of derelict and other urban land	land adjacent to the urban area assists in encouraging the use of brownfield land	
Conclusion	This site is an important Green Belt site preventing the sprawl of the city along the radial and adjacent routes, safeguarding the countryside from encroachment and preserving the rural hillside landscape and setting of Dundry.	Total 10

Green Belt Objective

To provide opportunities for access to the open countryside for the urban population
 To provide opportunities for outdoor sport and recreation near urban areas
 To retain attractive landscapes and enhance landscapes near to where people live
 To improve damaged and derelict land around towns
 To secure nature conservation interest
 To retain land in agricultural, forestry and related uses

Comment

Some public rights of way cross the area

 Mainly agricultural

 Attractive rural landscape on the approach to the city with small fields and hedgerows

 Contains parts of the Barrow Tanks, Fields East of Barrow Tanks and Dundry Down wildlife sites.
 Mainly in agricultural use

Green Belt Area 14 Area south of A38/ East of Dundry Lane

Description:

This area of land is bounded to the north by the A38, the west by Dundry Lane, and to the south and east by Colliter's Brook and hedgerows. The parcel has significant development, mainly residential, along both Bridgwater Rd and Dundry Lane. To the rear of this is mainly agricultural land. The land rises steeply upwards towards Dundry and contains springs and watercourses.

Aim:

To prevent urban sprawl by keeping land permanently open

This land makes an important contribution to the overall openness of the Green Belt in this area, permanently. It forms part of the rising landform of Dundry Hill the setting of the village and the important landmark of Dundry Church. It checks the sprawl of the urban area along the radial routes into the city.

Purpose

(as set out in PPG2)

Comment

Rank

1 = less important than for other sites in the study area

2 = of equal importance

3 = of greater importance

1. To check the unrestricted sprawl of large built up areas

This site forms part of the wider Green Belt in North Somerset. Although more distant from the Bristol built up area than some of the other sites in the study area, its location on the A38 makes it part of the approach to the city.

2

2. To prevent neighbouring towns from merging into one another

This site is less important in preventing the merger of Long Ashton and Bristol than other sites in the study area

1

3. To assist in safeguarding the countryside from encroachment

Green Belt policy has maintained the countryside in this area. However an analysis of recent planning history shows pressure for incremental development and particularly along Bridgwater Rd and Dundry Lane

3

4. To preserve the setting and special character of historic towns

This is an area of steeply rising land towards Dundry and landmark of Dundry Church. It is part of the distant 'Borrowed Landscape' from Ashton Court and is part of the distinctive hillside topography in this area.

2

5. To assist in urban regeneration, by

Restricting development on Greenfield land adjacent to the urban area

2

encouraging the recycling of derelict and other urban land

Conclusion

assists in encouraging the use of brownfield land

This site is an important Green Belt site preventing the sprawl of the city along the radial routes, safeguarding the countryside from encroachment and preserving the rural hillside landscape and setting of Dundry church from views both within and outside the city.

Total 10

Green Belt Objective

To provide opportunities for access to the open countryside for the urban population

To provide opportunities for outdoor sport and recreation near urban areas

To retain attractive landscapes and enhance landscapes near to where people live

To improve damaged and derelict land around towns

To secure nature conservation interest

To retain land in agricultural, forestry and related uses

Comment

Site includes a network of public rights of way including the Community Forest path

From an attractive rural setting to the city. Beyond the developed Road corridors is an attractive rural hinterland.

Contains the Valley Views wildlife site.

Other than the uses along the roadway the land is mainly in agricultural use

Green Belt Area 15 South of A38 lower slopes of Dundry Hill

Description:

The area is bounded to the north by the A38, to the south by the lower slopes of Dundry Hill and to the east by hedgerows and farmland. Other than a large motel and some residential development of the A38 the land is mainly agricultural consisting of small fields and hedgerows.

Aim:

To prevent urban sprawl by keeping land permanently open

This land makes an important contribution to the overall openness of the Green Belt in this area, permanently. It forms part of the rising landform of Dundry Hill the setting of the village and the important landmark of Dundry Church. It checks the sprawl of the urban area close to the city boundary and along the radial routes into the city.

Purpose

(as set out in PPG2)

Comment

Rank

1 = less important than for other sites in the study area
2 = of equal importance
3 = of greater importance

1. To check the unrestricted sprawl of large built up areas

This parcel of land plays an important role in restricting the sprawl of Bristol being very close to, albeit separated from the urban edge by parcel 16. Its location on the A38 makes it part of the approach to the city and vulnerable to sprawl along the radial route.

2

2. To prevent neighbouring towns from merging into one another

This site, to the south of the A38, is part of an gap between Long Ashton and the City.

2

3. To assist in safeguarding the countryside from encroachment

Accessibility to the A38 and existing development make this area vulnerable to pressure for change particularly small scale additions to the existing buildings and new build which cumulatively encroach on the openness of the Green Belt.

3

4. To preserve the setting and special character of historic towns

The rising landform towards Dundry from the foreground to the hillside and landmark of Dundry Church is part of the distant 'Borrowed Landscape' from Ashton Court.

2

5. To assist in urban regeneration, by encouraging the

Restricting development on greenfield land adjacent to the urban area assists in encouraging the use of

2

recycling of derelict
and other urban land
Conclusion

brownfield land

This site is an important Green Belt site preventing the sprawl of the city along the radial routes, safeguarding the countryside from encroachment and preserving the rural hillside landscape and setting of Dundry church from views both within and outside the city.

Total 11

Green Belt Objective

To provide opportunities for access to the open countryside for the urban population
To provide opportunities for outdoor sport and recreation near urban areas
To retain attractive landscapes and enhance landscapes near to where people live
To improve damaged and derelict land around towns
To secure nature conservation interest
To retain land in agricultural, forestry and related uses

Comment

Contains rural rights of way providing access to the countryside

Mainly agricultural

Attractive rural landscape on the approach to the city although some urban fringe uses along the A38. Beyond this the rural fields surrounded by hedges and trees rise up steep slopes. Some small stream corridors.

This is mainly agricultural land with some mature hedges and sink holes.

Other than the properties clustered around the A38 the land is mainly in agricultural use.

Green Belt Area 16 South of A38 adjacent to the Bristol Boundary

Description:

This parcel of land immediately abuts the Bristol City boundary south of the A38. It is primarily in agricultural use, mainly grassland but with an area of dense scrub immediately to the south of the A38. It includes Highridge Farm and associated buildings. The land rises to the south forming the slopes leading up to The Peart.

Aim:

To prevent urban sprawl by keeping land permanently open

This land makes an important contribution to the overall openness of the green belt in this area, permanently. It is located immediately next to the built up area of Bristol south of the A38 and marks the start of the rural countryside of North Somerset

Purpose

(as set out in PPG2)

Comment

Rank

1 = less important than for other sites in the study area

2 = of equal importance

3 = of greater importance

1. To check the unrestricted sprawl of large built up areas

This site borders directly with the urban area of Bristol at Highridge/Bedminster Down. It is an important parcel of Green Belt which prevents the unrestricted westwards sprawl of the city into the countryside

3

2. To prevent neighbouring towns from merging into one another

This site, to the south of the A38, is part of an gap between Long Ashton and the City

2

3. To assist in safeguarding the countryside from encroachment

Green Belt policy in this area has assisted in safeguarding the countryside from encroachment. Planning histories reveal some pressure for development particularly associated with existing development.

3

4. To preserve the setting and special character of historic towns

The area forms part of the gateway to and from the city. It slopes upwards towards Dundry and forms part of the countryside and rural setting to the city. Agricultural uses abut the urban boundary.

2

5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Restricting development on Greenfield land adjacent to the urban area assists in encouraging the use of brownfield land

2

Conclusion

This is an important Green Belt site

Total 12

which restricts the immediate sprawl of the city into the North Somerset countryside and prevents encroachment into the countryside

Green Belt Objective

To provide opportunities for access to the open countryside for the urban population
To provide opportunities for outdoor sport and recreation near urban areas
To retain attractive landscapes and enhance landscapes near to where people live
To improve damaged and derelict land around towns
To secure nature conservation interest
To retain land in agricultural, forestry and related uses

Comment

Public rights of way feed from the built up area into the countryside allow access to the wider countryside directly from the built up area

The area is mainly agricultural

Attractive rural landscape of grassland and hedges immediately adjacent to the city

Mainly agricultural use.

The land is mainly in agricultural use.

Green Belt Area 17 The Upper Dundry slopes and the Peart

Description:

This area of land consists of the steeply sloping side of Dundry Hill including the Hill known as The Peart. The southern boundary marks the extent of the study area along Highridge Rd leading into Dundry lane with the northern and eastern boundaries are marked by water courses and/or hedgerows. The area is mainly agricultural with a few scattered properties and a nursery mainly to the north of Highridge Road. Its height affords view across the valley to the reservoirs, the woodland at Barrow Hospital, Long Ashton and the city.

Aim:

To prevent urban sprawl by keeping land permanently open

This area makes an important contribution to the overall openness of the Green Belt in this area, permanently. It is an area of higher land that is highly visible in the landscape forming part of the hillside which surrounds the southern extent of the city. Any development on this land would breach the containment of the city to the lower lying land on this side of the city.

Purpose

(as set out in PPG2)

Comment

Rank

1 = less important than for other sites in the study area

2 = of equal importance

3 = of greater importance

1. To check the unrestricted sprawl of large built up areas

This parcel of land abuts the built up area of Bristol to the south of Highridge Common. It is an important parcel of Green Belt which prevents the unrestricted westwards sprawl of the city into the countryside. Any development on land which abuts the Bristol urban edge would be on higher land which currently contains the sprawl of Bristol.

3

2. To prevent neighbouring towns from merging into one another

This site is less important in preventing the merger of Long Ashton and Bristol than other sites in the study area

1

3. To assist in safeguarding the countryside from encroachment

Green Belt policy has maintained the countryside in this area. However an analysis of recent planning history shows pressure for development in this area particularly along Highridge Rd.

3

4. To preserve the setting and special character of historic

The steeply rising landform towards Dundry and the distinctive hill known as The Peart form an important setting

3

towns

to the city and provide important views to and from Dundry and the Church tower across this landscape. This landscape is part of the distant 'Borrowed Landscape' from Ashton Court?

5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Restricting development on greenfield land adjacent to the urban area assists in encouraging the use of brown field land 2

Conclusion

This is an important part of the Green Belt which is highly visible in the landscape and which it important to keep permanently open. It checks the sprawl of the city prevents encroachment into the countryside and is part of the landscape setting of the city. **Total 12**

Green Belt Objective

To provide opportunities for access to the open countryside for the urban population
To provide opportunities for outdoor sport and recreation near urban areas
To retain attractive landscapes and enhance landscapes near to where people live
To improve damaged and derelict land around towns
To secure nature conservation interest
To retain land in agricultural, forestry and related uses

Comment

Contains some public rights of way along the western boundary and to the west of The Peart. Important views can be had across the valley to Log Ashton and the city from points along Highridge Road.

Mainly agricultural

Attractive rural landscape of small fields of grassland with many hedgerows and hedgerow trees.

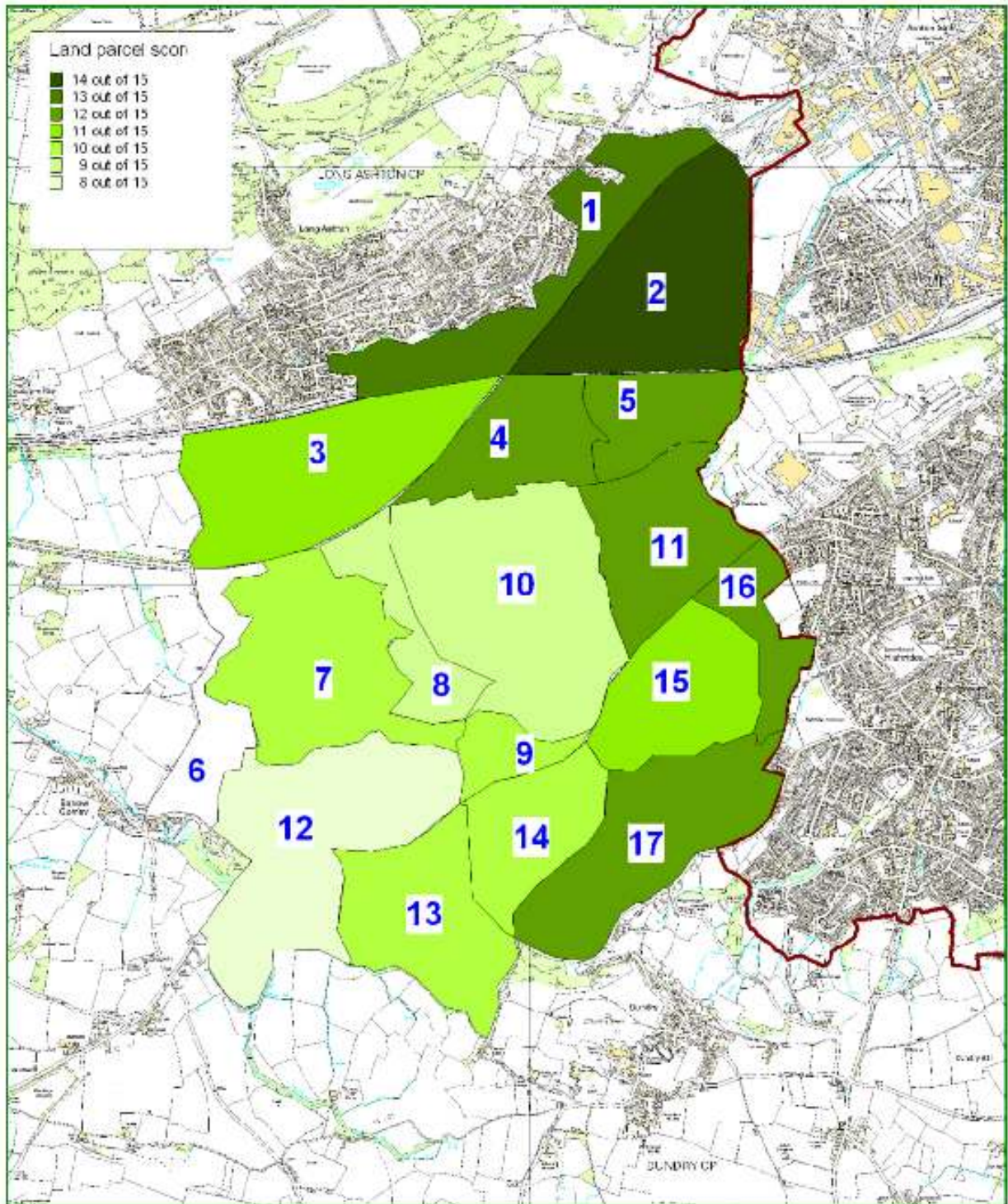
Contains the Valley Views wildlife site.

Mainly agricultural grassland

Conclusions of the survey

Site comparison table

Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1. To check the unrestricted sprawl of large built up areas	2	3	2	2	2	1	1	2	2	2	3	1	2	2	2	3	3
2. To prevent neighbouring towns from merging into one another	3	3	2	2	3	1	1	1	1	2	2	1	1	1	2	2	1
3. To assist in safeguarding the countryside from encroachment	3	3	2	3	3	1	3	2	3	1	2	2	3	3	3	3	3
4. To preserve the setting and special character of historic towns	3	3	3	2	2	1	3	2	2	2	3	2	2	2	2	2	3
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Totals	13	14	11	12	12	6	10	8	10	9	12	8	10	10	11	12	12



Development & Environment

North Somerset COUNCIL

Planning Policy and Research
Somerset House
Cyford Street
Weston-super-Mare
BS23 1TG

Land Parcel Scores

OS Licence No.
100023397

North

Date
November 2009

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (© Crown Copyright).
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (North Somerset Council, 2009, 100023397)

Conclusions

- All parcels of land fulfil Green Belt purposes although some to a greater degree than others.
- Parcels 2 and then 1 are the most important in terms of their Green Belt purposes. Given this importance in Green Belt terms it is concluded that these areas should not be included in any area of search for major development. These areas also lie outside the RSS area of search.
- The parcels closest to the Bristol boundary generally rank higher than areas further away.
- Any major development proposals south of the Yanley ridge including parcels 7, 8 and 10 could impact on the merger of Long Ashton and Bristol across the wider study area. This may increase the importance of parcel 3 in Green Belt terms particularly in view of coalescence. Any Green Belt review should therefore consider the importance of maintaining a Green Belt corridor to the south of Long Ashton which includes parcels 3-5 this would also have the advantage of linking to the Green Belt boundary in Bristol City Council area at Bedminster Down.
- The importance of the Green Belt in this area is a key criterion in determining where any future development should be considered
- Any development proposals should aim to minimise the impact on the Green Belt in particular in the most sensitive areas.
- In considering any development proposals the need to ensure that the resultant Green Belt is effective and viable will be an important consideration. For example development of parcel 2 could result in a very narrow and unviable section of Green Belt to the SE of Long Ashton and an isolated pocket of Green Belt within the Bristol City area.
- The area contains significant topographical features, belts of woodland and key infrastructure which could be used, if required, to define the revised boundaries.

What next?

The Core Strategy is not proposing any change to the Green Belt in this area. Nonetheless should the RSS be confirmed, with the inclusion of the SW Bristol Urban Extension, a detailed review of the Green Belt would need to be undertaken. This will need to include proposals for detailed boundaries and ensure that the remaining Green Belt areas fulfil their purposes as effectively as possible.

Appendix 1

Response to Scoping Report

Responses to Scoping report

Respondents

Baker Associates for LandTrust Developments
GVA Grimley for Del Piero Ltd
FLP - Fox Strategic Land and Property Ltd
Government Office for the South West
Hands off Long Ashton (HALO)
Harvey Lilley
Natural England
Redrow Homes
Richard Finney
Jan Molyneux Planning for Wraxall and Failand Parish Council
Nathaniel Lichfield and Partners for Ashton Vale Project and Vence LLP
Nathaniel Lichfield and Partners for Cavanna Homes
Mark Lewis Failand
Highways Agency
Barrow Gurney Parish Council
Long Ashton Parish Council

Points made:

General

- An appropriate Green Belt assessment has already been done as part of the RSS
- Green Belt is a strategic tool, it is inappropriate at a detailed level.
- Pleased that this work has been commissioned that is essential to the Core Strategy Evidence base.
- The Study is premature in that the RSS has not been approved.
- Rather than producing scoping reports the council should be highlighting how disastrous the loss of Green Belt will be.
- Long Ashton should retain its identity as a village, completely separate from Bristol. Parcels 1-5 and 7 should be retained as Green Belt.

Inclusion of other issues

- Carrying out a GB assessment in isolation gives undue prominence to GB policy.
- An assessment of GB purposes alone should not be used to determine the most suitable sites for development - sustainable development should be at the heart of the planning process.
- The purposes of the GB don't take into account other environmental benefits. Need to also consider global warming, energy, land to feed a growing population.
- The assessment should consider the objectives as well as the purposes of GB as set out in PPG2. The assessment should therefore consider how the land parcels currently meet the objectives and what the potential future contribution towards them might be. This would also help with the stated purpose 'to ensure that the resultant GB is as effective as possible'.

Boundaries

- What is needed is a mechanism for defining the detailed boundary of the changed GB.
- Suggested parcels are arbitrarily drawn, boundaries will significantly affect the outcomes. Inappropriate to define such clear boundaries at the outset.
- The basis of the study should be to give options for the creation of defensible future boundaries. Clear guidance is required as to what are the long-term boundaries. Need to consider boundaries beyond the plan period. Support for the delineation of the boundary along Wild Country lane as a long-term defensible boundary.
- Greater emphasis is required on the need to amend boundaries than as a review of the purposes.

Include BCC

- The exercise should be a shared study with Bristol City Council, this would also help to avoid isolated pockets of GB.

Study Area

- The study area fails to include all areas that have been suggested as possible development areas as stated i.e the 4 options in the Issues and Options Document 2007 in particular Failand.
- Support the area of land identified in the study in that it does not encroach on the wider Green Belt area and is confined to the broad area of search identified in the RSS.
- Review should be much wider in scale. Opportunity should be taken to review the wider Green Belt in North Somerset particularly around Nailsea.

Miscellaneous

- Unclear how the threat of encroachment is to be quantified. For those areas which have suffered encroachment the damage to the openness has already been done therefore they should be less important.
- Language used in purpose 4 is not appropriate and should reflect that there will be encroachment to accommodate the level of growth in the RSS
- Long Ashton is not a historic town in the sense that is intended by the purposes of including land in the Green Belt.
- Purposes may not be of equal weight for example Long Ashton residents would consider the separation from Bristol to be of very high value. The study could identify the purposes of the GB in this area –some may be more important than others – in order to define new boundaries which best contribute to these purposes.
- Typo para. 2 ‘restricted’ should read ‘unrestricted’.
- The study should be used to ‘assess the emerging development proposals in relation to their impact on the general extent and purposes of the Green Belt.’
- The objective of checking the unrestricted sprawl of large built up areas is not intended to impede planned expansion as set out in the RSS.
- Methodology needs to be agreed following further consultation with stakeholders. Unclear what scoring approach will be developed.
- It was suggested there was a technical error in the BCC area regarding the boundary, however this was not the case.
- Urban sprawl is unsustainable –the Green Belt is there to prevent it. Increased demand for housing should be met by flats in urban areas
- Views from the footpath network should be used to assess the value of the countryside.
- Any development on Green Belt land should not result in the undermining the safe and free flow of traffic on the strategic network.

NSC Comment and How the Assessment will be changed as a result of the Responses

North Somerset does not accept that the assessment is inappropriate for whatever reason. The assessment is a crucial part of the evidence base which will inform both the Core Strategy and other planning documents.

The study is not being carried out in isolation. It is just part of the evidence which will inform decision making.

It is accepted that the objectives as well as the purposes of Green Belt should be considered and these have now been included in the assessment. Although in line with PPG2, the purposes of the Green Belt remain of paramount importance and have been used to inform the assessment of which parcels are of greater importance.

The definition of the detailed Green Belt boundaries will be subject to a separate document, if required, pending the finalisation of the RSS.

The study area does in fact take into account a wider area than that indicated in the RSS. There is no policy context to take into account an even wider area.

Encroachment past and perceived has been taken into account in the assessment.

This is based on past planning history and any potential threats which have been identified. The fact that some encroachment has already taken place is not a reason for excluding an area from the Green Belt.

Long Ashton is an historic settlement with its own identity. Maintaining the separation from Bristol is an important consideration for the Core Strategy to take into account in defining both any change to the Green Belt and any area of search for development.

The study does not attempt to assess whether some purposes are more important than others. PPG2 does not prioritise the purposes in this way. It is recognised however that this may need to be taken into account in the final decision making. The assessment is part of the evidence base, its purpose is not to impede planned development but rather to help in making informed choices about where development might best be located.

The study is to be subject to consultation and further comments on both the methodology and results will be sought.



For further information please contact
Planning Policy and Research
North Somerset Council, Somerset House, Oxford Street, Weston-super-Mare, BS23 1TG

Email: planning.policy@n-somerset.gov.uk

Tel: 01934 426 603

Fax: 01934 426 678