

North Somerset Local Plan 2038

**Edge of Bristol
Broad location**

March 2022

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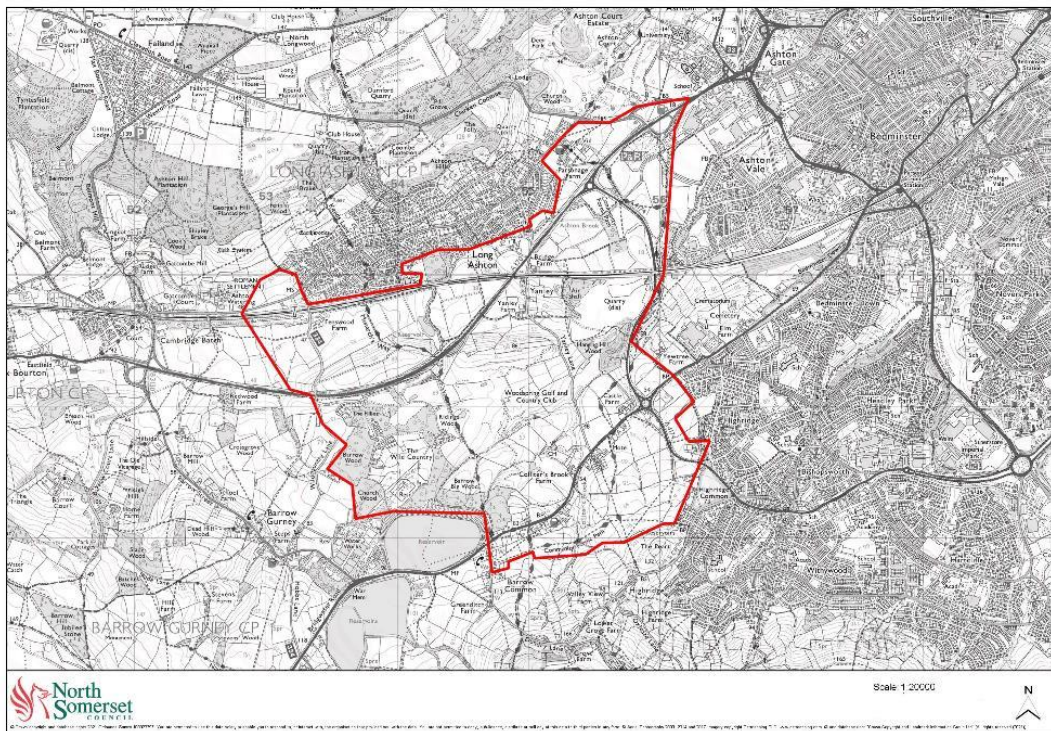
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1.0 Introduction

- 1.1 This broad location template summarises work regarding the consideration of sites on the edge of Bristol, forming part of the evidence base prepared to date alongside the wider suite of evidence documents underpinning the draft local plan document.
- 1.2 Following consultation in 2020 on the Challenges for the future and Choices for the future documents, in April 2021 the Council agreed the vision, aims and objectives, strategic priorities and spatial strategy to be used as the basis for the preparation of the draft local plan. This indicated that development should be focused at places with the most opportunity to encourage cycling and walking to a range of services, facilities and job opportunities, and access by public transport. These are referred to as the broad locations.
- 1.3 The Broad Location area of search includes a range of SHLAA sites and is drawn taking into account features on the ground and to ensure a comprehensive assessment of growth options are considered through the plan.
- 1.4 Various constraints affecting the area are considered and where data is available, are shown on a map base to indicate the spatial significance of various constraints. This together with an understanding of the development opportunities is then used to shape a series of Opportunity Areas – high-level areas for consideration. These are the same areas used through the AECOM transport assessment to enable effective comparison of areas across workstreams.
- 1.5 The paper then sets out the preferred sites identified at this stage.

2.0 Area of Search



Description of boundary

- The area covers approximately 670ha of land.
- It encompasses all the SHLAA sites in this area.
- The boundary on the east coincides with the unitary boundary with Bristol City Council.
- To the north it follows the B3128 and the Long Ashton settlement boundary.
- To the west, land adjacent to Warren Lane is included before following the stream south of the railway, Wildcountry Lane and adjacent woodland.
- To the south the boundary skirts the reservoir, follows Dundry Lane before following field boundaries on the Dundry hillside just below the ridge line.
- The area includes some of the key routes into the city, including the railway from Weston-super-Mare and beyond, the A370 and the A38. It

also includes the recently constructed A4174 Colliters Way from Highridge to the A370. It also includes the park and ride site at Long Ashton.

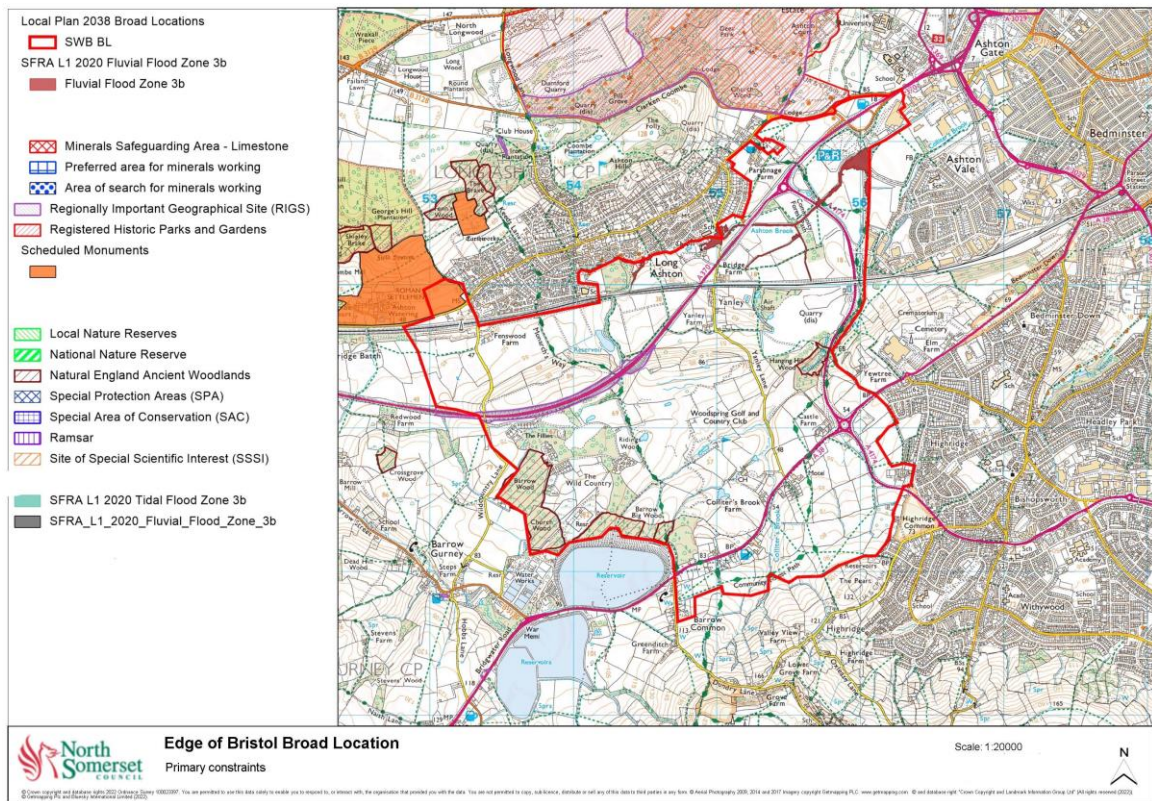
- The land rises steeply to the south of the A38 towards Dundry Hill and The Peart.
- A ridge line crosses the area from east to west, north of the golf club, which includes the former landfill site at Yanley Quarry before becoming the land known as Bedminster Down in Bristol.
- The wooded hillside to the north of Long Ashton and Ashton Court Estate forms the setting to the north of the location. The unregistered Park and Garden of the former Barrow Hospital estate create extensive woodland to the west. The agricultural hillside with Dundry church tower on the skyline forms the southern setting.
- Colliter's Brook, Ashton Brook and other smaller streams and ponds drain the area. Main water mains from the reservoirs cross the site.
- The entire area is designated Green Belt.
- Extensive views across the site can be seen from higher ground. There are views to and from the Ashton Court Estate from various locations and glimpses of the Suspension Bridge and other city landmarks can be seen from certain points.
- The main land uses are agriculture, woodland and a golf course. Development is mainly concentrated along the A38 and at Yanley which is a conservation area. There is also some new development on the site of the former hospital buildings.

3.0 Constraints

- 3.1 Table 1 sets out a series of constraints considered. These include 'primary constraints' where development is potential ruled out due to the significance of the constraint, and 'secondary constraints' where development may be justified subject to justification.

<i>Primary Constraint</i>	<i>Secondary constraint</i>
Flood Zone 3b (SFRA, 2020)	Green Belt
Site of Special Scientific Interest	Area of Outstanding Natural Beauty (AONB)
European Sites (RAMSAR, SAC, SPA)	Designated Local Green Space
Ancient Woodland	Flood zone 3a (SFRA, 2020)
National Nature Reserve	Areas of Critical Drainage (SFRA, 2020)
Local Nature Reserve	Horseshoe Bat Juvenile Sustenance Zone
Scheduled Monument	Local Wildlife Site
Registered Park and Gardens	Priority Habitats
Regionally Important Geological Sites	High Grade Agricultural land (Grade 1)
Working mineral sites	
Site already developed with active use	
Table1: Constraints considered based upon SHLAA analysis	

Primary Constraints

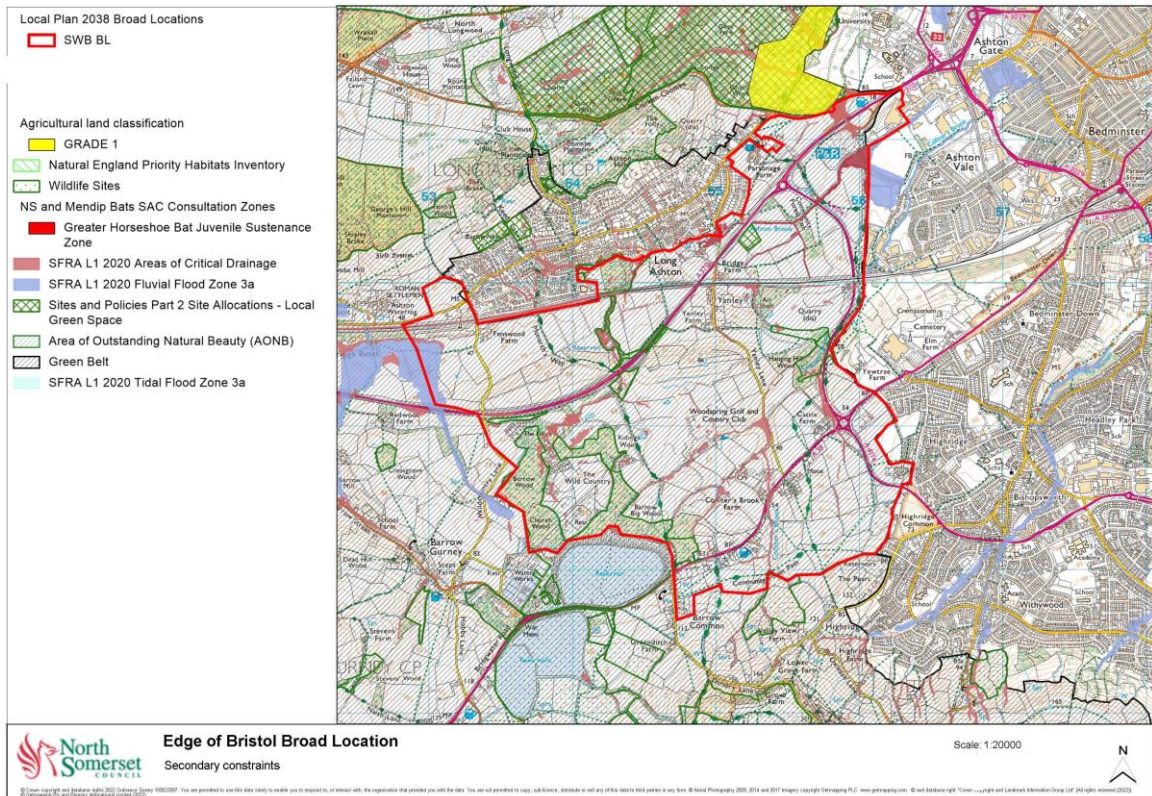


- 3.2 The map shows the primary constraints relate to the ancient woodland adjacent to the reservoir and Wildcountry Lane. A regionally important geographic site where the A370 is cut into the embankment. Scheduled ancient monument sites to the west of Long Ashton. Also, a flood risk areas (Zone 3b) to the south of the park and ride, along Ashton Brook and the Lower Court Farm area.

Secondary Constraints

- The entire area is included in the current Green Belt (discussed below)
- An area of designated Local Green Space north of the railway
- Various wildlife sites covering the extensive woodlands at Barrow Hospital and Hanging Hill Wood as well as neutral grassland sites on Dundry Hill, north of the A38, near Birdwell School, Ashton Brook and south of the former quarry.

- Areas of land classified as 3a flood risk and areas of SFRA L1 critical drainage



Other constraints

3.2 An initial desktop appraisal identifies the following for further investigation:

- The Barrow hospital estate is an unregistered historic park and garden
- Views of the 'borrowed landscape' into this area are seen from Ashton Court.
- A conservation area extends northwards from Yanley to Long Ashton
- There are listed buildings at Lower Court Farm House, Parsonage Farmhouse, and on Church Lane Long Ashton, as well as Castle Farm and Colliter's Brook Farm on the A38.
- Bat consultation zones
- Long distance footpaths, the Monarch's Way and the Community Forest path as well as other rights of way cross the area

- The majority of the area is assessed as having high landscape sensitivity to development, with smaller parcels near the southern section of the A4174 Colliter's Way as medium sensitivity.
- Level 2 SFRA affecting the northern part of the area
- Flood risk from the reservoirs
- Mains water supply pipes cross the site
- An area of landfill and mineral workings unsuitable for development
- Some steep sided hillsides

Green Belt

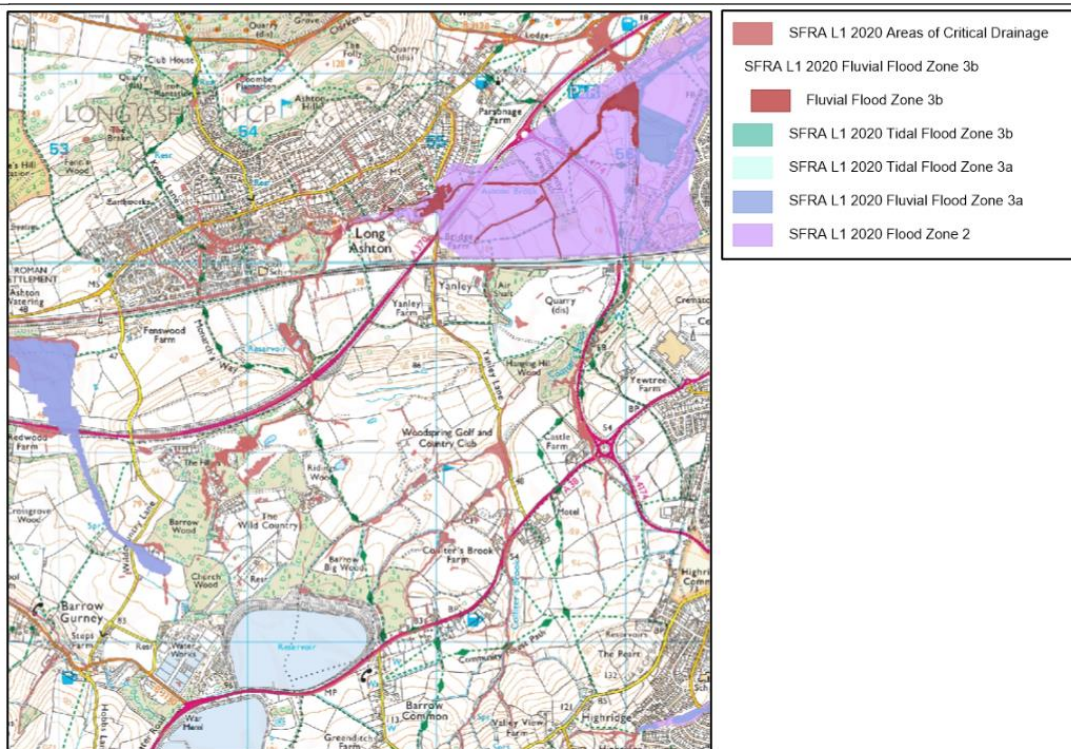
3.3 The entire broad location as well as land within Bristol City council is designated as Green Belt. A [Green Belt Review](#) of the broad location has assessed the harm from development to different parcels of land within this area and potential boundaries. This concluded that:

- The greatest harm to the Green Belt would be on land north of the railway and south of the A38. The development of land north of the railway 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.
- Land inside the A4174 at Lime Kiln round about was assessed as having a moderate to low harm with harm on the north of the A38 being more than that to the south.
- Elsewhere the harm was assessed as moderate or moderate/high.

3.4 In considering boundaries the assessment concluded that the topography 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 form a very clear physical and visual boundary to the south west.

Flood risk

- 3.5 The broad location has pockets of land in flood zones 3a and 3b mainly to the west of Wildcountry Lane, south of the park and ride site, associated with Ashton Brook and at Lower Court Farm. However, an extensive area of flood zone 2 covers the land mainly to the east of the A370 and north of the railway between Long Ashton and Ashton Vale. This risk factor may well be ungraded when the effects of climate change on hydrology are taken into account. In any event, utilising land at lower risk is regarded as preferable when assessing long-term development opportunities. Issues regarding water escaping from the Barrow Tanks will also need to be comprehensively assessed.



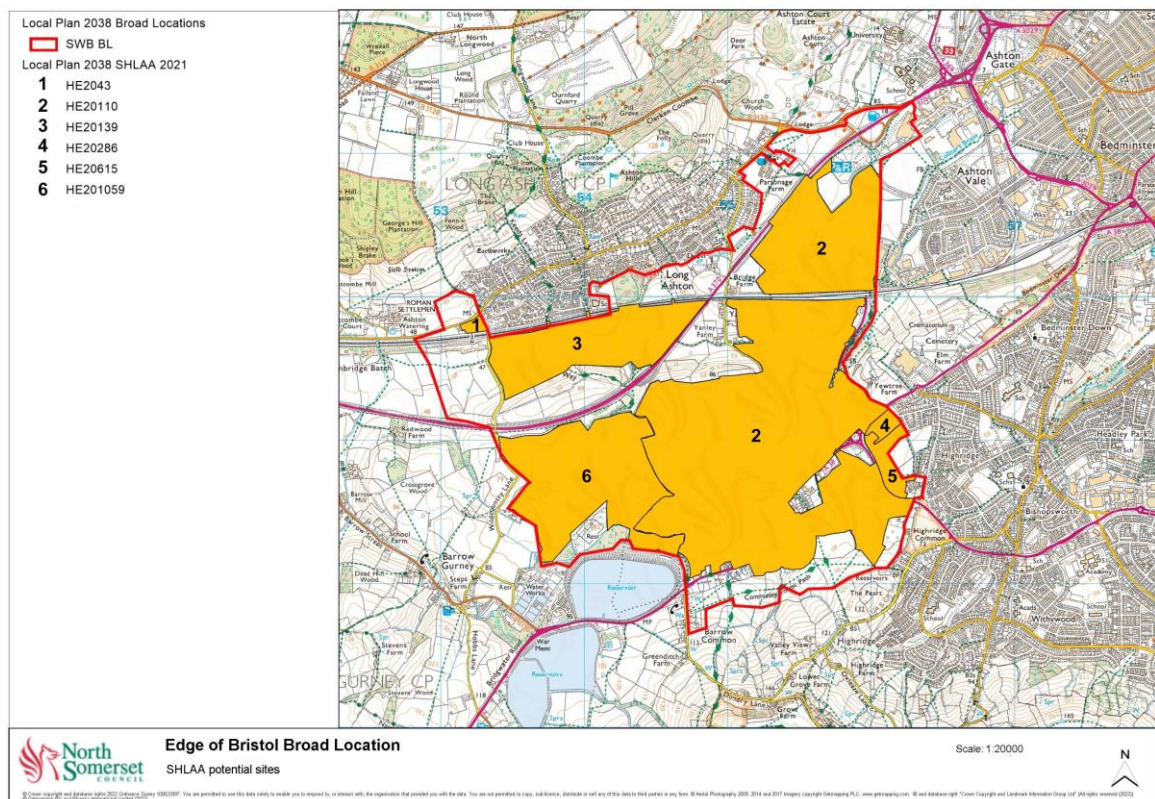
4.0 Development site opportunities

- 4.1 This section details the consideration of specific sites within the Broad Location area of search, drawing upon information contained within the SHLAA (published separately).

4.2 The Broad Location contains sixteen sites considered through the SHLAA. Once duplicate site records are removed, the sites account for approximately 480ha of land.

Sites with potential for further consideration

4.3 From this wider pool of sites, six sites have been identified as having potential for further consideration. This amounts to around 427ha of land. The SHLAA indicates that the vast majority of the land area identified as having potential is available having been submitted to the emerging local plan for consideration.



4.4 Importantly the plan above, and the SHLAA generally, at this stage only considers whether the sites has potential for further consideration. Some parts of the sites identified as having potential may have smaller parts that are not suitable for development.

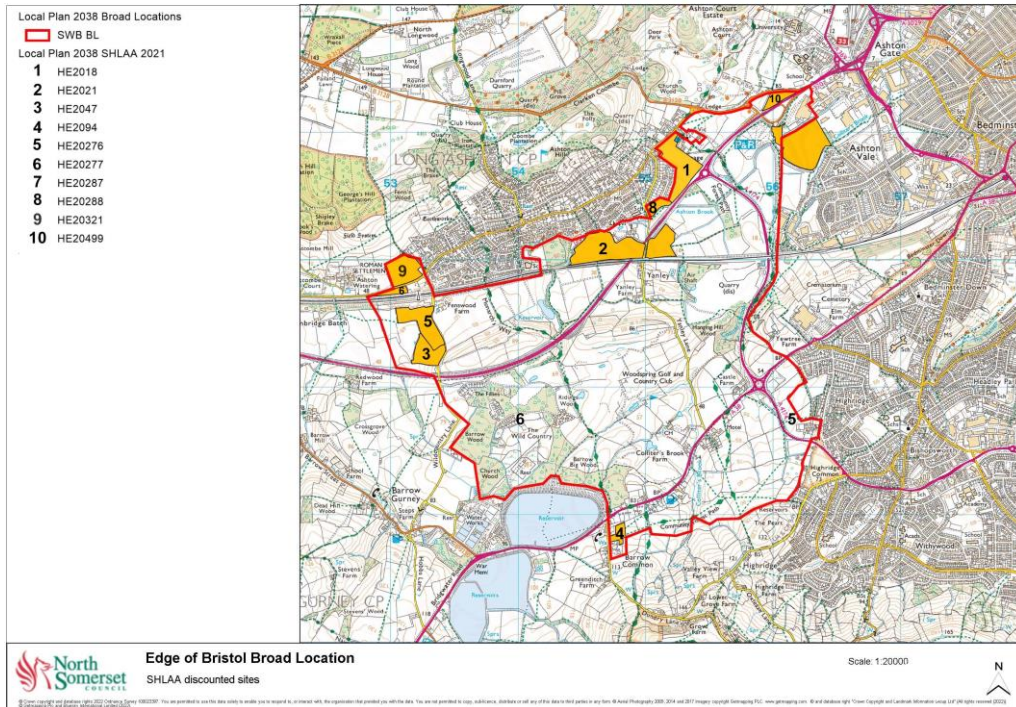
Site Reference	Submitted to local plan 2038	Site name	Area (ha)

HE2043	No	Builders Yard, Weston Road, Long Ashton	1.4
HE20110	No	The Vale	290
HE20139	Yes	South of Long Ashton, between railway and Long Ashton	50
HE20286	Yes	South east of A38/A4174 roundabout, Dundry	2.7
HE20615	Yes	Land west of A4174, Highridge, Dundry	7.1
HE201059	Yes	Barrow Wood	75.4
Table 2: Sites identified with potential for consideration in plan making			

- 4.5 The potential sites identified would allow development to be accommodated outside of the flood zone and other areas subject to constraint.

Discounted sites

- 4.6 From the wider pool of sites, ten of the sites were discounted through the SHLAA process indicated in the plan below. These sites account for around 51ha.



Other uses

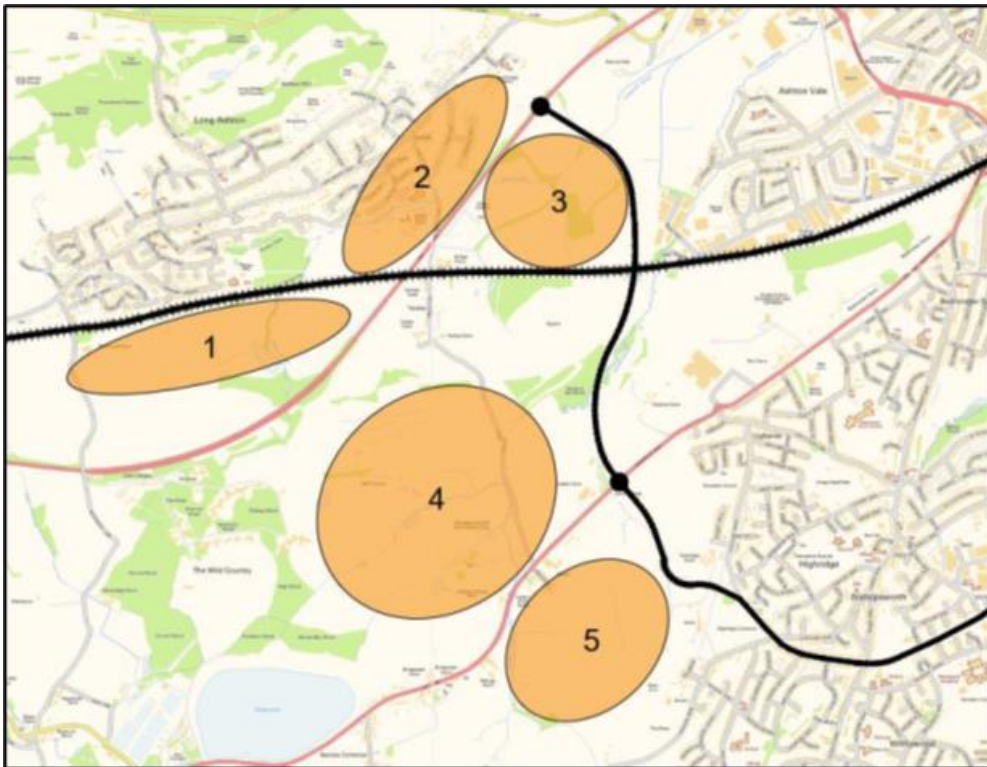
4.9 Other uses being considered in this area include:

- Employment potential,
- Other uses required to support a strategic development including education, leisure, retail, various green infrastructure uses and commercial.

4.10 The range of uses will go on to be confirmed through any policy framework for the area, and their distribution informed by masterplanning.

5.0 Opportunity Areas

- 5.1 From the larger area of search identified above, a series of Opportunity Areas have been identified taking into account constraints and available sites.



Opportunity Areas

1. Land between railway and Long Ashton
2. Land between Long Ashton and A370
3. Triangle of land between railway, A370, and Bristol fringe
4. Large areas centred on the Golf Course.
5. Land south of A38

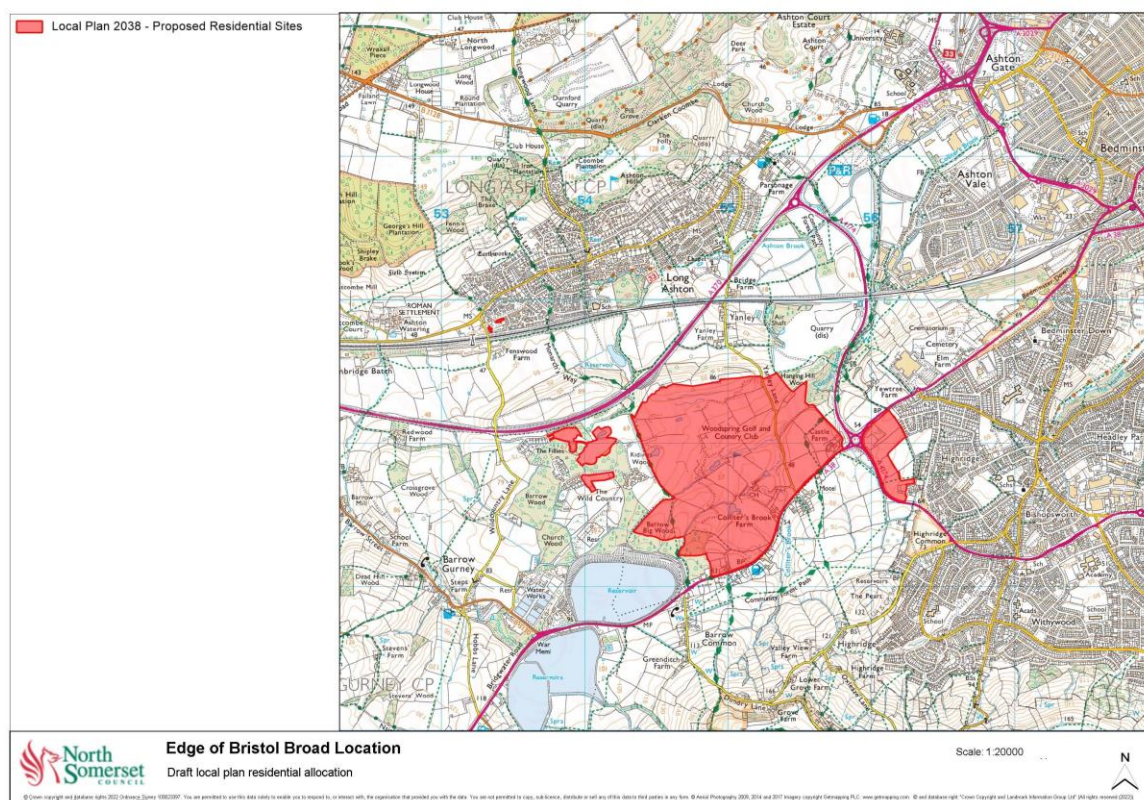
6.0 Draft local plan preferred options

6.1 The Draft local plan has identified proposed allocations as follows:

Yanley Land Strategic Site (See draft Policy **LP2** of the local plan document)

Yanley Lane

2500



7.0 Next steps

7.1 Following the draft consultation, responses will be reviewed and any additional site submissions will be considered. This will include further review of the draft SHLAA findings and implications for the development proposed within the draft local plan.

7.2 Additional deliverability evidence will be gathered including viability evidence that will inform preparation of the Publication Local Plan programmed for later in 2022.

