



North Somerset Local Plan 2038

Green Belt Review Part 1

An assessment of the broad locations for growth

January 2022



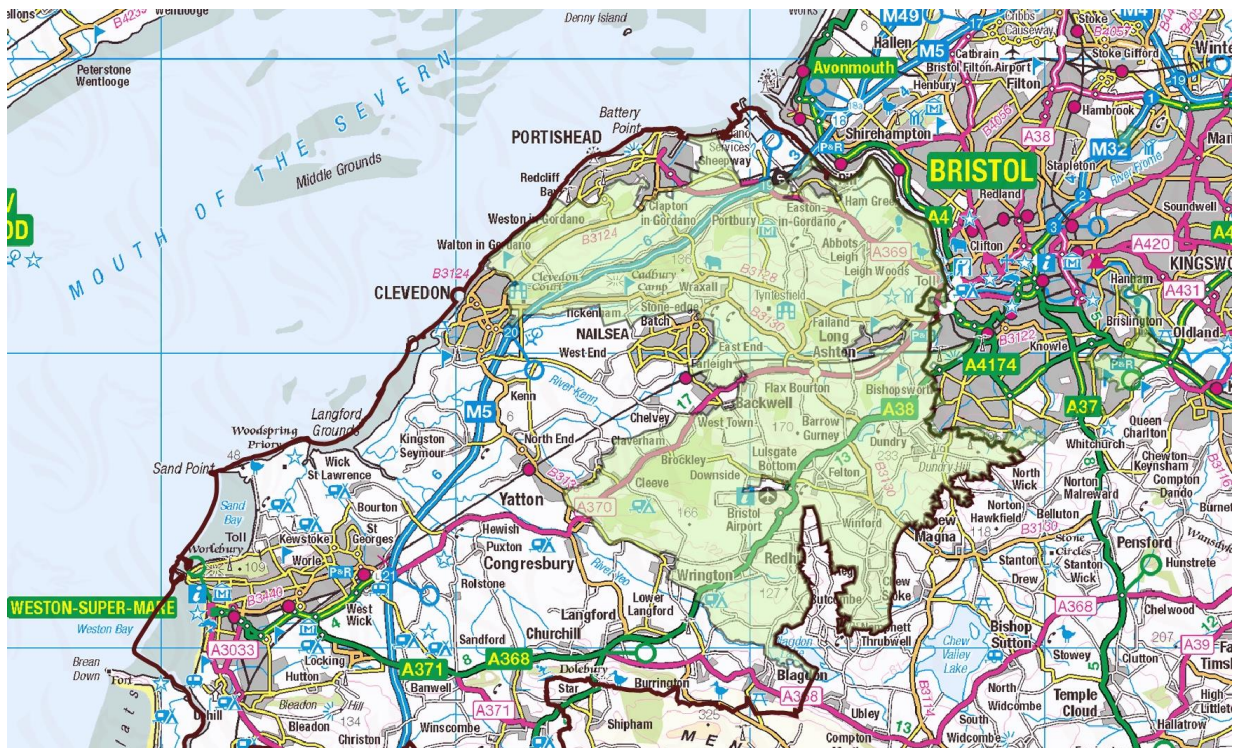
Contents

1. Introduction	3
2. History and purpose of the current Green Belt	4
3. Green Belt fit for the future	7
4. The broad locations	9
5. Broad location assessment methodology	11
6. Edge of Bristol	16
7. Nailsea/ Backwell	19
8. Clevedon	22
9. Portishead	24
10. Conclusion	26
Appendix	27

© Crown copyright and database rights 2022 Ordnance Survey 100023397. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Aerial Photography 2009, 2014 and 2017 Imagery copyright Getmapping PLC. www.getmapping.com. © and database right "Crown Copyright and Landmark Information Group Ltd" (All rights reserved (2022)). © Getmapping Plc and Bluesky International Limited (2022).

1. Introduction

1. This Green Belt review relates to the North Somerset section of the Green Belt. It forms part of the evidence base for the emerging North Somerset Local Plan 2038 and is divided into 3 parts:
 - Part 1 An assessment of the broad locations for growth (this paper)
 - Part 2 Villages in the Green Belt
 - Part 3 Green Belt extension
2. The Bristol and Bath Green Belt surrounds the cities of Bath and Bristol and extends into South Gloucestershire, Bath and North Somerset and North Somerset as well as a small part of Wiltshire and Mendip. Approximately 40% (15,490 hectares) of land in North Somerset is designated as Green Belt. The current extent is defined on the Policies Map and shown on Map 1.
3. For many years the Green Belt has been a very effective planning tool in preventing the sprawl of Bristol and keeping land open and is highly valued by residents. However, the need for new homes and lack of alternative options for development may mean that some land in the Green Belt may be needed for development. A review of the areas adjacent to Bristol, Nailsea, Clevedon and Portishead have been undertaken to assess the potential harm development would cause to the Green Belt at different locations if land were required.
4. The purpose of Part 1 is to:
 - Review the potential broad locations for growth at the urban areas to establish where development would have least harmful impact on the Green Belt
 - Outline what possible mitigation or compensatory improvements could be required for the remaining Green Belt.



2. History and purpose of the Green Belt

5. The chapter sets out the history of the Green Belt, provides a summary of Government policy and looks at recent local Green Belt studies.

History

6. 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.
7. 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, adopted in 1988, which set out the justification for the boundaries.
8. The most recent strategic plan to cover the entire plan area was the Joint Structure Plan 2002 which has now been superseded. 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.'
9. 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.
10. The current extent of the North Somerset section of the Green Belt is defined on the Policies Map <http://map.n-somerset.gov.uk/PoliciesMap.html> . Policy CS6 of the North Somerset Core Strategy (January 2017) made no changes to the boundaries of the Green Belt from the previous North Somerset Replacement Local Plan which had 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 Local Plan also created an inset in the Green Belt at Bristol Airport to accommodate medium term expansion requirements.

11. 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.'
12. Detailed policy on development within the Green Belt is set out in Policy DM12 of the Sites and Policies Plan Part 1 Development Management Policies (July 2016).

National Policy

13. The national policy approach to Green Belts is current set out in the National Planning Policy Framework (NPPF). Section 13 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 137).
14. 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 138)*
15. Once established, Green Belts should only be altered where exceptional circumstances are fully evidenced and justified having regard to 'their intended permanence in the long term' (paragraph 140). Before concluding that exceptional circumstances exist, all other reasonable options have to be examined (NPPF 141). Legal case law (Calverton Parish Council v Nottingham Councils and others, 2015) also indicates that planning judgements require that the nature and harm to the Green Belt from development need to be looked at and consideration given to how these can be ameliorated or reduced.
16. National Planning Practice Guidance (NPPG) provides further guidance regarding assessing the impacts of development and goes on to specify some of the ways in which the impact of removing land from the Green Belt can be offset by compensatory improvements including:
 - New or enhanced green infrastructure;
 - Woodland planting;
 - Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
 - Improvements to biodiversity, habitat connectivity and natural capital;
 - New or enhanced walking and cycle routes; and
 - Improved access to new, enhanced or existing recreational and playing field provision.

Recent Green Belt Studies

17. Various Green Belt studies have taken place covering the West of England area and North Somerset in recent years. Two of the most recent studies were prepared to support the early work on developing the North Somerset spatial strategy.
 - North Somerset Green Belt Assessment April 2021 <https://www.n-somerset.gov.uk/sites/default/files/2021-04/North%20Somerset%20green%20belt%20assessment%20April%202021.pdf>
 - Impact on Green Belt of the four approaches in the Choices for the future document April 2021 <https://www.n-somerset.gov.uk/sites/default/files/2021-04/impact%20on%20green%20belt%20of%20the%20four%20approaches.pdf>

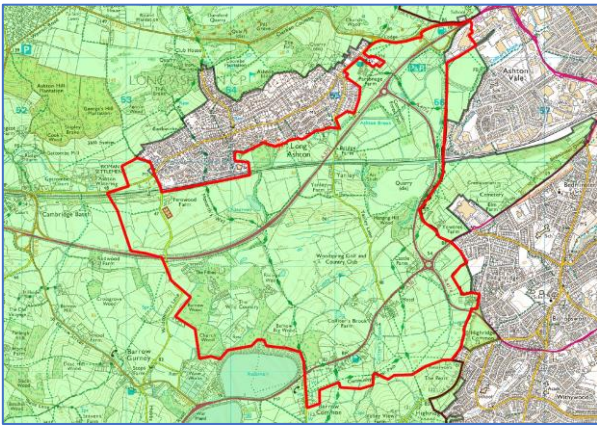
18. The first updated the West of England JSP Green Belt Assessment Nov 2015 for the North Somerset area. The second considered the impact on the Green Belt of the four approaches set out the Choices consultation document (November 2020). Other studies include:
 - West of England Stage 1 and 2 Green Belt Assessment (2015-2016). This study was commissioned in two stages to inform the West of England Joint Spatial Plan (now withdrawn), covering Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire.
 - North Somerset Green Belt Assessment (2011). This Green Belt Study informed the adopted North Somerset Core Strategy (2012). It focussed on the Green Belt adjacent to South West Bristol east and south of Long Ashton.
 - The West of England Combined Authority (WECA) are currently preparing a Green Belt Assessment for the land in their area.

3. A Green Belt fit for the future

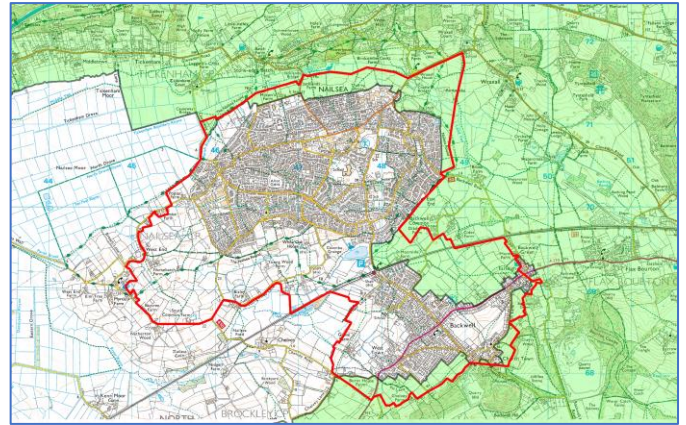
19. Traditionally Green Belt has been very effective in preventing the sprawl of Bristol into North Somerset, preventing settlements merging together and encroaching into the countryside. Its aim has been to keep land open and undeveloped. Although it is not designated because of any inherent landscape or ecological quality it has important long-term benefits for those living in it, for the increasing urban population and visitors. It can provide beautiful countryside landscapes, working agriculture and forestry, a home for wildlife, multiple types of outdoor recreation, mitigation for climate change and the enhancement of wellbeing.
20. National policy sets the overall framework, determines policy and guides development. If Green Belt is to be altered as part of the Local Plan the local context needs to be clearly understood and where compensatory improvements made to the remaining Green Belt an effective strategy for improved environmental quality and accessibility developed.
21. The Green Belt in North Somerset covers about 40% of the district's land area. The inner boundary tightly fits the built-up area of Bristol including land at Royal Portbury Dock. Small parts of the Green Belt on this boundary are within the Bristol City administrative area. The three main towns of Nailsea, Clevedon and Portishead are each bounded by the Green Belt for part of their boundary. For Portishead this includes all of the landward boundary. Long Ashton is one of the larger villages in the Green Belt in close proximity to Bristol with a narrow wedge of land separating it from the city. The importance of maintaining its separate identity was recognised in the original boundary justification set out in the South West Avon Green Belt Local Plan and has most recently been re-emphasised in the Long Ashton Neighbourhood Plan with the introduction of a policy protecting an 'area of separation'. Numerous other settlements, large and small, add to the rural character and identity of this part of North Somerset. The majority of land in the Green Belt is agricultural although there are swathes of woodland and parkland including National Trust estates at Leigh Woods and Tyntesfield, also large areas of outdoor recreation in the form of golf courses, playing pitches and more informal spaces and paths.
22. The Green Belt in North Somerset will continue to check the unrestricted urban sprawl of Bristol, preserve the openness of land and meet the national purposes of Green Belt. Additionally, it will surround rural settlements maintaining their character and separate identity. In doing so, it will support the increasing urban population by being a multifunctional asset which ensures productive farmland and forestry, provide recreational and healthy lifestyle benefits to residents and visitors, a space to enjoy the beauty of the landscape, a home for wildlife and contact with nature and an environment to support the wider environmental and climate change objectives for reducing CO2, flooding and air pollution.
23. Any releases of Green Belt land for development made in the Local Plan will be a result of exceptional circumstances. Land used for development will be kept to a minimum with phased releases. Development will be expected to deliver exceptional standards of sustainability, compensate for the loss of the 'green resource' by introducing innovative green spaces, wildlife habitats, green roofs, street trees and sustainable drainage solutions as well as improve the accessibility and environmental quality of the remaining Green Belt.

24. The loss of any formal or informal recreational resource will need to be replaced and additional resource made for the new population.
25. The need for any new areas of Green Belt will be considered in relation to the emerging strategy for growth and the purposes of the Green Belt are met, ensure further encroachment into the countryside is contained and environmental and recreational benefits of the Green Belt are available to residents and visitors. New Green Belt is considered in the Green Belt Review Part 3.

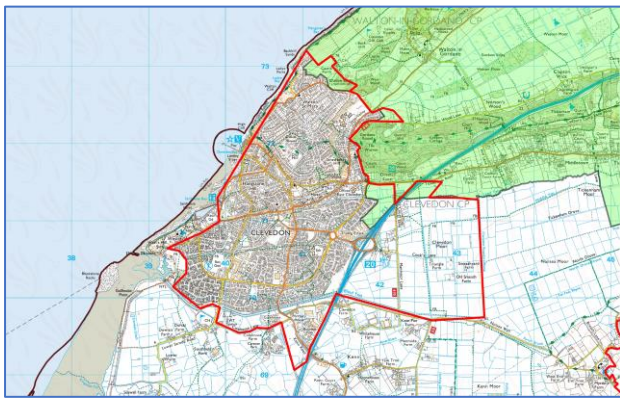
30. The four broad locations and the extent of Green Belt within them are set out below.



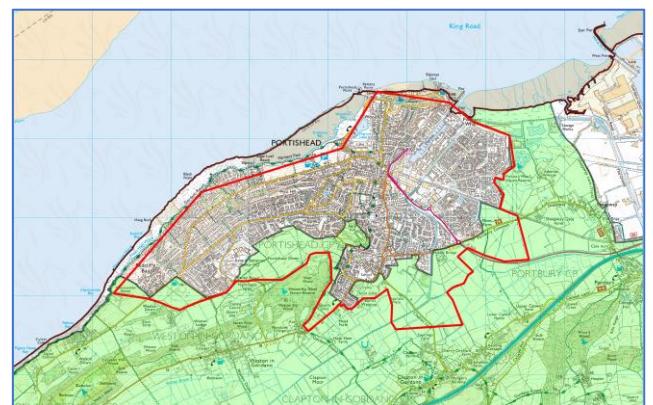
Edge of Bristol broad location



Nailsea/Backwell broad location



Clevedon broad location



Portishead broad location

5. Broad locations assessment methodology

31. Within the broad locations all land within the existing Green Belt has been assessed. Where land is unsuitable for development this is set out in the broad location assessment paper. Where the broad locations include large tracts of land it is subdivided into smaller land parcels to aid assessment. The subdivisions are based on clearly identifiable features. Consequently, the parcels vary in size.
32. Each land parcel is assessed regarding the contribution made to the purposes of the Green Belt and potential harm development would cause. Where appropriate, this assessment includes adjacent parcels when assessing the harm to the wider integrity of the Green Belt. The strength of potential boundaries helps inform this assessment.
33. Neither the NPPF nor NPPG provide guidance on how to undertake Green Belt assessments. However, the Planning Advisory Service (PAS) published an advice note 5 (2015) that discusses some of the key issues associated with assessing the Green Belt. It sets out ways in which the five purposes might be used in assessing the contribution of land to the Green Belt when undertaking reviews.
34. Legal case law, as established in *Calverton Parish Council v Greater Nottingham Councils & others* (2015) indicates that planning judgments setting out the 'exceptional circumstances' for the amendment of Green Belt boundaries require consideration of the 'nature and extent of harm' to the Green Belt and 'the extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent'. The key distinction between the concepts of contribution to the Green Belt purposes and harm to those purposes relates to the impact that release of land would have on the integrity of remaining Green Belt land. An assessment of contribution considers the role that land plays now, whereas an assessment of harm considers how the loss of contribution of released land, together with any weakening of the remaining Green Belt, would combine to diminish the strength and effectiveness of the Green Belt.
35. The assessment of the Green Belt in the broad locations will consider the contribution each of the parcels makes to the Green Belt and of the harm should it be developed. The study will provide the Green Belt analysis to inform the consideration of which land should be released from the Green Belt. It will be balanced with the other constraints and sustainability issues set out in the broad locations paper.

Sub-division of broad locations

36. Where the Green Belt within the broad locations is extensive it is divided into smaller parcels based on clear physical boundaries. Roads, railways, rivers, streams, or belts of woodland are selected where possible as these are readily recognisable and likely to be permanent. Where these are absent less strong features such as field boundaries will be used based on availability.

Contribution to Purposes

37. The five Green Belt purposes are considered to relate to the relationship between the land area in question, developed land and the countryside. This relationship is influenced by the location of the parcel, the extent of openness within it and the role of physical elements, including boundary features, in either separating the parcel


from, or connecting it to, built-up areas and the wider countryside. Each parcel of land will be rated for the harm development would cause to the contribution that parcel makes to each purpose and an overall rating made. These will be on the scale high/ moderate high/ moderate/ moderate low/ low.

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

38. There is no clear definition of what constitutes urban sprawl. The PAS guidance states in relation to Purpose 1:
“The terminology of ‘sprawl’ comes from the 1930s when Green Belt was conceived. Has this term changed in meaning since then? For example, is development that is planned positively through a local plan, and well designed with good masterplanning, sprawl?”

39. The Oxford Dictionary defines sprawl as *“spreading out of built form over a large area in an untidy or irregular way”*. Given this definition land parcels closest to the urban area are most likely to check sprawl although it is recognised that given the strategic nature of the Green Belt all Green Belt could be said to prevent sprawl.


40. For the purposes of this assessment the contribution made to this purpose will be gauged according to its proximity to the built-up area of Bristol and relationship with it. Land close to the built-up area may have a strong relationship with it and, if contained, development could be regarded as more infill than sprawl whereas open land adjacent to built-up area may have a greater relationship with the open countryside and play a stronger contribution to preventing sprawl. Where land has a relationship with the edge of a large built-up area, the strength of its contribution will be greater if it has a stronger relationship with the surrounding countryside than with the urban area, and if it lacks urbanising influences. Open land which lacks proximity to the built-up area and land already developed will make a lesser contribution to this purpose.

Stronger Contribution		Weaker contribution
<p>The parcel is adjacent or very close to the large built-up area but relates strongly to the wider countryside – development would represent significant expansion of the large built-up area into countryside.</p>		<p>The parcel is not close to the large built-up area and development here would not constitute sprawl from the large built up area. Land is close to the built-up area but has a strong relationship with it, is contained and could be regarded as more infill than sprawl. Land is already developed or contains significant urban features.</p>

41. The large built-up area in this assessment is deemed to be the built-up developed area of Bristol including land at Royal Portbury Dock.

Purpose 2 to prevent neighbouring towns merging into one another

42. Land which is between towns will make a contribution to this purpose. Physical proximity is the initial consideration, but both built and natural features can act to increase or decrease perceived separation. For the purposes of this assessment the following settlement are included; Bristol, Portishead, Clevedon, Nailsea, Backwell and Long Ashton and Easton-in Gordano/Pill. Whilst Long Ashton, Easton-in Gordano/Pill and Backwell cannot be considered as towns they are all large settlements which have an established history in the development of the North Somerset Green Belt. Preserving the individual character and identity of these settlements has been a long-standing objective for the Bristol and Bath Green Belt.

Stronger Contribution		Weaker contribution
<p>The parcel plays an essential role in preventing the merging or erosion of the visual or physical gap between settlements. Development of this parcel would result in the physical or visual coalescence of settlements, or a significant narrowing of the physical gap with no physical elements to preserve separation</p>		<p>Development of this parcel would result in little or no perception of the narrowing of the gap between settlements</p>

Purpose 3: to assist in safeguarding the countryside from encroachment


43. The contribution a parcel makes to safeguarding the countryside from encroachment can be directly related to the extent to which it displays the characteristics of countryside – i.e. a lack of dense and urbanising development, and land uses associated with countryside – and the extent to which it relates to the adjacent settlement and to the wider countryside.

PAS guidance states that:

"The most useful approach is to look at the difference between urban fringe – land under the influence of the urban area - and open countryside, and to favour the latter in determining which land to try and keep open, taking into account the types of edges and boundaries that can be achieved."


44. It is important to recognise that Green Belt does not function as a series of isolated

parcels: the assessment of a defined parcel will reflect the nature of landscape elements or characteristics within that parcel but must also reflect its relationship with the wider Green Belt.

Stronger Contribution		Weaker contribution
<p>The land parcel displays the characteristics of the countryside, is open and there is little or no sense of urban encroachment from either within the parcel, or from neighbouring land. The parcel relates strongly to the wider countryside and has a sense of separation from the settlement. Development would represent encroachment into the countryside</p>		<p>The parcel is too lacking in openness to be considered countryside, or has few countryside characteristics within it and lacks relationship with the wider Green Belt countryside</p>

Purpose 4: to preserve the setting and special character of historic towns

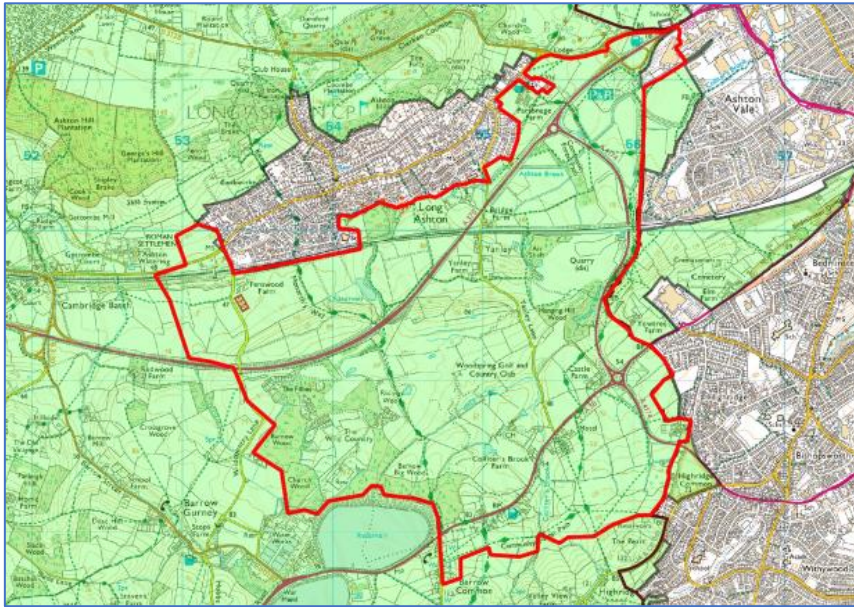
45. Whilst many settlements have historic elements, this Green Belt purpose is only relevant to towns or parts of towns which retain a historic character connected to the surrounding landscape elements. The historic core of Bristol and for North Somerset the area of Bristol along the Avon Gorge and Clifton Suspension Bridge falls into this category. This connection between a historic town's historic character and the wider countryside does not have to be physical, indeed successive of developments often isolate core historic areas from the surrounding countryside; it is often a visual connection. This visual connection can be defined through movement through the area or views into or out of the settlement.

Stronger Contribution		Weaker contribution
<p>The land has a visual connection with Bristol's historic areas and landmarks or the parcel forms part of the City's distinctive green backdrop from which there are views to and from these historic features.</p>		<p>There is no sense of a relationship with Bristol's historic areas, either through distance views or landscape settings.</p>

Purpose 5: assist in urban regeneration by encouraging the recycling of derelict and other urban land

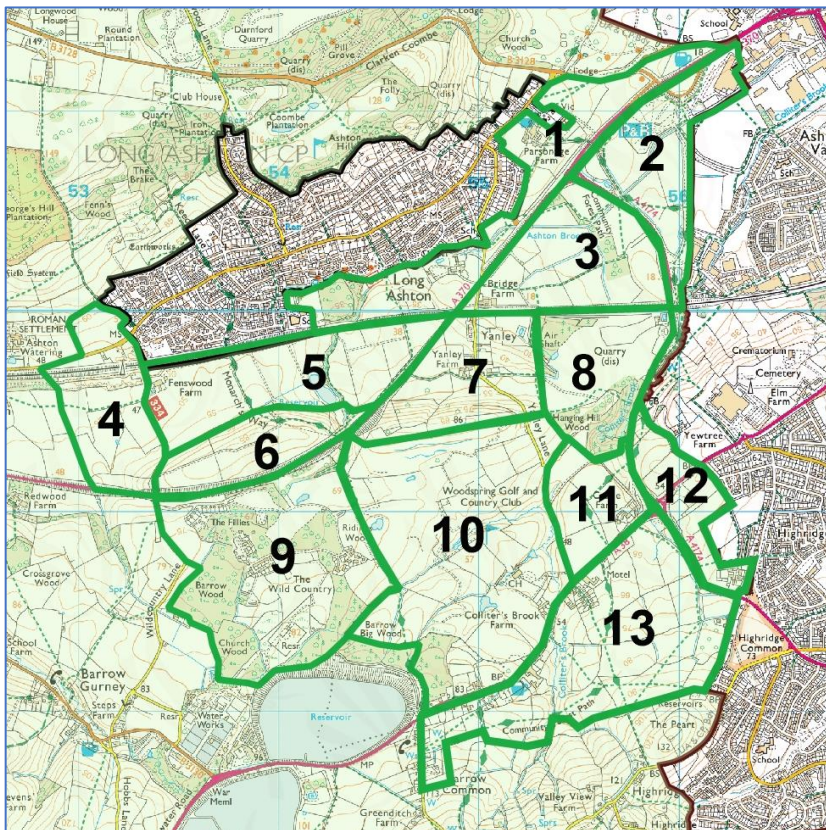
46. This purpose is served by all Green Belt areas, and judgements regarding individual parcels contribution to this is difficult. Most Green Belt helps restrict development on green field land adjacent to urban areas and assists in encouraging the use of brown field sites. For this reason, and the difficulties of assessment all are treated as neutral.
47. An overall assessment is finally made using all 5 purposes. It should be noted that this is for comparative purposes only and is based on a judgement about the strength of the purposes. The strength of a single purpose in one location may be sufficient to confirm the importance of the Green Belt in that location.

6. Edge of Bristol Broad Location



Introduction

- 48. This broad location is entirely within the Green Belt. The Green Belt also extends beyond the North Somerset boundary into the neighbouring areas of Bristol. Collaboration with Bristol City Council regarding defining boundaries and any release of land will take place throughout the respective plan preparation process for both authorities.
- 49. Due to the size of this broad location the area has been divided into smaller land parcels for analysis. These are shown below.



Contribution and harm to the Green Belt of each parcel

50. Appendix 1 sets out the analysis of each parcel of land. The results of this analysis are set out in the following table:

No.	Parcel Name	Purpose 1 Sprawl	Purpose 2 Merger	Purpose 3 Encroachment	Purpose 4 Setting Historic towns	Purpose 5 Regeneration	Overall Assessment
1	SE Long Ashton	Mod	High	High	Mod	Neutral	High
2	Land adjacent to Bristol including the Park and Ride	High	High	Mod	Mod/Low	Neutral	High
3	Land east of A370, north of railway, SW of A4174	High	High	High	Mod/Low	Neutral	High
4	Land west of Long Ashton	Mod/Low	Mod/High	High	Low	Neutral	Mod
5	South of Long Ashton-Fenswood Farm	Mod/Low	Mod/High	High	Low	Neutral	Mod
6	Yanley Ridge north of A370	Mod/Low	Mod/High	High	Low	Neutral	Mod
7	Yanley	Mod	Mod/High	High	Low	Neutral	Mod/High
8	Yanley Landfill/Hanging Hill Wood	Mod/High	High	Mod	Low	Neutral	Mod/High
9	Barrow Hospital	Mod/Low	Low	High	Mod	Neutral	Mod
10	Woodspring Golf Club	Mod/High	Low	Mod/High	Low	Neutral	Mod
11	Castle Farm area	High	Low	High	Low	Neutral	Mod/High
12	Inside the SBL south	Mod	Low	Mod	Low	Neutral	Mod/Low
13	Land South of A38	High	Low	High	Mod	Neutral	High

Potential Mitigations and compensatory improvements

51. Not all land within the broad location would be released for development. Details of the mitigation and compensatory improvements will be set out once the details of which land (if any) is to be released. As well as appropriate green infrastructure and open space within the development area, it is likely to include some or all of the following in the remaining Green Belt:

- Major new or enhanced strategic green infrastructure including plans for the former landfill site linked with Bedminster Down and the Yanley Ridge.
- Landscape improvements to secure the separation and separate identity of Long Ashton.
- The opportunity to create a woodland based nature park.
- Compensation in open space for the potential loss of the golf course.
- Woodland planting to complement existing woodland and create additional resource.
- Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal) to include the enhancement of the green hillside aspect surrounding the south of the city.

- Improvements to biodiversity, habitat connectivity and natural capital.
- New or enhanced walking and cycle routes both towards the city and into the wider countryside and
- Improved access to new, enhanced or existing recreational and playing field provision.

Possible long-term boundaries

52. The area offers the potential for ensuring a range of long-term boundaries dependent on what land might be released. The topography in particular will be instrumental in determining the extent of development. Hills to the south and the Yanley ridge through the broad location are important determinants. Existing roads, railway and metrobus links also provide strong physical features. Woodlands especially those on the former Barrow Hospital site (parcel 9) form a very clear physical and visual boundary to the south west.

Contribution and harm to the Green Belt of each parcel

55. Appendix 1 sets out the analysis of each parcel of land. The summary results of this analysis are set out in the following table:

No.	Parcel Name	Purpose 1 Sprawl	Purpose 2 Merger	Purpose 3 Encroachment	Purpose 4 Setting Historic towns	Purpose 5 Regeneration	Overall Assessment
1	Land east of the Causeway, north of Parish Brook	Low	Mod/Low	High	Low	Neutral	Mod/Low
2	Land North of Nailsea	Low	Mod/Low	High	Low	Neutral	Mod/Low
3	Land North East of Nailsea	Low	Mod/Low	High	Low	Neutral	Mod/Low
4	Land at Backwell to the east of Station Road, north of the railway	Low	High	High	Low	Neutral	Mod/High
5	Land East of Backwell School to Backwell Green	Low	High	Mod/High	Low	Neutral	Mod
6	Land at Backwell Hill Road	Low	Mod/High	High	Low	Neutral	Mod
7	Lane east of Church Road	Low	Mod/Low	High	Low	Neutral	Mod/Low
8	Land at Church Town	Low	Low	Mod/High	Low	Neutral	Low
9	Land at West Town	Low	Low	High	Low	Neutral	Mod/Low
10	Land to the south of Burnt House Farm, west of the A370	Low	Low	High	Low	Neutral	Mod/Low

Potential Mitigations and compensatory improvements

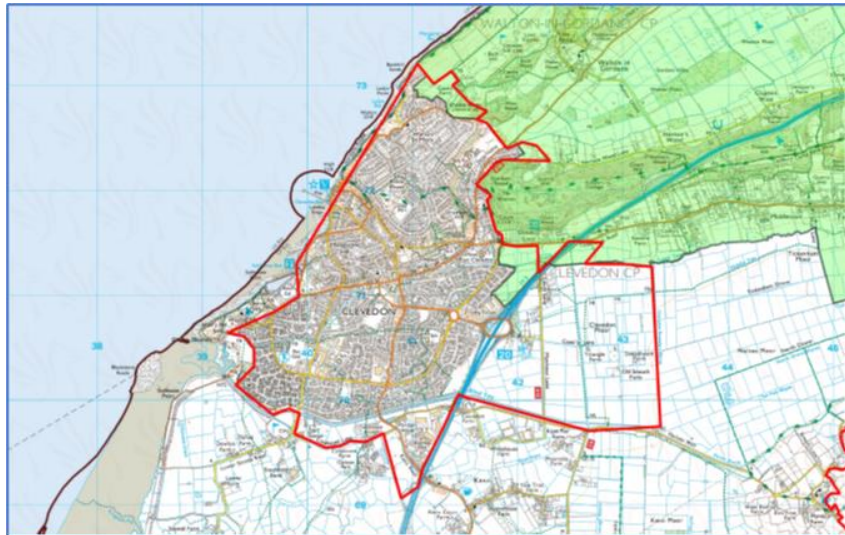
52. Not all land within the broad location would be released for development. Details of the mitigation and compensatory improvements will be set out once the details of which land (if any) is to be released. As well as appropriate green infrastructure and open space within the development area, it is likely to include some or all of the following in the remaining Green Belt:

- Enhancement to the potential new Green Belt to the south of Nailsea.
- New or enhanced strategic green infrastructure in the existing Green Belt.
- Woodland planting to complement existing woodland and create additional resource.
- Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal).
- Improvements to biodiversity, habitat connectivity and natural capital.
- New or enhanced walking and cycle routes Improved access to new, enhanced or existing recreational and playing field provision.

Possible long-term boundaries

55. Ensuring long-term boundaries is more challenging on some parcels than others in the Nailsea and Backwell area. Parcels of land to the north and east of Nailsea extend into open countryside with fewer discrete physical features. The land parcels at Backwell tend to be more contained especially to the south and east where they abut woodland and the rising land at Backwell Hill.

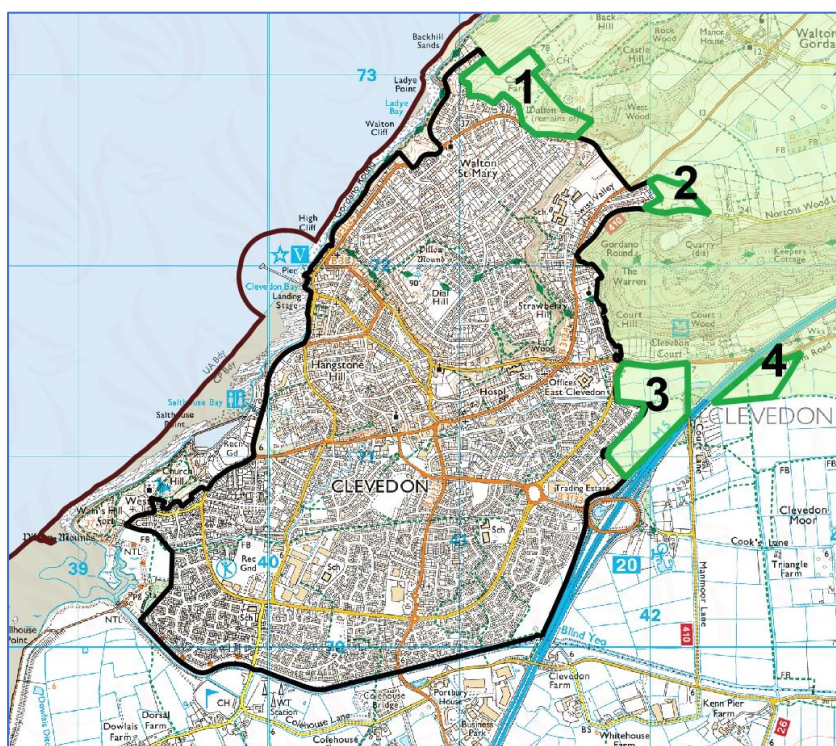
8. Clevedon



Clevedon Broad Location

Introduction

53. This broad location is on the outer edge of the Green Belt with the Green Belt covering areas to the north of Clevedon.
54. This study assesses four parcels of land in the Green Belt. Each is assessed for its contribution to the Green Belt and potential harm its release would have on the Green Belt purposes. Harm to the wider integrity of the Green Belt from these releases and the strength of potential alternative Green Belt boundaries considered. Chapter x Identifies any mitigation measures that might reduce harm to the Green Belt and potential for beneficial uses of remaining Green Belt.



Contribution and harm to the Green Belt of each parcel

55. Appendix 1 sets out the analysis of each parcel of land. The summary results of this analysis are set out in the following table:

No	Parcel Name	Purpose 1 Sprawl	Purpose 2 Merger	Purpose 3 Encroachment	Purpose 4 Setting Historic towns	Purpose 5 Regeneration	Overall Assessment
1	Land at Walton Castle	Low	Mod/Low	Mod/High	Low	Neutral	Mod/Low
2	Land north of Clevedon at Norton's Wood Lane	Low	Mod/Low	Mod/High	Low	Neutral	Mod/Low
3	Land west of the motorway south of Tickenham Road	Low	Mod/Low	Mod/low	Low	Neutral	Low
4	Land east of the motorway south of Tickenham Road	Low	Mod	High	Low	Neutral	Mod

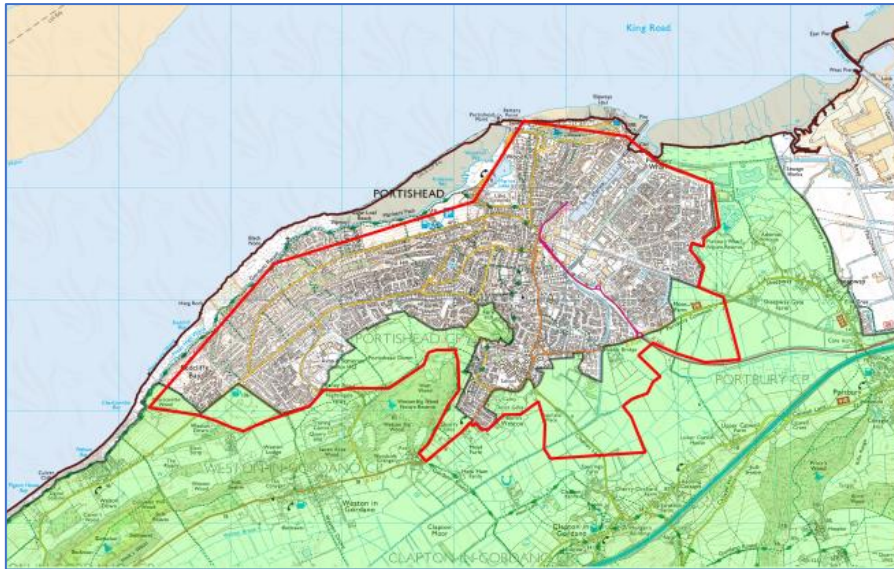
Potential Mitigations and compensatory improvements

56. It is not clear whether land within the broad location would be released for development. Details of the mitigation and compensatory improvements will be set out once the details of which land (if any) is to be released.

Possible long-term Boundaries

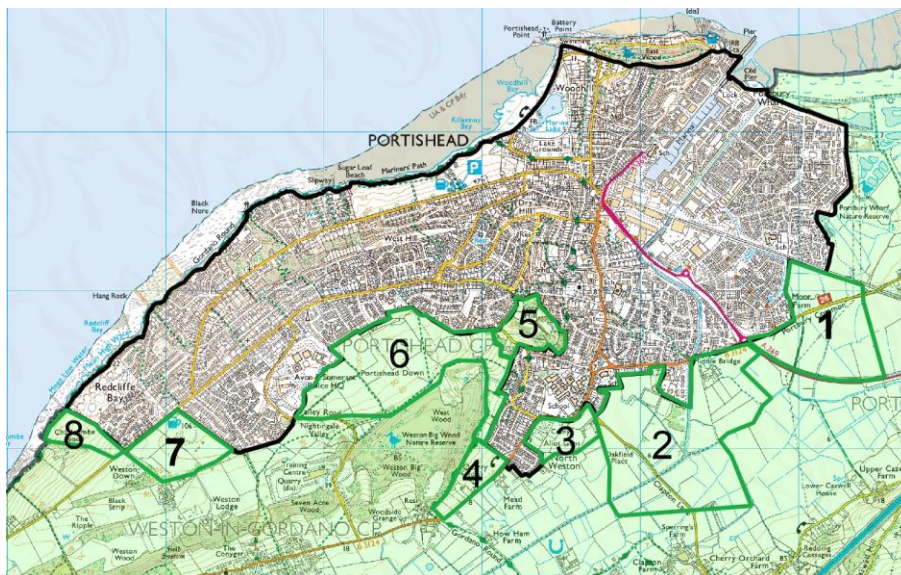
57. The existing Green Belt boundary to the north of Clevedon provides a long-term physical boundary, any release of land in this area would not provide such a secure boundary as the existing one. To the east of the town the M5 motorway is a clear physical constraint and boundary.

9. Portishead



Portishead Broad location

58. This broad location surrounds Portishead on the landward side.
59. This study assesses eight parcels of land in the Green Belt. Each is assessed for its contribution to the Green Belt and potential harm its release would have on the Green Belt purposes.



Contribution and harm to the Green Belt of each parcel

60. Appendix 1 sets out the analysis of each parcel of land. The summary results of this analysis are set out in the following table:

No.	Parcel Name	Purpose 1 Sprawl	Purpose 2 Merger	Purpose 3 Encroachment	Purpose 4 Setting Historic towns	Purpose 5 Regeneration	Overall Assessment
1	East Portishead between Railway and A369	Low	High	High	Low	Neutral	Mod/High
2	Clapton Lane	Low	Mod/Low	High	Low	Neutral	Mod
3	South of Gordano School	Low	Low	Mod/Low	Low	Neutral	Low
4	Black Rock	Low	Mod/Low	High	Low	Neutral	Mod
5	Fore Hill	Low	Low	Mod/Low	Low	Neutral	Low
6	Portishead Down	Low	Low	Mod	Low	Neutral	Low
7	South of Down Road and Valley Road	Low	Low	High	Low	Neutral	Mod/Low
8	South of Charlcome Rise	Low	Mod/Low	High	Low	Neutral	Mod

Potential Mitigations and compensatory improvements

61. It is not clear whether land within the broad location would be released for development. Details of the mitigation and compensatory improvements will be set out once the details of which land (if any) is to be released. Mitigations and compensatory improvements could include:

- New or enhanced green infrastructure;
- Woodland planting;
- Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- Improvements to biodiversity, habitat connectivity and natural capital;
- New or enhanced walking and cycle routes; and
- Improved access to new, enhanced or existing recreational and playing field provision.

Possible long-term boundaries

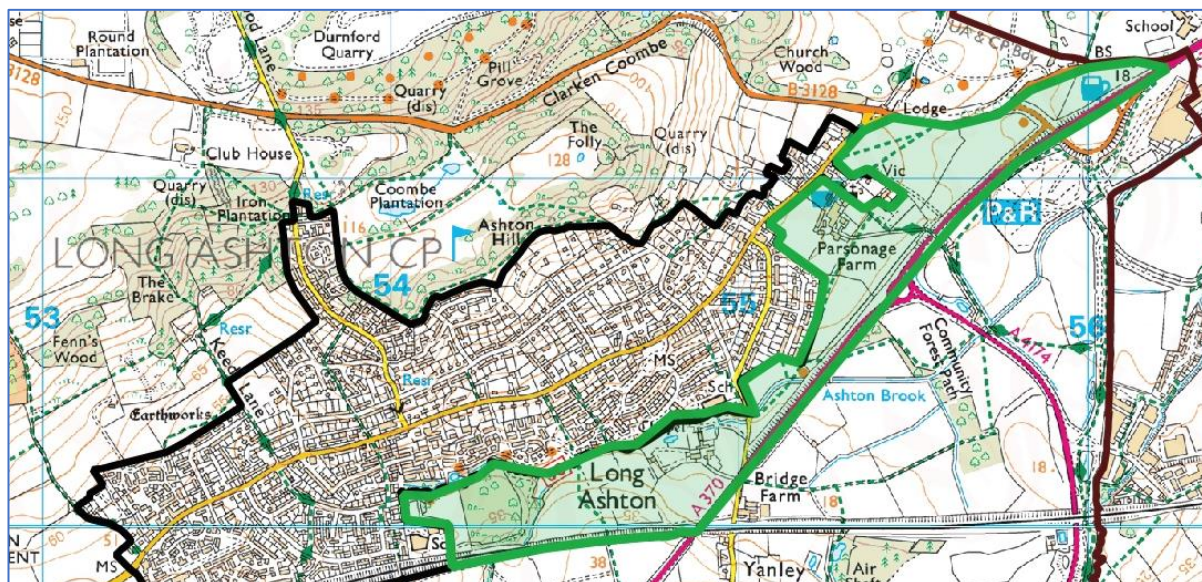
62. Some of the parcels to the south of Portishead which extend into the Gordano valley lack clear physical boundaries. Elsewhere railway lines, roads, and woodland could be utilised.

10. Conclusions

63. There are very few areas where harm to the Green Belt from development is considered to be low.
64. Not all Green Belt land within the broad locations would be harmed equally from development. Some of the parcels contribute more strongly to the purposes and some to more of those purposes.
65. All land in the Green Belt checks the sprawl of Bristol although for all broad locations other than the Edge of Bristol the harm to this purpose from development is assessed as 'low'. Within the Edge of Bristol broad location generally the closer to the urban edge the greater the harm to this purpose.
66. The separation of Long Ashton from Bristol has been a long-standing objective of the Green Belt in this area. The development of land north of the railway (broad location parcels 1, 2 and 3) would not only cause the merger of these settlements but also significantly reduce the width of the Green Belt between the west of Long Ashton (which would become the outer extent of the urban area) and Nailsea/Backwell. Harm to the Green Belt in this area and south of the A38 is the greatest of all the parcels assessed.
67. The harm from encroachment into the countryside for the majority of parcels is assessed as 'high', this may reflect the nature of the open countryside in North Somerset and the clear distinction between the built-up area and the countryside.
68. Should it be concluded that there are exceptional reasons for releasing land from the Green Belt the work on the broad locations will consider which sites to allocate. Harm to the Green Belt and the associated mitigation and compensatory improvements will need to be balanced with the other constraints and objectives of the Plan.

Appendix

Broad location	Site number	Name
Edge of Bristol	1	SE Long Ashton



Site description

Area of land to the SE of Long Ashton bounded by the settlement boundary, Ashton Road (B3128), the A370 and railway. The A370 is elevated where it crosses the railway before returning to ground level before the Collitier's Way roundabout. The railway 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 and a belt of trees along part of the A370. The area around the Parish Church and Parsonage Farm is included within the conservation area and forms an attractive rural setting to the village. The

Yanley Conservation area also extends around the Court Farm area. The northern section abuts the Ashton Court Estate.

Relationship between site, settlement and countryside

The site immediately abuts Long Ashton, and the northern section is close to the Bristol built up area. Whilst there are physical barriers to the wider Green Belt notably the A370 and railway, Yanley Lane does provides a route across these. The section of railway forming the southern boundary to the parcel is in cutting so whilst a physical boundary it is less of a visual one when seen from the mid distance. The A370 is more prominent due to the elevation as it crosses the railway. The area remains open countryside and mostly in agricultural use providing a rural setting to the settlement.

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This parcel is separated from the Bristol urban area mainly by parcels 2 and 3 and an area of Green Belt in BCC. Collectively all these parcels prevent the sprawl of Bristol. Recent planning applications in the Bristol Green Belt at Longmoor and development of the South Bristol Link which meets the A370 at the boundary of this parcel creates an impression that urban development is sprawling towards the settlement. Development especially in the north would result in sprawl from the urbanising influence of the park and ride site and leisure complex. The harm from sprawl is less pronounced in the south. Therefore, a moderate rating is given.	Moderate
Purpose 2 - to prevent neighbouring towns merging into one another	The parcel plays an essential role in preventing the merger of Long Ashton and Bristol. Development would erode the visual and physical gap between these settlements resulting in a significant narrowing of the physical gap. Together with parcel 2 and 3 the harm of coalescence between two settlements is most marked in this vicinity. Were parcels 2 and 3 developed, whilst the road could form a strong boundary, parcel 1 would be insufficient to provide physical and visual separation between the settlements and would adjoin the park and ride site in the north ensuring there was no physical separation of settlements. Development would also increase the perception of merger along the route corridors towards Nailsea.	High
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural countryside in this area safeguarding agricultural land and outdoor recreation on the public rights of way. The land forms an open rural setting to Long Ashton preserving the linear settlement form. There has been some business development at Lower Court Farm but urban influences other than the major infrastructure are limited. Pressure to develop continues evidenced by the call for sites submissions.	High

<p>Purpose 4 to preserve the setting and special character of historic towns</p>	<p>This parcel of Green Belt preserves the special setting and character of Long Ashton and 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. The norther section abuts the Ashton Court Historic Park and Garden which is a prominent and important feature in Bristol's historic setting. Development in this area would be harmful to this setting.</p> <p>Whilst the eastern section of this parcel forms a particularly attractive rural setting to the church and conservation area which could be harmed by development however in the context of the historic character of Bristol it would be more marginal.</p>	<p>Moderate</p>
<p>Purpose 5- -To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>Restricting development on green field land adjacent to urban areas assists in encouraging the use of brown field sites.</p>	<p>Neutral</p>

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. It would result in sprawl, merger, encroachment into the countryside, and impact views to the from the city's historic features. It forms part of an open area between Long Ashton and the Bristol urban area and links the open land along the ridge to the south of the railway to the Ashton Court estate. Development would especially harm the separate identity and separation of Long Ashton.

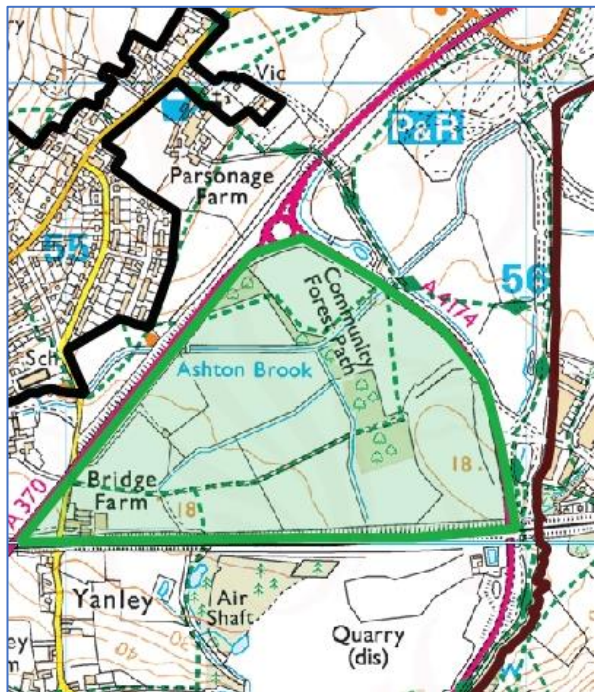
Harm if released from the Green Belt and developed: High

	visible in the landscape from the higher land which surrounds the site and from the Ashton Court Estate.	
Purpose 2 - to prevent neighbouring towns merging into one another	This parcel plays an essential role in preventing the merger of Long Ashton and Bristol. Development would erode the visual and physical gap between these settlements resulting in a significant narrowing of the physical gap. Together with parcel 1 and 3 the harm of coalescence between two settlements is most marked in this vicinity. Were parcels 1 and 3 developed, Colliter's Way could form a strong boundary, however this parcel would be insufficient to provide physical and visual separation between the settlements. Development would also increase the perception of merger along the route corridors towards Nailsea.	High
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open nature of land in this area some of which is in agricultural use however the land is separated from the wider countryside by major new transport infrastructure. And contains the large park and ride site.	Moderate
Purpose 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 part of the 'borrowed landscape' from Ashton Court, a Grade I listed building and its park which is registered Grade II* on English Heritage's Register of Parks and Gardens of Special Historic Interest. Views of the Suspension Bridge can be seen from parts of the site. Whilst this parcel of Green Belt links the open land to the south of the railway with the Ashton Court estate and Avon Gorge in the context of the overall historic character of Bristol harm would be more marginal.	Moderate/ Low
Purpose 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.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. It would result in increased sprawl, merger with Long Ashton, into the countryside, and impact view corridors. It forms part of a strategic gap between Long Ashton and the Bristol urban area and links the open land along the ridge to the south of the railway to the Ashton Court estate. **Harm if released from the Green Belt and developed: High**

Broad location	Site number	Name
Edge of Bristol	3	Land east of A370, north of railway, SW of A4174



Site description

Area of land immediately north of the railway between Long Ashton and Bristol. Bounded to the north west by the A370, and the north east the new South Bristol Link. (A4174). The area is mainly flat, low lying, and has sections of flood risk especially around Ashton Brook and the drainage channels. It is predominately open countryside used for agriculture with some areas of woodland. The buildings of Bridge Farm which are within the Yanley conservation area are located in the SW corner and Long Ashton Cricket Ground adjoins the A370.

Relationship between site, settlement and countryside

The site forms part of the open countryside and gap between Long Ashton and Bristol. It is rural in nature being predominantly farmland. Whilst the A370 separates it from the farmland surrounding Long Ashton both parcels contribute to the rural setting of Long Ashton and rural views from the road and railway. There are no urbanising features.

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This parcel plays an important contribution in preventing the sprawl of Bristol. The land abuts the Ashton Vale industrial area to the east. The land forms part of the open land linking open land on the ridge south of the railway with the Ashton Court Estate. Collectively parcels 1, 2, and 3 prevent the sprawl of Bristol and the inclusion of	High

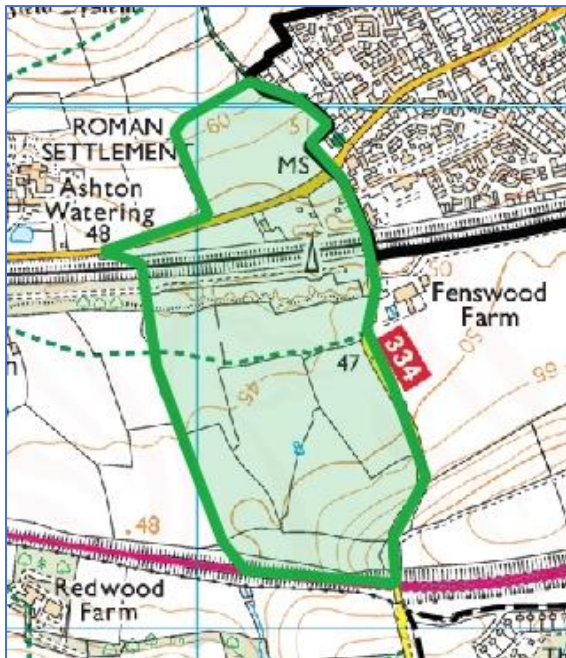
	Long Ashton into the urban area. Development on this site would contribute to the westward sprawl of the city and be highly visible in the landscape from the higher land which surrounds the site and from the Ashton Court Estate.	
Purpose 2 - to prevent neighbouring towns merging into one another	This parcel plays an essential role in preventing the merger of Long Ashton and Bristol. Development would erode the visual and physical gap between these settlements resulting in a significant narrowing of the physical gap. This area together with parcel 1 and 2 maintains the physical separation between Long Ashton and Bristol. Development would result also increase the perception of merger along the route corridors towards Nailsea.	High
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural countryside in this area which would be harmed if developed. It links closely with the rural area to the south of Long Ashton. The area is predominately in agricultural use, is also crossed by rights of way and is the home to the Long Ashton cricket ground.	High
Purpose 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 part of the 'borrowed landscape' from Ashton Court, a Grade I listed building and its park which is registered Grade II* on English Heritage's Register of Parks and Gardens of Special Historic Interest. Whilst this parcel of Green Belt links the open land to the south of the railway with the Ashton Court estate and Avon Gorge in the context of the overall historic character of Bristol harm would be more marginal.	Moderate/low
Purpose 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.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. It would result in increased sprawl, merger with Long Ashton into the countryside, encroachment into the countryside and impact view corridors. It forms part of the open land between Long Ashton and the Bristol urban area and links the open land along the ridge to the south of the railway to the Ashton Court estate.

Harm if released from the Green Belt and developed: High

Broad location	Site number	Name
Edge of Bristol	4	Land west of Long Ashton



Site description

Area of land immediately west of Long Ashton and Bristol bisected east west by the railway. It includes 2 fields to the north of Weston Road bounded by field hedges. Between Weston Road and the railway are some scattered buildings recently granted permission for redevelopment at appeal, a Girl Guides' hut and small field. Apart from this development, it is predominately open countryside used for agriculture with some strong hedgerow trees. The southern section is bounded by a stream, the A370 and Wildcountry Lane. The area rises both northwards and south of the railway. The area near the stream is flood zone 3a. Where the A370 is in cutting the banks are designated as a regionally important geographical site.

Relationship between site, settlement and countryside

The site forms part of the open countryside to the west of Long Ashton. It is rural in nature being predominantly farmland. Apart from the Girl Guides' hut and adjacent buildings there are no urbanising features.

Harm to the purposes

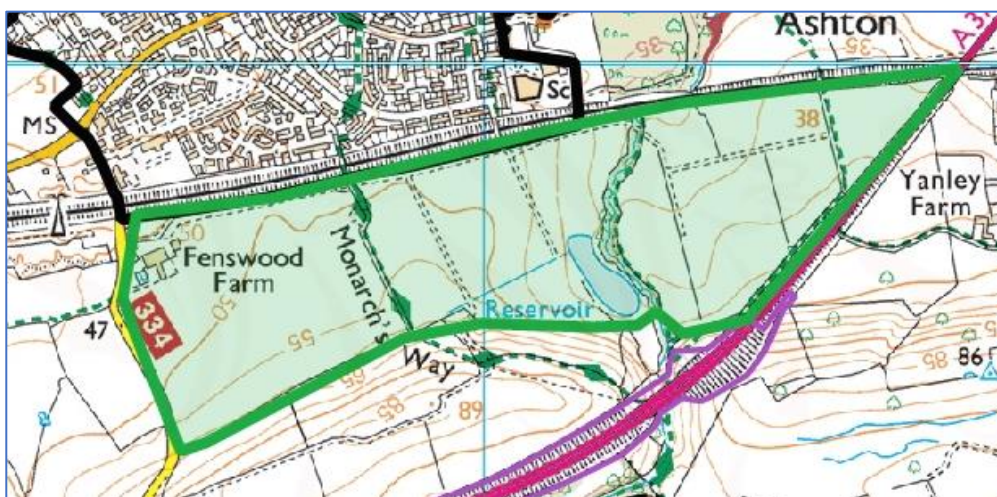
	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	Development on this parcel is sufficiently distant from the urban edge of Bristol to not constitute significant harm in terms of the sprawl of Bristol unless the intervening parcels were released for development.	Moderate/low
Purpose 2 - to prevent neighbouring towns merging	Development would contribute to reducing the physical gap between the Nailsea/ Backwell area and Bristol in this transport corridor. Whilst the development of single small sites may have moderate harm the erosion of the gaps along the	Moderate/High

into one another	transport corridor collectively it results in the merger of the towns and result in significant harm.	
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural countryside in this area safeguarding agricultural land and the archaeological site to the north. The land forms part of the open rural countryside with few urbanising features. Pressure to develop continues evidenced by the call for sites submissions on parts of the parcel.	High
Purpose 4 to preserve the setting and special character of historic towns	The parcel plays a limited role regarding this purpose.	Low
Purpose 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.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. Development would encroachment into the countryside and increase the merger of settlements. **Harm if released from the Green Belt and developed: Moderate**

Broad location	Site number	Name
Edge of Bristol	5	South of Long Ashton- Fenswood Farm





Site description

Area of land immediately south of Long Ashton and Bristol bounded by the railway to the north, the A370 to the east, and Wild Country Lane to the west. The University of Bristol's Fernwood Farm buildings occupy a site in the north west corner. Ashton Brook runs north south through the parcel together with a large pond and woodland. The Monarchs Way footpath also crosses the site to a footbridge over the railway. The land is fairly level before rising steeply to the ridge further south. The land is predominately open countryside used for agriculture. The parcel is divided by tacks but there are few hedgerows or trees within the site other than those near the brook.

Relationship between site, settlement and countryside

The site forms part of the open countryside to the south of Long Ashton. It is predominantly agricultural and sandwiched between two major transport routes. It is visible from the higher ground in Long Ashton.

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This area is physically separate from the Bristol urban area. The A370 and railway form strong physical boundaries. Development on this parcel is sufficiently distant from the urban edge of Bristol to not constitute sprawl of Bristol unless the intervening parcels were released for development.	Moderate/low
Purpose 2 - to prevent neighbouring towns merging into one another	Development would increase the built-up area in the gap between Nailsea/ Backwell and Bristol along the transport corridor. Development of this site on the southern edge of Long Ashton would not directly constitute merge of Long Ashton and Bristol unless other sites to the south and east were released from the Green Belt. If this were the case this parcel would play an important Green Belt role preventing the merger of Long Ashton with any future development proposed to the south.	Moderate/High

Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural countryside in this area safeguarding the countryside and agricultural land from encroachment. The land is open rural countryside with few urbanising features. Pressure to develop continues evidenced by the call for sites submission.	High
Purpose 4 to preserve the setting and special character of historic towns	The parcel plays a limited role regarding this purpose although plays a role in maintaining the linear structure to Long Ashton which would be compromised if developed.	Low
Purpose 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.	Neutral

Summary

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 Aston between the Yanley Ridge and the south facing Long Ashton slopes. Development would harm this openness and would cause encroachment into the countryside. Whilst development of the site in isolation would not lead to issues of merger this needs to be considered in the context of where there could be releases of land for development and the Green Belt purposes this parcel would play in that event. **Harm if released from the Green Belt and developed:**

Moderate

built-up areas of Bristol	not constitutes sprawl of Bristol unless the intervening parcels were released for development.	
Purpose 2 - to prevent neighbouring towns merging into one another	Development would increase the built-up area in the gap between Nailsea/ Backwell and Bristol along the transport corridor. Development of this site to the south of Long Ashton would not directly constitute merge of Long Ashton and Bristol unless other sites to the south and east were released from the Green Belt. If this were the case this parcel would play an important Green Belt role preventing the merger of Long Ashton with any future development proposed to the south.	Mod/High
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural countryside in this area safeguarding the countryside and agricultural land. The land is very visible open rural countryside with no urbanising features.	High
Purpose 4 to preserve the setting and special character of historic towns	The parcel plays a limited role regarding this purpose.	Low
Purpose 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.	Neutral

Summary

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 ridge south of Long Aston. Development would harm this openness and would cause encroachment into the countryside. Whilst development of the site in isolation would not lead to issues of merger this needs to be considered in the context of where there could be releases of land for development and the Green Belt role the parcel would play in that event **Harm if released from the Green Belt and developed: Moderate**

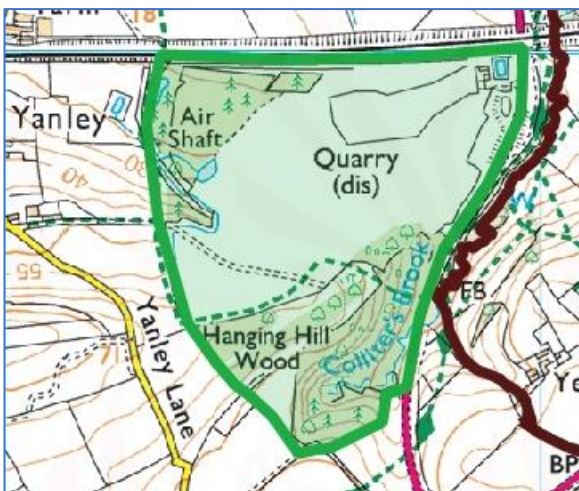
	merger of Long Ashton with any future development proposed to the south.	
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural countryside in this area safeguarding the countryside and agricultural land. The land is open rural countryside with a rural character and feel. The elevated section of the A370, however, is a significant urbanising feature	High
Purpose 4 to preserve the setting and special character of historic towns	The parcel plays a limited role regarding this purpose. Although plays a local role regarding the character of Yanley.	Low
Purpose 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.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. It forms a quiet rural setting for Yanley nestled between major transport infrastructure, a former tip, and golf course. Development would harm this openness and would cause encroachment into the countryside. Whilst development of the site in isolation would not lead to issues of merger or sprawl this needs to be considered in the context of where there could be releases of land for development and the Green Belt increased significance in role the parcel would play in that event.

Harm if released from the Green Belt and developed: Moderate/ high

Broad location	Site number	Name
Edge of Bristol	8	Yanley Landfill/Hanging Hill Wood



Site description

Area of land consisting of a former quarry and subsequent landfill site which is no longer operational, together with areas of woodland. Part of the woodland at Hanging Hill Wood is designated by Natural England as ancient woodland. The land forms part of the ridge stretching east west across the broad location and which extends into the Bristol area at Bedminster Down. The area is bounded to the north by the railway and east by Colliter's Way.

Relationship between site, settlement and countryside

The site forms part of the open landscape to the south of Long Ashton. The ridge is visible within the landscape. The former tip is grassed over and is separated from the Bedminster Down area by Colliter's Way.

Harm to the purposes

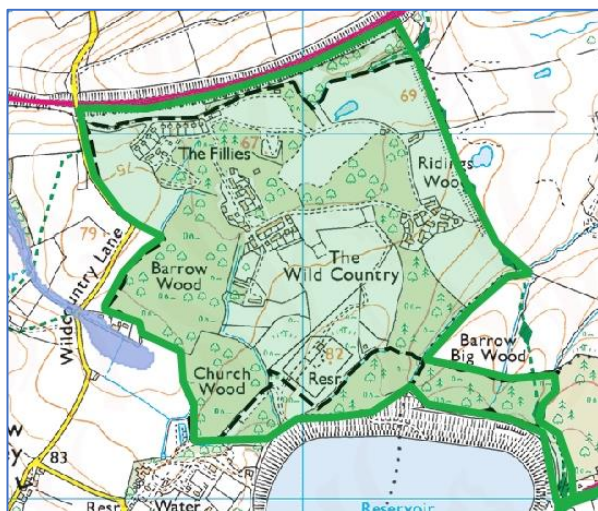
	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	Development is unlikely on this former landfill site. Nonetheless it plays an important role in preventing sprawl. The area is highly visible in the landscape. Whilst separate from Bristol were development to take place on adjacent sites in or on the edge of Bristol this site would form an important role in preventing sprawl.	Moderate/High
Purpose 2 - to prevent neighbouring towns merging into one another	This site has the potential to prevent merger of possible development to the north and south as well as the merger of Long Ashton with any future development proposed to the south.	High
Purpose 3 - to assist in safeguarding the countryside from encroachment	Whilst not in agricultural use or currently suitable for recreation the restored site has the potential to form part of the strategic green infrastructure corridor extending from Bedminster Down into the countryside. The area is an important landscape feature and potential outdoor recreational resource.	Moderate
Purpose 4 to preserve the setting and special character of historic towns	The parcel plays a limited role regarding this purpose.	Low
Purpose 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.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. It is highly visible in the landscape. Whilst development is unlikely it has potential through compensatory improvement to the Green Belt to become a recreational and or wildlife resource.

Harm if released from the Green Belt and developed: Moderate/ high

Broad location	Site number	Name
Edge of Bristol	9	Barrow Hospital



Site description

This parcel mainly comprises the former Barrow Hospital estate which was built in the 1930s. Parts of the site have seen recent residential development on the site of the former buildings. The site is heavily wooded with parts designated as ancient woodland. The woodland forms a prominent feature in the landscape, it is a valued habitat for bats and is an unregistered historic park. The area in the eastern section of the parcel is undulating farmland. The site is bounded to the north by the A370, to the west by the long-distance footpath, the Monarch's Way, Wildcountry Lane and woodland to the east and the reservoir to the south.

Relationship between site, settlement and countryside

The site forms part of the wooded landscape in the countryside landscape to the south of Long Ashton. The site contains some residential development although for the most part this is not visible from outside the site. The site is an important historic parkland landscape, with farmland to the east. The extensive woodland would preclude the majority of the site from development.

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site is distant from the Bristol built up area and is approximately 1.4kms to the A4174. Whilst some development has taken place on the site of the former hospital buildings the landscape is mainly open parkland with prominent woodland. The woodland forms a strong visual boundary in the landscape separating some of	Moderate/low

	the more urban fringe uses at the golf club and the wider countryside beyond.	
Purpose 2 - to prevent neighbouring towns merging into one another	This parcel is less important in preventing the merger of Long Ashton and Bristol and Nailsea and Bristol than other sites in the broad location.	Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	The site is an important historic parkland landscape. Is heavily wooded with some agricultural fields.	High
Purpose 4 to preserve the setting and special character of historic towns	The woodland can be seen from parts of the city forming a long-distance backdrop to the city and a parkland setting. The woodland would form a physical and visual boundary for development.	Mod
Purpose 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.	Neutral

Summary

This is a prominent site in the landscape due mainly to its woodland features and position in the

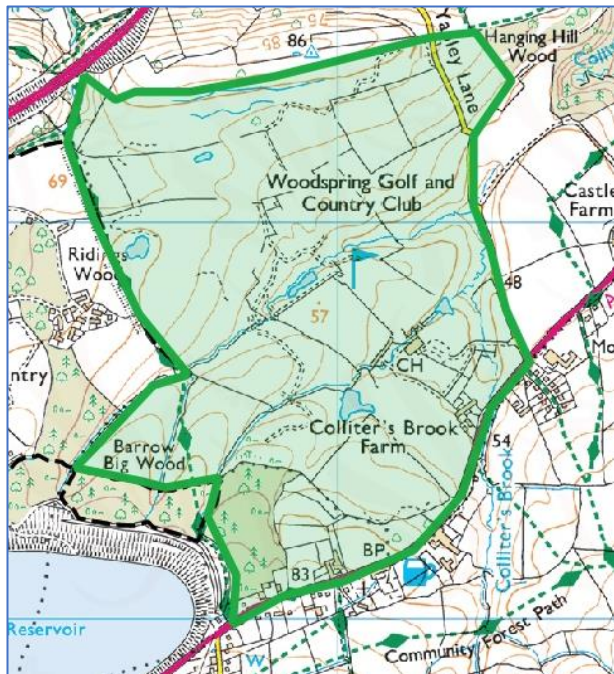
landscape. The woodland forms a visual and physical boundary to the wider countryside.

Whilst some development has taken place it is within the site and not visible from outside the site. 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 and farmland.

Harm if released from the Green Belt and developed: Moderate

Broad location	Site number	Name
Edge of Bristol	10	Woodspring Golf Club



Site description

This parcel covers an area of land between the A38 and Yanley Ridge and is bounded to the west in part by the Monarch's Way footpath and to the east by Yanley Lane. The land is undulating and rises towards the ridge line. It is prominent in the landscape being 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. This majority of the parcel is currently used by the Woodspring golf club, there are some agricultural fields to the west and south, with some scattered development and farm buildings along the A38.

Relationship between site, settlement and countryside

The land is mostly used as a golf course, providing outdoor recreation. It has an open and green aspect, landscaped and managed for this use. There is some built development notably the club house and buildings on the A38 but is generally within an open countryside setting.

Harm to the purposes

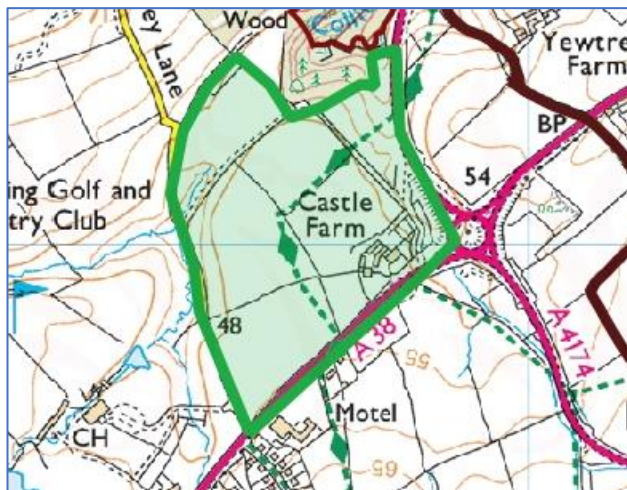
	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This parcel of land is not immediately next to the edge of Bristol but is in close proximity (less than 500m to the A4174 at the nearest point) and is large very visible tract of open land which if developed particularly with parcels closer to Bristol would contribute to the sprawl of Bristol.	Moderate/High

Purpose 2 - to prevent neighbouring towns merging into one another	This parcel is less important in preventing the merger of Long Ashton and Bristol and Nailsea and Bristol than other sites in the broad location. Development of this parcel would not in itself harm the separate identity of Long Aston. However, this would need to be reviewed if adjacent parcels to the north were released from the Green Belt.	Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	The land is mainly a golf course in open recreation use, with limited agricultural fields. It is part of the wider countryside with important wildlife and landscape features. Development would harm the open outdoor recreation space and encroach into the open area.	Mod/High
Purpose 4 to preserve the setting and special character of historic towns	Limited	Low
Purpose 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.	Neutral

Summary

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. The land is visible in the landscape so development would constitute sprawl especially if developed in conjunction with parcels closer to the urban edge. Further sprawl westwards however could be contained by the reservoirs and woodland within the former Barrow Hospital estate. Development would also result in harm to the countryside from encroachment. **Harm if released from the Green Belt and developed: Moderate**

Broad location	Site number	Name
Edge of Bristol	11	Castle Farm area



Site 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 the ancient woodland at Hanging Hill wood. The land is undulating forming steep sides to the newly constructed South Bristol link to the east. The site includes the historic buildings at Castle Farm.

Relationship between site, settlement and countryside

The land is mostly open agricultural land forming part of the countryside beyond the urbanising feature of the new road.

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	The area of land just forms the countryside immediately east of Colliter's Way. Its southern boundary is the A38 the main road transport route into the city from the south west. The site forms part of the rural gateway into/out of the city and remains undeveloped. The Castle Farm complex is a listed building. The parcel plays a strong contribution to preventing sprawl and development would harm this purpose.	High
Purpose 2 - to prevent neighbouring towns merging into one another	This parcel is less important than parcels further north in preventing the merger of Bristol and Long Ashton. Development on this parcel singularly would not harm the merger of these settlements. Consideration should be given to the importance of the parcel with respect to merger with Bristol if development were proposed in the area where physical separation was an important objective.	Low

Description

This land immediately abuts the Bristol City boundary. Parts are adjacent to land in Bristol's Green Belt. It is contained by Colliter's Way. The land rises from the road towards the city being particularly steep sided in the northern most section. The land is mostly in agricultural use and divided by hedges into fields. There is some scrub and woodland and a cluster of development to the south.

Relationship between site, settlement and countryside

Whilst the land is mostly open agricultural land it is contained by the urbanising feature of the new road. The site north of the A38 is part of the ridge forming Bedminster Down which stretches into the city.

Harm to the purposes

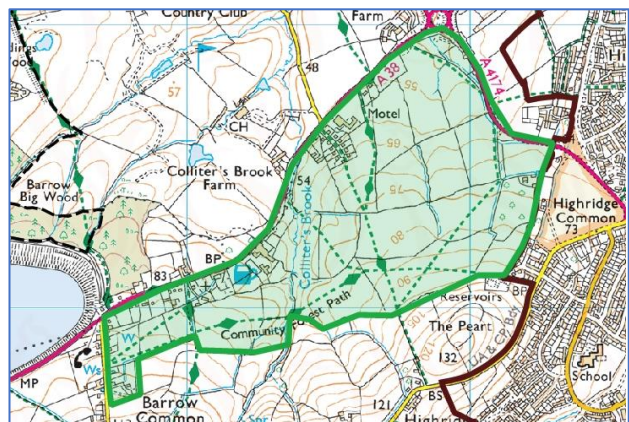
	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	Area of mainly farmland between the urban edge of Bristol and Colliter's Way. The new road forms a strong physical boundary feature which encloses the parcel, and which is a strong urbanising feature. The land north of the A38 relates closely to the open land on Bedminster Down. It is steep sided where it meets the new road and has a more open aspect than the land to the south which is more closely related to the urban area than the countryside beyond. Whilst development on both sides would constitute sprawl the southern site could be regarded as more infill than sprawl. Development could be contained by the road.	Mod
Purpose 2 - to prevent neighbouring towns merging into one another	Development would play a very limited role in increasing the merger with Long Ashton or with Nailsea. Consideration should be given to the importance of the parcel with respect to merger with Bristol if development were proposed in the area where physical separation was an important objective.	Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	Whilst the parcel comprises mainly agricultural land immediately adjacent to the urban area it is affected by the route of Colliter's Way which limits its connectivity to the wider countryside. The section of the parcel north of the A38 is more open and has greater relationship with the more open Bedminster Down.	Mod/Low
Purpose 4 to preserve the setting and special character of historic towns	The parts of the parcel north of the A38 form part of the prominent ridge forming Bedminster Down on the edge of the city and there is some visibility of this area from the historic core of Bristol however the land south of the A38 plays a limited role in this purpose.	Low
Purpose 5- -To assist in urban	Restricting development on green field land adjacent to urban areas assists in encouraging the use of brown field sites.	Neutral

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

Summary

The parcel plays a role in checking the unrestricted sprawl of Bristol however the construction of Colliter's Way has created a defensible boundary close to the urban area and resulted in a small areas of land which are not well connected to the wider countryside. Development of the northern parcel would have need to be considered in the context of encroachment into the openness of the countryside along Bedminster Down and in the context of any other releases of land to the west. The southern section has less relationship with the wider countryside. **Harm if released from the Green Belt and developed: Mod/Low**

Broad location	Site number	Name
Edge of Bristol	13	Land South of A38



<p>Description</p> <p>This area of land is bounded by the A38, Colliter's Way, Dundry Lane and hedgerows along the rising land forming the slopes of Dundry Hill. The parcel has significant development, mainly residential, along both Bridgwater Rd and Dundry Lane. However, the majority of land is agricultural consisting of small fields and hedgerows. The land rises steeply upwards towards Dundry and the hill known as the Peart and contains springs and watercourses. The high ground affords views across the valley to the reservoirs, the woodland at Barrow Hospital, Long Ashton and the city.</p>
<p>Relationship between site, settlement and countryside</p> <p>The land is mostly open agricultural land adjacent to the Bristol area. Sporadic development along the A38 is an urbanising feature.</p>

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	Substantial area of open farmland land close to and adjacent to the Bristol at Highridge. The landform rises significantly and steeply towards Dundry Hill. There are distant views to and from Bristol. The land is mainly open apart from some existing ribbon development on the A38 and on Dundry Lane. Development would harm openness but could be contained by the topography.	High
Purpose 2 - to prevent neighbouring towns merging into one another	Development would play a limited role in increasing the merger with Long Ashton or with Nailsea.	Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	The cell comprises mainly agricultural land rising towards the Peart and Dundry Hill. The northern boundary is formed by Colliter's Way and there is some ribbon development along the A38 and Dundry Lane. It is crossed by numerous public rights of way. The high ground is widely visible in views from adjoining urban areas and surrounding rural areas and forms a prominent countryside setting to the adjoining areas of Bristol.	High
Purpose 4 to preserve the setting and special character of historic towns	The higher ground is visible in views from the adjoining urban areas and surrounding rural areas, the land continues to rise beyond the parcel and forms a prominent countryside setting to the adjoining areas of Bristol and contributes to the character of views from some parts of the historic core of the city.	Moderate
Purpose 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.	Neutral

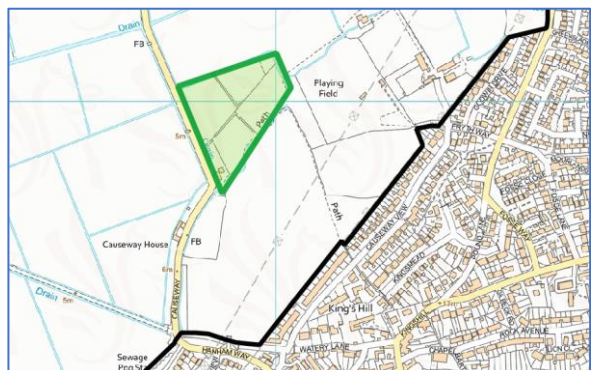
Summary

This site is an important Green Belt site preventing the sprawl of the city along the radial routes, and the hillside and safeguarding the countryside from encroachment. Development would harm the openness of the Green Belt but could be contained by the topography.

Harm if released from the Green Belt and developed: High

Nailsea/Backwell

Broad location	Site number	Name
Nailsea/Backwell	1	Land east of the Causeway, north of Parish Brook



Site description

This area of land to the NW of Nailsea is separated from the settlement boundary by an area of predominantly agricultural land which has been allocated in the Site Allocations Plan (April 2018) for a maximum of 450 dwellings. The site is low lying and at risk of flooding. The site is bounded by a series of rhyes and the Parish Brook all of which are designated Sites of Special Scientific Interest. The land use is agricultural with small agricultural buildings in the southern corner. A number of trees line the roadway and route of the Parish Brook.

Relationship between site, settlement and countryside

The site is currently separated from the built extend of Nailsea. It is on the outer extent of the Green Belt. Were the proposed allocation to be developed this site would still intrude into the countryside and be separated from it by the logical boundary along the Parish Brook. Land to the west whilst not Green Belt is protected due to the network of SSSIs along the rhyes. The parcel is open countryside, in agricultural use and providing a rural setting to the settlement.

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	This area plays a very limited contribution in maintaining the physical separation between Nailsea and Clevedon. The physical distance to Clevedon is over 3.8 kms. The harm from its release to the merger of these towns is limited due to its size and the distance between the towns	Mod/Low
Purpose 3 - to assist in safeguarding the countryside	The Green Belt designation maintains the open rural countryside in this area safeguarding agricultural land and the network of rhyes. The land forms an open rural setting to Nailsea. Pressure to develop continues evidenced by the call for sites submissions.	High

from encroachment		
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function	Low
Purpose 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.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. It would result in encroachment into the countryside **Harm if released from the Green Belt and developed: Moderate/Low**

Broad location	Site number	Name
Nailsea/Backwell	2	Land North of Nailsea



Site description

This area of land to the North of Nailsea abuts the settlement boundary. It is predominantly agricultural land but also contains a playing field and car park as well as a residential property and farm to the west of the B3130. The eastern section is bounded to north the by the River Land Yeo and the section to the west by field boundaries and hedges. The land slopes towards the river and is divided into smaller fields by hedgerows and trees.

Relationship between site, settlement and countryside

The site abuts the built extend of Nailsea. It is on the outer extent of the Green Belt. The site slopes away from the built development and obscures views of Nailsea from the north. The parcel is open countryside, mainly in agricultural use and provides a rural setting to the settlement.

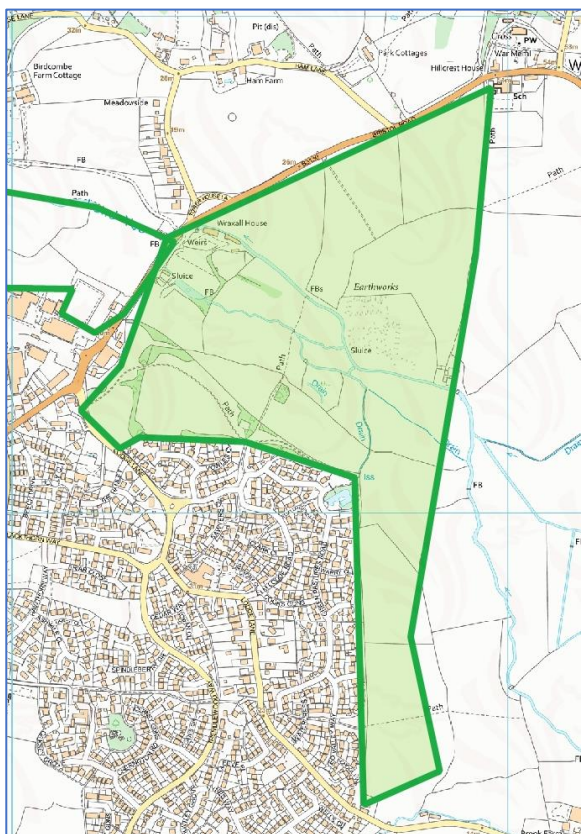
Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	This area plays a limited contribution in maintaining the physical separation between Nailsea and Portishead. The physical distance to Portishead would be over 3.3 kms at the narrowest point. Any visual merger of Nailsea and Portishead is limited due to the topography which includes the Tickenham Ridge, the M5 motorway and Gordano Valley. Development would reduce the gap with the developments at Stone Edge Batch.	Mod/Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural countryside in this area safeguarding agricultural land. The land forms an open rural setting to Nailsea. Pressure to develop continues evidenced by the call for sites submissions.	High
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function	Low
Purpose 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.	Neutral

Summary

This land makes a contribution to the overall openness of the Green Belt in this area. Development would harm this openness. It would result in encroachment into the countryside, and impact merger all be it in a limited way. **Harm if released from the Green Belt and developed: Moderate/Low**

Broad location	Site number	Name
Nailsea/Backwell	3	Land North East of Nailsea



Site description

This area of land to the north east of Nailsea abuts the settlement boundary. It is predominantly agricultural land but also contains a large area of land adjacent to Lodge Lane which has been designated Local Green Space in the Site Allocations Plan (2018). The Land Yeo and series of drains run east west across the site and are included in an area subject to flood risk. The earth works are designated a scheduled monument.

Relationship between site, settlement and countryside

The site abuts the built-up extent of Nailsea on the north eastern corner. It is on the outer extent of the Green Belt. The northern section slopes towards Waxall whereas the land to the east is lower lying and flatter. The parcel is open countryside, mainly in agricultural use and provides a rural setting to the settlement.

Harm to the purposes

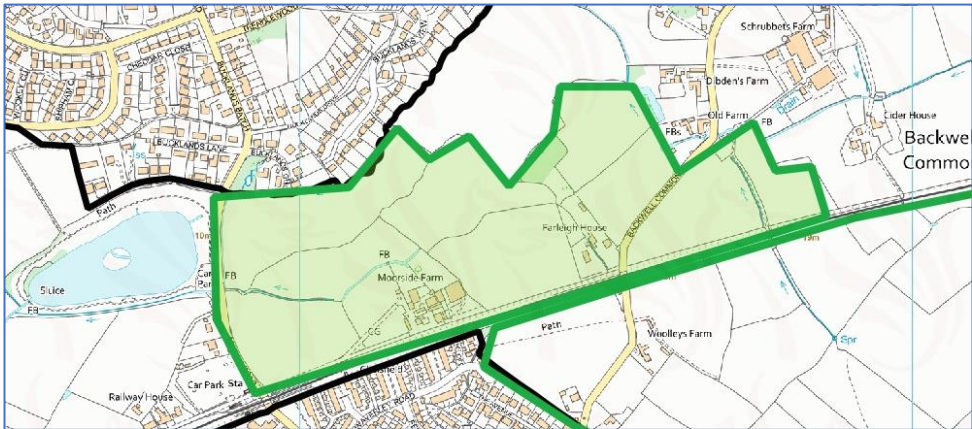
	Comments	
Purpose 1 - to check the	This site does not check the unrestricted sprawl of Bristol	Low

unrestricted sprawl of large built-up areas of Bristol		
Purpose 2 - to prevent neighbouring towns merging into one another	To the east helps prevent the merger of Nailsea with the Bristol urban area although the harm would be limited given the distance between the towns. To the north merger of Nailsea and Portishead is contained by the landform which includes the Tickenham ridge and the Gordano Valley. Maintains the separation of Nailsea and Wraxall.	Mod/Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural countryside in this area safeguarding agricultural land and the countryside from encroachment. The land forms an open rural setting to Nailsea with no urbanising features. Pressure to develop continues evidenced by the call for sites submissions.	High
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function	Low
Purpose 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.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. It would result in encroachment into the countryside, and impact merger in a limited way. **Harm if released from the Green Belt and developed: Moderate/Low**

Broad location	Site number	Name
Nailsea/Backwell	4	Land at Backwell to the east of Station Road, north of the railway



Site description
 This area of land to the east of Station Road is between Nailsea and Backwell north of the railway. It is predominantly agricultural land with a large farm complex at Moorside Farm and residential properties at Farleigh House. Backwell Common Lane runs through the parcel. It is divided into smaller fields by hedgerows.

Relationship between site, settlement and countryside
 The parcel separates the settlements of Nailsea and Backwell on the outer extent of the Green Belt. The parcel is open countryside, mainly in agricultural use and provides a rural setting to both settlements.

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	The parcel plays an essential role in preventing the merging of Nailsea and Backwell eroding both the visual and physical gap between the settlements. Development of this parcel would result in physical and visual coalescence with no gap between the settlements. It would also reduce the separation of Nailsea and Bristol along the railway corridor.	High
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural countryside in this area safeguarding agricultural land and the countryside from encroachment. The land forms an open rural setting to both Backwell and Nailsea. The land is in agricultural use with a few scattered buildings. Pressure to develop continues evidenced by the call for sites submissions.	High
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function	Low
Purpose 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.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. It would result in merger of Nailsea with Backwell and encroachment into the countryside. **Harm if released from the Green Belt and developed: Moderate/ high**

built-up areas of Bristol		
Purpose 2 - to prevent neighbouring towns merging into one another	The parcel plays a role in preventing the merging of Nailsea and Backwell. Development of this parcel would increase physical and visual coalescence. The distance between development on this site and the edge of Nailsea would be just over 300m at its narrowest point, although the railway does provide a physical barrier. Development of this site, in the railway corridor between Nailsea and Bristol would also reduce separation leading to a greater sense of merger in this corridor.	High
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural countryside in this area safeguarding agricultural land and the countryside from encroachment. The land is enclosed by existing development and the railway so is in some way divorced from the wider countryside. However, as an extensive tract of land it appears open and forms a rural setting to Backwell. Pressure to develop continues evidenced by the call for sites submissions.	Mod/High
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function	Low
Purpose 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.	Neutral

Summary

Both merger and encroachment need to be considered when determining the potential for release of land for development within this parcel. Merger of Nailsea and Bristol along the transport corridor reduces the separation of these towns. The increasing sense of merger of Backwell and Nailsea also needs to be taken into account. Whilst development would not reduce the gap, but the narrowness of the gap would be perpetuated.

Although enclosed on all sides by development and the railway, the parcel of land is fairly extensive parcel of land in the countryside. Development would encroach into this countryside although the resultant harm may be contained to some degree by the physical barriers. **Harm if released from the Green Belt and developed: Moderate**

Broad location	Site number	Name
Nailsea/Backwell	6	Land at Backwell Hill Road



<p>Site description</p> <p>This parcel consists of two small areas of land either side of Backwell Hill Road. The land north of Backwell Hill Road comprises a small field bounded by hedges abutting buildings to the north but separated from the settlement boundary. The land to the south is bounded by the settlement boundary and tree-lined driveway leading to Backwell Down. The parcel is within a designated Conservation Area.</p>
<p>Relationship between site, settlement and countryside</p> <p>The parcel adjoins the settlement boundary to the east of Backwell at Farleigh. It lies between the settlement and a group of buildings surrounding the listed building at Backwell House.</p>

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	The parcel is to the east of Backwell within the A370 corridor which separates the Nailsea/Backwell area from Bristol. Development would reduce the separation with Flax Bourton and within this corridor generally. This is limited by the size of the site and the existing development to the east.	Mod/High
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural countryside in this area safeguarding the countryside from encroachment. The land forms an open rural setting to Backwell. Pressure to develop continues evidenced by the call for sites submissions.	High

Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function	Low
Purpose 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.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. Development would increase the merger of Nailsea/Backwell with Bristol and along the A370 corridor lessening the gap between Backwell and Flax Bourton. Development would result in encroachment into the countryside. **Harm if released from the Green Belt and developed: Moderate**

Broad location	Site numbers	Name
Nailsea/Backwell	7	East of Church Lane



Site description

Both parcels of land are to the east of Church Road separated by Farleigh Combe Manor Nursing Home. The land rises to the east from Church Lane and is separated from the wider countryside by extensive woodland. The land is in agricultural use apart from two houses to the north.

Relationship between site, settlement and countryside

The parcel adjoins the settlement boundary to the east of Backwell. The land slopes towards the existing built-up area facing the residential properties on Church Street.

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging	Both parcels are to the east of Backwell on land which physically separates the Nailsea/Backwell area from Bristol. Although the visual impact is reduced due to the distance (over 3.7km to Long Ashton) topography and woodland.	Mod/Low

into one another		
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural countryside in this area safeguarding the countryside from encroachment. The land forms an open rural setting to Backwell. Pressure to develop continues evidenced by the call for sites submissions.	High
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function	Low
Purpose 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.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. Development would encroach into the countryside and to a limited degree reduce the physical separation between Nailsea/Backwell and Bristol. **Harm if released from the Green Belt and developed: Moderate/Low**

Broad location	Site number	Name
Nailsea/Backwell	8	Land at Church Town





Site description

This is an area of gently sloping farmland between the settlement of Backwell and Coles Quarry. A strategic water pipeline crosses the site. The route can be seen in the aerial photograph. The boundary to the site to the SE is treelined as it abuts the quarry site.

Relationship between site, settlement and countryside

The parcel adjoins the settlement boundary to the east of Backwell. The land slopes towards the existing built-up area. There is extensive woodland to the south and to the east beyond the quarry site.

Harm to the purposes

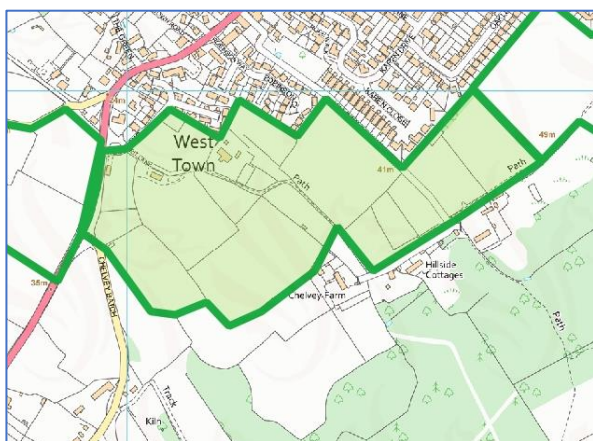
	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	The parcel does not prevent neighbouring towns merging into one another	Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	This site sits on gently sloping agricultural ground between the built edge of Backwell and the recycling site on the edge of the former Coles quarry and further south the heavily wooded slopes rising up towards Backwell Hill. The Green Belt designation maintains the open rural countryside in this area safeguarding the immediate area from encroachment however, the parcel is divorced from the wider countryside by the quarry and woodland. Development would be contained by	Mod/High

	these features and harm from encroachment thus contained. The land does form an open rural setting to Backwell. Pressure to develop continues evidenced by the call for sites submissions.	
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function	Low
Purpose 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.	Neutral

Summary

The safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel, although this is contained by the surrounding land uses and topography and resultant harm limited to the immediate vicinity. **Harm if released from the Green Belt and developed: Low**

Broad location	Site number	Name
Nailsea/Backwell	9	Land at West Town



Site description

This is an area of gently sloping farmland to the south of Backwell at West Town. A strategic water pipeline crosses the site. The route can be seen in the aerial photograph. Hillside Road divides the parcel leading to some cottages and Chelvey

Farm on the hillside. A further property Oldfield lies closer to the developed area. The area is divided into small agricultural fields divided mainly by hedgerows.

Relationship between site, settlement and countryside

The parcel adjoins the settlement boundary to the south of Backwell, east of the A370. The land slopes towards the existing built-up area. There is extensive woodland to the south and south east leading up the steep hill to Backwell Hill House. The land forms part of the wider countryside in the area.

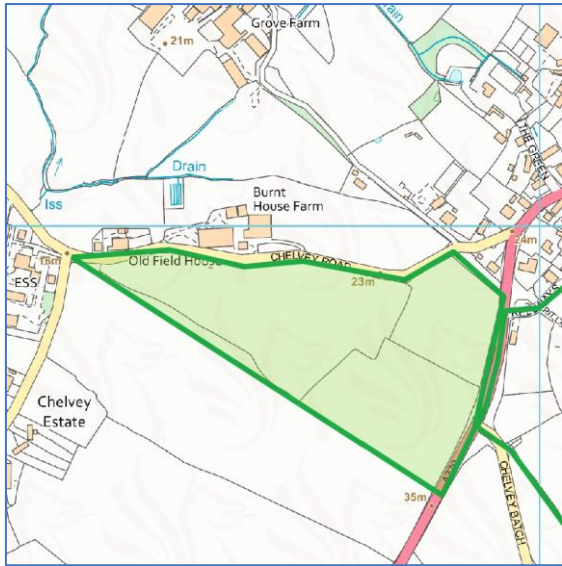
Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	The parcel does not separate towns or settlements included in the review.	Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural countryside in this area safeguarding the countryside from encroachment. Development would encroach into the wider countryside. The land forms an open rural setting to Backwell to the south of Backwell.	High
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function	Low
Purpose 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.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. Development would encroach into the countryside. **Harm if released from the Green Belt and developed: Moderate/ low**

Broad location	Site number	Name
Nailsea/Backwell	10	Land to the south of Burnt House Farm, west of the A370



<p>Site description</p> <p>This is an area of farmland to the south of Backwell. The land gently slopes from the A370 towards Chelvey Lane. The area is divided into three agricultural fields divided mainly by hedgerows.</p>
<p>Relationship between site, settlement and countryside</p> <p>The parcel adjoins the settlement boundary to the north east. The land is open countryside on the outer edge of the Green Belt. Development of the parcel would extend the village towards the southwest.</p>

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	The parcel does not separate towns or settlements.	Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural countryside in this area safeguarding the countryside from encroachment. Development would encroach into the countryside. The land forms an open rural setting to Backwell to the south of Backwell it has no urbanising features.	High

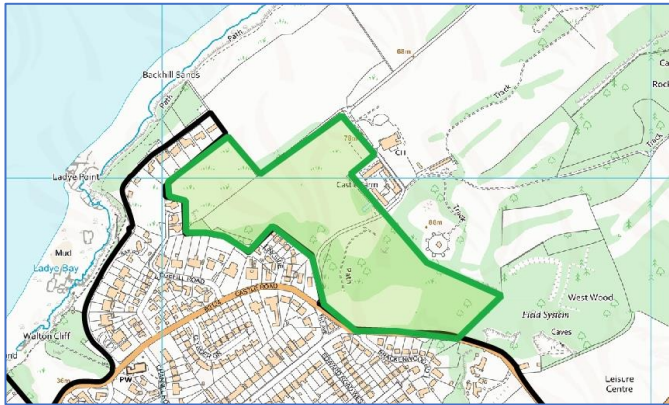
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function	Low
Purpose 5- -To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Restricting development on green field land adjacent to urban areas assists in encouraging the use of brown field sites.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. Development would encroach into the countryside. **Harm if released from the Green Belt and developed: Moderate /low**

Clevedon

Broad location	Site number	Name
Clevedon	1	Land at Walton Castle



<p>Site description</p> <p>This is an area of land to the north of Clevedon mainly used as a golf course. The land is heavily wooded with trees along the existing Green Belt boundary with Clevedon. The land to the south is part of the grounds of Walton Castle which is a Grade II listed 17th century castle standing on a distinctive hill top.</p>
<p>Relationship between site, settlement and countryside</p> <p>The parcel adjoins the settlement boundary to the north of Clevedon. The land is heavily wooded forming an existing firm boundary with the more open area beyond, which is used as a golf course or is woodland. The land falls steeply to the sea to the north west with the ridge of higher land following the coast towards Portishead.</p>

Harm to the purposes

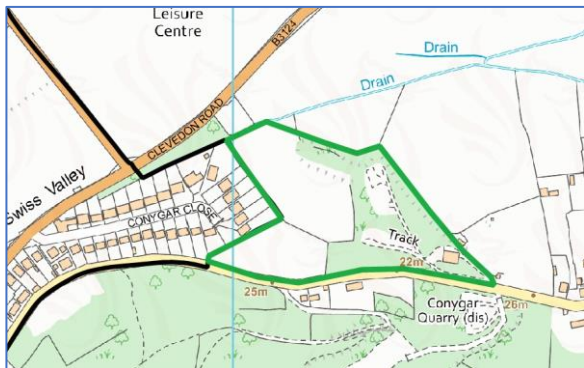
	Comments	
Purpose 1 - to check the unrestricted sprawl of large	This site does not check the unrestricted sprawl of Bristol	Low

built-up areas of Bristol		
Purpose 2 - to prevent neighbouring towns merging into one another	Whilst the parcel contributes to the separation of Clevedon and Portishead the physical distance is approximately 3 kms. Development would harm this purpose by reducing the gap between these towns but in a limited way.	Mod/Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	The Green Belt designation maintains the open rural nature of the countryside in this area. The land is used for open recreation rather than agriculture. Development would encroach into this openness which is essentially rural in character.	Mod/High
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function. However, the castle is part of the heritage setting for this part of Clevedon.	Low
Purpose 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.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. It would encroach into the countryside and reduce the gap between Clevedon and Portishead. **Harm if released from the Green Belt and developed: Moderate/ low**

Broad location	Site number	Name
Clevedon	2	Land north of Clevedon at Norton's Wood Lane



Site description

This is an area of land to the north east of Clevedon part of which was formerly used as a quarry yard for Conygar quarry. The eastern half is heavily wooded with an agricultural barn in the eastern most corner of the site and some areas of hardstanding. The remaining land is an open field.

Relationship between site, settlement and countryside

The parcel adjoins the settlement boundary at Conygar Close. The land is gently sloping forming part of the Swiss Valley which extends into the wider Gordano Valley. To the south the land is wooded and rises steeply to the ridge known as The Warren. The land sits on the valley side between this ridge and that to the north of the B3124. Development would extend Clevedon into this valley.

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	Whilst the parcel contributes to the separation of Clevedon and Portishead the physical distance to Portishead is approximately 3 kms. Development would harm this purpose by reducing the gap between these towns but in a limited way.	Mod/Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	Part of this land has formerly been used in association with Conygar Quarry. There is some outdoor storage and scattered buildings on the eastern part of the site. To the west it is open and rural in character and development would extend the built-up section of Clevedon to the east along Norton's Wood Lane encroaching into the Gordano Valley.	Mod/High

Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function. However, the castle is part of the heritage setting for this part of Clevedon.	Low
Purpose 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.	Neutral

Summary

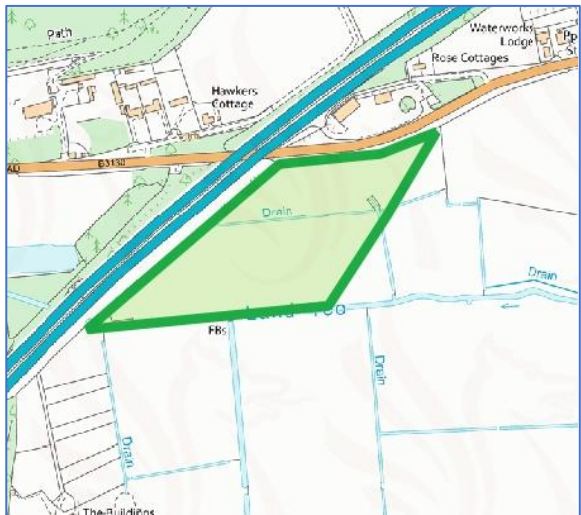
This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. It would encroach into the countryside and reduce the gap between Clevedon and Portishead. **Harm if released from the Green Belt and developed: Moderate/ low**

the countryside from encroachment		
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function.	Low
Purpose 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.	Neutral

Summary

This land is on the outer edge of the existing Green Belt and is sandwiched between the built-up area and the motorway. Development would have limited impact on the wider integrity of the Green Belt. **Harm if released from the Green Belt and developed: Low**

Broad location	Site number	Name
Clevedon	4	Land east of the motorway south of Tickenham Road



Site description
 This is an area of land to the east of Clevedon beyond the motorway. It is open agricultural land divided into fields.

Relationship between site, settlement and countryside

The parcel is separate from the built-up area and is part of the extensive low-lying wider countryside in this area

Harm to the purposes

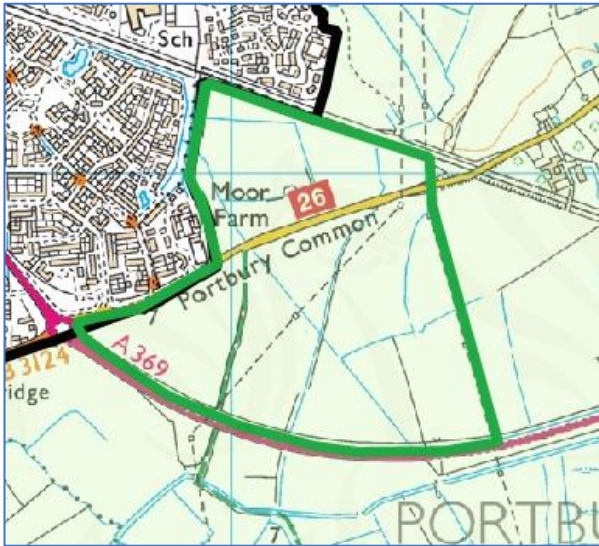
	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	The parcel is part of the land which separates Clevedon and Nailsea. The land is flat and open, development would reduce the distance between these towns. Whilst this would still amount to some 3.25 kms, development along the Clevedon road would add to the impression of merger. The harm from its release to the merger of these towns is limited due to its size and the distance between the towns	Mod
Purpose 3 - to assist in safeguarding the countryside from encroachment	This land is open, agricultural land. It is visible and exclusively used for agricultural. If developed this would encroach into the countryside and harm this purpose	High
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function.	Low
Purpose 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.	Neutral

Summary

This land is on the outer edge of the existing Green Belt and is sandwiched between the built-up area and the motorway. Development would have limited impact on the wider integrity of the Green Belt. **Harm if released from the Green Belt and developed: Moderate**

Portishead

Broad location	Site number	Name
Portishead	1	East Portishead between Railway and A369



<p>Site description</p> <p>This is an area of land to the east of Portishead between the railway and A369. It is fairly flat open agricultural land divided into fields.</p>
<p>Relationship between site, settlement and countryside</p> <p>The parcel is immediately to the east of the built-up area and is part of the extensive low-lying wider countryside in this area, it is at risk of flooding.</p>

Harm to the purposes

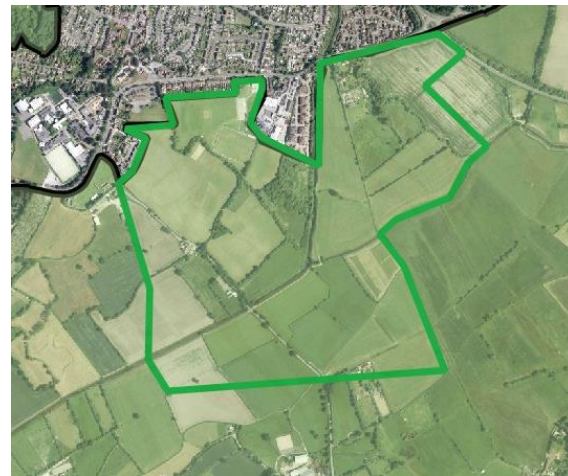
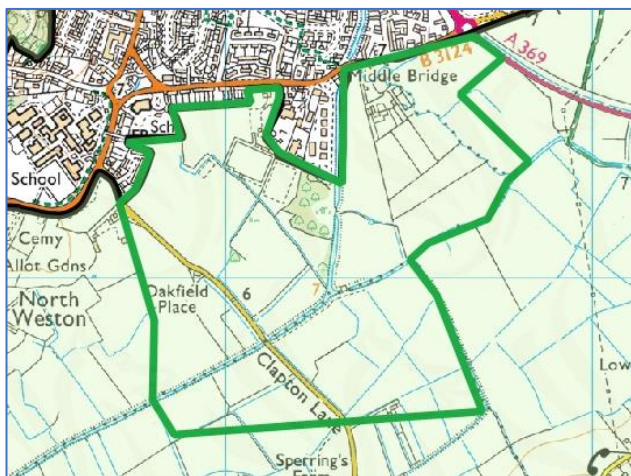
	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	The parcel is located in the gap between Portishead and the port which is included in the urban area of Bristol. At the narrowest point development would be less than 1.2 kms apart. The land is flat with little relief and development would both visually and physically increase merger and harm the openness of the area.	High
Purpose 3 - to assist in safeguarding the countryside from encroachment	This land is open, agricultural land. It is visible and exclusively used for agricultural. If developed this would encroach into the countryside and harm this purpose	High
Purpose 4 to preserve the setting and	This parcel does not perform this function.	Low

special character of historic towns		
Purpose 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.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. It would encroach into the countryside and significantly reduce the gap between the already narrow gap between Portishead and the port. **Harm if released from the Green Belt and developed: Moderate high**

Broad location	Site number	Name
Portishead	2	Clapton Lane



Site description

This is an extensive area of land to the south of Portishead in the Gordano Valley. It is mainly flat open agricultural land divided into fields with recreation and sports pitches closest to the urban edge. The parcel is divided by the Clapton Road and significant drainage channels.

Relationship between site, settlement and countryside

The parcel is immediately to the south of the built-up area and is part of the extensive low-lying wider countryside in this part of the Gordano Valley and is at risk of flooding. It is highly visible from higher ground.

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	Whilst development would reduce the gap between Portishead and Nailsea the distance is over 3kms and is separated by the Tickenham Ridge and motorway. Risk of merger of the towns is therefore moderately low.	Mod/Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	This land is open, agricultural land. It is highly visible and used for agricultural and outdoor sport. If developed this would encroach into the countryside and harm this purpose	High
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function.	Low
Purpose 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.	Neutral

Summary

This land makes an important contribution to the overall openness of the Green Belt in this area. Development would harm this openness. It would encroach into the countryside. Physical boundaries are unclear. **Harm if released from the Green Belt and developed: Moderate**

Broad location	Site number	Name
Portishead	3	South of Gordano School



<p>Site description</p> <p>This is an area of land to the south of Portishead. The western section is in use as a burial ground and allotments. To the west is a residential property and farm buildings with agricultural fields. The field north of the buildings is used on an occasional basis for local fairs.</p>
<p>Relationship between site, settlement and countryside</p> <p>The parcel is between existing development to the north east and south west</p>

Harm to the purposes

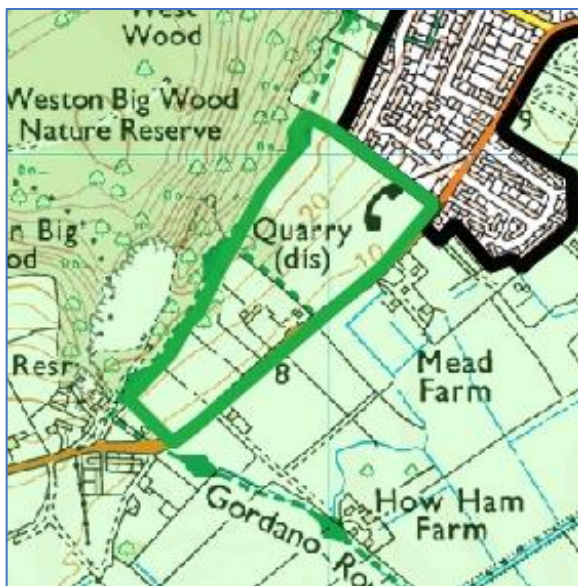
	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	Development would not reduce the gap between Portishead and Nailsea to any noticeable degree being inset between existing development.	Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	This land is in use as a burial ground, allotments, and agricultural land. There is a residential property and farm buildings on land to the east. The field on the corner of Clevedon Road and Clapton Lane is often used for a community fair. Only the middle section has been put forward in the call for sites if developed this would result in limited encroachment into the countryside as it does not extend the built-up area further into the countryside. It would have some impact on openness.	Mod/low

Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function.	Low
Purpose 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.	Equal

Summary

This land makes a contribution to the overall openness of the Green Belt in this area. Development would harm this openness although encroachment into the countryside is limited as it does not extend the built-up area further into the countryside. **Harm if released from the Green Belt and developed: Low**

Broad location	Site number	Name
Portishead	4	Black Rock



Site description

This is an area of land to the south of Portishead between Weston Big Wood and the Clevedon Road. The land rises very gently towards the woodland. It consists of one large field closest to the urban edge and is broken into smaller parcels with sporadic buildings further south. The land is part of the wider open countryside which stretches

across the Gordano Valley to the ridge beyond the motorway. It is mostly used for agriculture with some residential curtilage.

Relationship between site, settlement and countryside

The parcel is to the south of the existing development and would extend the built form into the countryside. It would substantially extend the built form along Clevedon Road further increasing the enclosure of the Weston Big Woods area by development.

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	Whilst development would reduce the gap between Portishead and Nailsea the distance is over 3kms and is separated by the Tickenham Ridge and motorway. Risk of merger of the towns is therefore moderately low.	Mod/Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	This land is mainly an open agricultural field nearest the urban area. There is a residential property and outbuildings buildings on land the central area. The land slopes from the woodland at the rear towards the Gordano valley and is part of the wider countryside in this area. Development would encroach into the countryside and harm openness.	High
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function.	Low
Purpose 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.	Neutral

Summary

This land makes a contribution to the overall openness of the Green Belt in this area. Development would harm this openness and would encroach into the countryside. **Harm if released from the Green Belt and developed: Moderate**

Broad location	Site number	Name
Portishead	5	Fore Hill



<p>Site description</p> <p>This is an area of steeply sloping land forming a hillside towards the south of Portishead. It is virtually surrounded by development. It is heavily wooded especially towards the southeast. Part was a former quarry. Much of the land is now a designated wildlife site.</p>
<p>Relationship between site, settlement and countryside</p> <p>The parcel is on sloping ground surrounded on three sides by existing development with woodland and wildlife designations.</p>

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	Development would not reduce the gap between Portishead and Nailsea or Clevedon.	Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	This land is mainly an open land on an elevated site which is very visible. Development would not significantly encroach into the wider countryside but harm to openness is augmented by the visible location.	Mod/Low
Purpose 4 to preserve the setting and special	This parcel does not perform this function.	Low

Harm to the purposes

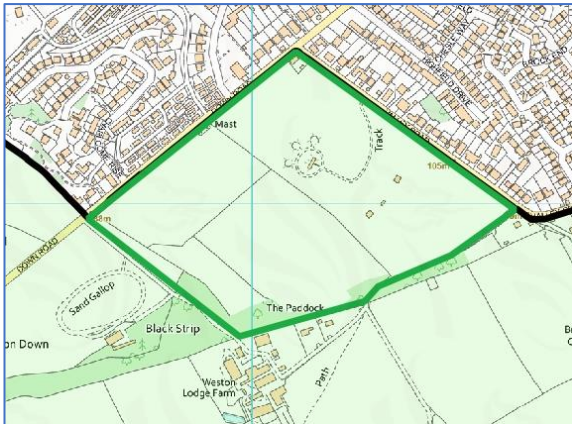
	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	Development would not reduce the gap between Portishead and Nailsea or Clevedon being further indented than existing development.	Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	This land is mainly an open land on an elevated site. Development would not significantly encroach into the wider countryside as it would be contained for the most part behind the ridge of woodland however harm to openness is augmented by the visible location.	Mod
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function.	Low
Purpose 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.	Neutral

Summary

The safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The openness of Portishead Down on the higher land is important in this respect with development to the east on the lower slopes potentially having a lesser impact.

Harm if released from the Green Belt and developed: Low

Broad location	Site number	Name
Portishead	7	South of Down Road and Valley Road



<p>Site description</p> <p>Area of land south west of Portishead between Down Road and Valley Road. It is enclosed on the northwest and north east sides by residential development. It sits on the higher ground on the ridge above the Gordano Valley and slopes towards the southern corner at Weston Lodge Farm. It contains the remains of a WWII anti-aircraft battery.</p>
<p>Relationship between site, settlement and countryside</p> <p>The site immediately abuts Portishead. It is enclosed on two sides by development but its raised position on a gently sloping site above the Gordano valley gives it an open aspect which is part of the wider countryside.</p>

Harm to the purposes

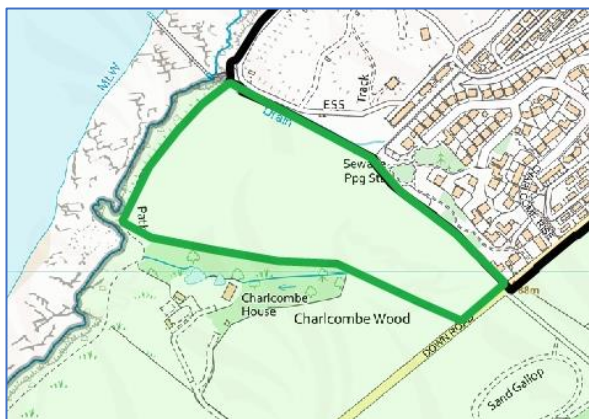
	Comments	
Purpose 1 - to check the unrestricted sprawl of large built-up areas of Bristol	This site does not check the unrestricted sprawl of Bristol	Low
Purpose 2 - to prevent neighbouring towns merging into one another	Development would not reduce the gap between Portishead and Clevedon it is over 3.1 kms to the Clevedon settlement boundary. The distance is further to Nailsea and is interrupted by the Tickenham Ridge and motorway.	Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	This land is mainly an open land on an elevated site. Development would encroach into the countryside on the narrow ridge of countryside sandwiched between the ridgeline and the coast. Development would harm openness in this very visible location.	High
Purpose 4 to preserve the setting and special	This parcel does not perform this function.	Low

character of historic towns		
Purpose 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.	Neutral

Summary

The safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The openness and visibility of this site on the higher land is important in this respect as is the narrow aspect of the countryside on the ridge which falls to the coast on one side and the Gordano Valley on the other. **Harm if released from the Green Belt and developed: Moderate/Low**

Broad location	Site number	Name
Portishead	8	South of Charlcome Rise



Site description

Area of land to the south west of Portishead between Down Road and the coast, south of the depot at Redcliffe Bay. It is bounded to the north by residential development and the depot at Redcliffe Bay. It consists of a single agricultural field which slopes towards the coast.

Relationship between site, settlement and countryside

The site immediately abuts Portishead. It is at the south west extent of the built-up area on a gently sloping site.

Harm to the purposes

	Comments	
Purpose 1 - to check the unrestricted	This site does not check the unrestricted sprawl of Bristol	Low

sprawl of large built-up areas of Bristol		
Purpose 2 - to prevent neighbouring towns merging into one another	Development would reduce the gap between Portishead and Clevedon however the distance between the closest points would be approximately 2.9 kms.	Mod/Low
Purpose 3 - to assist in safeguarding the countryside from encroachment	This land is open land on an elevated site overlooking the coast. Development would encroach into the countryside and the coastal views. Development would harm openness in this very visible location.	High
Purpose 4 to preserve the setting and special character of historic towns	This parcel does not perform this function.	Low
Purpose 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.	Neutral

Summary

The safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The openness and visibility of this site on land overlooking the estuary and harm from encroachment is significant. **Harm if released from the Green Belt and developed: Moderate**