

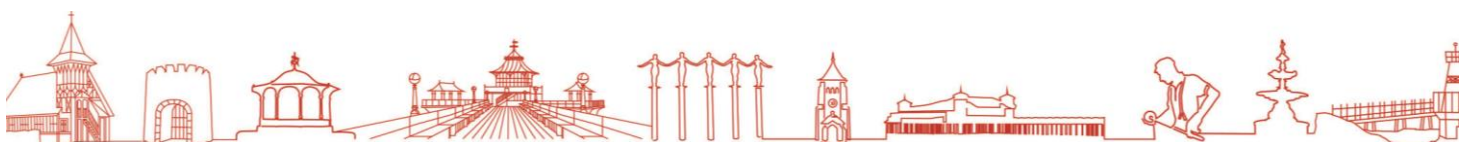


North Somerset Local Plan 2039

Green Belt Review

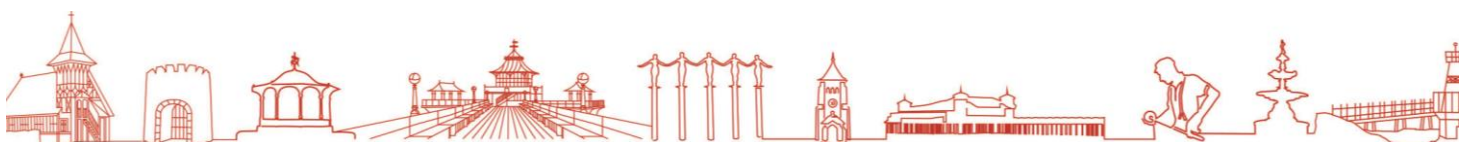
Villages in the Green Belt

October 2023



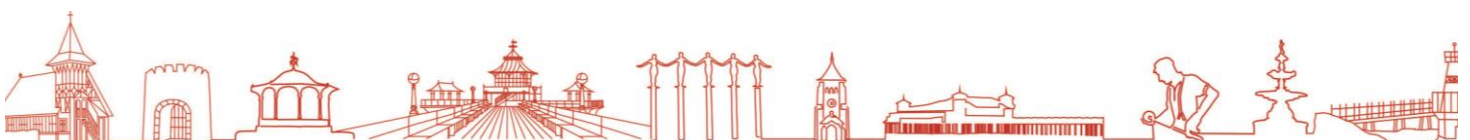
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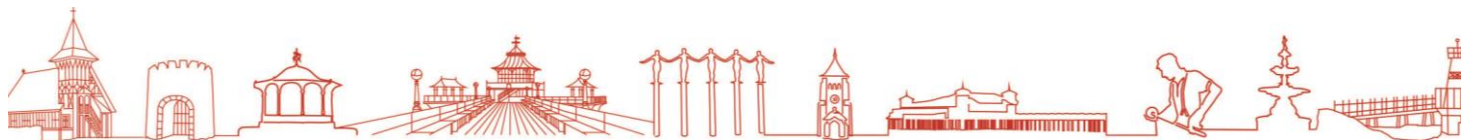
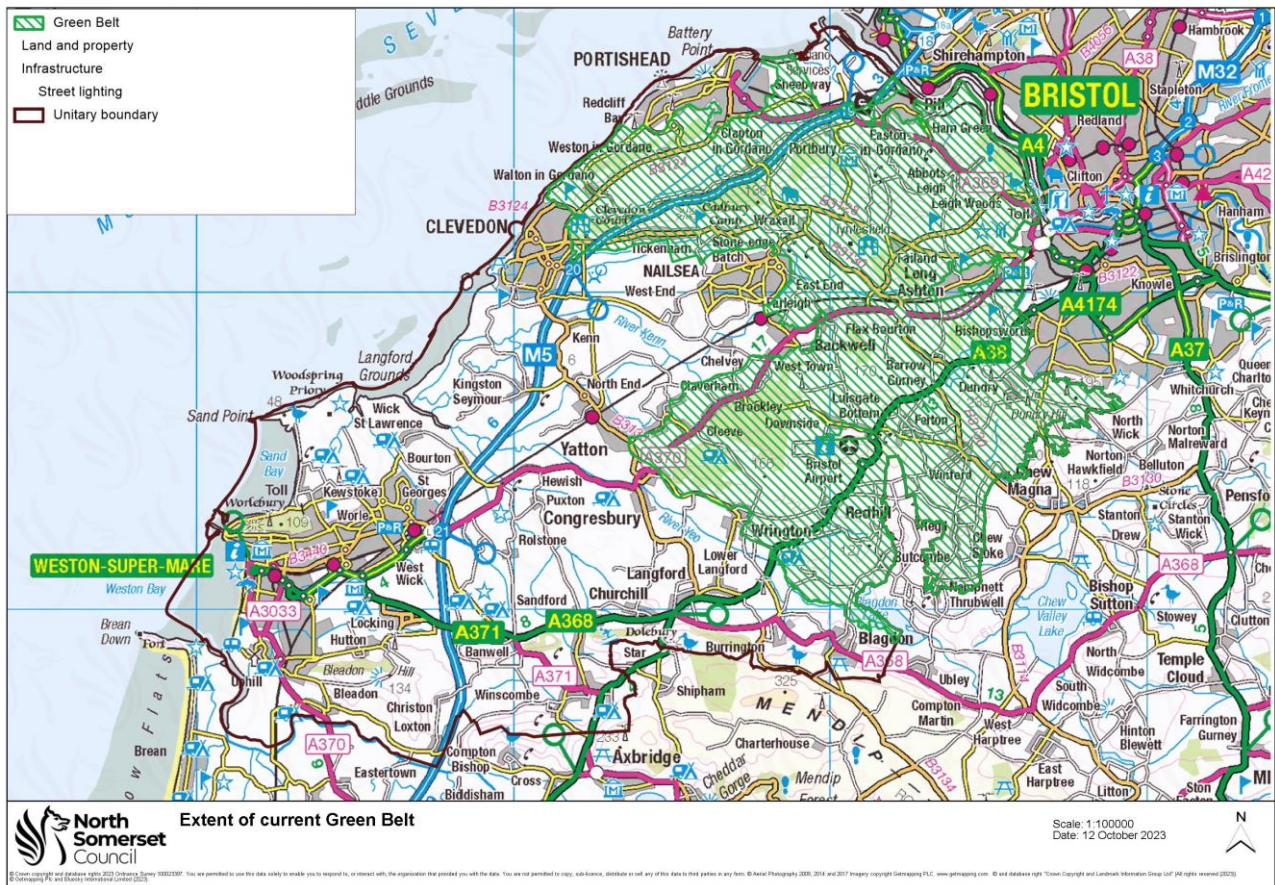


1. Introduction

- 1.1 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 2039 and is divided into 3 parts:
- Part 1: An assessment of the broad locations for growth
 - Part 2: Villages in the Green Belt (this paper)
 - Part 3: Green Belt extension
- 1.2 The Bristol and Bath Green Belt surrounds the cities of Bath and Bristol and extends into South Gloucestershire, Bath and North Somerset, North Somerset. As well as small parts of Mendip and Wiltshire. Approximately 40% (15,490 hectares) of land in North Somerset is designated as Green Belt. The current extent of the Green Belt is shown on Map 1.
- 1.3 The Green Belt contains a variety of settlements, large and small of varying character. Some are currently inset from the Green Belt (such as Long Ashton), others have settlement boundaries but are still within the Green Belt (such as Flax Bourton) others have no settlement boundary (such as Failand). This review assesses the villages to determine how they should be treated in the new Local Plan. The purpose is to identify the villages which should be included in the Green Belt and those which should be excluded in line with the requirements of NPPF paragraph 144. It also provides clarity regarding the interpretation of 'limited infilling in villages' in NPPF paragraph 149. In those villages assessed as having an open character infilling likely to harm that character and openness.
- 1.4 The purpose of this paper is to:
- Assess the villages in the Green Belt with regards to openness
 - Identify which villages should be inset from the Green Belt.



Map 1: Current Green Belt extent.



2. History and purpose of the Green Belt

2.1 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

2.2 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.

2.3 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.

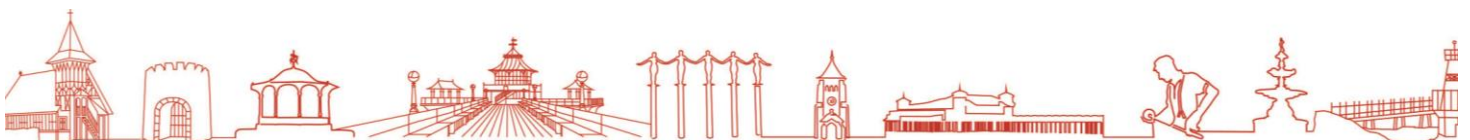
2.4 The most recent strategic plan to cover the entire plan area was the Joint Structure Plan 2002 which has now been superseded. The Joint Structure Plan defined the continued general extent of the Green Belt and showed it on a key diagram. Policy 16 set out its purpose:

‘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.’

2.5 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.

2.6 The current extent of the North Somerset section of the Green Belt is defined on Map 1 above. 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 Plan also created an inset in the Green Belt at Bristol Airport.

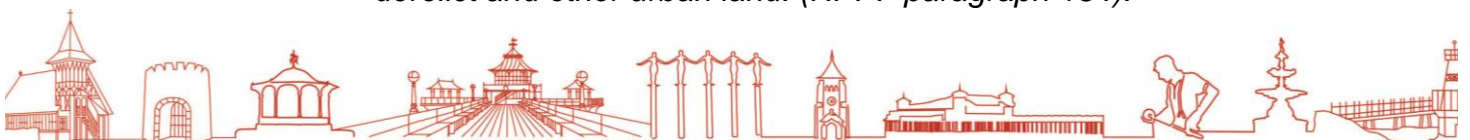
- 2.7 The explanatory text of Policy CS6 North Somerset's Green Belt (paragraph 3.91) identifies the five functions Green Belt performs. Paragraph 3.93 goes on to say:

'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.'

- 2.8 CS33 of the Core Strategy sets out the current list of inset villages. These include Cleeve, Dundry, Felton, Flax Bourton, and Winford which are in the Green Belt. These along with other villages in the Green Belt are now part of this review.
- 2.9 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

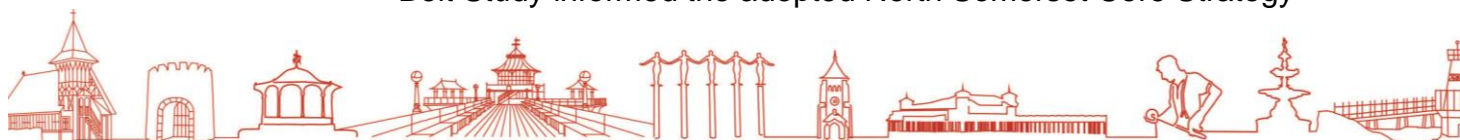
- 2.10 The national policy approach to Green Belts is current set out in the National Planning Policy Framework (NPPF). Section 13 explains that the government attaches great importance to Green Belts. The NPPF states: *'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'* (NPPF paragraph 137)
- 2.11 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 134).



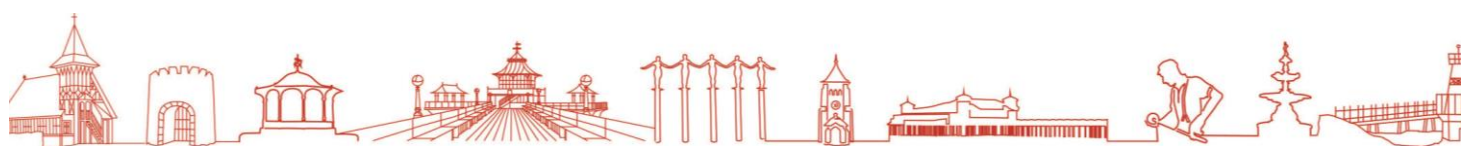
- 2.12 Once established, Green Belts should only be altered where exceptional circumstances are fully evidenced and justified having regard to ‘their intended permanence in the long term.’ (paragraph 136). Before concluding that exceptional circumstances exist, all other reasonable options have to be examined (NPPF 137). 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.
- 2.13 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

- 2.14 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 to develop the spatial strategy.
- [North Somerset Green Belt Assessment April 2021](#)
 - [Impact on Green Belt of the four approaches in the Choices for the future document April 2021](#)
- 2.15 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

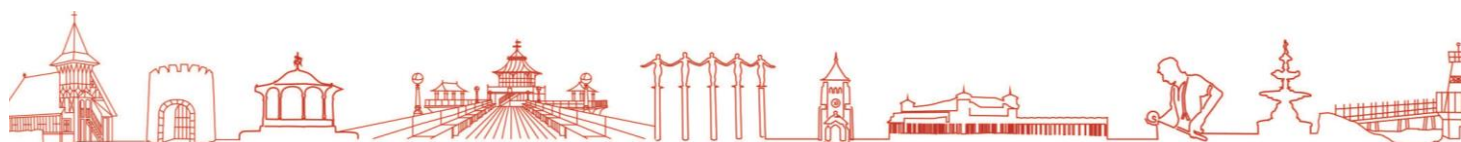


(2012). It focussed on the Green Belt adjacent to South West Bristol east and south of Long Ashton.



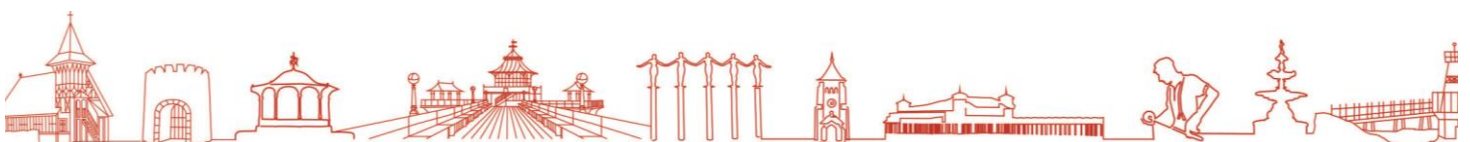
3. A Green Belt fit for the future

- 3.1 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.
- 3.2 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.
- 3.3 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 Docks. Small parts of the Green Belt on this boundary are within the Bristol City administrative area. The three main towns in the district, 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 little 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'.
- 3.4 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.
- 3.5 The aim of 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.

- 3.6 Any releases of Green Belt land for development made in the Local Plan will be a result of exceptional circumstances. The Green Belt Review Part 1 assesses the broad locations for growth in the Green Belt. 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.
- 3.7 The loss of any formal or informal recreational resource will need to be replaced and additional resource made for the new population.
- 3.8 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.



4. The Villages

Introduction

4.1 As part of the North Somerset Green Belt Review villages have been assessed to determine whether changes need to be made regarding whether a settlement is excluded or washed over by the Green Belt. The reasons for this are threefold:

- Guidance in the National Planning Policy Framework (NPPF). Paragraph 144 sets out that this should be based on ‘the important contribution which the open character of the village makes to the openness of the Green Belt’. There is also a need to clarify how ‘limited infilling in villages’ NPPF paragraph 149 will be interpreted in the new plan.
- The new plan revises the approach to the settlement hierarchy.
- Inconsistency and uncertainty in the current approach.

4.2 Paragraph 144 of the NPPF states:

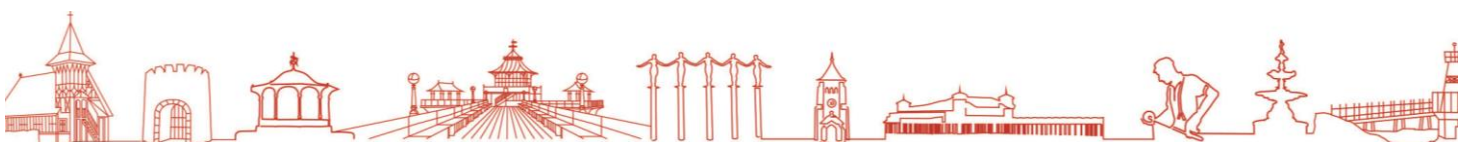
‘If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.’

4.3 Changes are being proposed in the review of the Local Plan settlement hierarchy. Any changes will need to consider the approach to villages within the Green Belt.

4.4 Changes were made to the status of Green Belt villages when the Core Strategy was adopted in 2012. This meant that some villages had their settlement boundaries removed. This has caused some confusion for parishes and residents, resulting in perceived inconsistencies and a lack of clarity regarding whether infilling in villages without settlement boundaries is permissible and how to treat large extensions to houses.

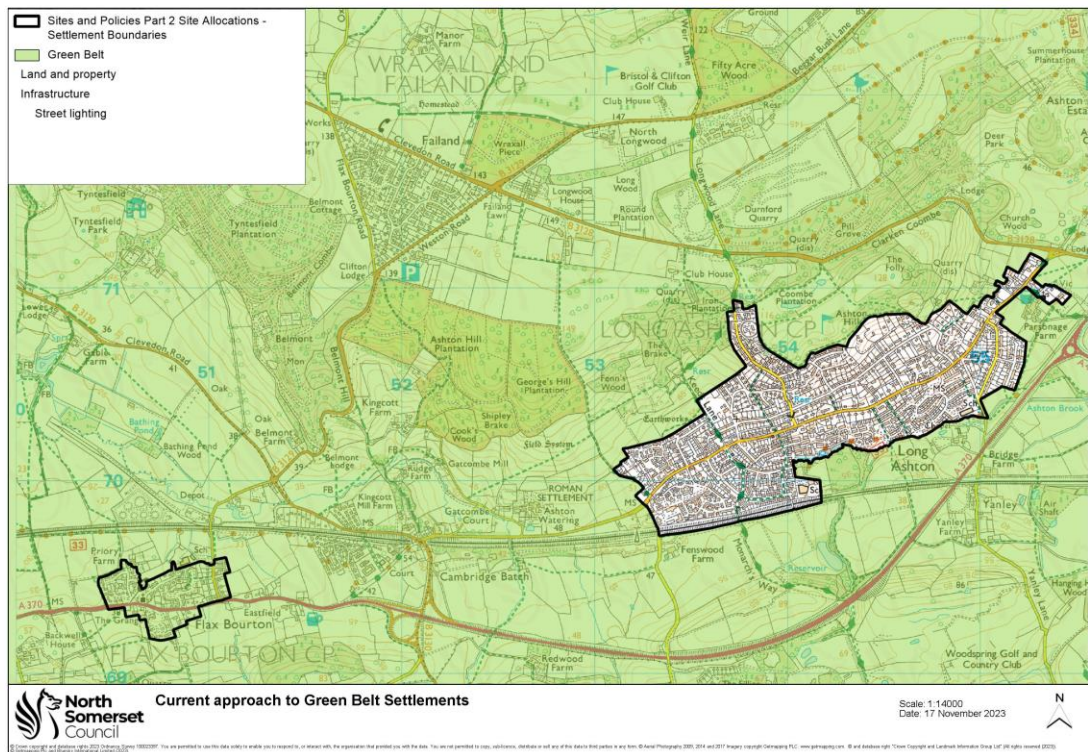
The current situation

4.5 Currently villages fall into one of three categories:



- **Inset** - the built-up area is excluded in the Green Belt. Villages in this category are Long Ashton and Easton -in-Gordano/Pill.
- **Washed over** – villages are within the Green Belt but have a settlement boundary. Villages in this category are Cleeve, Felton, Winford, Dundry, Flax Bourton.
- **No settlement boundary** - have no settlement boundary and are in the Green Belt. All other villages in the Green Belt are in this category.

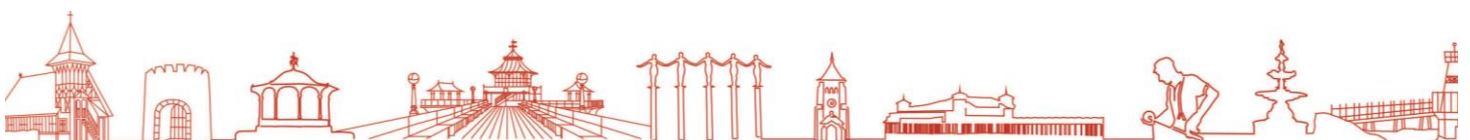
4.6 The following map extract demonstrates the different ways that settlements are currently treated in the Green Belt. Long Ashton is excluded from the Green Belt, Flax Bourton has a settlement boundary but is washed over with Green Belt, whilst Failand has no settlement boundary.



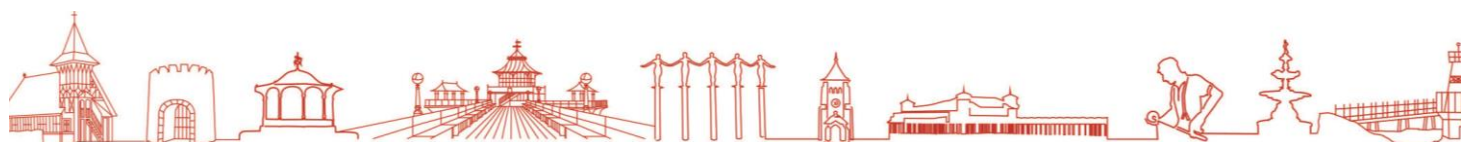
Assessing Openness

4.7 The NPPF sets out that the determining factors in assessing whether the village is included or excluded from the Green Belt are:

- The open character of the village.
- Whether the open character of the village contributes to the openness of the Green Belt.



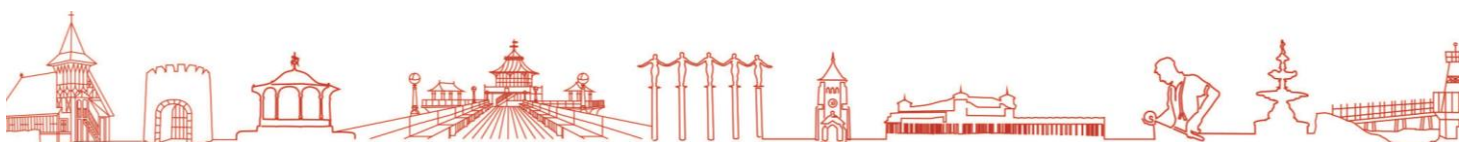
- 4.8 Planning Policy Guidance published on 22 July 2019 sets out the judgements to be made when assessing the impact of a proposal on openness. It states these can include but are not limited to:
- Openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
 - The duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
 - The degree of activity likely to be generated, such as traffic generation.
- 4.9 In assessing the open character of the villages account is taken of how built-up the village is. Appendix 1 compares housing density in the villages, and ranks the villages based on these findings. Whilst the results of this provide a starting point for making an assessment, other characteristics also need to be considered.
- 4.10 The number of buildings and the size and distribution of development can all impact on the open character of the village. Smaller properties may create a greater sense of openness than larger or taller more imposing buildings. Similarly, how properties are distributed will impact on openness. Some villages may have an even distribution, whilst others with similar density may have tight clusters with spaces between. The types of spaces between buildings are important, enclosed private gardens, even if extensive, will create a less open character than villages with more public open space such as village greens and recreation areas or where farmland penetrates into the village. These physical attributes are central to assessing openness and contribute visually to the overall impression of openness.
- 4.11 In assessing whether the openness of the village makes an important contribution to the openness of the Green Belt the general open character of the Green Belt needs to be considered. This will include the amount of built form and the distinction between ‘the village’ and the surrounding Green Belt area. An understanding of the landform and whether the topography contributes to a sense of openness may be relevant as may the amount and distribution of woodland. Important views to and from the village and the visual amenity enjoyed by current users may also have a bearing on the overall impression of openness.
- 4.12 Appendix 2 lists each Green Belt settlement and provides an assessment of their open character and contribution to the openness of the Green Belt.



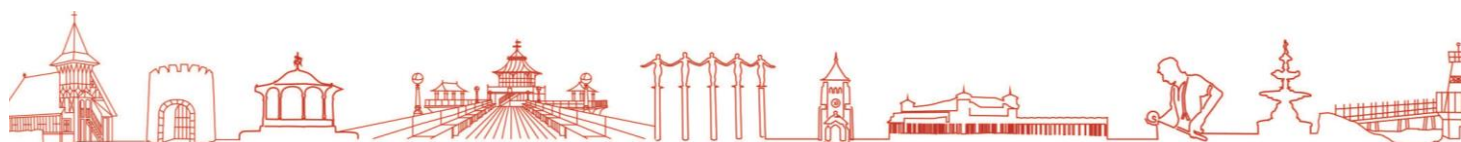
Recommendations

4.13 The table below sets out a summary of the findings and recommends, on the basis of the openness whether the village should be inset (excluded) from the Green Belt.

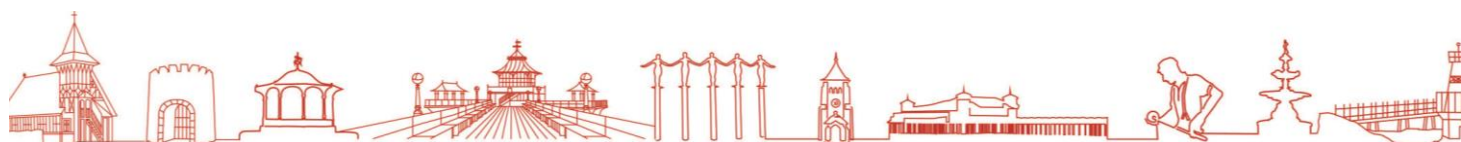
Settlement	Existing Policy status	Open Character?	Contributes to the openness of the Green Belt	Other factors which are important in maintaining the open character of the settlement	Conclusion on whether the village should be inset from the Green Belt.
Easton-in-Gordano/Pill	Inset	No	No	Small areas of Local Green Space at Yew Tree Gardens and Crockern Pill with an extensive area outside the Settlement boundary at Watchhouse Hill.	Inset from the Green Belt together with Ham Green.
Portbury	Green Belt	Part	In part	Local Green Space and Scheduled monument at Conygar Hill	Inset main residential area but not area adjacent to school and church.



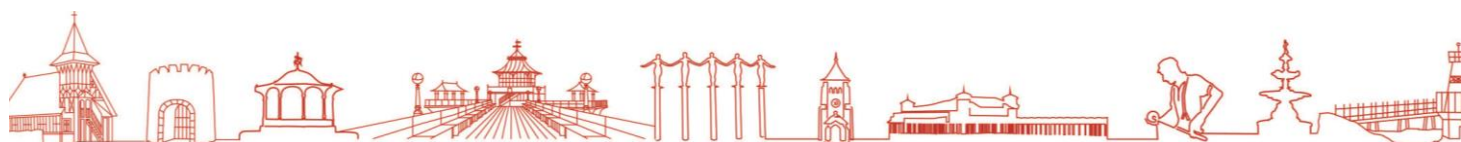
Settlement	Existing Policy status	Open Character?	Contributes to the openness of the Green Belt	Other factors which are important in maintaining the open character of the settlement	Conclusion on whether the village should be inset from the Green Belt.
Long Ashton	Inset	No	No	Neighbourhood Plan. CA in the central and NE section of the village. Local Green space adj. to Village Hall, at Birdwell Recreation Ground and Peel Park. Extensive open land at Ashton Court.	Inset from the Green Belt
Cleeve	SB but washed over with Green Belt	No	No	Cleeve Court	Inset from the Green Belt
Felton	SB but washed over with Green Belt	No	No	Conservation Area at Upper Town	Inset plus additional area at Long Cross
Winford	SB but washed over with Green Belt	No	No	-	Inset plus additional area at the former hospital site.
Failand (triangle)	Green Belt	No	No	-	Inset from the Green Belt



Settlement	Existing Policy status	Open Character?	Contributes to the openness of the Green Belt	Other factors which are important in maintaining the open character of the settlement	Conclusion on whether the village should be inset from the Green Belt.
Dundry	SB in two parts but washed over with Green Belt	No	No	-	Inset from the Green Belt
Wraxall	Green Belt	Yes	Yes	Wraxall Court/Tyntesfield estate	No inset
Weston-in-Gordano	Green Belt (Previously had a SB boundary in the NSRLP)	No	No	Conservation Area covering much of the village	Inset from the Green Belt
Flax Bourton	SB but washed over with Green Belt	No	No	-	Inset from the Green Belt
Farleigh Hospital (Flax Bourton)	Green Belt	No	No	-	Inset from the Green Belt
Leigh Woods	Green Belt	No	No	Conservation area surrounded by Area of Special Conservation/SSSI and Ashton Court Estate Historic Park and Garden.	Inset from the Green Belt

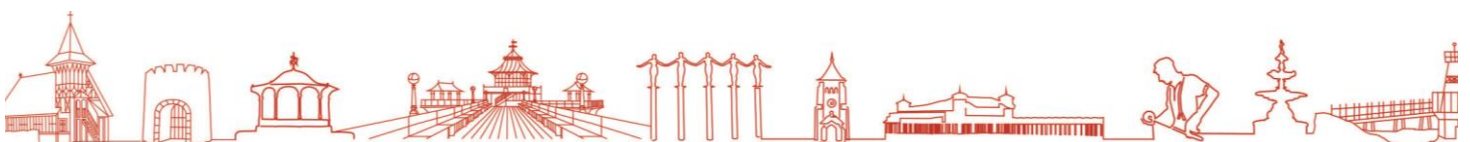


Settlement	Existing Policy status	Open Character?	Contributes to the openness of the Green Belt	Other factors which are important in maintaining the open character of the settlement	Conclusion on whether the village should be inset from the Green Belt.
Clapton-in-Gordano	Green Belt	No	No	-	Inset from the Green Belt
Redhill	Green Belt	No	No	Area of land adjacent to the A38 designated as Local Green Space.	Inset from the Green Belt
Tickenham	Green Belt	No	No	Local Green space at Village recreation area.	Inset from the Green Belt
Abbots Leigh	Green Belt	No	No	Abbotts Pool Local Green Space. Surrounding wildlife designations and areas of registered and unregistered Parks and Gardens.	Inset from the Green Belt
Butcombe	Green Belt	Yes	Yes		No inset
Barrow Gurney	Green Belt	Yes	Yes	Conservation area	No inset
Regil	Green Belt	Yes	Yes		No inset
Walton-in-Gordano	Green Belt	Yes	Yes	Conservation Area and unregistered Park and Garden	No inset



Proposed approach

- 4.14 Where villages are assessed as being open and making an important contribution to the openness of the Green Belt no settlement boundary is proposed and the land will remain as Green Belt. Development will be strictly limited to that compatible with the local plan policies relating to development outside settlement boundaries and the Green Belt. These are generally the smaller villages and hamlets which have been assessed as having an open character which contributes to the openness of the Green Belt. Infilling or other development is likely to harm this. For the purposes of NPPF paragraph 149, these are not settlements where 'limited infilling in villages' is appropriate.
- 4.15 Villages not assessed as open will have a Green Belt boundary drawn which will define the extent of the village. Generally, this will be based on the existing settlement boundary or where settlement boundaries were removed a previous boundary. Minor amendments and adjustments to reflect current circumstances and to ensure robust boundaries will be made. Any development within the boundary will be subject to the other policies of the Local Plan including designations such as Conservation Areas and Local Green Space and the development management policies.



Appendix 1: Densities

Settlement	Area (ha)	Number of households #	Density
Easton-in-Gordano/Pill *	99.59	1968	19.76
Portbury**	12.58	232	18.44
Long Ashton*	131.2 1	2228	16.98
Cleeve*	17.55	289	16.47
Felton*	16.32	241	14.77
Winford*	19.05	275	14.44
Failand**	27.48	323	11.75
Dundry*	12.78	147	11.50
Wraxall	8.11	91	11.22
Weston-in-Gordano**	10.12	111	10.97
Flax Bourton*	16.65	179	10.75
Leigh Woods**	26.56	280	10.54
Farleigh Hospital (Flax Bourton)***	7.41	76	10.26
Clapton-in-Gordano**	7.72	78	10.10
Redhill**	8.8	71	8.07
Tickenham**	20.48	163	7.96
Abbots Leigh**	24.62	192	7.80
Butcombe	7.19	52	7.23
Barrow Gurney	6.69	39	5.83
Regil	8.13	41	5.04
Walton-in-Gordano	6.9	34	4.93

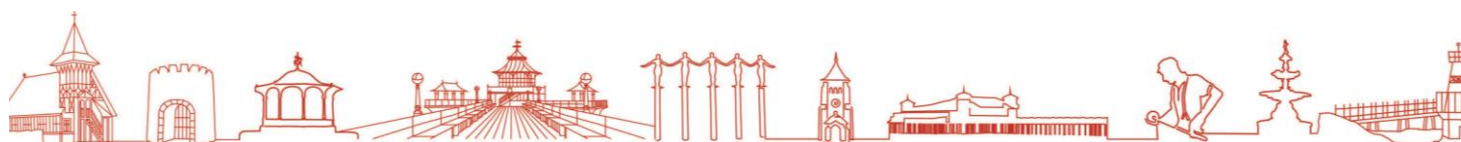
Based on council tax records within settlement March 2019

* - Site Allocations Plan Settlement Boundary

** - Settlement Boundary in NSRLP

*** Boundary drawn around built up extent of development

Elsewhere Sustainability Study Boundaries have been used



Appendix 2: Assessment of openness of Green Belt settlements

(N.B the villages are ordered by the ranking in Appendix 1)

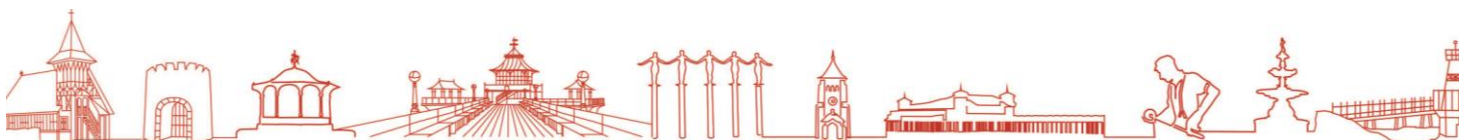
Easton in Gordano/Pill (Gross building density 19.76, current status inset)
This is an extensive settlement made up of both Easton-in-Gordano and Pill with a dense form of development. It has the highest density of buildings per hectare of the Green Belt settlements. Development is mainly detached, semi-detached and terraced residential properties. There is a concentration of social housing flats around Crockern Pill and between the railway line and the river. Elsewhere there is no clear characteristic style with some Victorian/Edwardian terraces as well as post war estates and streets, with denser development around the centre of the village. There is limited open space within the village although an extensive area of Local Green Space has been designated between the village and Ham Green. The Ham Green Hospital site was redeveloped in 1999-2001 for housing and employment and is separated from Ham Green Road by cricket grounds. The village is not open in character and there is a clear distinction between the built-up area and the surrounding Green Belt. The area to the NW however, is dominated by the M5 motorway and the Avonmouth Bridge whilst to the south it is mainly open farmland.

Recommendation: Inset from the Green Belt. Ham Green should be included in the boundary.

Portbury (Gross building density 18.44, current status Green Belt no settlement boundary, previous boundary in NSRLP)
Portbury is a small village centred around the High Street and village green with the church, primary school and recreation field separated from the main built form. The built density is comparatively high in the main built-up section and is not regarded as open, however, the scale of the village and proximity to open countryside give a greater impression of openness. This is augmented by the separation of the school, playing field and church from the residential area. Portbury lies at the northern edge of the Gordano Valley at the foot of a dominant feature of the landscape called The Mount. This and Priors Wood provide an elevated backdrop to the village when viewed from the north and the M5.

Recommendation: Inset from the Green Belt. This should not include the area around the school and Church which makes an important contribution to the open character of the Green Belt.

Long Ashton (Gross building density 16.98, current status inset)
Long Ashton is an extensive village with a dense form of development. It has one of the highest density buildings per hectare of the Green Belt settlements. Development is mainly detached or semi-detached residential properties with some significantly larger premises in large grounds towards the top of the hill and more terraced development south of Weston Road. There is limited open



space within the village. The village takes a linear form along the ridge line and is highly visible from the south on the ridge below woodland. The village is not open in character and there is a clear distinction between the built-up area and the surrounding Green Belt which is mainly open farmland or woodland.

Recommendation: Inset from the Green Belt.

Cleeve (Gross building density 16.47, current status - SB but washed over with Green Belt)

Cleeve is a dense mainly residential settlement which straddles the A370. It consists mostly of single-storey bungalows and two-storey detached or semi-detached houses. The majority of the settlement is clustered to the north of the A370 which is predominantly 20th century housing. It is separated from the church further along the A370. The village south of the A370 has a slightly more open character with larger properties set in bigger curtilages. There is little open space within the main developed area although there are some wide verges. The main built-up area included within the settlement boundary is densely developed and is not open in character and is distinct from the surrounding Green Belt which is agricultural land, woodland and historic gardens at Cleeve Court.

Recommendation: Inset from the Green Belt.

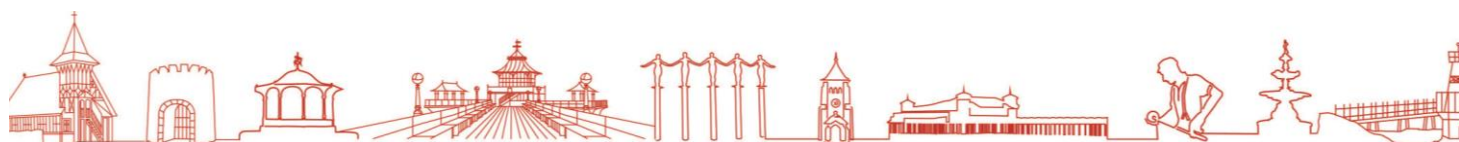
Felton (Gross building density 14.77, current status - SB but washed over with Green Belt)

The village is located to the north of Felton Common and has a mix of properties of various ages. The majority are detached or semi-detached properties with gardens. The more modern areas have a denser and more structured pattern of development whereas the area to the east consists of older properties with less structure and more open space. This part of the village is included with the conservation area which protects and enhances its character. The village character as a whole is not open. The village is distinct from the surrounding Green Belt which is mainly agricultural. To the south east of the village, at Long Cross separated from the village by a field, is an estate of approximately 70 two and three-storey flats and houses. This is a dense development which is not open and does not contribute to the openness of the Green Belt.

Recommendation: Inset from the Green Belt. The estate at Long Cross should also be inset from the Green Belt.

Winford (Gross building density 14.44, current status - SB but washed over with Green Belt)

It is a traditional 19th century farming village with numerous traditionally built cottages and houses together with more recent detached houses and bungalows. Winford Brook runs through the village. To the north, separated from the village, is a modern estate of houses built on the site of a former hospital which closed in 1996. The village is distinct from the surrounding Green Belt which is mainly open agricultural land. Both the main village and former



hospital site comprise dense development which is not open in character and does not contribute to the openness of the Green Belt.

Recommendation: Inset from the Green Belt. The former hospital site should also be inset from the Green Belt.

Failand (Gross building density 11.75, current status - Green Belt)
Failand is a small settlement in the Parish of Failand and Wraxall. The newer part of the village is bounded by a triangle of roads, Clevedon Road, Weston Road and Flax Bourton Road, which grew by progressive development of a former woodland block known as Sixty Acre Plantation. Much of this housing dates predominately from the 1950s onwards and consists of larger properties within their own curtilages, and there is little open space within the built-up area. This area is not open. Lower Failand 2.5 km to the north west is the original settlement but this is a much smaller hamlet which is open in character and which contributes to the openness of the Green Belt.

Recommendation: Inset land in the triangle from the Green Belt.

Dundry (Gross building density 11.5, current status - SB but washed over with Green Belt)

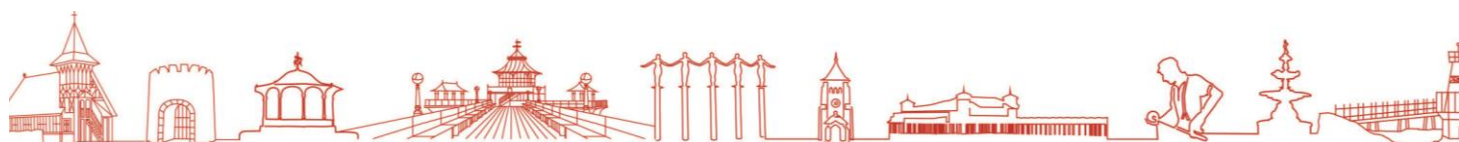
Dundry is a small village situated on the top of Dundry Hill in an elevated situation, seven hundred feet above sea level at the western end of an exposed four-mile long ridge. Its prominent position is emphasised by a striking fifteenth-century church tower. The older section of the village around the church consists of a mix of irregularly spaced but reasonably dense cottages and houses set in their own gardens. A group of ex-local authority houses forms an estate to the south of the village separated by fields. Views of the church feature through the village and the elevated position means views over open country are afforded regularly. There is little open space within the village itself although there is a large recreation area to the south. Land to the west at Dundry Down is a wildlife site.

The village itself cannot be regarded as open although it is rural in character has open countryside surrounding it.

Recommendation: Inset from the Green Belt.

Wraxall (Gross building density 11.22, current status - Green Belt)
Wraxall is a small historic village located around the B3130 along the Failand ridge. Scattered residential properties are focussed around the church and school which is open in character. Cottages and houses randomly front the on the B3130 to the west of the Battle Axe Public House. The comparatively high density of the settlement is due to a group of mainly ex-local authority semi-detached houses, bungalows and flats at The Grove. Tyntesfield Park and Wraxall Court dominate the surrounding open countryside. The village is typically open in character and this contributes to the open nature of the surrounding countryside with views of the open countryside to the south and wooded ridge to the north.

Recommendation: Not inset from the Green Belt.



Weston-in-Gordano (Gross building density 10.97, current status - Green Belt) Weston-in-Gordano is the largest village in the Gordano Valley. It is located between Clevedon and Portishead straddling the B3124. Most of the properties along the main road are within the Conservation Area and consist of stone-built rural scale cottages and houses. Whilst the village is rural in character and there are views through and across gardens to the surrounding farmland and woodland the village itself is not open and does not contribute to the open character of the Green Belt.

Recommendation: Inset from the Green Belt.

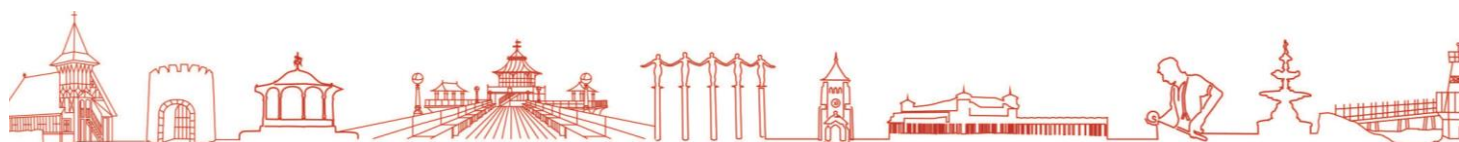
Flax Bourton (Gross building density 10.75, current status - SB but washed over with Green Belt) and **Farleigh Green** (Gross building density 10.26, current status - Green Belt) Flax Bourton is a small rural village on the A370. The main village straddles the main road with the Grange development on the south side of the road and the bulk of the village to the north. Further development has also taken place on the former Farleigh Hospital site to the east of the village known as Farleigh Green. The main village is made up of a mix of housing styles ranging from manor houses to small cottages and modern buildings. The Church is thought to have its origins in the 12th century. Farleigh Green is separated from the main village and is made up of predominantly modern detached houses set in their own gardens. It is also home to a new village hall, the Bristol and North Somerset coroner's court, sports pitch and children's play area. Both sections of the village are relatively densely built-up and cannot be described as open. They are distinct from the surrounding agricultural land.

Recommendation: Inset from the Green Belt, together with an additional inset at Farleigh Green.

Leigh Woods (Gross building density 10.54, current status - Green Belt) Leigh Woods is a residential area in the Parish of Long Ashton. It is a triangle of land bordered by the Avon Gorge, the woods and Ashton Court Estate and was developed as a residential suburb. There are very large houses in a variety of architectural styles some of which have been converted to flats. The character of the area is protected due to the entire built-up area being designated as a conservation area. The surrounding land is protected woodland or part of the Ashton Court Estate.

Recommendation: Inset from the Green Belt.

Clapton-in-Gordano (Gross building density 10.10, current status - Green Belt) Clapton-in-Gordano is a small rural village located on the southern slopes of the Gordano Valley. The mix of dwelling types consists of cottages, farms and detached and semi-detached housing mainly located on Clevedon Lane with more dispersed buildings along adjoining roads. The village is very rural in character with lanes and high hedges. The main section of the village previously defined by the settlement boundary is not open and can be distinguished from the more scattered adjoining development.



Recommendation: Inset from the Green Belt with the boundary paying regard to the openness of the built form where appropriate.

Redhill (Gross building density 8.07, current status - Green Belt)

Redhill is a very small settlement located close to the A38 in the west of the district. The bulk of the settlement lies along Church Road, with some properties on Winters Lane and a smaller number alongside the A38. There are a mix of property types, cottages, farm buildings, and modern suburban houses centred around the church and recreation field. Properties generally have large gardens and the layout and topography ensure views across these to open countryside and the Mendip Hills. The main settlement is quite compact and not open in character. The surrounding Green Belt includes substantial groups of farm buildings.

Recommendation: Inset from the Green Belt.

Tickenham (Gross building density 7.96, current status - Green Belt)

Tickenham is a linear village which extends for approximately 2kms along the Clevedon Road (B3130) and Tickenham Hill (B3128), it runs along the bottom of a ridge of hills between Clevedon and Failand. There are a few short side-roads, but for most of this distance the village consists of detached properties (including farmhouses) built along the edge of the main road. Large properties are found particularly to the north of the village in the wooded hillside and along Cadbury Camp Lane.

The linear form creates an impression of continuous development even though gaps through the built form secure views of the landscape beyond.

Recommendation: Inset from the Green Belt with the boundary paying regard to the openness of the built form where appropriate.

Abbots Leigh (Gross building density 7.8, current status - Green Belt)

Abbots Leigh is a small village straddling the A369. There are a variety of patterns of residential development, the older traditional houses lie either side of Church Road leading for almost 1 km from the A369 to the church and beyond as far as the historic Leigh Woods. On the opposite side of the A369 are a mixture of more modern and traditional buildings with some very large houses. Denny View Road extends to the north away from the A369 and is characterised by regular plots dating from 1930s onwards.

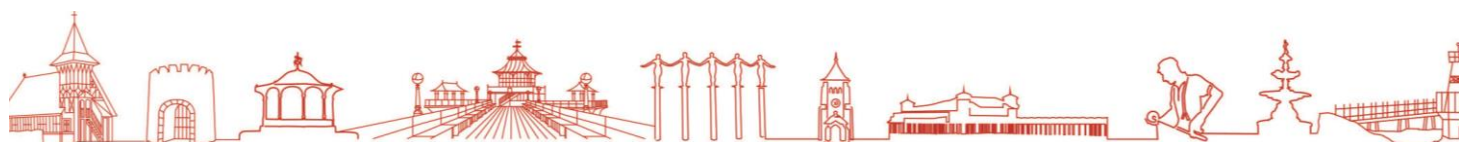
There are a small number of listed buildings including Leigh Court, the Priory on Manor Road and the parish church. There are no conservation areas.

Gross building density is relatively low reflecting some very large plots however some parts of the village are more dense and built-up.

Recommendation: Inset from the Green Belt with the boundary paying regard to the openness of the built form where appropriate.

Butcombe (Gross building density 7.23, current status - Green Belt)

Butcombe is a very small settlement located on the south west edge of the district. It has a population of 125 people with about 52 dwellings. The buildings



are in dispersed groupings giving a general open character to the area which contributes to the openness of the surrounding open rural countryside. Four separate wildlife sites frame the settlement.

Recommendation: Not inset from the Green Belt.

Barrow Gurney (Gross building density 5.83, current status - Green Belt)
Barrow Gurney is a small settlement located approximately 1km from the A38 Bridgwater Road. It is a linear dispersed village situated along Barrow Street and is very close to two reservoirs know as Barrow Tanks. The village is in a valley with undulating farmland permeating the village it has recently been designated a conservation area. The village is open with very low density of buildings and contributes to the open character of the Green Belt.

Recommendation: Not inset from the Green Belt.

Regil (Gross building density 5.04, current status - Green Belt)
Regil is a very small rural linear settlement located in the west of the district south of Winford with a population of about 100 people. The settlement lies along Regil Road and The Street and contains around 40 households. The settlement is rural consisting of farms cottages and houses set in gardens. Fields and open space permeate the settlement which is open in parts and which contributes to the open character of the Green Belt.

Recommendation: Not inset from the Green Belt.

Walton in Gordano (Gross building density 4.93, current status - Green Belt)
Walton-in-Gordano is a small village located on the B3124 between Clevedon and Portishead. The main village is located at a crossroads on the B3124, the majority of houses stretching up Walton Street through a small valley off the main Gordano Valley to the top of Walton Down. The settlement has the lowest number of building per hectare of all the settlements assessed which reflects its open character and the abundance of open space between buildings. This makes an important contribution to the openness of the Green Belt. The majority of houses fall within the Walton-in-Gordano conservation area and there are numerous listed buildings including the Manor House and Garden which extends over a wide area.

Recommendation: Not inset from the Green Belt.

