West of England Mayoral Combined Authority

Strategic Green Belt Assessment

Interim Report: Assessment of Green Belt land in Bath and North East Somerset

Reference: 4-50

1 | 28 July 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 312012-00

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Contents

1. Introduction 1
2. Summary of Parcel Assessment Outcomes 2
3. Interim conclusions on ‘fundamentally important’ areas of Green Belt within Bath and North East Somerset 4
4. Next Steps 7

Table 1 Summary of overall assessment findings by parcel 3
Table 2 Areas within B&NES of 'fundamental importance' to the Green Belt 4

Figures

Figure 1 Strategic Green belt Assessment Parcels in B&NES authority boundary 2

1. Introduction

Ove Arup & Partners Limited (Arup) has been appointed by the West of England Mayoral Combined Authority (MCA) to undertake an update to the Strategic (Stage 1) Green Belt Assessment of the Bristol and Bath Green Belt ('SGBA Update') to reflect new policy and guidance arising from the National Planning Policy Framework (NPPF) published in December 2024[1] and Planning Practice Guidance (PPG) published in February 2025[2].

The study area for this SGBA Update includes the MCA Unitary Authorities; Bath and North East Somerset Council (B&NES), Bristol City Council (BCC) and South Gloucestershire Council (SGC), plus North Somerset Council (NSC) and Somerset Council (SC). B&NES, BCC, SGC, NSC and SC are hereafter together referred to as the 'five authorities'.

The purpose of a Green Belt Assessment (GBA) is to provide evidence of how different areas of Green Belt perform against the five Green Belt purposes, as set out in the NPPF (2024). These are:

a. *to check the unrestricted sprawl of large built-up areas;*

b. *to prevent neighbouring towns merging into one another;*

c. *to assist in safeguarding the countryside from encroachment;*

d. *to preserve the setting and special character of historic towns; and*

e. *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land*[3].

This interim report has been prepared to support Bath and North East Somerset Council's Submission Draft Local Plan consultation (Regulation 19) for their emerging Local Plan 2043. This report provides an overall summary of the findings of the SGBA Update for Green Belt parcels within the Bath and North East Somerset administrative boundary and an interim conclusion of 'fundamentally important' areas of Green Belt based on assessments undertaken to date, accounting for new policy and guidance set out in the NPPF (2024) and PPG (2025).

This report is supplemented by the following documents, which are attached to this report:

1. **Attachment 1 -** SGBA Update Methodology; and
2. **Attachment 2 –** SGBA Update Draft Assessment Pro-formas: Bath and North East Somerset
3. **Attachment 3-** SGBA Draft Map Outputs: Bath and North East Somerset

[1] MHCLG (2024) National Planning Policy Framework

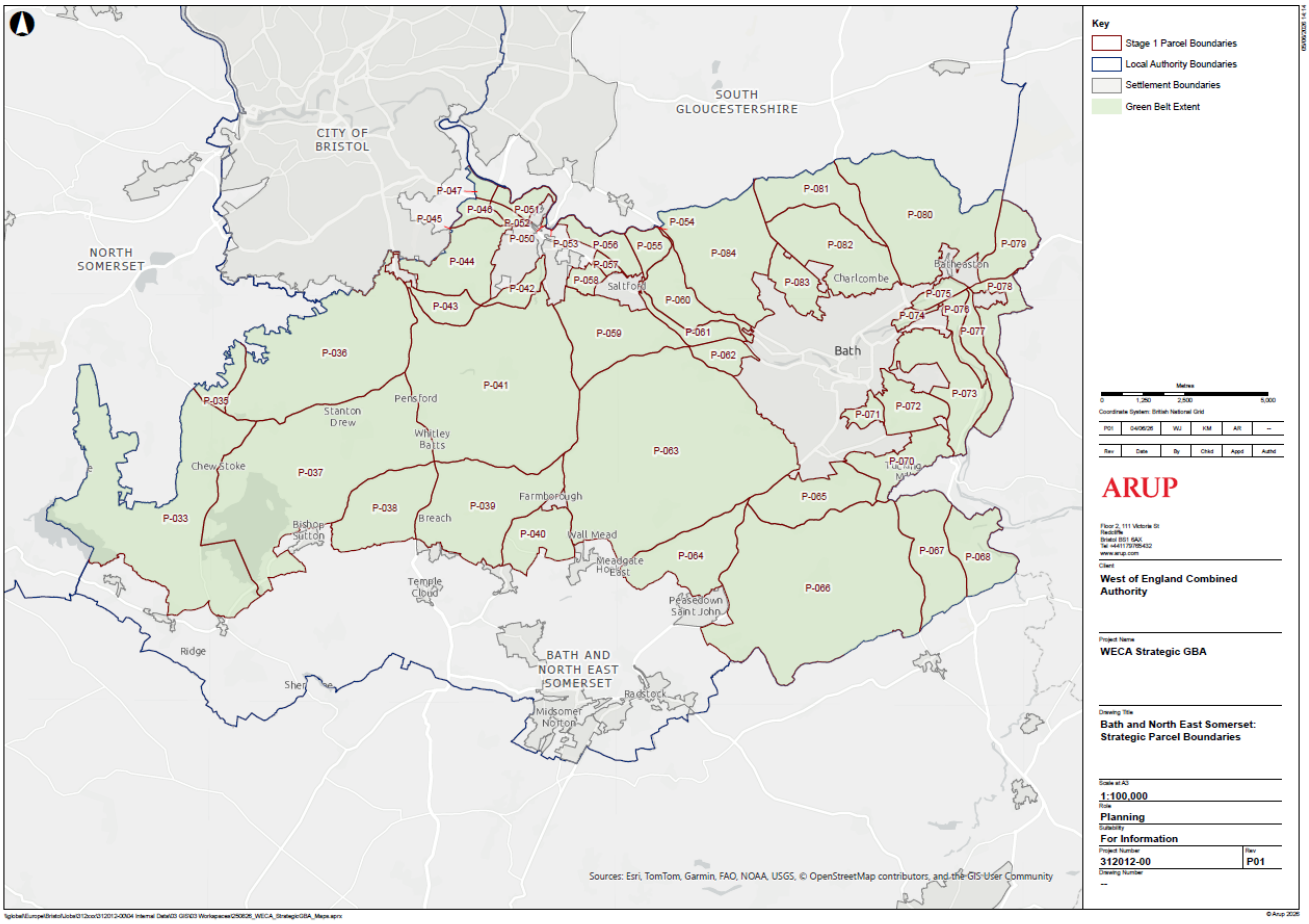
[2] MHCLG (2025). Planning Practice Guidance: Green Belt

[3] NPPF (2024) Paragraph 143

2. Summary of Parcel Assessment Outcomes

Overall, there are 43 assessment parcels in the SGBA Update which have been assessed to date within Bath and North East Somerset Council's administrative boundary[4]. Some of these parcels overlap with land within the Bristol City Council, South Gloucestershire Council, Somerset Council and North Somerset Council boundaries. The assessment parcels and local authority boundaries are shown in Figure 1 below.

Figure 1 Strategic Green belt Assessment Parcels in B&NES authority boundary



Of these parcels:

- 14 no. have been assessed as making a 'strong' overall contribution to Green Belt purposes.
- 26 no. have been assessed as making a 'moderate' overall contribution to Green Belt purposes.
- 3 no. have been assessed as making a 'weak' overall contribution to Green Belt purposes.
- No parcels were assessed as making 'no contribution' to Green Belt purposes.

The full parcel assessment pro-formas which detail how each parcel contributes to the five Green Belt purposes are attached to this report. These have been assessed against the agreed methodology for the SGBA Update, which is also appended to this report. The way in which the overall assessment of parcels has been carried out is explained in detail in the appended methodology. The part of the parcel with the highest score has dictated the score applied to the whole parcel, although the variable contribution of the parcel has been noted qualitatively within the assessment pro-formas appended to this report. A summary of the overall Green Belt contribution for each parcel that includes land within Bath and North East Somerset is set out in Table 1 below.

Table 1 Summary of overall assessment findings by parcel

Level of Contribution	Parcel assessment outcomes
Strong contribution	P-036, P-042, P-059, P-060, P-061, P-062, P-063, P-066, P-077, P-079, P-080, P-081, P-082, P-084
Moderate contribution	P-033, P-037, P-038, P-039, P-040, P-041, P-043, P-044, P-046, P-047, P-051, P-052, P-055, P-056, P-064, P-065, P-067, P-068, P-070, P-071, P-072, P-073, P-075, P-076, P-078, P-083
Weak contribution	P-057, P-058, P-074

A number of general conclusions pertinent to the performance of the Green Belt in Bath and North East Somerset can be drawn from the overall parcel assessments.

- Parcels making a 'strong' overall contribution to the Green Belt fall into the following categories:
  - Parcels which have a physical connection to the large built up area of Bath and therefore contribute strongly to the fundamental aim of the Green Belt in preventing urban sprawl (purpose (a)).
  - Parcels which form a substantial part of the gap between neighbouring towns (such as between Keynsham and Bath) and therefore contribute strongly to the separation of towns.
  - Parcels that are free of existing built development and make a strong contribution to keeping land permanently open (purpose (c)).
  - Parcels that are located within the boundary of the World Heritage Site and Setting of Bath, therefore making a strong contribution to the setting and special character of a historic town under purpose (d).

- There are several towns within Bath and North East Somerset (Keynsham, Radstock, Midsomer Norton) with parcels forming parts of the gaps between these, as well as parts of the Green Belt that are situated in close proximity to the boundaries of Bristol and Bath which are also defined as towns. As a result, there are 23 no. parcels which make a 'strong' or 'moderate' contribution to purpose (b), which relates to the merging of towns.

- The majority of parcels scored 'strong' against purpose (c) reflecting the largely rural character of the Green Belt across Bath and North East Somerset with some existing built form, particularly in washed over villages, affecting the overall sense of openness.

- The city of Bath is a designated World Heritage Site, and the city of Bristol is considered a historic town for the purposes of the SGBA Update (as explained in detail in the SGBA Update methodology) and therefore the majority of parcels which scored 'strong' against purpose (d) are those around Bath in proximity to the Bath World Heritage Site, along with one parcel in Keynsham which is partially within the Conservation Area.

In light of the updated NPPF (2024) and associated Planning Practice Guidance (2025), parcels have also been assessed to understand whether they would form part of an 'area of search' for provisional grey belt identification. This is set out in detail within the SGBA Update methodology and included in the assessment pro-formas.

The Final Report for the SGBA Update will be published at a later date. This will consider the performance of the Bristol and Bath Green Belt across the five authorities as a whole. Interim reports have been prepared for Green Belt parcels within B&NES and NSC to support their Local Plans to be submitted under the legacy Local Plan system and in accordance with NPPF (2024) and associated Planning Practice Guidance.

3. Interim conclusions on 'fundamentally important' areas of Green Belt within Bath and North East Somerset

The NPPF (2024) includes a requirement for planning authorities to consider when reviewing Green Belt boundaries whether alterations would *'fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan'*[5]. As detailed in the SGBA Update methodology, the fundamentally undermine test itself can only be performed once each Stage 2 (and any subsequent) assessment is completed, because the evidence it relies on comes from both a Strategic Green Belt Assessment (Stage 1) and more granular assessments of the Green Belt (Stage 2). Notwithstanding this, a high-level assessment of 'fundamentally important' areas of the Green Belt will provide evidence to inform any future 'fundamentally undermine' test as part of an exceptional circumstances case when reviewing Green Belt boundaries.

The SGBA Update Final Report will include conclusions on what constitute 'fundamentally important' areas of the Bristol and Bath Green Belt in the study area as a whole, once all assessments across the five authorities have been completed. Table 2 below includes interim conclusions on areas considered to be 'fundamentally important' to the Green Belt in B&NES only, based on the assessments completed (and appended to this report). Given that this is an interim report, and the SGBA update is still progressing, these conclusions may be subject to refinement as the study is completed.

In terms of the way in which areas of land have been identified as being 'fundamentally important', as a starting point, only parcels which had an overall assessment of 'strong' were considered. Land within these parcels was then considered in more detail to determine areas of fundamental importance, based on a combination of contribution to Green Belt purposes and strategic role of parcels/multiple parcels considered together. Professional judgement has also been applied in determining which areas are deemed fundamentally important.

Table 2 Areas within B&NES of 'fundamental importance' to the Green Belt

Areas of Green Belt	Which purpose(s) does the parcel make a strong contribution to?	Commentary
Area 1 - Land southwest of Bath; **P-063**	Contribution to purpose (a) checking the unrestricted sprawl of the large built up area of Bath; contribution to purpose (c) safeguarding the countryside from encroachment; and (d) preservation of the setting and special character of historic towns.	This area of Green Belt is located between the large built up area of Bath and the edge of the Bristol and Bath Green Belt Designation adjoining land surrounding the village of Timsbury. Purpose (a) – In regard to purpose (a), this area of the Green Belt plays a major role in checking the unrestricted sprawl of Bath to the south west. Purpose (c) – In respect of purpose (c), the parcel is largely free from development containing Bath Spa University and some limited business and residential uses associated with villages across the parcel. It possesses a strongly rural character and plays a key role in safeguarding the countryside from encroachment. Purpose (d) – In addition, in relation to purpose (d) the area plays an important role in preservation of the setting and special character of the historic town of Bath given it includes land within the World Heritage setting, including prominent features of landscape setting to the north. The area has vistas into prominent features of the historic core and protects open land which has a strong immediate connection with the historic core by virtue of its location within the World Heritage Site setting. Overall, for the reasons outline above the area is considered to play a fundamentally important role in the B&NES Green Belt.

[5] NPPF (2024), Paragraph 146

Area 2 - Land south of Bristol and to the south west of Keynsham; **P-036**	Contribution to purpose (a) checking the unrestricted sprawl of the large built up area of Bristol; and contribution to purpose (c) safeguarding the countryside from encroachment.	This area of Green Belt is located to the south of Bristol adjoining the large built up area along its northern boundary, overlapping the boundaries of BCC, NSC and B&NES. Purpose (a) – In regard to purpose (a), this area of the Green Belt plays a major role in checking the unrestricted sprawl of the large built up area of Bristol into open countryside. Purpose (c) – In respect of purpose (c), the parcel is largely free of development containing a substation, washed over residential development associated with villages and hamlets, and agricultural land uses. It possesses a strongly rural character, with long distance views to Bristol in the north and surrounding open countryside including the Mendip Hills National Landscape to the south and therefore plays a key role in safeguarding the countryside from encroachment. Overall, for the reasons outline above the area is considered to play a fundamentally important role in the B&NES Green Belt.
Area 3 - Land between Bath and Keynsham**; P-059, P-060, P-061, P-062**	Contribution to purpose (a) checking the unrestricted sprawl of the large built up area of Bath; Contribution to purpose (b) and preventing the merging of Keynsham with the large built up area of Bath; and (d) preservation of the setting and special character of historic towns.	This area of the Green Belt is located to the west of Bath and east of Keynsham, with the village of Saltford adjoining parcels to the west of Bath. As Saltford is identified as a village, it does not contribute to purpose (a) or (b) scores. Purpose (a) – In regards to purpose (a), the area includes land that plays a key role in checking the unrestricted sprawl of the large built up area of Bath into open countryside Purpose (b) – In regards to purpose (b), while independently parcels perform a moderate role given they only form small parts of the gap between Bath and Keynsham, when considered together they form a large part of the gap between these neighbouring towns where their development would result in the loss of both physical and perceived distance between towns. Purpose (d) – In addition, in relation to purpose (d) the area includes land that plays an important role in preservation of the setting and special character of the historic town of Bath given it includes land within the World Heritage Site and Setting. The area has vistas into prominent features of the historic core and protects open land which has a strong immediate connection with the historic core by virtue of its location within the World Heritage Site and Setting. Overall, for the reasons outline above the area is considered to play a fundamentally important role in the B&NES Green Belt.
Area 4 – Land along the north and north west edge of Bath**; P-079, P-080, P-081, P-082, and P-084**	Contribution to purpose (a) checking the unrestricted sprawl of the large built up area of Bath; and (d) preservation of the setting and special character of historic towns.	This area of the Green Belt adjoins the north and northwestern edge of Bath. Purpose (a) – In regards to purpose (a) while not all parcels independently score strongly against this purpose, considered together the area plays a major role in checking the unrestricted sprawl of the large built up area of Bath. Purpose (d) - In relation to purpose (d) the area plays an important role in preservation of the setting and special character of the historic town of Bath given it includes land within the World Heritage Site and Setting. The area has vistas into prominent features of the historic core and the parcel protects open land which has a strong immediate connection with the historic core by virtue of its location within the World Heritage Site and Setting. Overall, for the reasons outline above the area is considered to play a fundamentally important role in the B&NES Green Belt.

It should be noted that identification of an area as being 'fundamentally important' may not mean that these areas cannot accommodate some development, and it will be for the five authorities to undertake a balanced judgement based on the scale and location of the proposed land for release later in the plan-making process. As the Stage 1 assessment for each parcel is based on its overall contribution, the Stage 2 GBA (given its

more granular nature) will take into further account the variable contributions across Stage 1 parcels in more detail.

4. Next Steps

The completion of the B&NES Green Belt assessment pro-formas is an interim step in the overall preparation of the SGBA Update which is ongoing to complete the assessments for three other authorities within the study area (BCC, SC and SGC). As noted above, a similar interim report was also published for Green Belt parcels within NSC in November 2025. This was done to inform their Local Plan which has now been submitted for Examination under the legacy Local Plan system. The final SGBA Update will be used to inform the West of England Spatial Development Strategy and future Local Plans across the study area and may be subject to updates to reflect the latest policy position at the time of its publication.

ARUP

Strategic Green Belt Assessment Update

Attachment 1

SGBA Update Methodology

West of England Mayoral Combined Authority

Strategic Green Belt Assessment

Draft Methodology Paper (Interim Issue)

Reference: 2.0

7.0 | 29 October 2025

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 312012-00

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Contents

1.	Introduction	1
1.1	Study Purpose	1
1.2	Role of the Green Belt Assessment	1
1.3	Document Structure	2
2.	Bristol and Bath Green Belt Context	3
2.1	Overview of the history of Green Belt policy and the Bristol and Bath Green Belt	3
3.	Regional and Local Planning Policy Context	7
3.1	Regional Planning Policy Context	7
3.2	Local Planning Policy Context	8
4.	Strategic Green Belt Assessment Methodology	10
4.1	Overview	10
4.2	Definition of Assessment Parcels	11
4.3	Assessment against NPPF purposes	13
4.4	High level assessment to identify 'areas of search' for grey belt	32
4.5	Identifying areas of fundamental importance	34
4.6	Consultation	35

Tables

Table 1 Local Policy Context	8
Table 2 Categorisation of defensible boundary features	12
Table 3 Hierarchy of defensible boundary features	12
Table 4 Purpose ratings used in the Green Belt Assessment	13
Table 5 Built up area (BUA) size classification	14
Table 6 Purpose (a) assessment criterion	17
Table 7 Towns considered in Purpose (b) assessment	20
Table 8 Purpose (b) Assessment criterion	20
Table 9 Purpose (c) assessment criterion	21
Table 10 Consideration of historic towns within the Study Area	23
Table 11 Consideration of historic towns outside the Study Area	27
Table 12 Historic towns considered in purpose (d) assessment	28
Table 13 Purpose (d) assessment criterion	28
Table 14 Percentage of new dwellings on Green Belt land across the five authorities 2014-2022	30
Table 15 Footnote 7 constraints and their potential relevance to the Bristol and Bath Green Belt	33
Table 16 Recent appeal decision: scale / granularity of Green Belt assessment parcels	C-2
Table 17 Recent appeal decisions: Definition of sprawl and purpose (a) criteria	C-2
Table 18 Recent appeal decisions: Definition of towns	C-3
Table 19 Recent appeal decisions: Openness and encroachment	C-4
Table 20 Recent appeal decision: 'fundamentally undermine' test	C-5
Table 21 Summary of consultation in relation to the Strategic GBA methodology	D-8

Figures

Figure 1 Bristol and Bath Green Belt Extent 6
Figure 2 Current Local Plan timescales 9
Figure 3 Overview of MCA Strategic Green Belt Assessment methodology and its relationship to future Stage 2 GBAs 10
Figure 4 Large built up areas for the purposes of the SGBA Update 15
Figure 5 Illustration of connected, contiguous and enclosed within the context of Green Belt purpose (a) 17
Figure 6 Towns for consideration under Purpose (b) assessment 19
Figure 7 Process for identifying 'areas of search for grey belt' in the SGBA Update 33
Figure 8 When development in the Green Belt is 'not inappropriate' (NPPF paragraph 155) B-9

Appendices

Appendix A A-1
Glossary

Appendix B B-4
Detailed Policy Review B-4
National Planning Policy Framework (2024) B-5
Updated Planning Practice Guidance (2025) B-7

Appendix C C-1
Review of Case Law and Planning Appeals C-1

Appendix D D-7
Consultation D-7

1. Introduction

1.1 Study Purpose

Ove Arup & Partners Limited (Arup) has been appointed by the West of England Mayoral Combined Authority (MCA) to undertake an update ('SGBA Update') to a Strategic (Stage 1) Green Belt Assessment of the Bristol and Bath Green Belt.

The Bristol and Bath Green Belt extent covers the local planning authority (LPA) areas of the MCA Unitary Authorities; Bath and North East Somerset Council (B&NES), Bristol City Council (BCC) and South Gloucestershire Council (SGC), plus North Somerset Council (NSC), Somerset Council (SC), and Wiltshire Council. The scope of this SGBA Update excludes the Wiltshire Council area. B&NES, BCC, SGC, NSC and SC are hereafter together referred to as the 'five authorities' within this methodology paper.

1.2 Role of the Green Belt Assessment

The purpose of a Green Belt Assessment (GBA) is to provide evidence of how different areas of Green Belt perform against the Green Belt purposes, as set out in the National Planning Policy Framework (NPPF) published in December 2024[1].

This SGBA Update will form part of the evidence base to inform both strategic and local plan-making for the MCA as well as emerging and future Local Plans of the five authorities. Strategic plan making by the MCA is anticipated through the production of a new Spatial Development Strategy (SDS).

The role of this SGBA Update is to support the MCA and the five authorities in understanding the strategic performance of the Green Belt in the constituent areas. This SGBA Update is not a decision-making document. It is not its function or role to propose where release of Green Belt land should take place. The findings of this SGBA Update will need to be considered alongside other evidence in making decisions to inform the strategic and long-term approach to the Green Belt and overall distribution of infrastructure, housing and economic development across the MCA area and the five authorities. Through their Local Plan preparation, or indeed through an SDS, it may be necessary for the MCA and/or five authorities to undertake a finer grain assessment of the Green Belt, typically referred to as a Stage 2 GBA. The Stage 2 GBA would be the place to identify provisional parcels of grey belt, but not to propose their release.

Prior to the development of the methodology for this SGBA Update, Arup provided a Written Advice Note to the MCA and five authorities which presented a review of existing Green Belt evidence. Specifically, the note considered the West of England Combined Authority Strategic Green Belt Assessment (September 2022)[2] (herein referred to as the 'MCA 2022 Strategic GBA') and the North Somerset Green Belt Assessment (2021)[3], in consideration of the fact that North Somerset was not included in the MCA 2022 Strategic GBA. The overarching purpose of the Note was to advise on whether a new or updated strategic Green Belt assessment was required, in the context of new national policy and guidance for Green Belt introduced through the NPPF (2024) and update to Planning Practice Guidance (PPG) (2025). In summary, this Written Advice Note recommended an update to the methodology for the Strategic GBA to reflect updated policy and guidance, and in consideration of recent appeals and emerging good practice examples.

Section 3.2 sets out the current progress of the Local Plans for the five authorities, including the transitional arrangements which apply as set out within paragraph 234 of the NPPF (2024). These transitional arrangements have guided individual Local Development Schemes for Local Plans and influence the sequence in which the SGBA Update methodology has been applied. This SGBA Update methodology has been developed with the MCA and the five authorities in Summer 2025, however it has been applied on a phased basis initially to B&NES and NSC in Autumn 2025, before it is then consistently applied to BCC, SC

[1] MHCLG (2024) National Planning Policy Framework

[2] WECA (2022) https://beta.southglos.gov.uk/static/0ec6941e88e8b7bb38080f744a770aee/WECA-Strategic-Green-Belt-Assessment.pdf

[3] North Somerset (2021) Microsoft Word - North Somerset Green Belt Assessment - April 2021

and SGC throughout 2026. A consolidated version of the SGBA Update will be published at an appropriate time beyond Summer 2026.

1.3 Document Structure

This methodology reflects latest national policy and guidance including the NPPF (2024)[1] and the Green Belt PPG (2025)[4]. It also draws on good practice in plan making adopted by other authorities specifically Joint Plans and Local Plans that have been found sound at Examination. At the time of writing, updates to Green Belt planning policy and the PPG are relatively recently published and as such, there are no examples of Joint Plans or Local Plans that have been submitted or gone through the examination process and been found sound under the new NPPF (2024). As such, this methodology considers appeal case law, ministerial statements and legal opinions of relevance in order to understand how the updates to the NPPG and Green Belt PPG are being interpreted, whilst accepting that as yet the context of recent decisions has been decision taking on planning applications, largely at appeal.

The remainder of this methodology report is structured as follows:

Section 2	Provides the local Green Belt context for the Bristol and Bath Green Belt and the local planning policy context for the MCA and the five authorities.
Section 3	Provides a methodology for this SGBA Update
Appendix A	Provides a glossary of key terms used in the methodology
Appendix B	Provides a review of planning policy and guidance
Appendix C	Provides a review of case law and planning appeals of relevance to this SGBA Update
Appendix D	Provides details of the consultation process for the SGBA Update

[4] MHCLG (2025) Green Belt - GOV.UK

2. Bristol and Bath Green Belt Context

2.1 Overview of the history of Green Belt policy and the Bristol and Bath Green Belt

2.1.1 The development of National Green Belt policy

Circular 42/55[5], released by the government in 1955, encouraged local authorities to establish their own Green Belts. The 1955 Circular set out three main functions of the Green Belt:

- To check the growth of large built up areas;
- To prevent neighbouring settlements from merging into one another; and
- To preserve the special character of a town.

Circular 50/57, published in 1957, distinguished between the inner and outer boundaries of Green Belts and established the importance of defined and detailed permanent boundaries.

In 1984, Circular 14/84 was published and introduced two new Green Belt objectives: assisting in urban regeneration and safeguarding the countryside from encroachment. In January 1988, the Government introduced a series of policy statements known as Planning Policy Guidance (PPGs) Notes. PPG2 on Green Belts was first published in 1988 and reiterated the advice contained in previous Green Belt Circulars.

In 2012, the NPPF replaced all previous PPGs and consolidated the Green Belt purposes into a list of five purposes, now in paragraph 143 of the current NPPF (2024). The NPPF also reiterated that the fundamental and overarching aim of the Green Belt was to prevent urban sprawl by keeping land permanently open and that hence the two main characteristics of Green Belt land was its openness and permanence (NPPF 2024, paragraph 142). Appendix B of this methodology details the NPPF (2024) policy and PPG (2025) introduced in December 2024 and February 2025 respectively.

2.1.2 History and context of the Bristol and Bath Green Belt

The Bristol and Bath Green Belt was first drafted in the 1950s through the preparation of the Somerset, Gloucestershire, and Wiltshire County Development Plans and was formally designated through their adoption in 1965 and 1966 via Ministerial Approval. The general extent of the Green Belt has been periodically altered since the 1970s through a combination of separate releases including around Bath, Bristol and Keynsham, and extensions such as into the Gordano Valley west of Bristol.

Somerset County Development Plan Report of Survey First Review (1964) and Amendment (1966)

Applying to the North Somerset, south of Bristol and south of Bath area, the 1966 Amendment No. 12 to the Somerset County Council Development Plan, sealed by the Minister of Housing on 6 July 1966, noted that the purpose of the Green Belt was to check any substantial expansion around Bristol and Bath. A written account of Amendment No. 12 to the adopted Somerset County Development Plan (1966) provides the most definitive explanation for the designation and defined boundaries of the Bristol and Bath Green Belt:

> *"It is considered that any substantial expansion of the built-up areas of Bristol and Bath into the County of Somerset should be checked; also, the merging of Bristol, Keynsham, Saltford and Bath should be prevented, and the identity and existing character of the surrounding towns, villages and hamlets should be preserved. Land adjoining the boundaries of the County Boroughs of Bristol and Bath has therefore been defined in the Development Plan as Green Belt."*
>
> *"It is the intention of the Local Planning Authority when considering applications for planning permission for development within the Green Belt to limit such development generally to that*

[5] Ministry of Housing and Local Government (1955). Circular 42/55.

necessary for the continued vitality of the countryside and the villages therein, so that the present rural character is preserved for the well-being of the inhabitants of the cities and countryside alike."

This designation text within the Somerset County Development Plan has guided Green Belt Assessments since. In 2007 B&NES introduced a sixth local Green Belt purpose through their 2007 B&NES Local Plan for maintaining gaps between the 'chain' of urban areas – Bristol, Keynsham, Saltford and Bath. This sixth local purpose was re-affirmed in the currently adopted 2014 Core Strategy as follows: '*to preserve the individual character, identity and setting of Keynsham and the villages and hamlets within the Green Belt'*[6].

County of Wiltshire Development Plan Amendment (1966)[7]

The Minster of Housing and Local Government amended the Development Plan for Wiltshire (via Amendment No. 6) by adding Green Belt proposals, County Maps and inset maps in respect of the inner boundary of the Green Belt at Limpley Stoke, Winsley, Bradford-on-Avon and Westwood in the West Wiltshire Green Belt. The Green Belt was defined as approximately 25 square miles of land, and was deemed necessary:

(a) *"To prevent the coalescence of Bradford-on-Avon and Trowbridge and of Bradford with the outlying villages to the east of Bath.*

(b) *To limit the spread of development along the trunk road A4 between Batheaston and Corsham; and*

(c) *To maintain the open character of the land adjacent to Bath City."*

Green Belt land within Wiltshire has not been assessed as part of this SGBA Update.

County of Gloucestershire Development Plan (1965) and First Quinquennial Review (1968)

In the South Gloucestershire and north of Bristol area, the County of Gloucestershire Development Plan First Quinquennial Review (1968) set the original case for the Green Belt, by highlighting two areas considered to be vulnerable to encroachment by urban sprawl from built-up areas. This included the area around Bristol City and its environs, and the area between Cheltenham and Gloucester. It was considered that the reason for the Bristol Green Belt was such that:

> *'Any substantial expansion of the built-up area of Bristol and the built-up northern and eastern fringes in Gloucestershire should be checked and it is also considered essential to preserve the open character of the land between the urban areas of Bristol and Bath and to prevent these communities from merging into one another. Land between and adjoining these areas has therefore been defined in the Development Plan as a Green Belt, in which new development will be severely restricted to the uses listed in paragraph (5) [agriculture and forestry, sport, cemeteries, institutions standing in large grounds, or other uses appropriate to rural areas]'.*

Avon County Structure Plan (1985)

The Avon County Structure Plan (1985) defined the general extent of the Green Belt at that time with detailed boundaries then to be defined in Local Plans. These included the South West Avon Green Belt Local Plan (adopted in 1988) which set out the justification for the Green Belt boundaries.

The Structure Plan indicates that the inner boundary of the Green Belt in South Gloucestershire will continue to be defined as generally following the limits of existing development or that already committed. It also indicates that the outer boundary of the Green Belt in South Gloucestershire shall run from the Severn Estuary and south of Thornbury to Rangeworthy, running to the west and south of Yate / Chipping Sodbury and continuing east to the A46 and south of Marshfield to the boundary with Wiltshire. Alongside Thornbury and Yate, the following settlements remained outside / inset within the Green Belt: Bitton; Coalpit Heath; Frampton Cotterell; Engine Common; Pilning; Pucklechurch and Winterbourne. It is noted that the First,

[6] B&NES (2014) Core Strategy and Placemaking Plan

[7] Town and Country Planning Act (1962). County of Wiltshire Development Plan Amendment No.6 (1966). West Wiltshire Green Belt.

Second and Third Alterations to the Avon County Structure Plan made no changes to the general scale and extent of the Green Belt in South Gloucestershire.

Joint Replacement Structure Plan (2002)[8]

The most recent strategic plan to cover the entire plan area was the Joint Replacement Structure Plan 2002 which has now been superseded. The Joint Replacement 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."*

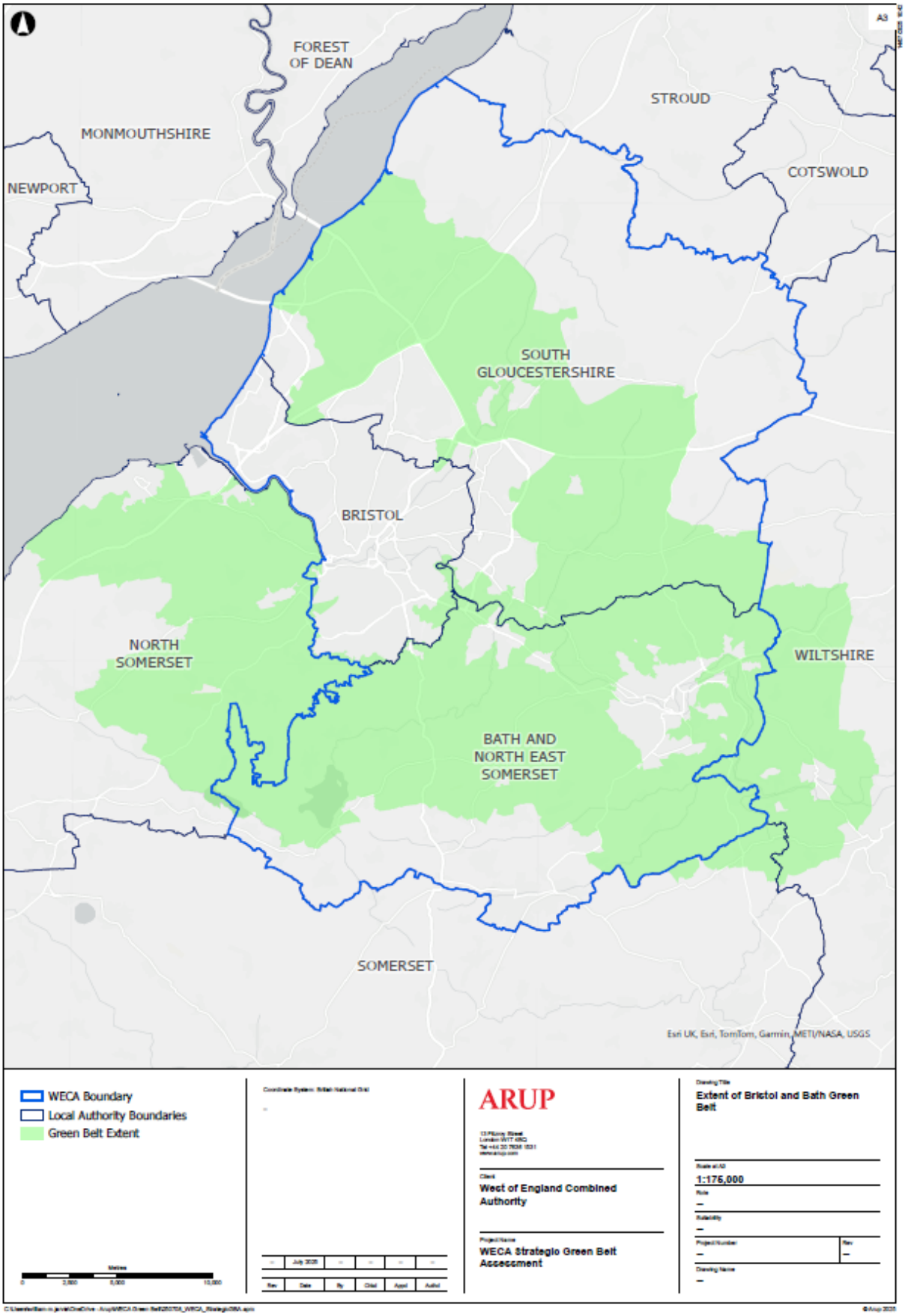
The Bristol and Bath Green Belt today

Over two thirds of the Bristol and Bath Green Belt (~67.5%) falls within the MCA boundaries[9]. The current extent of the entire Bristol and Bath Green Belt is shown in Figure 1. The eastern extent of the Green Belt within Wiltshire's administrative boundary has not been assessed as part of this SGBA Update.

[8] West of England Joint Replacement Structure Plan (2002).

[9] LUC (2022) WECA Strategic Green Belt Assessment 2022

Figure 1 Bristol and Bath Green Belt Extent



3. Regional and Local Planning Policy Context

3.1 Regional Planning Policy Context

The Joint Replacement Structure Plan[8], adopted in 2002 and now revoked, was the last strategic plan to cover the entire study area.

A draft South West Regional Spatial Strategy (RSS) was published by the former South West Assembly for consultation in June 2006. A draft Revised RSS incorporating Secretary of State's proposed changes was published in July 2008[10]. The RSS was informed by the South West Regional Strategy Strategic Green Belt review[11] which assessed the Green Belt in the MCA authorities (BCC, B&NES and SGC) as well as NSC. The RSS was formally revoked in May 2013[12].

The West of England Joint Spatial Plan (JSP) was jointly prepared by the then four West of England local planning authorities (B&NES, BCC, NSC and SGC) and was submitted for examination in April 2018. Green Belt evidence for the JSP included a Stage 1 and Stage 2 Green Belt Assessment which were published in November 2015 and November 2016 respectively. In April 2020, it was confirmed that the JSP was to be withdrawn from the examination following Inspector's concerns about the plan's soundness particularly in relation to strategic development locations[13].

Following the withdrawal of the JSP, the MCA commenced work on the SDS 2021 which involved the unitary authorities of B&NES, BCC, and SGC. Work on the SDS was halted in May 2022 and since, the MCA has not chosen to exercise its strategic planning powers and has had no formal role in plan-making. Instead, the MCA has supported the five authorities in the development and delivery of their own Local Plans which cover strategic and non-strategic policies.

In addition to every LPA having an up-to-date local plan in conformity with the transitional arrangements of the NPPF (2024), there is now a national drive towards universal coverage of strategic spatial plans in England. This was proposed originally through the English Devolution White Paper in December 2024 and taken forward through the chapter two of Part 2 of the Planning and Infrastructure Bill (PIB) currently at the House of Lords Report Stage in Parliament. Clause 52 makes provision for amendments to the Planning and Compulsory Purchase Act 2004 including a new sections (12A and 12B), requiring spatial development strategies to be prepared by Strategic Planning Authorities or Strategic Planning Boards. Further regulations are anticipated to govern this process, however it is anticipated all Mayoral Combined Authorities (as Strategic Planning Authorities) or through partnerships as Strategic Planning Bodies, will be required to produce a Spatial Development Strategy (SDS) within this Parliament. At a meeting of the West of England Combined Authority (WECA) Committee on 18th July 2025[14], it was agreed that work would re-commence on a SDS under these new government arrangements. Somerset, Wiltshire and Dorset and Bournemouth, Christchurch and Poole (BCP) are promoting the concept of a Wessex Partnership with government, to lead to development of an SDS in this location.

The MCA 2022 Strategic GBA[9] was prepared in 2021 by Land Use Consultants (LUC) on behalf of the MCA, who published the documents in 2022. The assessment was a strategic level assessment of the Bristol and Bath Green Belt within the administrative authorities of B&NES, BCC and SGC. It was commissioned to inform the then emerging West of England SDS in 2021.

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[10] Plymouth City Council (2008) Draft Revised Regional Spatial Strategy for the South West

[11] Dorset Council (2006) Strategic Green Belt Review Final Report (Colin Buchanan, 2006).

[12] Legislation.gov.uk (2013) The Regional Strategy for the South West (Revocation) Order 2013

[13] West of England Authorities (2020) Letter to Planning Inspectorate confirming withdrawal of JSP

[14] West of England Combined Authority (2025). Joint meeting - West of England Combined Authority Committee and West of England Joint Committee - Friday, 18th July, 2025 1.00 pm

3.2 Local Planning Policy Context

The five authorities are all at different stages of their Local Plan preparation, and as a result have varying levels of Green Belt evidence. A summary of the current progress of Local Plans and the existing Green Belt evidence base documents is outlined in Table 1 below.

Table 1 Local Policy Context

LPA	Adopted Local Plan	Supporting Green Belt evidence base	Emerging Local Plan status	Supporting Green Belt evidence base
B&NES	• B&NES Core Strategy (July 2014) • Placemaking Plan (July 2017) • Local Plan (Core Strategy and Placemaking Plan) Partial Update (2023)	• 2013 Core Strategy Green Belt Review Stage 1 (2013) • 2013 Core Strategy Green Belt Review Stage 2 (2013)	'Pre Options Engagement' stage following reset in 2024. Further Options consultation (under Reg 18) anticipated to commence in October 2025. Draft Local plan currently scheduled for consultation under Reg 19 in spring/summer 2026.	The B&NES emerging Local Plan will be supported by this SGBA Update and further assessment work completed by the LPA.
BCC	• Core Strategy (2011) • Site Allocations and Development Management Policies (and Policies Map) (2014) • Bristol Central Area Plan (and Policies Map) (2015)		Bristol Local Plan Main Document and Annex is now undergoing Independent Examination following its submission to the Secretary of State on 25 April 2024. Hearings were held between 25 February 2025 and concluded on 23 April 2025	The emerging Bristol Local Plan relies on the MCA 2022 Strategic GBA.
NSC	• Core Strategy (2017) • Development Management Plan Sites and Policies Plan Part 1 (2016) and • Site Allocations Plan Sites and Policies Plan Part 2 (2018).	• RSS Strategic Green Belt Review (2006)	Pre-Submission Plan (Regulation 19) published 2023[15] and a revised version agreed at Cabinet in July 2024. This is currently being updated following an Additional Sites Consultation to incorporate new housing allocations to meet the standard method requirement. Consultation on the Pre-submission Plan to take place in October 2025.	• North Somerset Green Belt Assessment (2021) • Green Belt Review Part 1 – Broad Locations (2022) • Green Belt Review Part 2 – Villages in the Green Belt (2022) • Green Belt Review Part 3 (Green Belt Extensions (2022)
SGC	• Core Strategy 2006-2027 (2013) • Policies Sites and Places Plan (2017)	• South Gloucestershire Strategic Green Belt Assessment (2006 and 2011)	Local Plan Regulation 19 consultation closed in April 2025. Targeting submission to the Planning Inspectorate for examination in September 2025.	• South Gloucestershire Council Stage 2 Green Belt Review (2025)

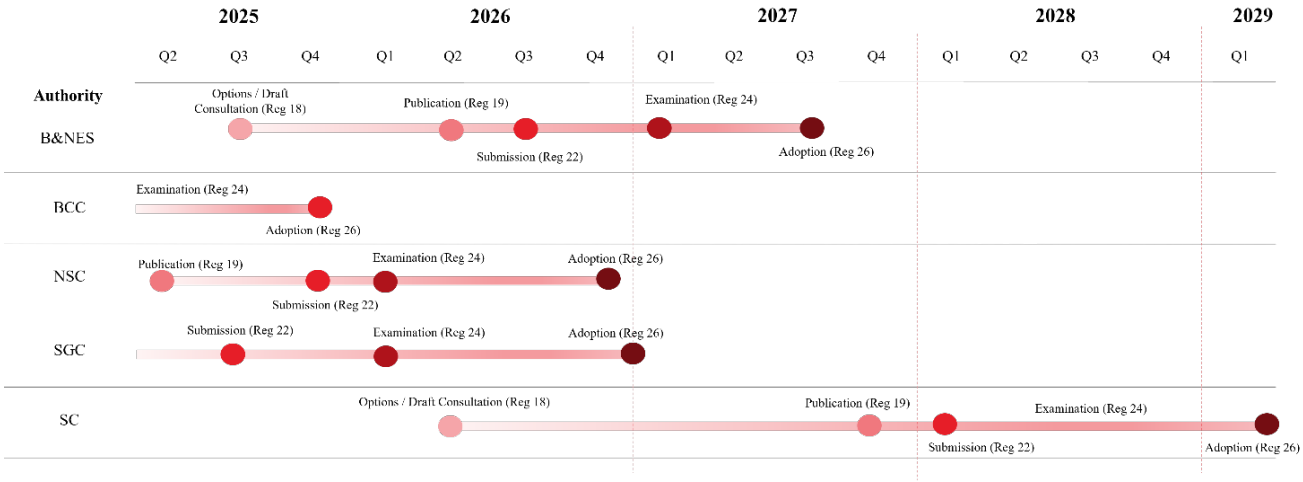
[15] Pre-submission plan 2039 – Autumn 2023 | North Somerset Council

LPA	Adopted Local Plan	Supporting Green Belt evidence base	Emerging Local Plan status	Supporting Green Belt evidence base
SC[16]	• Mendip Local Plan Part I: Strategy and Policies (2014) • Mendip Local Plan Part II: Sites and Policies (2021)	No Green Belt Assessment undertaken for Local Plan Part II Sites and Policies (2021) or previous Somerset Structure Plan.	Currently progressing the Somerset Local Plan 2045 which is currently at 'evidence gathering and early engagement' stage. Submission in 2028 under new plan making arrangements.	The Somerset emerging Local Plan will be supported by this SGBA Update and further assessment work completed by the LPA.

Locally, the five authorities are at different stages in their Local Plan preparation, and as a result have varying levels of Green Belt evidence of different ages. This evidence is useful context to this SGBA update; however, the methodology has been informed by the MCA 2022 Strategic GBA and the NSC Green Belt assessment work (as detailed in Table 1 above) and updates to national policy and guidance in relation to Green Belt published in 2024 and 2025 respectively. This is detailed in the abovementioned Written Advice Note.

The current Local Plan timescales for the five authorities are depicted in Figure 2 below. Local Plan preparation across the five authorities varies in light of transitional arrangements as set out in the NPPF (2024) and the accompanying standard method outcomes for local housing need.

Figure 2 Current Local Plan timescales



Source: Arup (2025) using the five authorities' latest Local Development Schemes, with the exception of BCC which is based on BCC estimations following recent completion of Local Plan Examination Hearings.

[16] N.B. Somerset Council has several adopted Local Plans related to the former Somerset County Council and 4 no. District Councils prior to its transition to a Unitary Authority in April 2023. The only Local Plan of relevance to this Written Advice Note is the Local Plan for the former Mendip District Council.

4. Strategic Green Belt Assessment Methodology

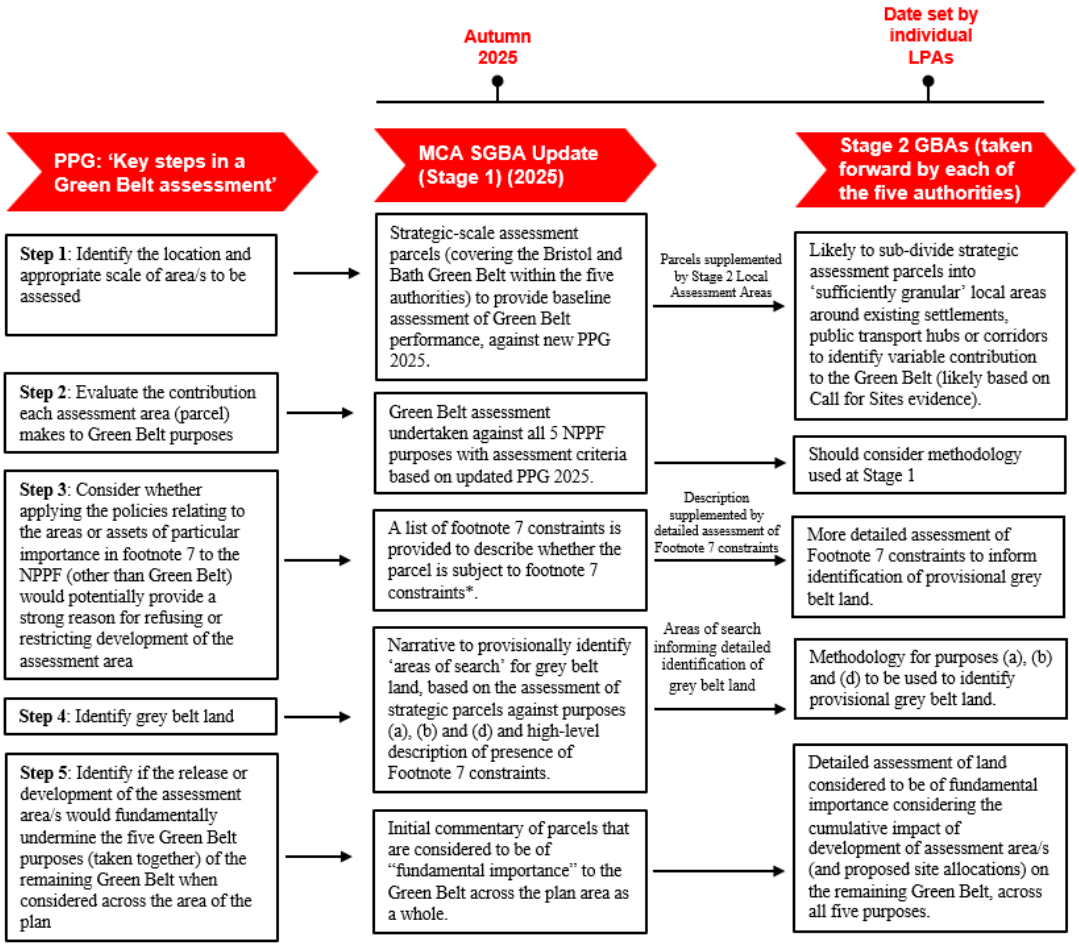
4.1 Overview

The following section details the Strategic GBA methodology.

Section 4.2 sets out the methodology for assessment parcel identification; and Section 4.3 provides an overview of the NPPF purposes assessment. Appendix D provides an overview of engagement in relation to the methodology.

The purpose of a Stage 1 assessment is to establish a baseline understanding of the role of broad areas of Green Belt, so that the contribution of individual promoted sites to the Green Belt's purposes can then be assessed at the more granular Stage 2 level. The conclusions of the Stage 1 assessment (the SGBA Update) are not intended to be taken as making any judgement as to the suitability of a parcel for wholescale release from the Green Belt for development, although variations in strategic parcels will be noted in the assessments undertaken. The nature of Stage 2 assessment would allow for the contribution of smaller promoted sites to Green Belt purposes to be considered, as well as their potential to be considered as provisional grey belt. Even at Stage 2, it is only possible to provisionally identify grey belt, on the basis that more detailed specified proposals and impact assessments (i.e. those forming part of the wider site selection process) would be required to understand whether constraints identified in Footnote 7 of the NPPF would provide a 'strong reason to restrict development'[17].

Figure 3 Overview of MCA Strategic Green Belt Assessment methodology and its relationship to future Stage 2 GBAs



*No detailed assessment at this stage as to whether Footnote 7 constraints 'would potentially provide a strong reason for refusing or restricting development of the assessment area' (PPG (2025) Paragraph: 003 Reference ID: 64-003-20250225

[17] PPG (2025) Paragraph: 006 Reference ID: 64-006-20250225

4.2 Definition of Assessment Parcels

The assessment of the performance of Green Belt land at a strategic level (Stage 1) is based on assessment areas called 'parcels' for the purpose of this study. The entire Bristol and Bath Green Belt (excluding the extent contained within Wiltshire, as noted above) will be divided into parcels and assessed. There are no inner or outer boundaries of the overall Bristol and Bath Green Belt that have not been defined in policy and therefore, the starting point for defining of assessment parcels was the existing Green Belt boundaries. The scale of parcels to be assessed has sought to strike a balance between providing a strategic overview of the Green Belt with sufficient granularity to enable the assessment of the parcels' variable contribution to Green Belt purposes. It should be noted that the Green Belt parcels drawn are only for the purposes of this SGBA Update and provide a baseline to inform future stages of GBA. They do not infer any recommendations of Green Belt boundary changes or release.

The NPPF (2024) states that defining Green Belt boundaries should be done '*clearly, using physical features that are readily recognisable and likely to be permanent*'[18]. On this basis it was considered that the most appropriate method of drawing Stage 1 parcels was to rely on clear boundary features, as this avoids the need to make subjective decisions as much as possible. For the purposes of this SGBA Update, prominent, recognisable and permanent physical features have been identified to form parcel boundaries. These are considered to be robust and logical (as set out in Table 2). Table 4 Purpose ratings used in the Green Belt Assessment includes a hierarchy of defensible boundary features, where the higher the numerical grading the less defensible the boundary feature. Initially, parcels were drawn using only the highest priority boundary (i.e. Grade 1 in Table 3). Where no such boundary existed or where, based on professional judgement, using these boundaries resulted in illogical parcels which would not be suitable for a strategic assessment, then parcels were merged (e.g. to avoid a small linear parcel in circumstances where there were multiple 'Grade 1' boundaries running parallel to each other).

PPG (2025)[19] sets out that '*the number and size of assessment areas can be defined at a local level and respond to local circumstances...authorities should consider where it may be appropriate to vary the size of assessment areas based on local circumstances. For example, the assessment of smaller areas may be appropriate in certain places, such as around existing settlements or public transport hubs or corridors'*. With this in mind, where appropriately recognisable and permanent boundary features could be identified, smaller parcels for assessment have been drawn where suitable, with a focus around the edges of built-up areas of Bristol and Bath, and in the transport corridors between them. Care was taken to ensure that any smaller parcels were defined using clearly defined boundary features in line with the methodology for parcel identification. It was not considered appropriate to make use of less clearly defined boundary features (e.g. field boundaries or topographical data) as to do so would lead to inconsistencies.

Given the strategic nature of this SGBA Update, it is not considered appropriate to derive assessment parcels at too small a scale. Only existing features have been used as a basis for defining parcels. Features relating to proposed development or infrastructure are not included. No minimum or maximum parcel size has been set, and professional judgement has been applied where it was considered that the nearest defensible boundary would result in a parcel which is too large. In such cases, a less defensible boundary feature (i.e. those rated at grades 2-4 in Table 3) have been used instead. It was decided that highly irregular or narrow assessment parcels would be avoided to enable more effective assessment and more coherent assessment outcomes, resulting in some initial draft parcels being merged together and not following prominent boundary features which would elsewhere have separated them (particularly in the Bristol-Bath corridor where several such features run parallel). This approach ensures that a consistent approach to parcel definition has been taken. The parcel boundaries were drawn using GIS (based on Ordnance Survey and Mastermap mapping) as well as aerial images.

[18] NPPF (2024). Paragraph 149(f).

[19] National Planning Practice Guidance (2025). Green Belt, Paragraph: 004 Reference ID: 64-004-20250225

Table 2 Categorisation of defensible boundary features

Boundary Distinction	Type	Features
Defensible boundary – features which are readily recognisable and likely to be permanent	Infrastructure / man-made features	Motorway Public roads (including A and B roads) Public roads (including C roads) Railway lines (in use) Canals Disused railway (if in use as a long-distance route / cycleway) Recognisable and distinct edges of built form
	Natural features	Rivers Belts of protected woodland (e.g., Tree Preservation Orders, Ancient Woodland) Prominent and mature treelines, and the edges of established woodland
	Multiple boundary features	Where there are a number of boundary features which on their own may be considered to be less defensible, the combination of these boundary features together could create a defensible boundary (for example, a narrow public road adjoining a strongly visible field ditch watercourse).

Table 3 Hierarchy of defensible boundary features

Defensible boundary feature	Grading priority	Justification
Motorway	1	Strong identifiable boundary with strong permanence.
Public roads (A roads)		Strong identifiable boundary with strong permanence.
Railway lines (in use)		Strong identifiable boundary with strong permanence.
River Avon	1	Strong identifiable boundary with strong permanence.
Other Rivers and canals	2	Site specific however would provide strong identifiable boundary and have a substantial degree of permanence.
Public roads (B roads)	2	Site specific however would provide strong identifiable boundary and have a substantial degree of permanence.
Disused railway (if in use as a long-distance route / cycleway)	3	Site specific however would provide a clearly defined boundary with some degree of permanence.
Public roads (C Roads)	3	Site specific however would provide a clearly defined boundary with some degree of permanence.
Other minor and unclassified roads	4	Site specific however would provide a clearly defined boundary with some degree of permanence.
Prominent and mature treelines, and the edges of established woodland (e.g. Tree Preservation Orders and Ancient Woodland)	4	Site specific however would provide a clearly defined boundary with some degree of permanence. Designations provide statutory protection and a substantial degree of permanence.
Recognisable and distinct edges of built form / residential curtilages, walls fences and the like	4	Site specific however would provide a clearly defined boundary with some degree of permanence.

4.3 Assessment against NPPF purposes

This stage of the assessment aims to establish any differentiation in how the existing Green Belt functions and fulfils the five NPPF Green Belt purposes.

Each parcel has been assessed against the purposes of the Green Belt as set out in the NPPF (2024). The PPG (2025) provides guidance on how to assess purposes (a), (b) and (d), and provides illustrative features to assess contribution of the Green Belt to these purposes. These illustrative features have informed the criteria that have been applied. No national guidance exists for purposes (c) and (e), as such, the assessment criteria for these purposes is based on previous experience, best practice and recent examples. Where possible, consideration has been given to the need to respect local circumstances and the unique characteristics that affect the way the NPPF Green Belt purposes are appraised.

Openness and permanence remain essential characteristics of Green Belt in the NPPF; and are therefore integral to the assessment of Green Belt across all purposes. Openness is considered not only in terms of a 'volumetric approach' (i.e. physical coverage of built form) but also in terms of 'visual elements'.

For each purpose, one or more criteria draw on both qualitative and quantitative measures. A score is attributed to each purpose as shown in Table 4. A composite judgement across the purpose criterion will be required to judge whether the parcel meets each Green Belt purposes strongly or weakly. Given the strategic size of the parcels at Stage 1, it may be that parts of the parcel will perform variably across the parcel for any given purpose. The part of the parcel with the highest score will dictate the score applied to the whole parcel, although the variable contribution of the parcel will be noted qualitatively within the assessment.

The following sections examine the definition of each of the five Green Belt purposes in relation to local context; and set out the criteria and scoring that has been applied through the Strategic GBA.

Table 4 Purpose ratings used in the Green Belt Assessment

Overall strength of Green Belt land	Scores	Equivalent wording
	Strong	Contributes strongly to Green Belt purpose(s)
	Moderate	Contributes moderately to Green Belt purpose(s)
	Weak	Contributes weakly to Green Belt purpose(s)
	No contribution	No contribution to Green Belt purpose(s)

4.3.1 Purpose (a)

Purpose (a): To check the unrestricted sprawl of large built up areas

The original purpose of the Bristol and Bath Green Belt was to "*check the unrestricted sprawl of the Bristol conurbation and Bath*"[8]. This assessment therefore considers the role of the Green Belt in preventing the sprawl of the urban areas of Bristol (inclusive of contiguous urban areas in South Gloucestershire Council, such as Filton, Stoke Gifford and Bradley Stoke) and Bath as the two large built up areas for Green Belt assessment.

National policy provides some guidance over what might constitute 'large built up areas' by stating that '*villages should not be considered large built up areas*'[20]. To ensure a robust and comparable definition of large built up areas, ONS data provides a helpful classification of built up areas based on population range (Table 5). This provides a useful 'sense check' of the definition of settlements to compare against locally prepared adopted settlement hierarchies and/or adopted Local Plan classification of settlements within the five authorities.

[20] National Planning Practice Guidance (PPG) (2025). Green Belt. Paragraph: 005Reference ID: 64-005-20250225.

Table 5 Built up area (BUA) size classification

Population range (usual resident population)	BUA size classification	Approximate settlement type
0 – 4,999	Minor	hamlet or village
5,000 – 19,999	Small	larger village /small town
20,000 –74,999	Medium	medium towns
75,000 –199,999	Large	large towns /smaller cities
200,000+	Major	cities

Source: ONS[21]

Bristol (and its urban conurbation situated within South Gloucestershire) and Bath have historically been considered the large built up areas for the Bristol and Bath Green Belt; and there is clear rationale, based on original Green Belt purposes for checking unrestricted sprawl of these cities, that they remain classified as the large built up areas. The estimated population of the Bristol Urban Area (BUA) is estimated to be around 667,500[22], and Bath is 94,092[23], which therefore aligns with the 'large' and 'major' classes in the ONS built up area data above.

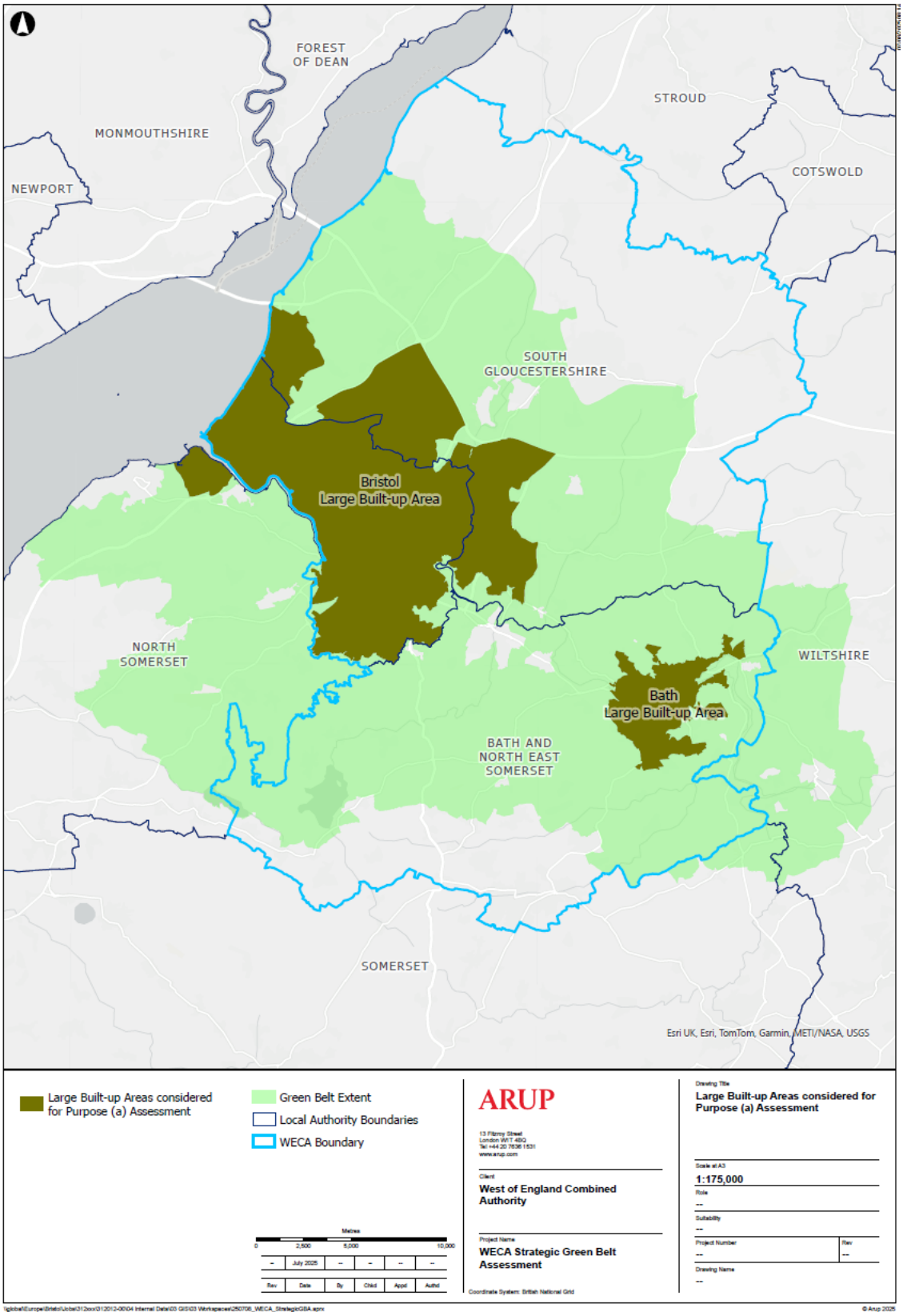
For the purposes of this study, inset land contiguous with Bath and the Bristol conurbation are the only areas considered to constitute large built up areas, as depicted in Figure 4 overleaf. In practice, this means that the definition of the Bristol's large built up area used in this study refers to the City of Bristol inclusive of Avonmouth and Severnside, together with contiguous urban development in South Gloucestershire including areas into the north and east of Bristol, extending to Bradley Stoke in the north, Lyde Green in the north east and Oldland Common in the east. As the Avonmouth Docks are included within the large built up area of Bristol, this SGBA Update also includes the Royal Portbury Docks, which was included in previous NSC assessments, located on the southern side of the Avon.

[21] Office for National Statistics (2021). Towns and cities, characteristics of built-up areas, England and Wales.

[22] Bristol City Council (2025). The Population of Bristol (July 2025) [Mid 2022 Census Estimates].

[23] Office for National Statistics (ONS) 2021 Census Data.

Figure 4 Large built up areas for the purposes of the SGBA Update



Although 'sprawl' is a multi-faceted concept and thus has a variety of different definitions, this SGBA Update has adopted a simple definition of sprawl as the '*spreading out of built form over a large area in an untidy or irregular way'*[24].

Subject to strategic policies establishing the need for any changes to Green Belt boundaries, Green Belt should function to protect open land at the edge of large built-up areas. Informed by the PPG (2025) illustrative features, the extent to which a parcel checks unrestricted sprawl is dependent on:

- Whether it is adjacent or near to the large built-up area. Consideration should be given to whether it is physically, visually or functionally linked to a large built-up area. Where a parcel is not physically, visually or functionally located near a large built-up area, it will not meet purpose (a).
- If it was to be developed, the extent to which it would result in an incongruous pattern of development (such as an extended 'finger' of development into the Green Belt).
- Presence of physical feature(s) in reasonable proximity that could restrict and contain development. Consideration should be given to whether there are prominent man-made or natural physical features (i.e. Motorway, A-road, railway line, major river) that might restrict the scale of outward growth of the settlement and regularise potential development form.
- Its relationship with the respective large built up area(s), in particular the degree / nature of containment by built form. Parcels that are almost entirely surrounded by built development as part of a large single built up area (enclosed) do not prevent sprawl, rather potential development could be classified as infill and/or rounding off; whereas parcels between two large built up areas (contiguous) or on the edge of a built-up area (connected) have a role in preventing sprawl. This is illustrated in Figure 5 below (noting that this is purely illustrative and not representative of the study area for this Green Belt Assessment).
- Degree of openness, i.e. the extent to which a parcel already contains built development. If the parcel is fully developed, it does not meet the basic aim of Green Belt[25].
- Whether the parcel is subject to other urbanising influences, existing development such as residential or commercial development, however not including development that falls within one of the exception categories in paragraph 154 NPPF (2024) (i.e. it is not deemed to be inappropriate development in the Green Belt, for example buildings for agriculture and forestry).

[24] Oxford English Dictionary definition

[25] National Planning Policy Framework (2024). Paragraph 142.

Figure 5 Illustration of connected, contiguous and enclosed within the context of Green Belt purpose (a)

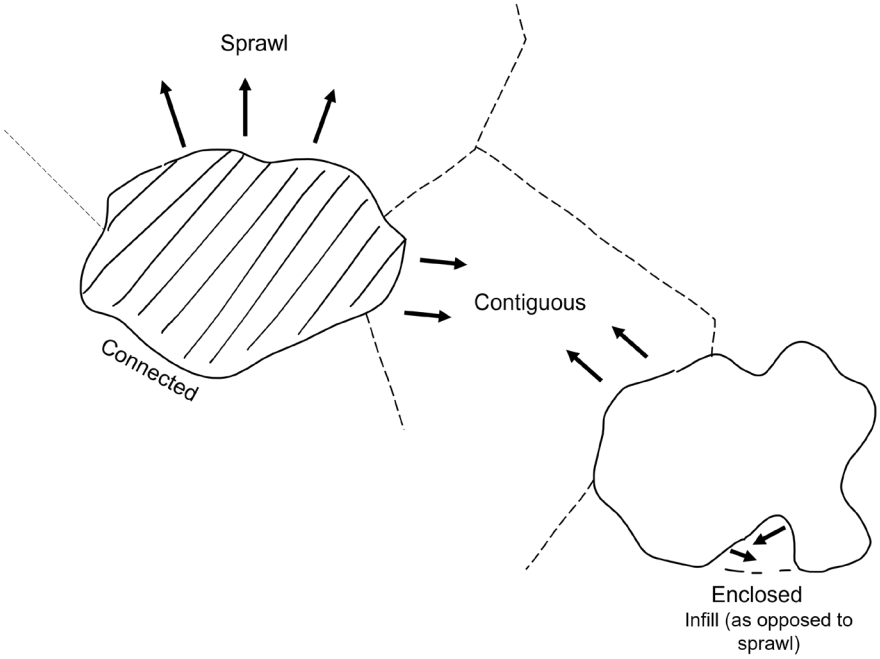


Table 6 Purpose (a) assessment criterion

Criterion	Score	Description
Land parcel is located at the edge of a large built up area	Yes	The parcel is located at the edge of a large built up area with physical or perceptual connections to it.
	No	The parcel is not located at the edge of a large built up area in physical or perceptual terms.
Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary	Strong	Parcel is connected to a large built-up area. The parcel is likely to be free of existing development and / or other urbanising influences. There are no prominent physical features along the edge of the existing settlement and in reasonable proximity to the outer edge of the parcel to prevent a disproportionate / incongruous pattern of development.
	Moderate	Parcel is connected to a large built-up area. The parcel is likely to be free of existing development and / or other urbanising influences. There are some prominent physical features in reasonable proximity to the outer edge of the parcel to prevent a disproportionate / incongruous pattern of development, and / or the inner edge of the existing large built-up area comprises some prominent physical features.
	Weak	Parcel is enclosed or partially enclosed by a large built-up area. The parcel is likely to contain some existing development and / or other urbanising influences. There are prominent physical features in reasonable proximity to the outer edge of the parcel and along the edge of the existing settlement to prevent a disproportionate / incongruous pattern of development.
	No Contribution	Parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a). **OR** Parcel contains significant existing development.

4.3.2 Purpose (b)

Purpose (b): To prevent neighbouring towns merging into one another

Purpose (b) considers the role that the Green Belt plays in preventing neighbouring towns from merging into one another. The assessment considers gaps between towns identified below.

National policy provides some guidance over what might constitute 'towns' by stating that *'this purpose relates to the merging of towns, not villages'*[26].

As such, a definition for 'towns' for the purposes of this assessment was necessary. Based on emerging appeal decisions set out within Appendix C, this definition accounts for a number of relevant factors, including: the adopted settlement hierarchies within adopted Local Plans for the five authorities, neighbouring authorities and /or references to settlements within adopted Local Plans, a 'sense check' against ONS built up area data (2021); and professional judgement and local knowledge of the MCA and the five authorities. In all cases, settlements categorised as villages within settlement hierarchies and / or Local Plans reviewed have not been included as towns for purpose (b)[27]. This includes the village of Saltford, which although cited within designation text within the Somerset County Development Plan (as set out in 2.1.2) is not assessed under purpose (b) within this SGBA update. This is in consideration of updated policy and guidance (Appendix B) and recent case law (Appendix C) which is clear that purpose (b) relates only to the merging of 'towns' (i.e. not villages).

All large built up areas identified for purpose (a) assessment (i.e. Bristol and Bath) have been additionally identified as towns. Large built up areas have not been subdivided into constituent towns for purpose (b) assessment purposes, as it is considered that the official boundaries between contiguous settlements are not generally identifiable on the ground.

Only neighbouring towns within close proximity of the MCA boundary and which could form a gap with Bristol or Bath conurbation or towns within the study area are included in the assessment. These have been assessed insofar as they relate to parcels within the study area. Proximity to the MCA boundary is not based on a prescribed distance rather based on local context and professional judgement. The list of towns is set out in Figure 6 and provided in Table 7 overleaf.

The purpose (b) assessment criterion (set out in Table 8 overleaf) considers the extent to which parcels protect a gap and prevent towns from merging through sprawl or ribbon development. The extent to which a parcel prevents towns merging is dependent on:

- Its relationship with towns and whether it lies within a gap between neighbouring towns.
- Degree to which development of a parcel would reduce the perceived or physical distance between towns.
- Presence of physical feature(s) in reasonable proximity that would visually or physically prevent the coalescence of neighbouring towns. Consideration should be given to whether there are prominent man-made or natural physical features (i.e. motorway, A-road, railway line, major river) that will influence the degree to which visual separation will be maintained.
- Degree of openness, i.e., the extent to which a parcel already contains built development or is subject to other urbanising influences. If the parcel is fully developed, it does not meet the basic aim of Green Belt[28].

Given the strategic nature of parcels defined for the purposes of this SGBA Update, and therefore potential for variations in contribution to purpose (b), care is taken to ensure that the whole parcel is assessed against the relevant criteria, and any variations explained qualitatively within assessments.

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[26] National Planning Practice Guidance (PPG) (2025). Green Belt. Paragraph: 005 Reference ID: 64-005-20250225.

[27] As set out in Section 2.1.2, whilst Saltford was included within the original purpose of the Green Belt in the Somerset County Development Plan Report of Survey First Review (1964) and Amendment (1966), it is not fall within the definition of a town for the purposes of this assessment, and is therefore not considered under purpose (b).

[28] National Planning Policy Framework (2024). Paragraph 142.

Figure 6 Towns for consideration under Purpose (b) assessment

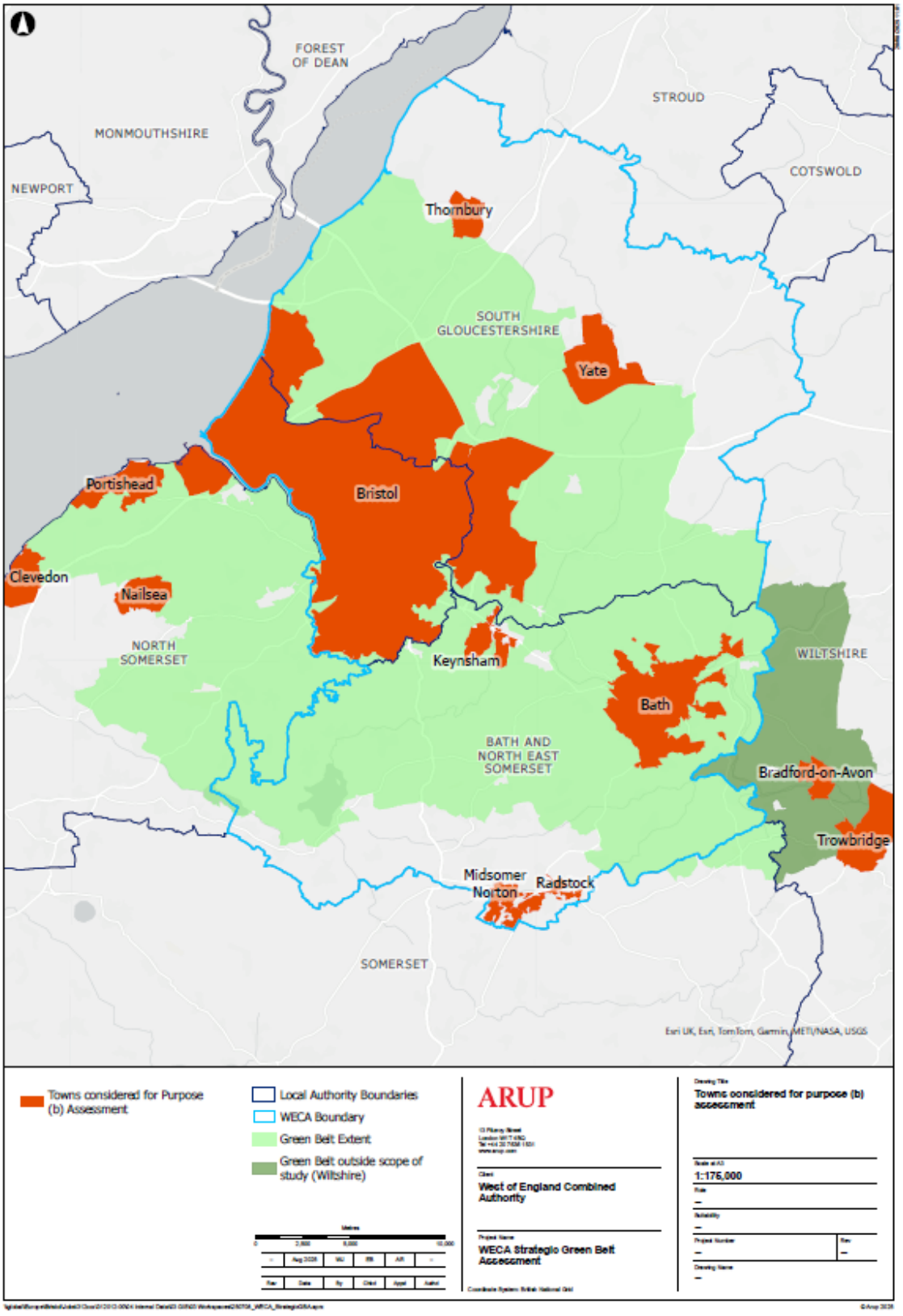

Table 7 Towns considered in Purpose (b) assessment

The five authorities					Neighbouring authority (outside the study area)[29]
B&NES	**BCC**	**NSC**	**SC**	**SGC**	**WC**
Bath Keynsham[30] Midsomer Norton[31] Radstock[32]	Bristol	Clevedon[33] Nailsea[33] Portishead[33]	N/A	Yate with Chipping Sodbury[34] Thornbury[35]	Bradford-on-Avon[36] Trowbridge[36]

Table 8 Purpose (b) Assessment criterion

Criterion	Score	Description
Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.	Strong	Parcel forms a substantial part of a gap, where development would significantly visually or physically reduce the perceived or physical distance between towns.
	Moderate	Parcel forms a small part of a gap, where there is scope for some development without visually or physically reducing the perceived or physical distance between towns.
	Weak	Parcel forms a very small part of a gap where development would not visually or physically reduce the perceived or physical distance between towns.
	No contribution	Parcel does not form part of a gap between towns.

[29] Settlements are only considered in regard to their contribution to parcels within the Study Area via purpose (b).

[30] Bath and North East Somerset Council Local Plan (Core Strategy and Placemaking Plan) Partial Update (adopted 2023). *'The land removed from the Green Belt and safeguarded for development at East Keynsham is allocated for housing through the Local Plan Partial Update. These changes do not undermine the Core Strategy objective to maintain the town's separate identity.'*

[31] Bath and North East Somerset Council Local Plan (Core Strategy and Placemaking Plan) Partial Update (adopted 2023). See: Policy SV2 Midsomer Norton Town Centre Strategic Policy.

[32] Bath and North East Somerset Council Local Plan (Core Strategy and Placemaking Plan) Partial Update (adopted 2023). See: Policy SV3 Radstock Town Centre Strategic Policy.

[33] North Somerset Council Core Strategy (adopted 2012, 2015 and 2017). See: Policy CS21: Retail hierarchy and provision.

[34] South Gloucestershire Local Plan: Core Strategy (adopted 2013). See Policy CS30: Yate and Chipping Sodbury.

[35] South Gloucestershire Local Plan: Core Strategy (adopted 2013). See Policy CS32: Yate and Chipping Sodbury.

[36] Wiltshire Council Core Strategy (adopted 2015).

4.3.3 Purpose (c)

Purpose (c): To assist in safeguarding the countryside from encroachment

The approach to purpose (c) considers the extent to which Green Belt has maintained the openness and character of the countryside and conversely resisted urbanising influences (thus broadly reflecting the term 'encroachment'[37]). It should be noted that assessment of purpose (c) does not form part of the grey belt assessment.

The term 'countryside' typically refers to land beyond a defined settlement boundary and which does not comprise built development (other than for rural uses such as buildings for agriculture and forestry). For purpose (c), the assessment considers the degree to which a parcel can be characterised as having a rural (as opposed to urban) character.

When drawing conclusions on the character of parcels, the following will be considered:

- Development (other than for agriculture and forestry) reducing the openness of land, as set out in the OS MasterMap-defined built form;
- Whether there were any urban influences or managed uses in addition to those identified in the OS Mastermap defined built form, such as other areas of paving and urban or suburban-style gardens, allotments, motorways, playing fields and golf courses. Such development is not considered inappropriate in the Green Belt by national policy, because it does not reduce openness. However, it nevertheless constitutes an urbanising influence relative to more rural land uses such as agriculture and forestry. The percentage of built form from the Mastermap data will therefore be validated and moderated on a case by case basis using professional judgement.
- Morphology, including the shape, scale, distribution and regularity of any built form and the pattern of development within the parcel. Typically, a more dispersed built form contributed to a more rural character while a denser built form contributed to a more urban character.
- Sense of openness and containment based on urbanising influences on neighbouring land, whether inside or outside the Green Belt.
- Topography of the parcel and its influence on visual perceptions.

The methodology adopts the following categorisation of assessment character:

- 'Strongly rural character' - land with an absence of built development and characterised by rural land uses and landscapes, including agricultural land, forestry, woodland, shrubland/scrubland and open fields.
- 'Largely rural character' - land largely characterised by rural land uses and landscapes but with limited and dispersed built development and man-made structures, such as detached residential buildings and gardens.
- 'Largely urban character' - land dominated by built development or other land uses with limited or dispersed pockets of land characterised by rural land uses and landscapes.
- 'Strongly urban character' - land that is dominated by built development or other urban land uses. The land does not have any characteristics of rural land uses or landscapes.

Table 9 Purpose (c) assessment criterion

Criterion	Score	Description
Protects the openness of the countryside and is least covered by development.	Strong	Parcel contains less than 3% built form and/or possesses strongly rural character.
	Moderate	Parcel contains less than 10% built form and/or possesses largely rural character.

[37] See Glossary at Appendix A for definition

Criterion	Score	Description
	Weak	Parcel contains between 10- 15% built form and/or possesses largely urban character.
	No contribution	Parcel contains more than 20% built form and/or possesses a strongly urban character.

4.3.4 Purpose (d)

Purpose (d): To preserve the setting and special character of historic towns

Purpose (d) considers the extent to which a parcel preserves the setting and special character a historic town.

National policy provides some guidance over what might constitute 'historic towns' by stating that *'this purpose relates to historic towns, not villages'*[38]. The list of towns for consideration under purpose (b) was the starting point for determining whether these would also be classified as 'historic towns' under purpose (d) assessment, owing to their historic significance.

Historic significance of towns has been defined initially based on a review of published evidence or studies and supplemented by professional judgement and local knowledge from the MCA and five authorities, where relevant. The relative importance of particular landforms or landscape features to the setting and special character of a historic town are judged using publicly available previously prepared evidence or studies.

For the towns identified as such under purpose (b), the first step was the identification of Conservation Area(s) and where available, Conservation Area Appraisal(s) related to the towns. This evidence was supplemented by (in no particular order):

- Historic / heritage policies within adopted Local Plans, where towns were referred to for their distinctive or special character.
- Presence of designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75 of the NPPF (2024), which includes 'non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments') within the town boundary, such as Scheduled Monuments and Registered Historic Parks and Gardens.
- Publication of adopted Supplementary Planning Documents (SPD) relating to the Conservation Area or heritage of a town.

In preparing this methodology and to reflect the approach undertaken within the MCA 2022 Strategic GBA it was considered that several towns identified within purpose (b) that could be considered 'historic towns' within purpose (d) were either beyond the study limits, the edge of the Green Belt designation or had significant intervening development or topography that removes any connection between the Green Belt and the historic town. In these locations, the Green Belt within the study area was likely to have no contribution to the setting or special character of these historic towns. As such, an 'initial commentary' was prepared based on previous evidence to understand the broad contribution of the Green Belt designation in preserving the setting and special character of these towns. Table 10 and Table 11 present the outcomes of this 'initial commentary', which includes a brief justification, and an initial view as to whether the Green Belt is likely to contribute to the setting and special character of the town for purpose (d) assessment and is therefore 'included'. Other settlements in Table 10 and Table 11 are proposed to be 'excluded' but checked whilst undertaking assessments for adjacent or nearby parcels. Table 12 includes the final list of historic towns considered for purpose (d) assessment.

[38] National Planning Practice Guidance (PPG) (2025). Green Belt. Paragraph: 005 Reference ID: 64-005-20250225.

Table 10 Consideration of historic towns within the Study Area

Town	Summary of local evidence	Initial Commentary ('included' as Historic Town or 'excluded, but checked through assessment')
Bath	• UNESCO World Heritage Site status (1987) • Second UNESCO inscription as one of the Great Spa Towns of Europe[39]. • Multiple SPDs, such as the City of Bath World Heritage Site Setting (2013)[40].	**Include** – World Heritage Site status is the highest tier of historic designation applicable to an area. The extent of the WHS covers the city of Bath and suburbs, with the WHS setting extending to cover several surrounding villages and landscapes, recognising the contribution of the surrounding countryside to its 'Outstanding Universal Value'. Green Belt parcels will therefore be appraised based on their contribution to both the WHS and its setting.
Bristol	• 34 Conservation Areas in Bristol, 20 of which have Conservation Area Appraisals. • Bristol Historic Environment Record (HER)[41] contains over 7,000 entries documenting historic buildings, monuments, archaeological finds, and landscapes.	**Include** – The previous MCA 2022 Strategic GBA rationale remains applicable for including Bristol, stating that it is a *'historic port city set largely within a strong landscape framework of river valleys and hills. It has a concentration of Conservation Areas at its historic core reflecting the survival of heritage assets and the topography also means that panoramic views beyond the urban area into the Green Belt contribute to the special character of a number of these designated areas'* (para 3.65). The 'historic core' of Bristol for the purposes of the SGBA Update is considered to comprise Conservation Areas located within or on the boundary of the Green Belt, or in reasonable proximity to surrounding Green Belt parcels (including within local authorities SGC, NSC and B&NES). In addition, the historic core also includes Conservation Areas where panoramic views to surrounding Green Belt land are specifically referenced in Conservation Area Appraisals, where available. On this basis, the historic core of Bristol includes the following Conservation Areas: Stapleton and Frome Valley, Clifton, Kingsdown, St. Michael's Hill and Christmas Steps, Park Street and Brandon Hill, Montpelier, City Docks, Cotham or Redland, The Downs, Sea Mills, Kingsweston and Trym Valley, Sneyd Park, Avon Valley, Bower Ashton, Bishopworth and Malago.
Clevedon	• Clevedon Conservation Area (established in 1974) • Grade II* Registered Park and Garden (Clevedon Court[42]) • Grade I Listed Clevedon Pier (only one of its kind in England) • Clevedon is referenced in adopted NSC Core Strategy Policy CS5: Landscape and the historic environment, where it states that '*Particular attention will be given to aspects of*	**Exclude, checked through assessment** – The extent of Clevedon's Conservation Area covers the core of the town and seafront, however, is enclosed by surrounding development outside the Conservation Area. However, the Conservation Area boundary is within ~300-500m of the surrounding Green Belt at its closest point north of Walton St Mary and east of East Clevedon. It is not considered that Green Belt parcels for this SGBA Update would contribute to the setting and special character of this town. This has been checked through assessment.

[39] Bath and North East Somerset Council (2024). UNESCO World Heritage in Bath - The story so far.

[40] Bath and North East Somerset Council (2013). City of Bath World Heritage Site Setting SPD.

[41] Bristol City Council (BCC) (2025). Historic Environment Record

[42] CLEVEDON COURT, Clevedon - 1000565 | Historic England

	the historic environment which contribute to the distinctive character of North Somerset, such as the Victorian townscapes and sea-fronts in Weston and Clevedon'.	
Keynsham	• Conservation Area (designated in 2016). • Keynsham is recognised within B&NES as a historic town with special interest through evidence including the Keynsham Conservation Area Appraisal (2016)[43] and Management Plan[44]. • Keynsham Conservation Area Appraisal sets out that '*Significant history and nationally important nearby Roman settlement of Traiectus…[and] despite [development] changes there remains a heritage legacy which has both historical and some significant architectural interest'.* • Conservation SPD[45] that sets out guidance for development within the Conservation Area of Keynsham.	**Include** – the Keynsham Conservation Area extends linearly across the town centre and is in close proximity to the existing Green Belt boundary. Green Belt parcels will therefore be appraised based on their contribution to Keynsham's 'historic core', defined as Keynsham Conservation Area.
Midsomer Norton	• Conservation Area (designated in 2004). • The B&NES Core Strategy and Placemaking Plan incorporating the Local Plan Partial Update Volume 4 Somer Valley (2023)[46] states that '*Midsomer Norton is a market town dating back to medieval times…its historic core runs along the River Somer which remains an attractive feature in the High Street' and 'the qualities of this area are recognised through the Conservation Area designation which extends the length of the High Street and into Welton'.*	**Exclude, checked through assessment** – The Green Belt boundary at its closest point is >3km in relation to Midsomer Norton. The orientation of the Conservation Area of Midsomer Norton is such that areas of historic significance within the town remain enclosed by surrounding development outside the Green Belt. The previous MCA 2022 Strategic GBA commented that '*Midsomer Norton and Radstock together form an area of settlement focused on the steep-sided valleys of the Wellow Brook and several tributaries which meet at the centre of Radstock, with but with some expansion up on to higher ground. This is a dramatic landscape, but the outer edge of the Green Belt is over 1.5km north-east of Radstock, with intervening rising ground and woodland blocks which preclude any significant Green Belt role in the settlement's setting'* (para 3.66). It is not considered that Green Belt parcels for this SGBA Update would contribute to the setting and special character of this town. This has been checked through assessment.

[43] Bath and North East Somerset Council (2016). Keynsham Conservation Area Appraisal.

[44] Bath and North East Somerset Council (2016). Keynsham Conservation Area Management Plan.

[45] Bath and North East Somerset Council (2020). Keynsham shopfront and facade survey and conservation guidance.

[46] Bath and North East Somerset Council (2023). Core Strategy and Placemaking Plan incorporating the Local Plan Partial Update Volume 4 Somer Valley.

Nailsea	• Conservation Area (designation date unknown), located at King's Hill, within the northwest of Nailsea. It does not cover the full extent of the town.	**Exclude, checked through assessment** – The scale and orientation of the Conservation Area of Nailsea is such that areas of historic significance within the town remain largely enclosed by surrounding development. However, the North Somerset Green Belt land located to the south of Tickenham is within ~300m of the Conservation Area. It is not considered that Green Belt parcels for this SGBA Update would contribute to the setting and special character of this town. This has been checked through assessment.
Portishead	• Portishead includes three Conservation Areas (Portishead West Hill & Welly Bottom; Portishead Court Farm Environs; and Portishead East Wood). Together, these do not cover the full extent of the town.	**Exclude, checked through assessment** – The scale and orientation of the Conservation Areas of Portishead is such that areas of historic significance within the town remain largely enclosed by surrounding development. However, the North Somerset Green Belt located to the southwest of Portishead, toward Fore Hill and Portishead Downs, is within ~300m of the Portishead Court Farm Environs Conservation Area. In addition, the Portishead East Wood Conservation Area is located within ~500m of the North Somerset Green Belt, inclusive of Portbury Wharf Nature Reserve. It is not considered that Green Belt parcels for this SGBA Update would contribute to the setting and special character of this town. This has been checked through assessment.
Radstock	• Conservation Area (designated in 1999). • The B&NES Core Strategy and Placemaking Plan incorporating the Local Plan Partial Update Volume 4 Somer Valley (2023) [47] states that '*Radstock is one of the best preserved coal mining towns in England, with many features well preserved, set in the largely agricultural Somerset countryside.'*	**Include** – The extent of Radstock's Conservation Area extent covers the town centre and extends eastwards following the Wellow Brook and towards Lower Writhlington, southwards along the Kilmersdon Brook, northwest towards Clandown and west along the Wellow Brook. The Conservation Area boundary is within ~300m of the surrounding Green Belt at its closest point at Shoscombe. The previous MCA 2022 Strategic GBA commented that '*Midsomer Norton and Radstock together form an area of settlement focused on the steep-sided valleys of the Wellow Brook and several tributaries which meet at the centre of Radstock, with but with some expansion up on to higher ground. This is a dramatic landscape, but the outer edge of the Green Belt is over 1.5km north-east of Radstock, with intervening rising ground and woodland blocks which preclude any significant Green Belt role in the settlement's setting.'* (para 3.66). Green Belt parcels will therefore be appraised based on their contribution to Radstock's 'historic core', defined as Radstock Conservation Area.
Thornbury	• Thornbury Conservation Area (established 1975 and expanded in 1984 and 2000 due to special architectural and historic interest) • Thornbury Conservation Area Character Appraisal[48] states that Thornbury '*still retains its special historical character as a medieval market town despite much new residential and commercial development'.*	**Include** – The previous MCA 2022 Strategic GBA rationale remains applicable for including Bristol, stating that it is a '*planned medieval town with landscape elements in the Green Belt that relate directly to its historic core'* (para 3.65). Green Belt parcels will therefore be appraised based on their contribution to Thornbury's 'historic core', defined as Thornbury Conservation Area.

[47] Bath and North East Somerset Council (2023). Core Strategy and Placemaking Plan incorporating the Local Plan Partial Update Volume 4 Somer Valley.

[48] South Gloucestershire Council (2004). Thornbury Conservation Area Character Appraisal.

	• Thornbury is referenced in SGC's adopted Core Strategy[49] as a '*medieval market town and…[with a] historic core on its western side centred around the High Street, Castle Street and Thornbury Castle'.*	
Yate with Chipping Sodbury	• Chipping Sodbury Conservation Area (designated in 1975). • Chipping Sodbury Conservation Area Supplementary Planning Document (SPD) (2009)[50], which states that it was designated in '*recognition of its special architectural and historic character and appearance; with its exceptionally well preserved medieval town plan'.*	**Exclude, checked through assessment** – Chipping Sodbury is included alongside Yate as a 'town' under purpose (b). No Conservation Area covers Yate. In considering whether Chipping Sodbury would constitute a historic town excluding Yate, it is acknowledged that the extent of the Chipping Sodbury Conservation Area is small, however within ~300m of the Green Belt within South Gloucestershire to the south. The development of Yate encloses the Conservation Area from Green Belt land to the west and North, where these areas of Green Belt are not considered to make contribution to Chipping Sodbury's historic significance. The previous MCA 2022 Strategic GBA commented '*Chipping Sodbury has an important planned medieval layout, and a visual setting in which the Cotswold scarp to the east is prominent, but the Green Belt only extends up to the southern boundary of the town, marked by the railway line. The countryside to the south provides a rural setting but does not contribute to any particular distinction or special character. Modern development in Yate to the west removes any link between Chipping Sodbury and the Green Belt in that direction.'* (para 3.66). It is not considered that Green Belt parcels for this SGBA Update would contribute to the setting and special character of this town. This has been checked through assessment.

[49] South Gloucestershire Council (2013) Core Strategy [p14].

[50] South Gloucestershire Council (2009). Chipping Sodbury Conservation Area SPD.

Table 11 Consideration of historic towns outside the Study Area

Town	Summary of local evidence	Initial Commentary ('included' as Historic Town or 'excluded, but checked through assessment')
Bradford-on-Avon	• Conservation Area (designated in 2000). • Conservation Area Character Assessment (2008)51, states that "the rural setting of Bradford-on-Avon features strongly in many panoramic views from the town centre and contributes significantly to the setting." The Character Assessment specifically references importance of views located within the Green Belt, including Barton Farm and the Avon Valley landscape to the west, southern landscapes beyond to Salisbury Plain, and rural landscapes of Woolley to the northeast.	**Exclude, checked through assessment** – Given this SGBA Update excludes Green Belt land within Wiltshire Council, it is not considered that Green Belt parcels for this SGBA Update would contribute to the setting and special character of this town. This has been checked through assessment. Bradford-on-Avon Conservation Area contains Green Belt within Wiltshire (outside the study area), with the town itself surrounded by Green Belt. The town is more than 2km from the Green Belt within the Bath and North East Somerset Council administrative area to the east. The previous MCA 2022 Strategic GBA states that *"Bradford-on-Avon lies over 2.25km from the nearest boundary of Bath and North East Somerset, with rising ground to the south and west of Winsley separating it visually from Green Belt land in the WECA area. The town's immediate river valley landscape, with a strong woodland component, are the principal Green Belt features contributing to its distinctive character, but these lie outside the study area in Wiltshire"* (para 3.66).
Trowbridge	• Conservation Area (designated in 1975). • Conservation Area Appraisal (2019)[52], which highlights the 'special character' of the town and divides the Conservation Area into architecturally distinctive Character Areas.	**Exclude, checked through assessment** – Given this SGBA Update excludes the Green Belt land within Wiltshire Council, it is not considered that Green Belt parcels for this Strategic GBA would contribute to the setting and special character of this town. This has been checked through assessment. The extent of Trowbridge's Conservation Area is within ~200m of the surrounding Green Belt within Wiltshire, to the north of Trowbridge which is outside the study area for this SGBA Update. Trowbridge is located >5km the Green Belt boundary in the Somerset Council administrative area.

[51] West Wiltshire District Council (2008) Bradford on Avon Conservation Area Character Assessment

[52] Trowbridge Town Centre Conservation Area Appraisal (2019)

Table 12 Historic towns considered in purpose (d) assessment

Within the five Local Authorities	Neighbouring Local Authorities
Bristol (BCC)	None identified.
Bath (B&NES)	
Keynsham (B&NES)	
Radstock (B&NES)	
Thornbury (SGC)	

The following aspects are of particular importance with regard to assessment of Green Belt against purpose (d):

- The role of the parcel in providing a setting for the historic town, including the presence of historic features within the parcel itself.
- The extent of other existing development within the parcel.
- Contribution to the special character of a historic town, as a result of being within, adjacent to, or of significant visual importance to the historic aspects of the town.
- Consideration of the visual, physical and experiential relationship to historic aspects of the town, including views or vistas between the historic town and the surrounding countryside.
- Whether there is any separation from historic aspects of the town by existing development or topography.

Table 13 Purpose (d) assessment criterion

Criterion	Score	Description
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	Strong	Parcel contributes strongly to the setting of a historic town and/or makes a considerable contribution to the special character of a historic town (for example, due to important views between the parcel and the historic core). Parcel is located within/adjacent to a historic town. OR Parcel provides important views of the surrounding countryside from within the town / provides unbroken views into prominent features of the historic core of the town from afar and the parcel protects open land which has a strong immediate connection with the historic core. **For parcels located within B&NES/in proximity to Bath and the World Heritage Site:** Parcel is located within or adjacent to the World Heritage Site and is physically connected at one or more boundaries. AND/OR Parcel does not directly adjoin the World Heritage Site; however, it is located within or partly within its setting.
	Moderate	Parcel forms part of the setting of a historic town and/or makes a contribution to the special character of a historic town. The parcel's contribution may be impacted by separation from the historic core as a result of existing development or topography and/or views between the parcel and the historic core being broken and/or constrained by development or topography and/or existing development located within the parcel. Parcel is located adjacent to a historic town. OR Parcel does not directly adjoin a historic town however it is located in proximity and provides views into/of the historic town. Parcel provides views of the surrounding countryside from within the town / views towards prominent features of the historic core of the town from afar. OR

Criterion	Score	Description
		Parcel protects open land which has a connection with the historic core and is only separated from the historic core by natural features / historic development which pre-dates the designation of the Green Belt. **For parcels located within B&NES/in proximity to Bath and the World Heritage Site:** Parcel is not located in the World Heritage Site or its setting but includes prominent features of landscape setting which contribute to the character of, and views from the World Heritage Site.
	Weak	Parcel forms a limited part of the setting of a historic town and/or it has no visual, physical, or experiential connection to the historic core (for example, due to it being a significant distance away) and/or the parcel contains significant existing development. Parcel is located adjacent to a historic town; however, it does not form part of the setting of the historic town (e.g. because it is a significant distance away). OR Parcel has no visual, physical, or experiential connection to the historic aspects of the town (e.g. as a result of intervening development that obscures views /connection with the historic core or because it is a significant distance away). **For parcels located within B&NES/in proximity to Bath and the World Heritage Site:** Parcel has no visual, physical, or experiential connection to the World Heritage Site or its setting (e.g. intervening development that obscures views /connection with the historic core, or because it is a significant distance away).
	No contribution	Parcel does not adjoin a historic town or provide views into/out of a historic town. Parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town.

4.3.5 Purpose (e)

Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Purpose (e) focuses on assisting urban regeneration through the recycling of derelict and other urban land.

Assessment of areas against purpose (e) is unlikely to lead to a differentiation between areas as it is difficult to attribute regeneration and brownfield land development to a particular area of Green Belt. Rather, it is the designation of all the areas collectively as Green Belt which encourages the recycling of derelict and other urban land. As such, it is not possible to differentiate the assessment of purpose (e) for individual parcels.

Previous Strategic Green Belt Assessments published prior to the latest versions of the NPPF (2024) and PPG (2025) (e.g. the Greater Manchester Green Belt Assessment[53]) do not provide an assessment against Purpose (e). However, the introduction of the 'fundamentally undermine' test in the updated NPPF (2024) now means that purpose (e) cannot be scoped out as it has been done previously. In consideration of this, an appropriate and proportionate methodology for assessing the performance of the Bristol and Bath Green Belt as a whole was considered.

Given that this is a strategic-level (Stage 1) GBA and the variations in the age, presentation and availability of data across the five authorities, the most appropriate dataset to use in the assessment of purpose (e) across the whole Bristol and Bath Green Belt was considered to be the percentage of new dwellings on Green Belt land. This is a national dataset published by MHCLG and therefore is consistent across each local authority

[53] LUC (2016) Greater Manchester Green Belt Assessment

area[54], it covers a period between 2014 and 2022 and takes a three-year average to minimise outlier figures[55]. The data is presented in Table 14 below, and to note, the data presented for SC relates to the former Mendip District Council as the figures were collated prior to the establishment of the unitary authority for Somerset.

Table 14 Percentage of new dwellings on Green Belt land across the five authorities 2014-2022

Geography	% total new dwellings on Green Belt land								
	2014	2015	2016	2017	2018	2019	2020	2021	2022
B&NES	6.0	6.0	6.0	5.0	5.0	5.0	10	10	10
BCC	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
NSC	6.0	6.0	6.0	8.0	8.0	8.0	5.3	5.3	5.3
SGC	4.2	4.2	4.2	5.2	5.2	5.2	3.8	3.8	3.8
SC	0	0	0	0.2	0.2	0.2	0	0	0
Five authorities average	**3.2**	**3.2**	**3.2**	**3.7**	**3.7**	**3.7**	**3.8**	**3.8**	**3.8**
England Green Belt Authorities	**3.2**	**2.9**	**2.3**	**2.6**	**2.8**	**2.5**	**2.8**	**2.3**	**2.5**

Source: MHCLG

To note, the above data does not distinguish between new dwellings on brownfield or greenfield land within the Green Belt, and the MCHLG data does not provide this detail at a local authority level.

Two main patterns that stand out in the dataset are higher levels of residential development on Green Belt land in B&NES, NSC and SGC compared to BCC and SC. This is most likely attributable to the former authorities having a higher proportion of the Bristol and Bath Green Belt within their administrative boundaries. The figures for NSC are potentially higher given limited housing land supply over the period that this data was collected, and the legal challenge to the core strategy in relation to housing requirements which was ongoing during this time[56]. In addition, housing supply shortfall in B&NES over this period formed one of the reasons for the Local Plan Partial Update (LPPU) adopted in 2023[57].

Given this contextual variation across the SGBA Update study area, it was considered appropriate to derive a score for the performance of the Green Belt based on a quantitative benchmark. For this reason, Table 14 includes the average percentage of new dwellings on Green Belt land across all England Green Belt authorities over the same period which can be compared to the average figure for the five authorities.

Looking at the average figures, whilst overall the five authorities have experienced higher proportions of new dwellings being built on the Green Belt, compared to the England average, this is not particularly significant and, in most years, there has been less than one percentage point between the figures. The most recent data (2021 and 2022) indicates a potentially growing disparity between the five authorities and other Green Belt authorities across England, however in the absence of further consistently held data it is not appropriate to speculate further.

To apply a score for purpose (e) in as robust a way as possible it was deemed logical not to assign a score by individual local authority as this would accord too much weight to authority-specific policy, spatial factors (and possibly other factors). It was considered more reasonable was to assign the same score for the whole of the Bristol and Bath Green Belt. This helps smooth out the impacts of any authority-specific factors. Overall based on the above figures, it is possible to conclude that the Bristol and Bath Green Belt is playing a role in encouraging the recycling of derelict and other urban land and the Green Belt (i.e. all parcels and all LPAs) and on this basis has been assigned a 'moderate' score against purpose (e). This is because the evidence used indicates that, relative to Green Belt authorities elsewhere in England, the Bristol and Bath Green Belt is not

[54] MHLCG (2022) Land Use Change Statistics

[55] Consistent data for years outside this range does not appear to be available. While it could be collated for more recent years from the AMRs across the five authorities there could be inconsistencies, and the England Green Belt authorities' average figure would not be available as a benchmark.

[56] Planning Inspectorate (2016) Microsoft Word - North Somerset Inspector's report final (002).docx

[57] B&NES (2021) Purpose and scope of the Options document | Bath and North East Somerset Council

playing a strong role in encouraging the recycling of derelict and other urban land (i.e. where the percentages would be significantly lower than the England average), and nor is it playing a weak role (i.e. where the percentages would be significantly higher than the England average) – its role is broadly aligned with the average across England.

It is important to note that it is a snapshot in time and might change in future particularly in consideration of emerging Local Plans coming forward across the study area.

4.3.6 Overall Assessment

The purpose of the overall assessment is to consider the outcomes of each of the five purposes and then make a judgement on the overall contribution the parcel makes to the Green Belt. The same quantitative and qualitative scoring system as applied to each of the five purposes has been applied to the overall assessment.

In order to ensure a consistent and transparent approach, guidance has been set out below that has been used in determining the overall assessment. To note, this is hypothetical example guidance that has been followed when completing the overall assessment and does not reflect any specific scenarios presented within the SGBA Update.

1) Where there is a 4 / 1 split – the majority contribution has been applied, unless the majority is 'no contribution' in which case, the overall has been assessed as 'weak'.

Example:

Moderate	Moderate	Moderate	No contribution	Moderate	Moderate

Exception:

No contribution	No contribution	No contribution	No contribution	Moderate	Weak

2) Where there is a 3 / 2 split – the majority contribution has been applied unless the '2' contributions are 'strong'. In this case, the overall would be 'strong'. The exception to this would be if the majority was 'no contribution' in this case the overall would be the minority, or if the '2' was moderate, the contribution would be weak given this is between the two levels (see the 'Exception' example below which illustrates this).

Example:

Moderate	Moderate	Weak	Weak	Moderate	Moderate

Exception:

Strong	Strong	Moderate	Moderate	Moderate	Strong
No contribution	No contribution	No contribution	Moderate	Moderate	Weak

3) Where there is a 3 / 1 / 1 split – the majority contribution has been be applied unless one of the minority contributions is 'strong'. In this case, professional judgement has been applied (see below). Where the majority is 'no contribution', the middle category should be the overall. E.g. in the 'Exception' example below, the overall would be 'weak' as this is in the middle of 'no contribution' and 'moderate'.

Example:

Weak	No contribution	Moderate	Moderate	Moderate	Moderate

Exception:

No contribution	No contribution	Strong	No contribution	Moderate	Apply professional judgement

Strong	Moderate	Moderate	No contribution	Moderate	Apply professional judgement
No contribution	No contribution	Weak	No contribution	Moderate	Weak

4) Where there is a 2 / 2 / 1 split – the contribution to be applied depends on what the split and the minority leans towards. For example, where the minority contribution is 'no contribution', the lower contribution of the split has been applied. The exception to this is where the minority contribution is 'strong', in which case professional judgement has been applied.

Example:

No contribution	Weak	Weak	Moderate	Moderate	Weak
No contribution	No contribution	Weak	Weak	Moderate	Weak
No contribution	No contribution	Moderate	Weak	Moderate	Weak

Exception:

Moderate	No contribution	Strong	No contribution	Moderate	Apply professional judgement

5) Where there is a 2 / 1 / 1 / 1 split, professional judgement should always be applied.

Example:

No contribution	Weak	Strong	No contribution	Moderate	Apply professional judgement

Whilst all five Green Belt purposes should be given equal weighting, the overall assessment is not intended to be a number balancing exercise, and a certain level of professional judgement must be applied to the guidance set out above. In order to do this, it is necessary to refer back to the overall aim and purpose of Green Belt as set out in paragraph 142 of the NPPF (2024): '*The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and permanence*'.

4.4 High level assessment to identify 'areas of search' for grey belt

This SGBA Update has been prepared to provide a high-level understanding of the performance of the Bristol and Bath Green Belt and, as is typical for a strategic (Stage 1) assessment[58], does not seek to identify potential Green Belt boundary alterations.

PPG (2025) does not specify at what stage in a Green Belt review grey belt should be identified, nor how this should be conducted in detail, however it does set out that the identification of grey belt should take place as part of the review and alteration of Green Belt boundaries, where necessary, as part of the plan-making process[59]. Within a strategic scale GBA (Stage 1), a high-level assessment of possible grey belt land would be an appropriate step in the context of the sequential approach to decisions regarding Green Belt release. PPG (2025) confirms that large parcels will not be appropriate for the identification of grey belt (Paragraph 004). Given the strategic nature of this assessment and the scale of the parcels being assessed, it would not be appropriate to identify definitive grey belt land at this stage[60]. This is reflected in recent appeal decisions (see Appendix C) which suggest that grey belt identification is more appropriate later in the Green Belt

[58] See Table 12 in Appendix B

[59] National Planning Practice Guidance (PPG) (2025). Green Belt Paragraph: 001 Reference ID: 64-001-20250225

[60] Noting that there are smaller parcels around the edge of settlements, it is considered it would not be appropriate to undertake a partial grey belt assessment at Stage 1.

Assessment process, at a more site-specific level to ensure that the assessment outcomes reflect the site itself and are not skewed by characteristics of land potentially some distance from the site.

In consideration of the above, this SGBA Update has undertaken a high-level assessment of grey belt potential to prepare the ground for a more granular assessment of grey belt at later stages of plan-making for the MCA and the five authorities.

This high-level assessment has been summarised in a narrative format and identifies 'areas of search' within the Bristol and Bath Green Belt that include potential areas of grey belt for further assessment. This narrative has been informed by whether or not land strongly contributes to purposes (a), (b) or (d) (i.e. any parcels that have been assigned a 'strong' score against these purposes in the purposes assessment). The assessments also consider whether land is covered by Footnote 7 constraints[61]. The Footnote 7 constraints that have been considered are set out in Table 15. It is recognised that not all of these would provide a strong reason for refusing or restricting development and as such whilst this study acknowledges where Footnote 7 constraints are present it does not provide a detailed assessment of these constraints.

Grey belt identification is to be undertaken in further detail as part of Stage 2 GBAs. As discussed in section 4.1 and Figure 3, Stage 2 GBAs will include more granular assessment parcels, likely to be based on particular development proposals. This may identify additional areas of grey belt, not identified at the strategic level and will allow for a more detailed analysis of Footnote 7 constraints.

In order to inform later stages of Green Belt assessment and potential Green Belt release in wider plan-making processes, the final consolidated SGBA Update report also includes an Appendix to set out what would be the next steps required to refine the potential areas of grey belt identified to determine what areas of the Bristol and Bath Green Belt could potentially be determined to be grey belt. This will ensure that the MCA and the five authorities are able to follow the sequential and sustainable development approach to Green Belt release as required by paragraph 148 of the NPPF (2024).

This process for undertaking the high-level assessment of grey belt potential within this SGBA Update is summarised in Figure 7 below. Table 15 below sets out the list of Footnote 7 constraints and considers which of these are relevant to the Bristol and Bath Green Belt.

Figure 7 Process for identifying 'areas of search for grey belt' in the SGBA Update

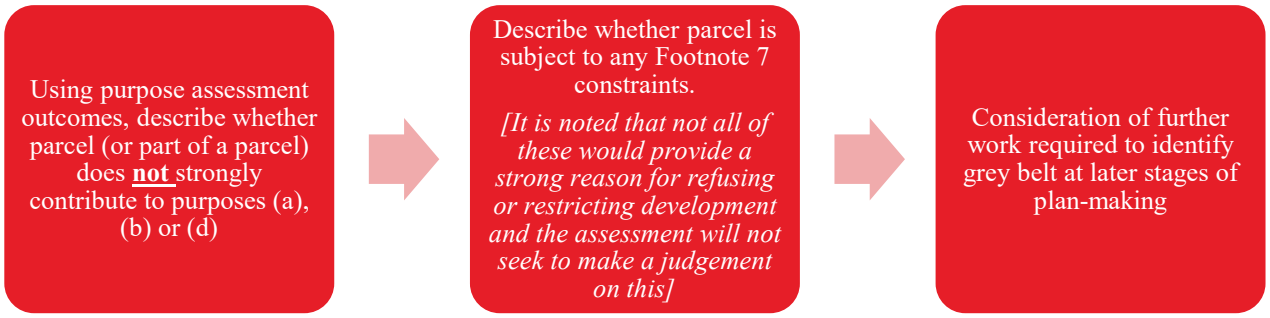

Table 15 Footnote 7 constraints and their potential relevance to the Bristol and Bath Green Belt

Footnote 7 constraint		Relevance to Bristol and Bath Green Belt
Habitats Sites[62]	Special Areas of Conservation (SAC)	Relevant – there are existing SACs within the extent of the study area
	Special Protection Areas (SPA)	Relevant – there are existing SPAs close to the study area (around Royal Portbury Dock)
	Ramsar Sites	Relevant – there are existing Ramsar sites close to the study area (around Royal Portbury Dock)

[61] As set out in Paragraph 003 PPG (2025))

[62] The NPPF does not define 'habitats sites', but all habitat constraints listed in other sections of the PPG have been included in Table 3. Footnote 7 also makes reference to paragraph 194 of the NPPF, which indicates that potential and proposed habitats sites if the types listed should be treated as having the same protection as those that have already been confirmed.

	Sites of Special Scientific Interest (SSSI)	Relevant– there are a number of SSSIs throughout the study area
	Irreplaceable habitat[63]	Relevant – whilst there is no blanket bog, limestone pavement, sand dunes, salt marsh or lowland fen within or close to the study area, there are a number of Ancient Woodlands
Local Green Space		Relevant– there are a number of designated Local Green Spaces throughout the study area
National Landscape (previously known as Areas of Outstanding Natural Beauty)		Relevant – there are two national landscapes within or close to the study area (Cotswolds National Landscape and Mendip Hills National Landscape)
National Parks		**Not relevant** – there are no national parks within or close to the study area.
Heritage Coast		**Not relevant –** there are no heritage coasts within or close to the study area.
Heritage Assets	World Heritage Sites (and their setting)	Relevant – the city of Bath is a World Heritage Site within the study area.
	Scheduled Monuments	Relevant – there are a number of Scheduled Monuments throughout the study area
	Statutory Listed Buildings	Relevant – there are a large number of listed buildings throughout the study area.
	Protected Wreck Sites	**Not relevant** – there are no protected wreck sites within or close to the study area.
	Registered Parks and Gardens (RPG)	Relevant – there are a number of RPGs throughout the study area
	Registered Battlefield	Relevant – there is a Registered Battlefield on the border of B&NES and SGC within the study area (Battle of Lansdown (Hill) 1643).
	Conservation Area	Relevant – there are a number of Conservation Areas throughout the study area
	Non-designated heritage assets of archaeological interest demonstrably of equivalent significance to Scheduled Monuments[64]	TBC
Areas at risk of flooding or coastal change		Relevant – there are a number of areas in Flood Zones 2 and 3 and at risk of surface water flooding within the study area

4.5 Identifying areas of fundamental importance

Following the assessment of all parcels, results were gathered and examined to understand whether any areas of Green Belt land within the Bristol and Bath Green Belt were of 'fundamental importance' with regards to the five Green Belt purposes.

Once assessment of all parcels was complete, results were examined further to understand whether any areas of Green Belt land could be judged to be of fundamental importance to the Bristol and Bath Green Belt as a whole with regards to purposes (a) – (e) taking into account the overall assessment score of the parcels.

The purpose of this further analysis was to identify emerging areas of fundamental importance in terms of Green Belt purposes and in strategic terms. Such areas can be defined as parts of the Green Belt – whether a

[63] The glossary to the NPPF defines 'irreplaceable habitats' as habitats which would be technically very difficult to restore, recreate or replace, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

[64] Footnote 7 makes reference to "other heritage assets of archaeological interest referred to in footnote 75. Footnote 75 lists *"non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.*

single parcel or a cluster of two or more adjoining parcels – performing particularly strongly either overall or against a specific purpose. These areas were highlighted on maps and conclusions / recommendations clearly detailed in accompanying text.

The overall purpose of this final Stage 1 exercise was to provide relevant evidence supporting MCA and the five authorities when it comes to performing its 'fundamentally undermine' test[65] for the purposes of demonstrating exceptional circumstances for the alteration of Green Belt boundaries and for guiding development management decisions as detailed in paragraph 155a of the NPPF (2024).

It should be noted that the fundamentally undermine test itself can only be performed once each Stage 2 (and any subsequent) assessment is completed, because the evidence it relies on comes from both a Strategic GBA (Stage 1) and more granular assessments of the Green Belt (Stage 2). However, it makes logical sense for the strategic-level evidence that will later inform (the future 'fundamentally undermine' test) to be set out at the conclusion of the Stage 1 assessment because this is when it first emerges, at least provisionally. Although the development of the exceptional circumstances case lies outside the scope of the SGBA Update, high-level conclusions of what constitute 'fundamentally important' parcels can be drawn at Stage 1, to inform the exceptional circumstances case later in the plan-making process, once the combination of sites for release are known.

4.6 Consultation

The MCA has engaged with Wiltshire Council as a neighbouring authority to request their written comments on the draft methodology, including the classification of towns to be considered within assessment of contribution to Green Belt purposes (b) and (d).

Engagement with Historic England has taken place in relation to the draft methodology, where written comments will be requested specifically in relation to Green Belt purpose (d) classification of historic towns and draft assessment criteria for purpose (d).

The methodology has been shared with the Environment Agency and Natural England as well as the MCA's neighbouring authorities Stroud District Council and Gloucester City Council for information.

Comments received from stakeholders have been considered in the finalisation of the Strategic Green Belt Assessment methodology, with details of how comments have been accounted for within the final methodology at **Appendix D.**

[65] NPPF paragraph 146

Appendix A

Glossary

Glossary

The key definitions used within this SGBA Update are set out below. Unless otherwise referenced, the definitions used have been interpreted specifically for this study.

Built form	Any man-made structure, feature, or facility. This does not include the relevant exception categories in paragraph 154 NPPF (e.g. buildings for agriculture and forestry, facilities for outdoor sport and recreation etc.) provided they preserve openness.
Connected	A parcel the edge of one built-up area.
Contiguous	Parcels between two built-up areas
Countryside	Land beyond a defined settlement boundary and of largely rural character.
Defensible boundaries	Refer to Table 2.
Enclosed	Almost entirely surrounded by built development (on at least 3 sides).
Encroachment	A gradual advance beyond usual or acceptable limits[33].
Existing development	Developed land on edge of large built up area
Existing sprawl	Land which has existing development.
Experiential connection	Perceived links (as opposed to physical joins) to settlements.
Functional connection	A parcel will functionally adjoin a large built-up area when there is the presence of continuous built form (e.g. runs along a road) which functionally links the parcel to the large-built up area (i.e. it is not directly adjacent).
Grey belt	Land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development[66].
Incongruous pattern of development	Built form which is visibly inconsistent or incompatible with the established character, layout or function of the surrounding area.
Infill	Infill is the development of a small gap within an otherwise built-up street frontage or vacant or underutilised land located within existing urban or suburban areas.
Intervening development	Existing built development located between two identified towns or large built up areas.
Merging	Combining to form a single entity[67].
Morphology	The shape, scale, distribution and regularity of any built form and the pattern of development within the parcel. Typically, a more dispersed built form contributed to a more rural character while a denser built-up area contributed to a more urban character.
Largely rural character	Land largely characterised by rural land uses and landscapes but with limited and dispersed built development and man-made structures, such as detached residential buildings and gardens.
Largely urban character	Land dominated by built development or other land uses with limited or dispersed pockets of land characterised by rural land uses and landscapes.
Open	Land which is lacking in development (development excludes the exception categories in para 154 NPPF 2024 i.e., buildings for agriculture and forestry, outdoor sports and recreation facilities, cemeteries, burial grounds, allotments, mineral extraction, and some local transport infrastructure).
Openness	Land free from built development and urbanising influences in both a physical and visual sense.
Partially enclosed	Surrounded by built development on at least two sides but not entirely enclosed (see definition for enclosed above).
Perceived distance	The sense of spatial separation influenced by topography, vegetation and built form rather than actual distance.

[66] NPPF (2024) Glossary

[67] Oxford English Dictionary

Perceptual connection	A parcel is visually or functionally linked to the large built-up area (e.g., through ribbon development – the ribbon development must extend to or from the large built-up area towards the parcel from one or more of the parcel's boundaries.
Physically connection	A parcel will physically adjoin a large built-up area when they share a boundary.
Physical features	See defensible boundary features in Table 2.
Previously Developed Land	Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape[66].
Round off	Where the settlement pattern of the existing large built up area has an irregular shape and development of the parcel fills in a gap or completes the shape.
Ribbon development	Long rows of buildings built along main roads leading out of towns[68].
Rural land uses	This includes agricultural land, forestry, woodland, shrubland/scrubland and open fields. There may be limited and dispersed built development and man-made structures, such as detached residential buildings and rural hamlets.
Safeguarding	Protect from harm or damage with an appropriate measure[67].
Sprawl	Outward spread of a large built-up area at its periphery in a sporadic, dispersed or irregular way.
Strongly rural character	Land with an absence of built development and characterised by rural land uses and landscapes, including agricultural land, forestry, woodland, shrubland/scrubland and open fields.
Strongly urban character	Land that is dominated by built development or other urban land uses. The land does not have any characteristics of rural land uses or landscapes.
Urbanising influences	Existing development such as residential or commercial development, however not including development that falls within one of the exception categories in paragraph 154 NPPF (i.e. it is not deemed to be inappropriate development in the Green Belt, for example buildings for agriculture and forestry).
Visual connection	A parcel will visually adjoin a large built-up area when no open land of rural character can be observed between the two.
Visual separation	The perceived visual distinction or gap between settlements, which helps maintain the sense of openness and prevent sprawl.

[68] Oxford-Cambridge Dictionary

Appendix B

Detailed Policy Review

Detailed Policy Review

National Planning Policy Framework (2024)

Although there have been some key changes in relation to Green Belt policy since the NPPF was first published in 2012, the majority of the policies in relation to Green Belt and plan making have been retained and remain unchanged before and since the first NPPF. These include:

- The fundamental aim of Green Belt policy to *"prevent urban sprawl by keeping land permanently open"*[69].
- The five main purposes of Green Belt[70]:
    - *a) to check the unrestricted sprawl of large built-up areas;*
    - *b) to prevent neighbouring towns merging into one another;*
    - *c) to assist in safeguarding the countryside from encroachment;*
    - *d) to preserve the setting and special character of historic towns; and*
    - *e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- The intended permanence of the Green Belt[71]
- Alterations to Green Belt only to be undertaken in exceptional circumstances[72]
- The need to consider sustainable patterns of development[73]
- Green Belt boundary definition requirements[74]
- Considerations as to whether villages should be included or excluded from the Green Belt[75]
- Need for positive planning in the use of Green Belt land[76].

Notwithstanding the above, the 2024 version of the NPPF included a number of significant changes for both decision taking and plan-making relating to exceptional circumstances, grey belt and sequential release of Green Belt land, these are discussed in turn below.

Exceptional Circumstances

The 2024 NPPF confirms that exceptional circumstances include but are not limited to, instances where an authority cannot meet its identified need for homes, commercial or other development through other means. It stipulates: '*If that is the case, authorities should review Green Belt boundaries in accordance with the policies in this Framework and propose alternations to meet these needs in full, unless the review provides clear evidence that doing so would fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan*[77]'.

This confirmation in national policy of the requirement to consider Green Belt land to meet housing and other requirements means that in all cases a Green Belt review will be required. It does not mean that in all cases the identified need must be met in the Green Belt or land to be released from the Green Belt. Land can only be released from the Green Belt where it is demonstrated that exceptional circumstances exist. Exceptional circumstances will not exist where altering Green Belt boundaries would '*fundamentally*

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[69] National Planning Policy Framework (NPPF) 2024, para 142
[70] National Planning Policy Framework (NPPF) 2024, para 143
[71] National Planning Policy Framework (NPPF) 2024, paras 144, 145
[72] National Planning Policy Framework (NPPF) 2024, para 145
[73] National Planning Policy Framework (NPPF) 2024, para 148
[74] National Planning Policy Framework (NPPF) 2024, para 149
[75] National Planning Policy Framework (NPPF) 2024, para 150
[76] National Planning Policy Framework (NPPF) 2024, para 151
[77] National Planning Policy Framework (NPPF) 2024, para 146

undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan'[77].

Grey belt

The NPPF 2024 introduced a sub-category of Green Belt land called 'grey belt'. Grey belt is defined as:

> '*land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development'*[78].

Footnote 7 identifies a number of constraints which may preclude land from being considered as grey belt. The PPG provides further guidance on how Footnote 7 should be applied when identifying land as grey belt, including that authorities should consider where areas of grey belt would be covered by or affect other designations in Footnote 7. As the PPG notes, identifying land as Grey Belt is a key step in a Green Belt Assessment[79].

Sequential release of Green Belt land

NPPF 2024 paragraph 148 introduces a sequential approach to the release of Green Belt land: *"Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations."* This means that plan making authorities need to identify parcels of grey belt land in order to demonstrate compliance with the sequential test when releasing land from the Green Belt. As the PPG advises[80] when grey belt land is identified it does not automatically follow that it should be allocated for development, released from the Green Belt or development approved in all circumstances.

As in the previous versions of the NPPF, when applying this approach and the release of Green Belt is proposed, consideration still needs to be given to promoting sustainable patterns of development. The NPPF further states that it is necessary to consider whether '*the site's location is appropriate with particular reference to paragraphs 110 and 115 of this Framework'*[73]. Paragraphs 110 and 115 focus on sustainable development locations and sustainable transport solutions.

'Golden Rules' for Green Belt release

NPPF paragraph 156 sets out that where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review, or on sites in the Green Belt subject to a planning application, the following contributions ('Golden Rules') should be made:

a. *affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;*

b. *necessary improvements to local or national infrastructure; and*

c. *the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.*

Paragraph 157 stipulates the affordable housing provision relating to 156(a), requiring provision of 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%.

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[78] NPPF (2024) Glossary

[79] Reference ID: 64-003-20250225

[80] ID: 64-001-20250225

Paragraph 159 details the green space improvements required as part of the Golden Rules, including that such improvements should *'contribute positively to the landscape setting of the development, support nature recovery and meet local standards for green space provision where these exist in the development plan'.* In the absence of locally specific standards, development proposals should meet national standards relevant to the development (these include Natural England standards on accessible green space and urban greening factor and Green Flag criteria). It further sets out that *'where land has been identified as having particular potential for habitat creation or nature recovery within Local Nature Recovery Strategies, proposals should contribute towards these outcomes.'*

Updated Planning Practice Guidance (2025)

The below summary focuses on the key updates to the Green Belt PPG of relevance to plan-making.

Grey belt

The guidance makes it clear that the identification of grey belt land does not necessarily mean that the land should be allocated for development or released from the Green Belt. The contribution of the land to the Green Belt purposes needs to be considered alongside wider NPPF policies in making any decisions about Green Belt land.

Green Belt Assessments, and the identification of grey belt, should be part of the plan making process, with the expectation that the identification of grey belt land will allow for the prioritisation of brownfield land detailed in paragraphs 147 and 148 of the NPPF[81].

Assessing Green Belt to identify grey belt land

LPAs should produce a Green Belt Assessment in order to identify grey belt land. When updating or preparing plans, authorities will need to consider whether any existing Green Belt assessment remains up to date[82].

Key steps in a Green Belt Assessment to identify grey belt land[83]

The key steps of a Green Belt Assessments used to identify grey belt are as follows:

1) Identify the location and appropriate scale of the area to be assessed;
2) Evaluate contribution to purposes (a), (b) and (d);
3) Consider if any of the footnote 7 restrictions apply;
4) Identify provisional grey belt; and
5) Identify if the release or development of the assessment area(s) would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across the area of the plan.

Green Belt Assessments spatial scope[84]

The PPG advises that in most cases it will likely be necessary for the Green Belt parcels to be divided into separate assessment areas for the purpose of identifying grey belt. The number and size of assessment areas can be defined at local level and should respond to local circumstances. The whole Green Belt should be considered in the first instance with sufficient granularity (i.e. by dividing it into assessment areas) to enable conclusions to be drawn on the variable contribution of different parts of the Green Belt to the purposes.

It further states that a small number of large assessment areas will not be appropriate in most circumstances and authorities should consider whether there are opportunities to better identify grey belt by further

[81] National Planning Practice Guidance (PPG) (2025). Green Belt Paragraph: 001 Reference ID: 64-001-20250225
[82] National Planning Practice Guidance (PPG) (2025). Green Belt Paragraph: 002 Reference ID: 64-002-20250225
[83] National Planning Practice Guidance (PPG) (2025). Green Belt Paragraph: 003 Reference ID: 64-003-20250225
[84] National Planning Practice Guidance (PPG) (2025). Green Belt Paragraph: 004 Reference ID: 64-004-20250225

subdividing assessment areas. Finer grained assessment may be appropriate in specific locations, such as around existing settlements or public transport hubs or corridors.

Consideration of wider Green Belt

The guidance sets out that a GBA should also consider the extent to which release or development of Green Belt land (including but not limited to grey belt land) would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as whole. It sets out that to reach this judgement, relevant authorities should consider whether, or the extent to which, the release or development of Green Belt Land would affect the ability of all the remaining Green Belt across the area of the plan from serving **all five** of the Green Belt purposes in a 'meaningful way'[85].

Purpose assessment

The PPG provides explicit guidance on how to conduct a GBA to identify grey belt in relation to purposes (a), (b) and (d)[86]. It is silent on purposes (c) and (e) as they are not included within the grey belt definition.

Large built-up areas, towns and villages

The definition of towns and large built-up areas for the purpose of assessing purposes (a), (b) and (d) has been clarified. Villages should not be included for the purpose of assessing these purposes.

To check the unrestricted sprawl of large built-up areas (purpose a)

The PPG sets out illustrative factors that should be considered when assessing performance against purpose (a):

- Adjacency to large built-up area(s);
- Extent of existing development in assessment area and impact of other urbanising influences;
- Presence, or otherwise, of physical feature(s) in reasonable proximity that could restrict and contain development; and
- Shape of development if released, with degree of enclosure and incongruous patterns of development considered.

To prevent neighbouring towns merging into one another (purpose b)

The PPG sets out illustrative factors that should be considered when assessing performance against purpose (b):

- Location of assessment area in relation to defined towns;
- Extent of existing development in assessment area
- Scale to which the assessment area forms part of the gap between towns; and
- Degree to which the development of the assessment area would result in loss of visual separation of towns, including whether there are any physical or natural features that might preserve visual separation.

To preserve the setting and special character of historic towns (purpose d)

The PPG notes that if there are no historic towns, a detailed assessment may not be necessary. It sets out illustrative factors that should be considered when assessing performance against purpose (d):

- Extent of existing development in assessment area.
- Role that the assessment area plays in the setting of the historic town;

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[85] National Planning Practice Guidance (PPG) (2025). Green Belt Paragraph 008 Reference ID: 64-008-20250225
[86] National Planning Practice Guidance (PPG) (2025). Green Belt Paragraph: 005 Reference ID: 64-005-20250225

- Contribution that the assessment area makes to the special character of the historic town. This should consider physical, visual and experiential links between the assessment area and the historic aspects of the town; and
- Degree of separation of assessment area from the historic aspects of the town by existing development or topography.

Application of footnote 7

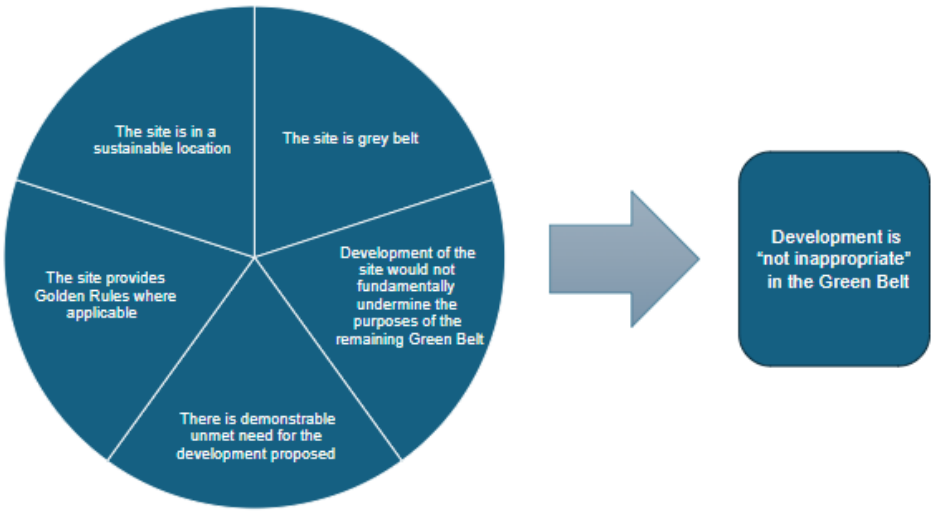
The grey belt definition excludes land where the constraints identified in NPPF footnote 7 would provide a strong reason for refusing or restricting development. Designations listed as effective constraints in footnote 7 include: habitat sites, Sites of Special Scientific Interest (SSSI); Local Green Space, National Landscapes, National Parks or Heritage Coasts; irreplaceable habitats; designated heritage assets; and areas that are at risk of flooding or coastal change.

The PPG makes it clear that authorities need to consider not only areas where grey belt would be covered by these designations but also whether it would affect these definitions. The application of Footnote 7 considerations does not necessarily mean that they would provide strong reasons for refusal. Where these constraints are present within a local authority area, the PPG advises that it is likely to only be possible to provisionally identify such land as grey belt in advance of more detailed specified proposals and impact assessment[87]. At the plan making stage, one would expect 'showstopper Footnote 7' considerations to be identified but that is not a task for the Stage 1 or 2 GBAs.

Assessing whether land is grey belt

Green Belt land judged not to strongly contribute to any one of the purposes (a), (b) and (d) and subject to the footnote 7 exclusions, can be provisionally identified as grey belt. However, there are further 'tests' that need to be passed before this land can be identified as a location where development is not inappropriate, as summarised in Figure 4[88].

Figure 8 When development in the Green Belt is 'not inappropriate' (NPPF paragraph 155)



Source: UK Government Planning Practice Guidance, Green Belt, 2025

Assessing the impact of Green Belt release on the remaining Green Belt in the plan area

The PPG provides guidance of the application of the new NPPF paragraph 146 test of: "*whether the release of Green Belt land would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as a whole.*"

[87] National Planning Practice Guidance (PPG) (2025).Paragraph: 006 Reference ID: 64-006-20250225
[88] National Planning Practice Guidance (PPG) (2025).Paragraph: 010 Reference ID: 64-010-20250225

The PPG explains that *"in reaching this judgement, authorities should consider whether, or the extent to which, the release or development of Green Belt Land would affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way."*[89]

Identifying sustainable locations

The PPG highlights that when reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a location is appropriate for development. Where grey belt land is not in a location that is or can be made sustainable, then development of that land is inappropriate. The PPG elaborates that the definition of sustainable locations should be determined for the local context, taking into account opportunities to maximise sustainable transport solutions in line with NPPF paragraphs 110 and 115[90].

[89] National Planning Practice Guidance (PPG) (2025). Green Belt Paragraph 008 Reference ID: 64-008-20250225
[90] National Planning Practice Guidance (PPG) (2025).Paragraph: 011 Reference ID: 64-011-20250225

Appendix C

Review of Case Law and Planning Appeals

Review of Case Law and Planning Appeals

Assessment parcels

This Appendix details a number of appeal decisions, but it needs to be acknowledged that most relate to planning applications which predated the NPPF (2024) and many predate the subsequent PPG advice (2025). None relate directly to plan making.

Recent appeal decisions relevant to Green Belt assessment parcels (Table 16 below) highlight that parcels are useful in a strategic sense to inform plan-making and in particular for future development growth within an authority area. Within a group of appeal decisions in the London Borough of Brentwood (Ref: APP/H1515/W/24/3341474-79) [91], the Inspector considered that a site-specific level is more relevant for determining grey belt land, rather than a larger strategic Green Belt assessment parcel. This is due to the potential for 'skewed' assessment effects that could be introduced by parcel variation. It is noted that larger sites do not easily lend themselves to the identification of grey belt land. It is acknowledged that this particular appeal pre-dates publication of the PPG in 2025, however given the recent publication of updated national policy and guidance, and therefore limited appeals/case law, this is considered to be helpful.

Table 16 Recent appeal decision: scale / granularity of Green Belt assessment parcels

Theme	Appeal Ref	Date	Summary
Scale / granularity of Green Belt parcels	APP/H1515/W/ 24/3341474-79	16 Jan 2025	The inspector stated the following: *"Looking at parcels is helpful in a strategic sense to inform plan making and future development growth. However, for decision making, it seems more relevant to look at a site-specific level for determining grey belt land, otherwise the scale could be too large and skewed by land some distance from the actual site".* Whilst this appeal pre-dates the PPG updates for Green Belt, this aligns with PPG which indicates that, when identifying grey belt land, using a small number of large parcels will generally not be an appropriate approach and assessment areas should be sufficiently granular to enable their varied contributions to the Green Belt purposes to be functionally determined[92].

Definition of large built up areas and sprawl

The judgment made in APP/H2265/W/24/3347410 considers the definition of the 'large built up area' and how sprawl is considered in the context of determining whether a site should be 'grey belt'. A recent judgment made in South Gloucestershire, sets out a number of key points in relation to assessment of contribution to purpose (a). This is summarised in Table 17 below.

Table 17 Recent appeal decisions: Definition of sprawl and purpose (a) criteria

Theme	Appeal Ref	Date	Summary
Definition of sprawl	APP/H2265/W/ 24/3347410[93]	13 Feb 2025	This appeal provides guidance on the interpretation of Green Belt purposes with regard to preventing urban sprawl and the merging of neighbouring towns. The appellant's site was argued by the council to play a role in preventing urban sprawl as the proposals would contribute to ribbon development along the A20, however the inspector judged that paragraph 143(a) only refers to the unrestricted sprawl of large built-up areas. The nearest settlement (Wrotham) was judged to be a village and therefore not of

[91] Planning Inspectorate (2025). Appeal Decisions against Brentwood Borough Council.

[92] National Planning Practice Guidance (2025). Green Belt Paragraph: 004 Reference ID: 64-004-20250225.

[93] Planning Inspectorate (2025). Appeal Ref: APP/H2265/W/24/3347410 Land part of Wrotham Water Farm, off London Road, Wrotham, Sevenoaks, Kent.

Theme	Appeal Ref	Date	Summary
			relevance to this purpose, so the inspector determined that although the site would contribute to ribbon development, this did not amount to the sprawl of a large built-up area. The same appeal judgement also stated that London is the most relevant large built-up area with respect to paragraph 143(a), and that the site in question therefore did not perform strongly against this purpose.
Purpose (a) criteria in the PPG	APP/P0119/W/24/3357956[94]	4 July 2025	This appeal is a recent example of a decision made in respect of grey belt. The Inspector sets out that *"the PPG makes clear that [a site being free from existing development] is not the only relevant consideration. The presence of development is one example of a feature that potentially weakens the land's contribution to purpose (a)"*. The SGC Stage 2 Green Belt Assessment was referred to in the Appeal Decision as 'comprehensive and robust' despite it pre-dating the concept of grey belt as defined in 2024 NPPF and updated PPG. It was noted that whilst the site was free of existing sprawl, was 'physically connected' to the large built-up area of Bristol. In the assessment's review of site boundaries that these were 'mixed', being defined by ancient woodland, residential curtilages and a road, but 'on the whole consists of a defensible boundary which would prevent unrestricted sprawl'.

Definition of towns

The way in which 'towns' and 'villages' have been defined in GBAs has been the subject of many appeals, including recent appeals set out in Table 18 below. In particular, these appeals highlight that settlement hierarchy should be considered when identifying towns for the purposes of GBA (APP/D3640/W/24/3347530).

Table 18 Recent appeal decisions: Definition of towns

Theme	Appeal Ref	Date	Summary
Definition of towns	APP/D3640/W/24/3347530[95]	12 March 2025	An inspector ruled that the settlements of Bagshot and Windlesham did not constitute towns, being instead "villages of varying scales", and that the appellant's site which fell in between the two settlements did not play a role with respect to paragraph 143(b). Both Bagshot and Windlesham had been defined as towns in the LPA's Green Belt Review, but the Inspector ruled that this carried less weight than the council's Core Strategy, in which the settlement hierarchy defined Bagshot as a large village and Windlesham as a smaller village. The Inspector also opined that even if both settlements were considered towns, that the parcel of land in their view would not materially erode the gap between them if released for development. Given that the site did not play a role with regards to paragraph 143(b), the Inspector determined that it constituted grey belt land.
Definition of towns Role of Green Belt in preventing merging	APP/G5180/W/24/3354266[96]	31 March 2025	In this appeal, the Inspector judged that neighbouring settlements of Chislehurst, Bickley and Petts Wood had the character of local centres rather than distinct towns as they have significantly merged, and that therefore the appellant's site had an essentially suburban setting and could not be considered to play a role with regards to preventing neighbouring towns from merging. Given this context, the Inspector additionally judged that the site could not play a role in

[94] Planning Inspectorate (2025). Appeal Ref: APP/P0119/W/24/3357956 Land south of Hencliffe Way and west of Castle Farm Road, Hanham
[95] Planning Inspectorate (2025). Appeal Ref: APP/D3640/W/24/3347530 Land at Grove End, Bagshot.
[96] Planning Inspectorate (2025). Appeal Ref: APP/G5180/W/24/3354266 Bickley Manor Hotel, Thornet Wood Road, Bickley, Bromley BR1 2LW

Theme	Appeal Ref	Date	Summary
between towns			preserving the setting or special character of historic towns and the site did not fulfil the purposes set out in paragraphs 143(b) or (d).
Definitions of towns and villages	APP/M1520/W/24/3351658[97]	15 April 2025	The Inspector acknowledged that the settlement of Daws Heath in Essex had been classed as a town in the latest Green Belt review and a village in other development plan documents. The Inspector deemed Daws Heath to be a village for the purposes of judging an appeal site close to the settlement on the basis stated that as services and facilities are limited and Daws Heath is not of a large scale, it must be considered a village. The Inspector reiterated that the appeal site could not, therefore, contribute to Purposes (a) or (b) given this relates to large built-up areas and towns and not villages.

Openness and encroachment

Before looking at recent appeals, it is helpful to reflect on more historic appeals and court judgements which have established some key points in relation to openness. These are still considered relevant for Green Belt assessment on the basis that openness remains a fundamental principle of the role of Green Belt within the NPPF (2024) and that updated PPG (2025) does not introduce new requirements specific for purpose (c) assessment.

Key points established through historic appeals are as follows:

- Openness is generally considered to be 'land free from built development', which should be assessed on an individual area basis as well as in terms of the cumulative impact on adjacent areas[98].
- Openness should be considered not only in terms of a 'volumetric approach' (i.e. physical coverage of built form) but also in terms of 'visual elements' (for example, visual linkages between settlements in relation to purpose b, or functional character and linkages to the wider Green Belt in relation to purpose (c))[99].
- While visual impact may in the context of a particular case be judged a relevant factor by a decision maker in assessing openness of the Green Belt it, in itself, is not a mandatory determinative factor of openness[100].

Recent case law on the subject of openness and encroachment as it relates to purpose (c) is set out Table 19 below. It is noted that recent decisions consider openness in a visual sense, with development activity cited as a factor that can impact a parcel's contribution to openness. This aligns with the criteria used in the MCA 2022 Strategic GBA, considering the effects of urbanising development within the parcel on countryside character and level of containment by existing built form. Whilst it is apparent that there are alternative views as to the strength of natural boundary features in creating containment of Green Belt parcels within recent appeals (Ref: APP/M3645/W/24/3354630 and APP/C4615/W/24/3345744), it is considered that this is indicative of the need to apply a contextual approach to such matters.

Table 19 Recent appeal decisions: Openness and encroachment

Theme	Appeal Ref	Date	Summary
Openness	APP/M3645/W/24/3354630[101]	14 Mar 2025	The appellant's site was in use as a storage yard for construction materials, equipment and machinery and the inspector judged that the intensity of activity and use meant that the site's existing state made a limited contribution to Green Belt openness. In addition,

[97] Planning Inspectorate (2025). Appeal Ref: APP/M1520/W/24/3351658 Land adjoining 451-469 Daws Heath Road, Hadleigh, Essex SS7 2UG
[98] The Planning Inspectorate (2017). Report to the Secretary of State for Communities and Local Government, Town and Country Planning Act 1990 Guildford Borough Council Appeal by Berkley Homes (Southern) Ltd and the Howard Partnership Trust.
[99] Turner v Secretary of State CLG and East Dorset Council (2016) EWHC 2728 (Admin).
[100] Supreme Court Judgment (on the application of Samuel Smith Old Brewery (Tadcaster) and others) (Respondents) v North Yorkshire County Council (Appellant) [2020] UKSC 3.
[101] Planning Inspectorate (2025). Appeal Ref: APP/M3645/W/24/3354630 Redeham Hall Industrial Yard, Redehall Road, Smallfield, Surrey RH6 9RJ

Theme	Appeal Ref	Date	Summary
			the inspector noted that hedgerows around the site formed a defensible boundary which screened views of the storage yard, resulting in negligible impacts on visual openness.
	APP/C4615/W/24/3345744 [102]	2 Apr 2025	In contrast to the above, this appeal was dismissed by the Inspector as it was judged that existing mature planting around the site perimeter was insufficient to screen the proposed development from adjacent rights of way, and that the proposed Battery Storage System would therefore be visually intrusive in its rural location.
Encroachment	APP/H2265/W/24/3347410 [103]	13 Feb 2025	The Inspector noted that the proposal for a secure 24-hr truck facility for HGVs incorporating a fuel station and amenity building and new access to A20, would represent an irreversible encroachment of built form into open and undeveloped countryside. However, it was judged that the site's area would be small in relation to the totality of the Green Belt within the Borough, and that it would therefore not fundamentally undermine the purposes of the Green Belt across the local authority area. The local authority in this instance (Tonbridge & Malling) was covered by over 70% Green Belt by total area, resulting in the impact of the release of a small land parcel being judged to be proportionally much less significant.
	APP/P0119/W/24/3357956 [104]	4 July 2025	The Inspector acknowledged that whilst the development of the appeal site (for residential development) would run counter to the aim of purpose (c), and there would be some encroachment, the effects of the proposal would be limited in the wider context. Factors taken into account included the enclosure of the site by defensible boundaries, its limited site area and the scale of the scheme. The Inspector determined that its *"effect would be localised: the site cannot be said to have a strategic role in the functioning of the green Belt, meaning its development would not undermine any strategic role"*.

Green Belt release – the fundamentally undermine test

The judgement made within Tonbridge and Malling Borough Council (Ref: APP/H2265/W/24/3347410), factored the size of the Green Belt parcel proposed for release (relative to the wider Green Belt) in the consideration of whether its release would fundamentally undermine the purposes of the Green Belt within the local authority area. This decision is summarised in Table 20 below.

Table 20 Recent appeal decision: 'fundamentally undermine' test

Theme	Appeal Ref	Date	Summary
Fundamentally undermine test	APP/H2265/W/24/3347410 [105]	13 Feb 2025	The inspector noted that the proposal for a secure 24-hr truck facility for HGVs incorporating a fuel station and amenity building and new access to A20, would represent an irreversible encroachment of built form into open and undeveloped countryside would represent an irreversible encroachment of built form into open and undeveloped countryside. However, it was judged that the site's area would be small in relation to the totality of the Green Belt within the borough, and that it would

[102] Planning Inspectorate (2025). Appeal Ref: APP/C4615/W/24/3345744 Land at Illeybrook Farm, Illey Lane, Halesowen B62 0HE
[103] Planning Inspectorate (2025). Appeal Ref: APP/H2265/W/24/3347410 Land part of Wrotham Water Farm, off London Road, Wrotham, Sevenoaks, Kent
[104] Planning Inspectorate (2025). Appeal Ref: APP/P0119/W/24/3357956 Land south of Hencliffe Way and west of Castle Farm Road, Hanham.
[105] Planning Inspectorate (2025). Appeal Ref: APP/H2265/W/24/3347410 Land part of Wrotham Water Farm, off London Road, Wrotham, Sevenoaks, Kent

Theme	Appeal Ref	Date	Summary
			therefore not fundamentally undermine the purposes of the Green Belt across the local authority area. The local authority in this instance (Tonbridge & Malling) was covered by over 70% Green Belt by total area, resulting in the impact of the release of a small land parcel being judged to be proportionally much less significant.

Appendix D

Consultation

Summary of Consultation

Table 21 Summary of consultation in relation to the Strategic GBA methodology

Consultee	Date(s)	Summary of engagement	Methodology response
Historic England (HE)	12.08.2025	• Bristol – HE confirmed as historic town "Bristol is clearly a historic town that is appreciated from within various locations within the green belt", particularly the "west of Bristol" as an example, however, did not "indicate that all else needn't be considered". • HE queried why Nailsea, Clevedon, Chipping Sodbury, Radstock and Midsomer Norton are within purpose (b) and therefore different to the LUC study. To be considered as part of "initial sift" of historic towns. • HE queried why Long Ashton does not feature as a town – MCA confirmed this is not referred to as a town / historic town within either MCA or NSC existing GBAs- considered to be a village. • Ensure alignment with PPG terminology for new assessment criteria.	• Initial commentary of historic towns included within updated methodology, to incorporate review of historic towns for inclusion within purpose (d) assessment, and approach to defining Bristol's historic core. • Long Ashton considered to be village and therefore not included under purpose (b) or purpose (d) assessments20. • Updates to the criteria proposed for purpose (d) assessment.
Wiltshire Council	24.10.2025	• Meeting held with Wiltshire Council to discuss methodology on 24.10.2025 • Wiltshire Council asked for the methodology to be clear that the Green Belt within the Wiltshire Council administrative boundary does not form part of the study area for the SGBA Update. • Wiltshire Council requested clarity around how neighbouring historic towns were considered for assessment against purpose (d).	• References added throughout the method to ensure clarity on the study area and the fact that the Bristol and Bath Green Belt extent within the Wiltshire Council boundary is not within the study area for this SGBA Update. • Minor changes to the method to add clarity in relation to how historic towns to assess against purpose (d) were considered.
Natural England (NE)	13.10.2025	• NE expressed their overall support for the methodology. • NE asked that consideration be given to opportunities of the Green Belt to deliver more for people and communities. • NE recommended that strategic planning for Green and Blue Infrastructure is also considered through the process and where release of green belt land could increase access to greenspace/nature. • NE raised the West of England LNRS and the way that this is incorporated into the methodology. • NE confirmed that they had no comments on the approach to assessing purpose (a) and purpose (b). • NE raised that the assessment of purpose (d) should include consideration of landscape and landscape setting	• The aim of the SGBA update is not to recommend Green Belt land for release, as such further consideration of green and blue infrastructure and the Green Belt delivering more for people and communities would be considered further at later stages of plan-making. • LNRS and the Joint Green Infrastructure strategy were considered as part of the initial data baseline for the SGBA Update. This data has not been used directly however the SGBA Update considers Footnote 7 constraints which overlap with LNRS 'Areas of Importance for Biodiversity' insofar as they include statutory designations. LNRS will be considered in future plan-making by MCA and the five authorities, along with the Greem Belt evidence base. • The assessment of purpose (d) includes consideration of views to/from the

Consultee	Date(s)	Summary of engagement	Methodology response
		particularly in relation to National Landscapes.	Green Belt and elements of landscape that contribute to the historic importance of the towns identified (e.g. important green hillsides in the Bath World Heritage Site setting SPD).
Environment Agency (EA)	03.10.2025	• Methodology sent to the EA for review and EA confirmed that they had no comments to raise.	• Not applicable.
Stroud Distrct Council	03.10.2025	• Methodology sent to Stroud District Council for information and no response received.	• Not applicable.
Gloucester City Council	03.10.2025	• Methodology sent to Gloucester City Council for information, receipt acknowledged, and no comments received.	• Not applicable.

ARUP

Strategic Green Belt Assessment Update

Attachment 2

SGBA Update Interim Assessment Pro-formas: Bath and North East Somerset

ARUP

West of England Mayoral Combined Authority

Strategic Green Belt Assessment Update

SGBA Update Interim Assessment Pro-formas: Bath and North East Somerset

Reference: 4-50

4 | 01 June 2026

This report takes into account the particular instructions and requirements of our client.
It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 312012-00

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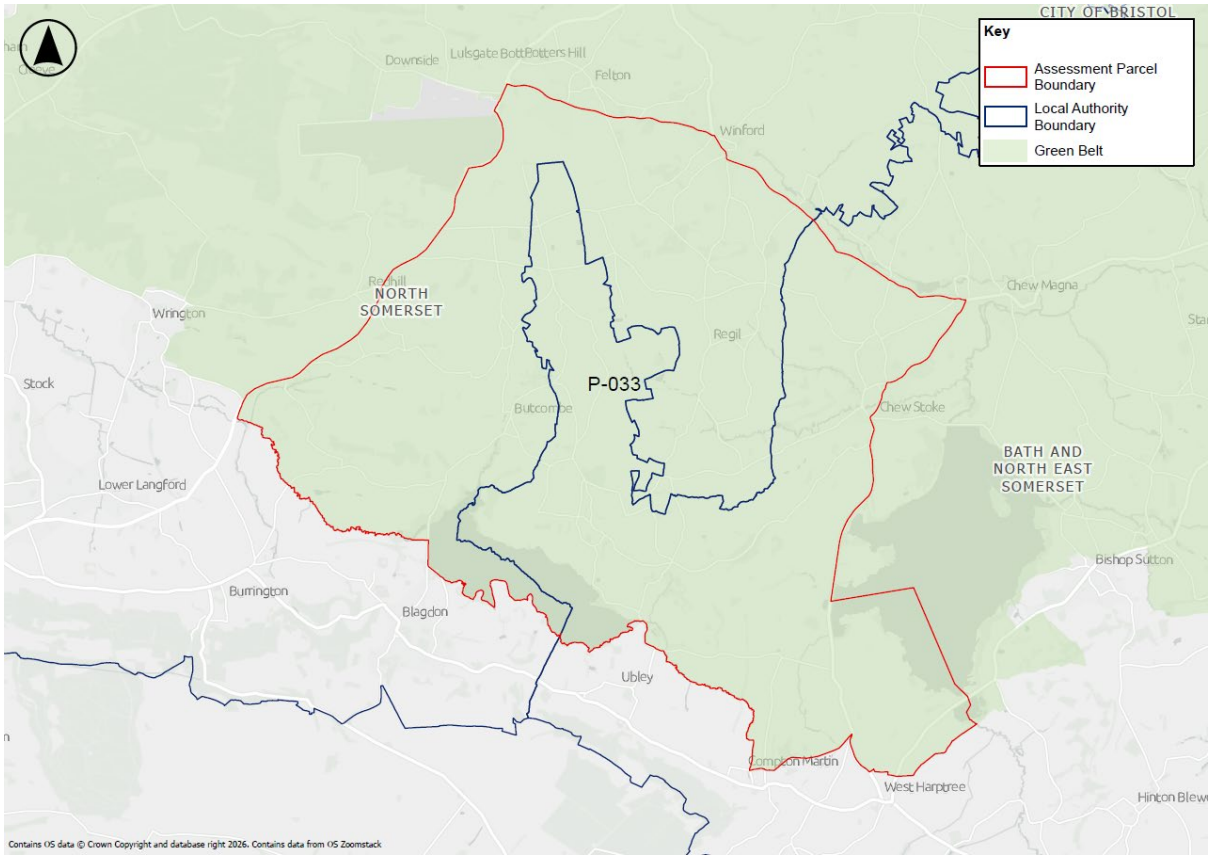


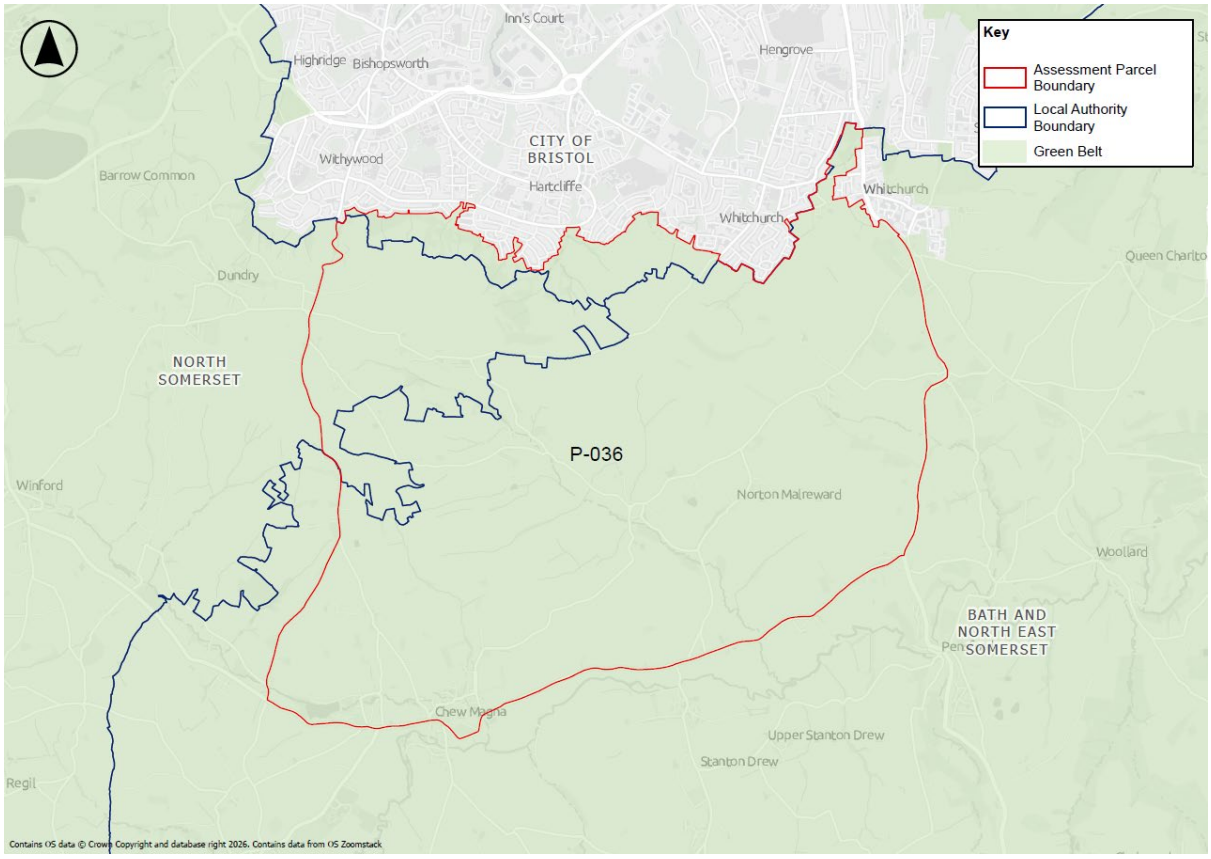
Description: The parcel is located at the southern extent of the Green Belt, to the east and south of Bristol Airport. The parcel falls within B&NES and NSC local authority areas.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No Contribution** The parcel is not located at the edge of a large built up area, in physical or perceptual terms, and does not contribute to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**No Contribution** The parcel does not form part of a gap between towns and therefore does not play a role in preventing neighbouring towns from merging, it does not contribute to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. Built form comprises industrial units located off the A38 in the southwest and off the B3130 at the north; agricultural farm holdings and units throughout the parcel; and washed over residential development located in the villages of Butcombe and Winford and the hamlets of Aldwick, Nempnett Thrubwell, Regil, West Town, Chew Stoke, Lulsgate Bottom, West Harptree and Lower Hounsley. The parcel comprises predominantly open countryside. Overall, the parcel possesses a strongly rural character. Bristol Airport located adjacent to the northwestern boundary acts as an urbanising influence in this location; however, it is unlikely to form a strong urbanising influence to the east or south of the parcel given the size of the parcel. The overall topography of the parcel is elevated in the northwest and west, to the south of West Lane and east of the A38. The parcel topography gradually

Green Belt Purpose Assessment	Contribution
	declines northwest to southeast, with the exception of a strip of elevated land between Regil and Butcombe, extending southwards towards Nempnett Thrubwell. Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**No Contribution** Parcel does not adjoin an identified historic town or provide views to a historic town and therefore does not meet this purpose. Overall, the parcel makes no contribution to Purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a strong contribution to one purpose a moderate contribution to one purpose and no contribution to three purposes. Overall, the parcel makes a moderate overall contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes
Summary: The parcel **does not** score strongly against purposes (a), (b) and d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel includes the Mendip Hills National Landscape in the southeastern extent of the parcel; the Chew Stoke Conservation Area and associated Listed buildings at the east of the parcel; scattered listed buildings throughout the parcel; and areas of Ancient Woodland located to the north of Aldwick and the south and west of the parcel. The parcel includes areas of land located within Flood Zone 3b, particularly around Blagdon Lake within the south of the parcel. Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.	

P-036



Description: the parcel is located to the south of Bristol. The parcel includes land within B&NES, BCC and NSC local authority areas.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Strong** The parcel is physically linked to the defined large built up area of Bristol along the parcel's northern boundary. The parcel is predominantly open countryside and free from existing development, however the northern corner of the site is enclosed by existing built development to the north, eastern and western boundaries which introduces urbanising influences in this location. Existing development within the parcel is predominantly agricultural uses and residential development associated with the washed over hamlets of Norton Malreward and Chew Magna, East Dundry, North Wick, Norton Hawkfield, and Maiden Head. The inner boundary of the parcel (between the parcel and the large built up area of Bristol) to the north are less defensible, comprising the edge of existing built form, and there are no other defensible boundaries in reasonable proximity of the parcel. The outer boundaries to the south and east of the parcel comprise the B3130 and A37 roads. The western boundary comprises minor roads (Wells Road and Limeburn Hill). These are defensible boundaries comprising physical features that could restrict and contain development between the parcel and the Green Belt. The parcel is connected to the large built up area along one boundary and due to its level of connection would result in an incongruous pattern of development i.e. a significant addition of built form extending into the Green Belt. The exception to this would be the north eastern corner of the parcel which is largely enclosed by the large built up area such that development in this location could be considered to round off the settlement pattern. Notwithstanding this, taking the parcel as a

Green Belt Purpose Assessment	Contribution
	whole, it is considered to perform strongly in checking the unrestricted sprawl of Bristol. Overall, when considered as a whole, the parcel makes a strong contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**No Contribution** The parcel does not form part of a gap between towns and therefore does not play a role in preventing neighbouring towns from merging and does not contribute to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. Built form comprises a substation located at the north of the parcel off the A37; agricultural uses; and washed over residential development located in the villages and hamlets of East Dundry, North Wick, Norton Hawkfield, Norton Malreward, Chew Magna, and Maiden Head. Overall, the parcel possesses a strongly rural character. The parcel is surrounded by open countryside and washed over villages/hamlets along mostof its boundaries, except for the northern boundary which is adjacent to the southern extent of the large built up area of Bristol and Whitchurch village. The north-eastern corner is somewhat enclosed by the built form of Bristol and Whitchurch. The parcel's topography is elevated in the north at Dundry, associated with the Dundry Down, New Down and Maes Knoll. Such areas offer long distance views of the large built up area of Bristol to the north and surrounding open countryside, including the Mendip Hills National Landscape to the south. The topography gradually declines with undulation towards Chew Magna and the B3130. Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Weak** The parcel is located adjacent to the historic town of Bristol. It provides long distant vistas from Dundry into prominent features of the historic core of Bristol from afar, including the Kingsdown[1], St. Michael's Hill and Christmas Steps[2], Montpelier[3], and Cotham and Redland[4] Conservation Areas. Whilst the parcel protects open land which has a connection with the historic core, given its distance and separation by a combination of natural features including woodland north of Dundry, and the existing more modern development of Hartcliffe, Bishopsworth and Knowle West, its contribution is limited, and it is not considered to contribute to the town's special character. Overall, the parcel makes a weak contribution to purpose (d).

[1] Bristol City Council (2008). Kingsdown Conservation Area Appraisal. Para 6.2.2 *"To the south, Kingsdown's streets and precipitous lanes give unique views of the City and beyond - from Dundry in the southwest to Lansdown in the southeast."*

[2] Bristol City Council (2008). St Michael's Hill and Christmas Steps Conservation Area Character Appraisal. Para 6.2.2: *"Panoramic views extend from Dundry and the Mendips in the southwest and as far as Kelston and Lansdown in the southeast."*

[3] Bristol City Council (2008). Montpelier Conservation Area Character Area Appraisal. Para 6.2.2: *"Views are also key to the character of the area and long-distance views extend from Dundry in the west to Purdown in the northeast, and as far as Kelston".*

[4] Bristol City Council (2011). Cotham and Redland Character Appraisal. Para 6.2.3 *"Southwards from Redland Green Road and Woodstock Road, across the city centre, towards Dundry and the Mendip Hills".*

Green Belt Purpose Assessment	Contribution
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Strong**
Reason for overall contribution:	The parcel makes a strong contribution to two Green Belt purposes (purpose (a) and (c)), a moderate contribution to one purpose (purpose (e)), a weak contribution to one purpose (d) and no contribution to one purpose (b). Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. Given its size and strongly rural character strong resulting in a strong contribution to purpose (c) (with its primary role in safeguarding the countryside from encroachment) and strong contribution to purpose (a) (with its primary role in checking the unrestricted sprawl of large built up areas) it has therefore been judged that the parcel makes a strong overall contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

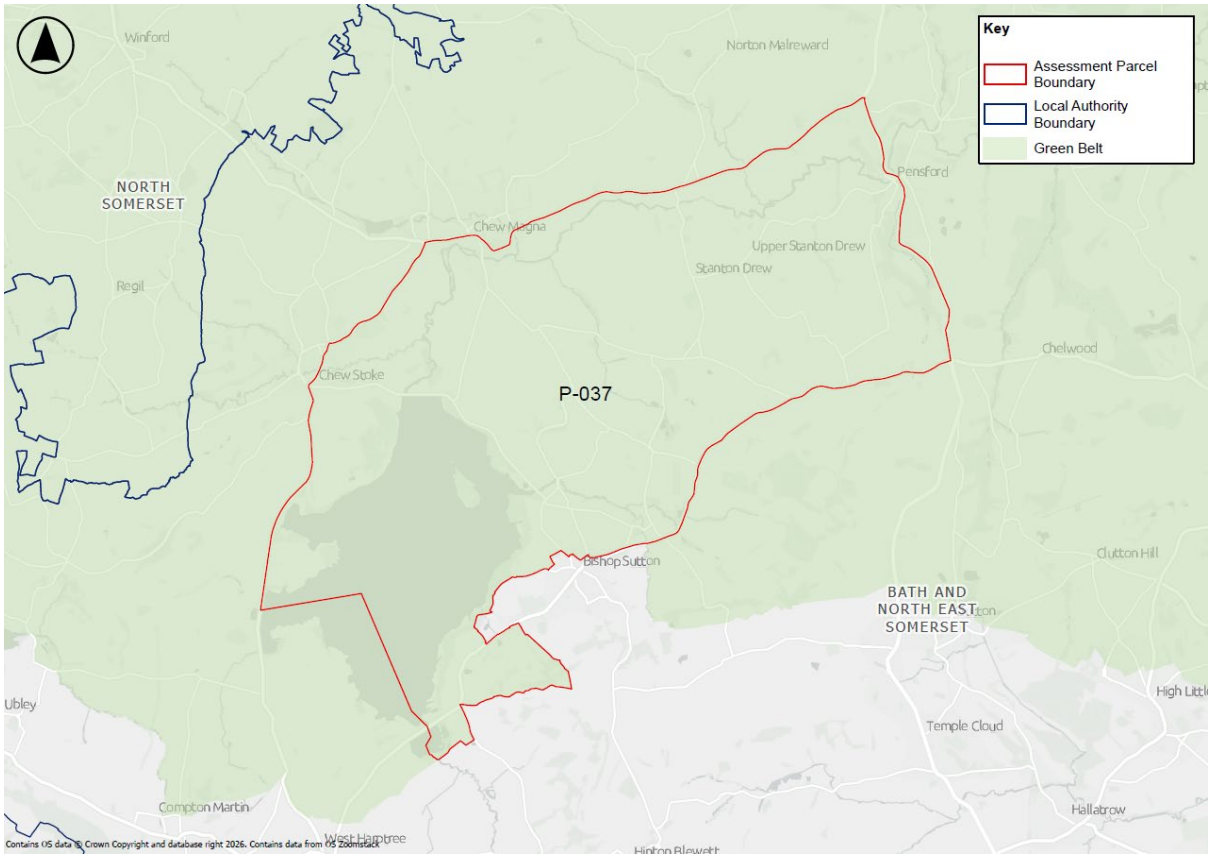
Summary:

The parcel scores strongly against purpose (a) and as such has been not considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains areas that vary in terms of their contribution to Green Belt purposes. Further consideration of potential grey belt within this parcel could be undertaken as part of a more granular Stage 2 Green Belt Assessment.

The parcel includes a small SSSI located at the western boundary of the parcel; the Chew Magna Conservation Area and associated Listed buildings; Listed buildings scattered throughout the parcel; and Scheduled Monuments located to the north of Norton Hawfield at the north of the parcel. The parcel contains a portion of designated local green space within the north, and an area of land within Flood Zone 3b within the south west corner of the parcel.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.

P-037



Description: The parcel is located at the southern edge of the Green Belt and to the south of Bristol. The parcel falls within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No Contribution** The parcel is not located at the edge of a large built up area, in physical or perceptual terms, and does not contribute to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**No Contribution** Parcel does not form part of a gap between towns and therefore does not play a role in preventing neighbouring towns from merging and does not contribute to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. Built form includes some agricultural land uses that are not inappropriate development in the Green Belt. The percentage has therefore been moderated on this basis. Built form comprises industrial uses located off the A368 in the southeast and south; agricultural farm holdings and units and minor commercial development throughout the parcel; and washed over residential development located in the villages of Chew Magna, Chew Stoke, Stanton Drew and Pensford and the hamlets of Stanton Wick, Sutton Wick and North Widcombe. Chew Valley Lake is located at the south west. Overall, the parcel possesses a strongly rural character. The parcel is surrounded by open countryside and washed over villages/hamlets at the majority of its boundaries, with the exception of the larger village of Bishop Sutton at the southern boundary of the parcel which acts as an urbanising influence in this location. It is unlikely to form a strong urbanising influence for the remainder of parcel given the size of

Green Belt Purpose Assessment	Contribution
	the parcel. The overall topography of the parcel is relatively uniform, with areas of higher elevation associated with Woodford Hill and Knowle Hill adjacent to Chew Valley Lake. Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Weak** The parcel does not directly adjoin the historic town of Bristol. It does not form part of the immediate setting of the historic town of Bristol given it is located at a significant distance away. Areas of the Mendip Hills National Landscape (which are included within the parcel) are visible from historic core of Bristol, including the St. Michael's Hill and Christmas Steps[5], Brandon Hill[6], Cotham and Redland[7] Conservation Areas. The parcel protects open land which has a limited connection with the historic core in its inclusion of areas of the Mendip Hills National Landscape, however, is separated by a combination of natural features including the hills associated with Dundry to the north of the parcel, alongside Bristol's non-historic development of Hartcliffe, Bishopsworth and Knowle West. Given the parcel's topography with respect to surrounding parcels, this limits the parcel's contribution to the setting of Bristol. The parcel therefore does not play a role in maintaining the immediate context and setting of the historic town. Overall, the parcel makes a weak contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Contribution:	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel does not contribute to preventing sprawl however, given the parcel's size and strongly rural character (resulting in a strong contribution to purpose (c)) and therefore its strong degree of openness, it has been judged that the parcel makes a moderate overall contribution to Green Belt purposes.

[5] Bristol City Council (2008). St. Michael's Hill and Christmas Steps Conservation Area Appraisal. Para 6.2.2 *"Panoramic views extend from Dundry and the Mendips in the southwest and as far as Kelston and Lansdown in the southeast. Long views are enjoyed to a number of Bristol's landmarks, including Cabot Tower, St Paul's Church and St Mary le Port."*

[6] Bristol City Council (2011). Park Street and Brandon Hill Conservation Area Appraisal. Para 6.2.3 *"Panoramic Views tend to be enjoyed from the top of Brandon Hill, around Cabot Tower, and from the top of Park Street. Despite being one of the UK's largest cities, Bristol is fortunate that it has retained a visual link between its central area and the countryside to the south and west of the city. Brandon Hill provides important views to the countryside of the Mendip and Bath hills."*

[7] Bristol City Council (2011). Cotham and Redland Conservation Area Appraisal. Para 6.2.3 "Panoramic Views tend to be enjoyed from the highest portions of the Conservation Area. The best views are enjoyed north of Redland Road, and from the southern portion close to Cotham Road where the topography drops away to the south. Examples of panoramic views include…Southwards from Redland Green Road and Woodstock Road, across the city centre, towards Dundry and the Mendip Hills"

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes

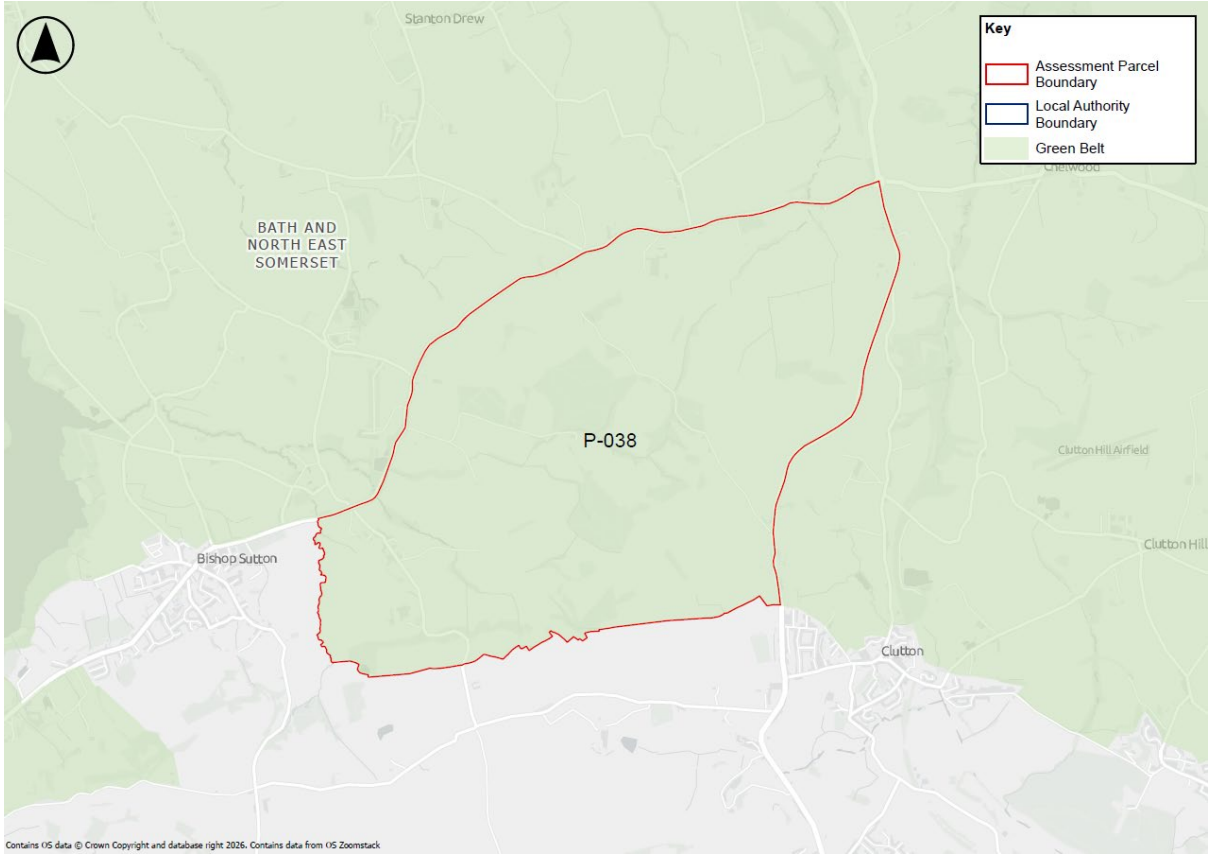
Summary:

The parcel **does not** score strongly against purposes (a), (b) and (d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel includes the Mendip Hills National Landscape and SSSI at the southwest of the parcel, and the Conservation Areas of Chew Magna, Stanton Drew and Pensford and associated Listed buildings and Scheduled Monuments, listed buildings scattered throughout the parcel, and Ancient Woodland located to the west of Stanton Wick. The northern section of the parcel is located within Flood Zone 3b

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.

P-038



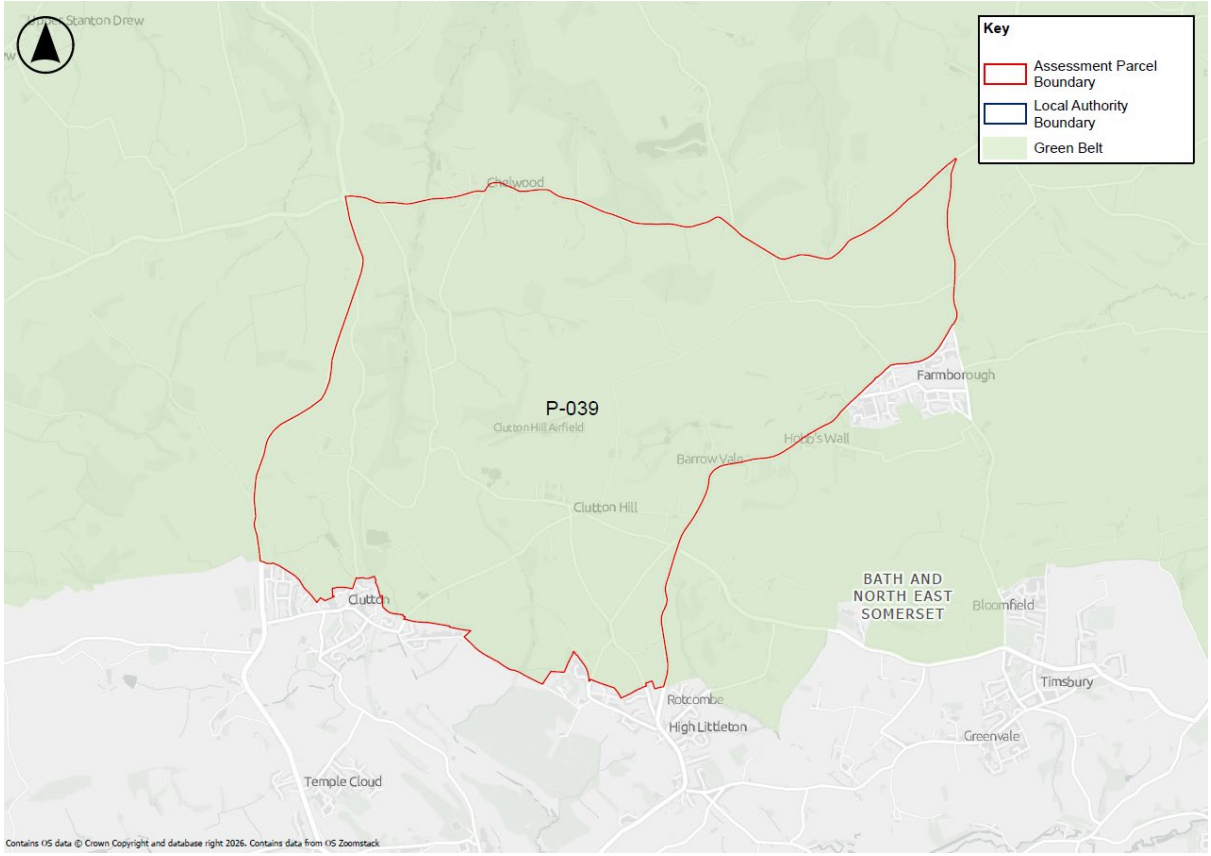
Description: The parcel is located at the southern edge of the Green Belt. The parcel falls within B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No Contribution** The parcel is not located at the edge of a large built up area, in physical or perceptual terms, and does not contribute to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**No Contribution** Parcel does not form part of a gap between towns and therefore does not play a role in preventing neighbouring towns from merging and does not contribute to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. Built form comprises agricultural farm holdings and units throughout the parcel; and washed over residential development located in the hamlet of Stowey. The parcel comprises a predominantly agricultural land or open countryside throughout the parcel. Overall, the parcel possesses a strongly rural character. The parcel is surrounded by open countryside, with the exception of the village of Clutton at the southeastern boundary of the parcel which acts as an urbanising influence in this location, however unlikely to form a strong urbanising influence for the remainder of parcel given the orientation of the village of Clutton extending eastwards away from the parcel. The overall topography of the parcel ascends from west and north towards the south and east of the parcel. Overall, the parcel makes a strong contribution to purpose (c).

Green Belt Purpose Assessment	Contribution
Purpose (d): To preserve the setting and special character of historic towns	**No Contribution** Parcel does not adjoin an identified historic town or provide views to a historic town and therefore does not meet this purpose.
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Contribution:	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel does not contribute to preventing sprawl, however given its size and strongly rural character (resulting in a strong contribution to purpose (c)) and therefore its strong degree of openness, it has therefore been judged that the parcel makes a moderate overall contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes
Summary: The parcel **does not** score strongly against purposes (a), (b) and (d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel includes a SSSI and adjacent Ancient Woodland located in the centre of the parcel, Ancient Woodland located at the southwest of the parcel; a cluster of listed buildings in the northeast and southwest of the parcel; and a Scheduled Monument in the southwest of the parcel. Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.	

P-039



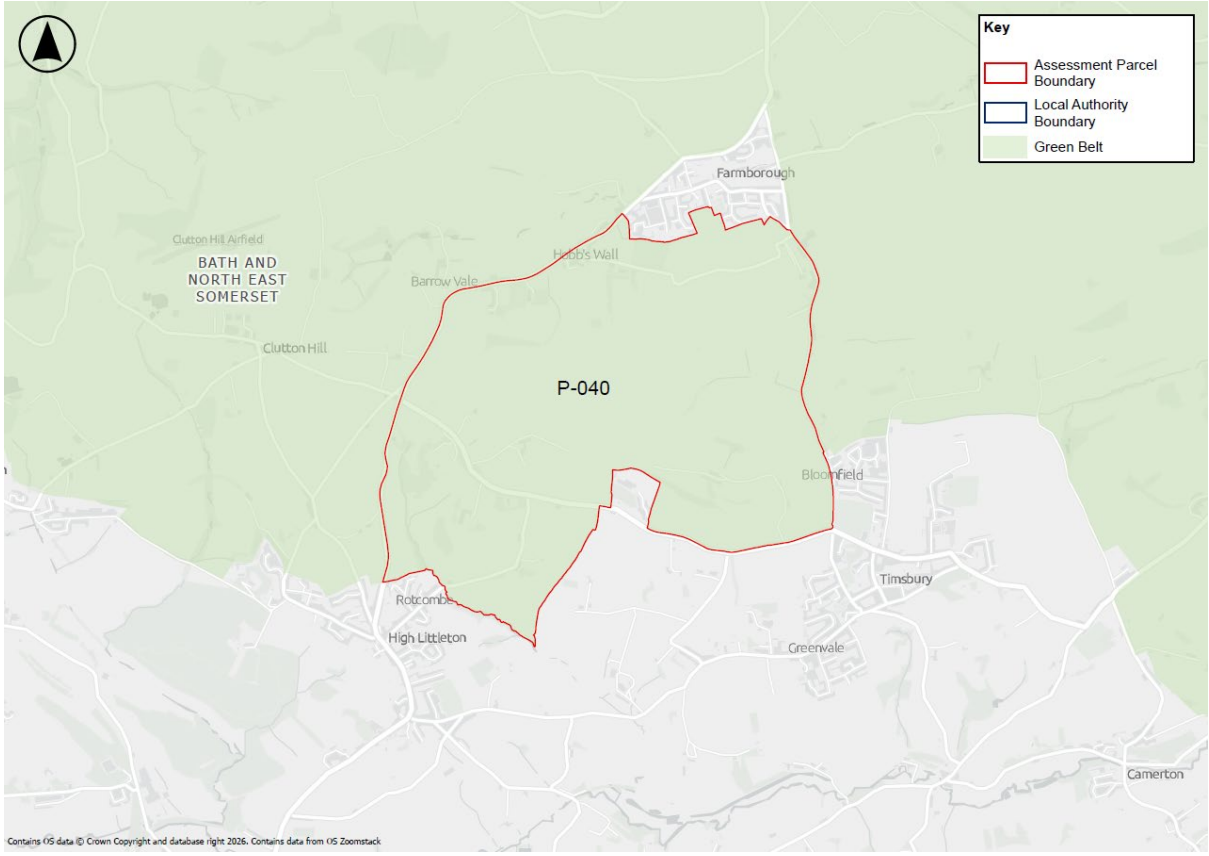
Description: The parcel is located at the southern edge of the Green Belt. The parcel falls within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No Contribution** The parcel is not located at the edge of a large built up area, in physical or perceptual terms, and does not meet purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**No Contribution** Parcel does not form part of a gap between towns and therefore does not play a role in preventing neighbouring towns from merging and does not meet purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. Built form comprises areas of industrial/distribution uses off King Lane and Clutton Hill towards the south of the parcel; Marksbury petrol station, convenience store and businesses in the north eastern corner of the parcel; and agricultural farm holdings and units throughout the parcel; solar farms located at the northern boundary of the parcel; and washed over residential development located in the hamlet of Chelword to the north west. The built form includes some agricultural land uses that are not inappropriate development in the Green Belt. The percentage built form figure has therefore been moderated on this basis. The parcel is predominantly agricultural land and open countryside. Overall, the parcel possesses a strongly rural character. The parcel is surrounded by open countryside, with the exception of the larger villages of Clutton, High Littleton and Farmborough at the southwestern, southern and eastern boundaries of the parcel respectively which act as urbanising

Green Belt Purpose Assessment	Contribution
	influences in these locations. The overall topography of the parcel ascends from the north towards the centre and south at Clutton Hill. Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**No Contribution** Parcel does not adjoin an identified historic town or provide views to a historic town and therefore does not contribute to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel does not contribute to preventing sprawl, however given its size and strongly rural character strong resulting in a strong contribution to purpose (c) and high degree of openness, it has therefore been judged that the parcel makes a moderate overall contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes
Summary: The parcel **does not** score strongly against purposes (a), (b) and (d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains Ancient Woodland located at the north and centre of the parcel, a cluster of listed buildings located at Chelwood at the north of the parcel and at Farmborough at the east of the parcel. Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.	

P-040



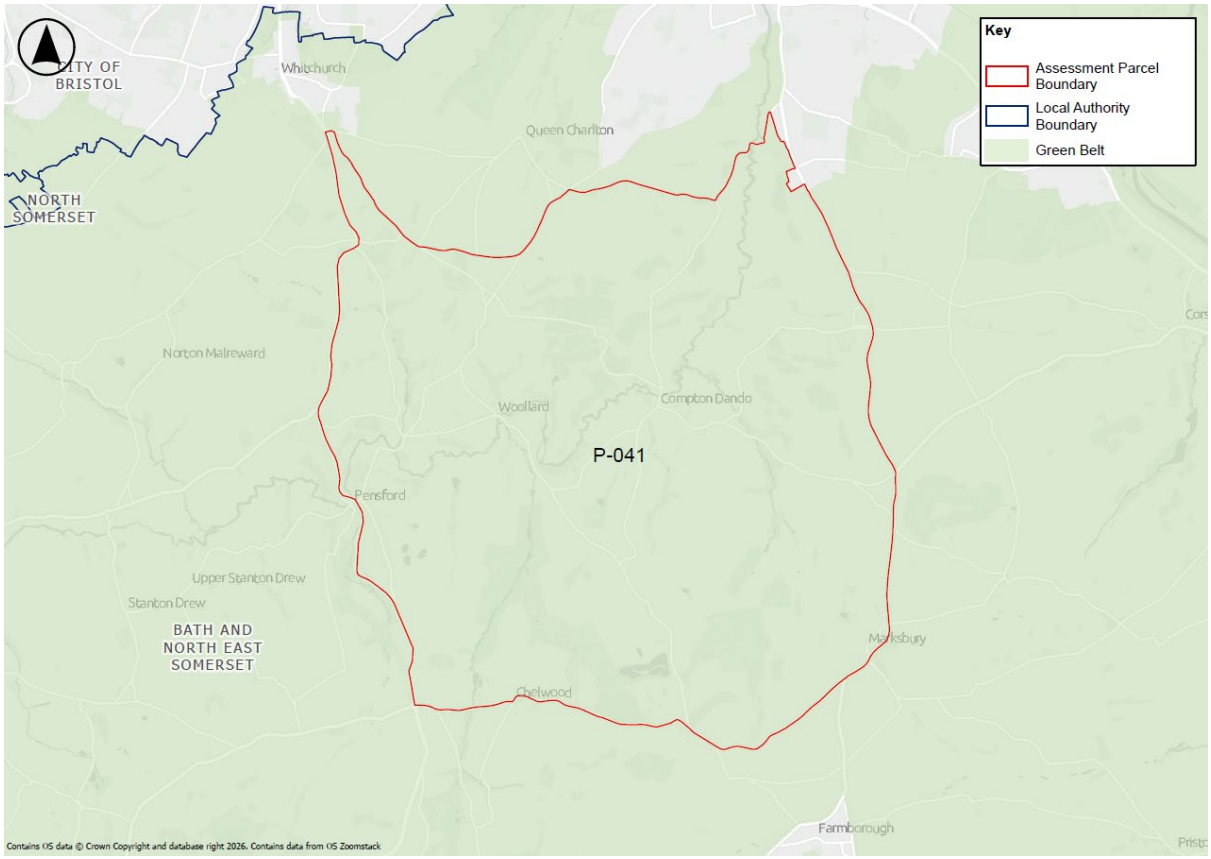
Description: The parcel is located at the southern edge of the Green Belt, adjacent to the villages of Timsbury and Farmborough. The parcel falls within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No Contribution** The parcel is not located at the edge of a large built up area, in physical or perceptual terms, and does not contribute to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**No Contribution** Parcel does not form part of a gap between towns and therefore does not play a role in preventing neighbouring towns from merging and does not contribute to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. Built form primarily comprises areas of industrial/business uses associated with agriculture off the A39 in the west of the parcel; and off Hayeswood Road to the south of the parcel; and washed over residential development and community uses. The parcel comprises a predominantly open countryside throughout the parcel. Overall, the parcel possesses a strongly rural character. The parcel is surrounded by open countryside, with the exception of the villages of Farmborough, Timsbury and High Littleton at the northern, southeastern and southwestern boundaries of the parcel respectively which act as urbanising influences in these locations. The overall topography of the parcel ascends from the north towards the south at the Slight.

Green Belt Purpose Assessment	Contribution
	Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**No Contribution** Parcel does not adjoin an identified historic town is considered to have a visual, physical or experiential connection to the historic town of Bath because it is a significant distance away. Overall, the parcel makes no contribution to Purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. Overall, the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes
Summary: The parcel **does not** score strongly against purposes (a), (b) and (d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains a single listed building located at Sleight Farm within the south of the parcel. Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.	

P-041



Description: The parcel is located to the south of Keynsham and southeast of Bristol. The parcel falls within the B&NES local authority area.

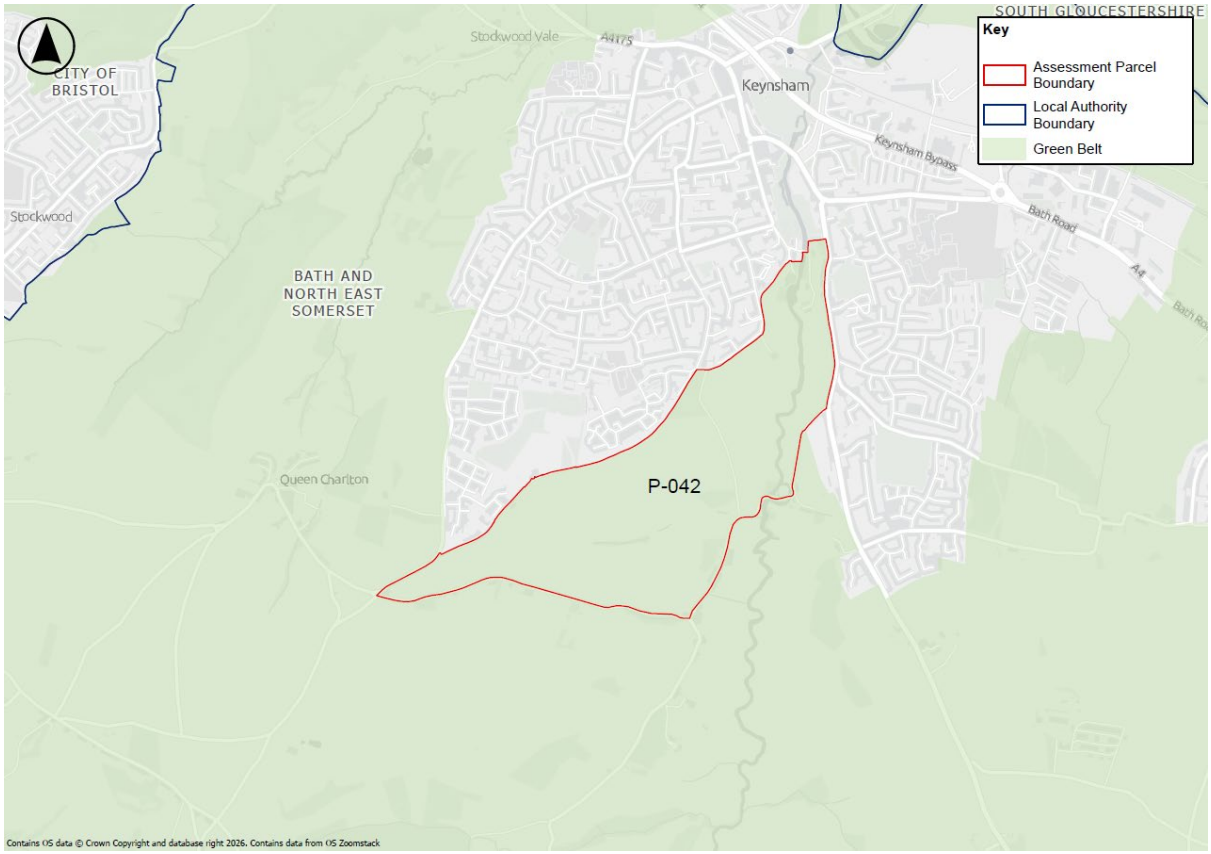
Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Moderate** The parcel is perceptually connected to the large built up area of Bristol at its north western corner where it adjoins Whitchurch. Although Whitchurch is not part of the large built up area, it visually appears as a continuation of the built up area by virtue of its proximity.. The parcel is predominantly open countryside. The parcel has defensible boundaries between the parcel and Bristol in the form of the A37. The parcel has defensible boundaries between the parcel and the Green Belt, consisting of the A37, the A368, the A39 and the B3116. As such, the parcel has physical features that could restrict and contain development. However, the northern boundary of the parcel is less defensible comprising minor roads, and there are no other defensible boundaries in reasonable proximity at the north. Overall, the parcel makes a moderate contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Weak** The northern edge of the parcel is located in the gap between the towns of Bristol and Keynsham and Bristol and Bath. The parcel forms a very small part of a gap between Bristol and Keynsham and a very small part of the gap between Bath and Bristol, where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns. The majority of the parcel to the south does not form part of the gap between towns and makes no contribution to preventing neighbouring towns merging. Overall, the parcel makes a weak contribution to purpose (b).

Green Belt Purpose Assessment	Contribution
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form (this figure has been moderated to exclude acceptable uses in the Green Belt). Built form comprises wastewater treatment off Charlton Road at the north, environmental reclamation at the west; storage/distribution uses at the east; and agricultural farm holdings and units throughout the parcel; and washed over residential development located in the villages of Pensford, Chelwood, Hunstrete, Marksbury, Compton Dando, Burnett, Wollard and the hamlet of Chewton Keynsham. The parcel comprises a predominantly agricultural use throughout the parcel. Overall, the parcel possesses a strong rural character. The parcel is surrounded by open countryside, with the exception of the northeastern boundary which joins Keynsham, which act as an urbanising influence in this location, however, given the scale of the parcel is not considered to affect the majority of the parcel. The overall topography of the parcel is undulating, however includes lower areas of elevation around the River Chew and higher areas of elevation to the southeast of the parcel, adjacent to the A368 and village of Marksbury. Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Moderate** The parcel is located adjacent to the historic town of Keynsham and is physically connected at the northeastern boundary. The northern half of the parcel provides unspoilt vistas of the surrounding countryside from within the historic core and the parcel protects open land which has a strong immediate connection with the historic core. The Conservation Area Management Plan (2016) states the following regarding the area to the immediate north of the parcel (Conygre Farm) *"Conygre Farm is one of only two connections between the conservation area and open countryside. The farm is prominent in open views and forms an attractive rural and historic character. This is a significant and open historic landscape which should be retained".* The parcel therefore plays a role in maintaining the immediate context and setting of the historic town. Overall, when considered as a whole, the parcel makes a moderate contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment	**Moderate**
Reason for Overall Assessment	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes, and a weak contribution one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes

High Level Assessment of 'areas of search' for potential grey belt	Response
Summary: The parcel **does not** score strongly against purposes (a), (b) and (d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains two Conservation Areas at Pensford and Woolard, with associated Listed buildings; a cluster of listed buildings located at Compton Dando, Marksbury, Burnet, Chelwood and Hunstrete in the south, centre and east of the parcel, Scheduled Monuments located in the east and west of the parcel, and Ancient Woodland located to the north of Chelwood at the south of the parcel, and to the east of Woollard in the centre of the parcel. The parcel contains land within Flood Zone 3b. Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.	

P-042



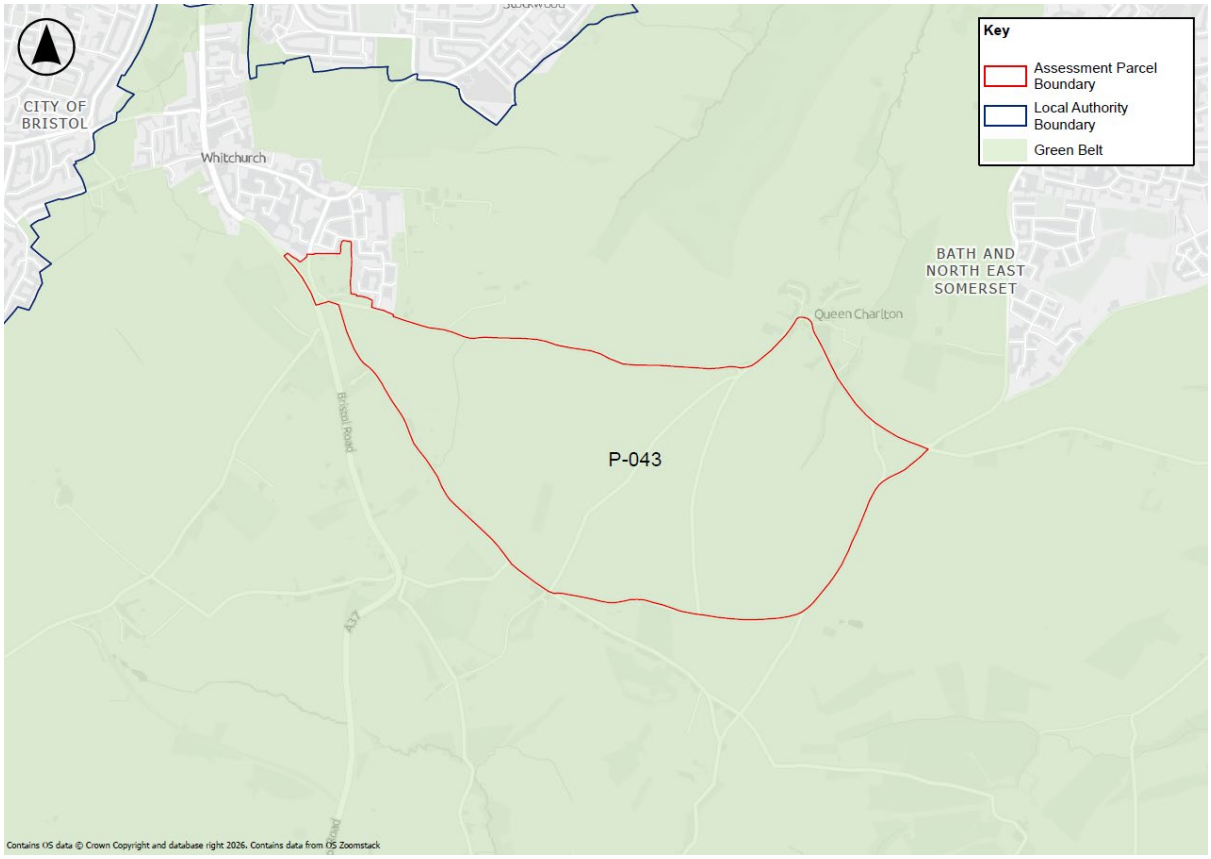
Description: The parcel is located at the southern edge of Keynsham. The parcel falls within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No Contribution** The parcel is not located at the edge of a large built up area, in physical or perceptual terms, and does not contribute to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**No Contribution** Parcel does not form part of a gap between towns and therefore does not play a role in preventing neighbouring towns from merging and does not contribute to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. Built form comprises areas of residential development located at the north, southwest and southeast of the parcel; and industrial/agricultural uses located at the east of the parcel. The parcel comprises a predominantly agricultural use throughout the parcel. Overall, the parcel possesses a largely rural character. The parcel is partly enclosed by Keynsham at the parcel's western and part of its eastern boundary, impacting its sense of openness. The remainder of the parcel is surrounded by open countryside. The overall topography of the parcel ascends from the northeast towards the southwest towards Charlton Road. Overall, the parcel makes a moderate contribution to purpose (c).

Green Belt Purpose Assessment	Contribution
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is located adjacent to the historic town of Keynsham and is physically connected at the eastern and western boundaries. The northernmost part of the parcel is within the Conservation Area considered to form part of the 'historic core'. The wider parcel provides unspoilt vistas of the surrounding countryside from within the historic core and the parcel protects open land which has a strong immediate connection with the historic core. The Conservation Area Management Plan (2016) states that this area (Conygre Farm), located to the north east of the parcel, *"is one of only two connections between the conservation area and open countryside. The farm is prominent in open views and forms an attractive rural and historic character. This is a significant and open historic landscape which should be retained"*. It is acknowledged that the role of the parcel in preserving the setting and special character is reduced further to the south/south west of the parcel lie given that these areas lie outwith the setting of the Conservation Area, however overall, the parcel plays an important role in maintaining the immediate context and setting of the historic town. Overall, when considered as a whole, the parcel makes a strong contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment	**Strong**
Reason for Overall Assessment	The parcel makes a strong contribution to two purposes and a moderate contribution to one purpose and no contribution to two purposes. Overall, the parcel makes a strong contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No
Summary: The parcel scores strongly against purpose (d) and as such has been not considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. However, the parcel contains areas that vary in terms of their contribution to Green Belt purposes. Further consideration of potential grey belt within this parcel could be undertaken as part of a more granular Stage 2 Green Belt Assessment. The parcel includes the Keynsham Conservation Area and cluster of Listed Buildings at the north of the parcel. The parcel contains land within Flood Zone 3b within the eastern section of the parcel. Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.	

P-043



Description: The parcel is located to the southeast of the village of Whitchurch and southwest of Keynsham. The parcel falls within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Moderate** The parcel is perceptually connected to the large built up area of Bristol at its north western corner where it adjoins Whitchurch (which although it is not part of the large built up area, by virtue of proximity, it visually appears as a continuation of the built up area). This connection is such that were the parcel developed it would be perceived as urban sprawl. There is a degree of enclosure of the north east by built development and therefore this area has a lower contribution to purpose (a). The parcel is predominantly open countryside. The parcel has defensible boundaries between the parcel and Bristol in the form of the edge of built form of Whitchurch Village, and part of the A37 and Woollard Lane/ Charlton Road. As such, the parcel has physical features that could restrict and contain development. However, the northern boundary of the parcel is less defensible comprising minor roads. Overall, the parcel makes a moderate contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel is located in a gap between the towns of Bristol and Keynsham. The parcel forms a small part of the gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns. The village of Whitchurch acts as intervening development between the towns and the gap between Keynsham and Bristol includes the presence of the A37 in reasonable proximity to the parcel which will influence the degree to which visual separation will be maintained.

Green Belt Purpose Assessment	Contribution
	Overall, the parcel makes a moderate contribution to preventing neighbouring towns from merging.
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 10% built form. Built form comprises agricultural farm holdings and units throughout the parcel; residential development located in the hamlet of Queen Charlton to the north east of the parcel and residential development in Whitchurch at the north west corner of the parcel. The parcel comprises a predominantly open countryside throughout. Overall, the parcel possesses a largely rural character. The parcel is also surrounded by open countryside, with the exception of Whitchurch located at the northwestern boundary of the parcel. The northwestern corner of the parcel is enclosed by built development in Whitchurch which introduces urbanising influences in this location, however given the orientation of the remainder of the parcel is unlikely to influence the parcel towards the south and east. The overall topography of the parcel ascends from the north towards the south and southeast towards Woollard and Charlton Road. Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**No Contribution** Parcel does not adjoin an identified historic town or provide views to a historic town and therefore does not contribute to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for overall assessment:	The parcel makes a moderate contribution to three purposes, a strong contribution to one purpose and no contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes

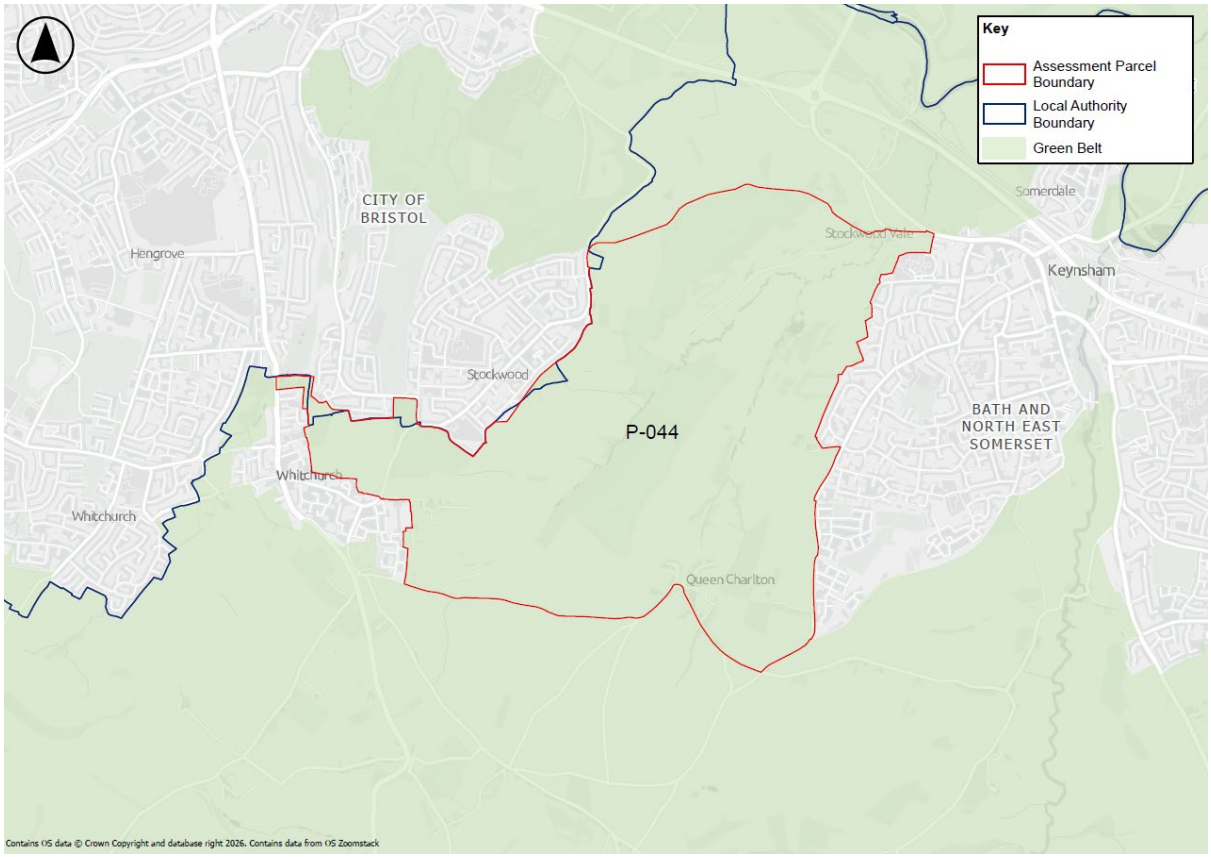
Summary:

The parcel **does not** score strongly against purposes (a), (b) and (d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains areas that vary in terms of their contribution to Green Belt purposes. Further consideration of potential grey belt within this parcel could be undertaken as part of a more granular Stage 2 Green Belt Assessment

The parcel contains the Queen Charlton Conservation Area and associated Listed buildings located at the north of the parcel.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.

P-044



Description: The parcel is located between Keynsham and Bristol. The parcel falls within the B&NES and BCC local authority areas.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Moderate** The parcel is physically linked to the defined large built up area of Bristol along the western boundary. The parcel comprises predominantly open countryside, however the western portion of the parcel is partly enclosed by the large built up area which introduces urbanising influences in this area. The boundaries between both the parcel and the large built up area of Bristol, and the parcel and the Green Belt are less defensible, They consist of the inner boundaries comprising Stockwood Lane (minor road) and Stockwood Vale (minor road), a small area of mature treeline located at the western extent of the parcel south of Stockwood and north of Whitchurch, and a linear tree line / mature woodland oriented north to south from Stockwood Lane towards Queen Charlton Lane at the south of the parcel; and the outer boundaries of the edge of built form off Stockwood Lane and the Whitchurch residential curtilage / settlement boundary and the Wells Road (A37) at the western boundary. The western extent of the parcel is largely enclosed by the large built up area such that development in this location would not result in an incongruous pattern of development and could be considered to round off the settlement pattern. For this reason, this area of the parcel would make a weaker contribution to this purpose. In the wider parcel to the east, which is connected to but not enclosed by the large built up area, development would appear more incongruous extending into the Green Belt. Overall, the parcel makes a moderate contribution to purpose (a).

Green Belt Purpose Assessment	Contribution
Purpose (b): To prevent neighbouring towns merging into one another	**Strong** The parcel is located in a gap between the defined neighbouring towns of Bristol and Keynsham. The parcel forms a substantial part of the gap, where development of the entire parcel would result in a significant loss of visual separation or physically reduce the perceived or actual distance between towns. Overall, the parcel makes a strong contribution to preventing neighbouring towns from merging and therefore to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains less than 10% built form. Built form comprises areas of industrial/distribution uses off Staunton Lane/Stockwood Lane at the west of the parcel, sports/recreational use off Stockwood Lane in the west, and industrial/distribution uses off Stockwood Vale in the northeast, and Lays Farm Trading Estate in the east; and washed over residential development located in the hamlet of Queen Charlton. The parcel comprises a predominantly agricultural use throughout the parcel. Overall, the parcel possesses a largely rural character. The parcel is partly enclosed by the settlements of Keynsham and Bristol along its western and eastern boundaries impacting the sense of openness. The overall topography of the parcel descends relatively steeply from the western edge and area of Stockwood and undulates across the centre and south of the parcel. Overall, the parcel makes a moderate contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Weak** The parcel is located adjacent to the historic towns of Bristol and Keynsham. The parcel provides views of the surrounding countryside from within both towns, however not from the historic core of either. Views towards the prominent features of the historic core of Keynsham in the northwest (St John the Baptist Church) are broken due to residential and educational facility development off Bristol Road. The parcel has a weak visual and physical relationship with the historic core due of both towns due to views being constrained and separated by modern development. The parcel therefore plays a limited role in maintaining the immediate context and setting of these historic towns. Overall, the parcel makes a weak contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes and a weak contribution to one purpose. The site plays a role in preventing the unrestricted sprawl of the Bristol large built up area. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. Despite its connection to the large built up area, the parcel is largely rural in character although the overall sense of openness is restricted in part of the parcel by virtue of its enclosure by built form. Overall, the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

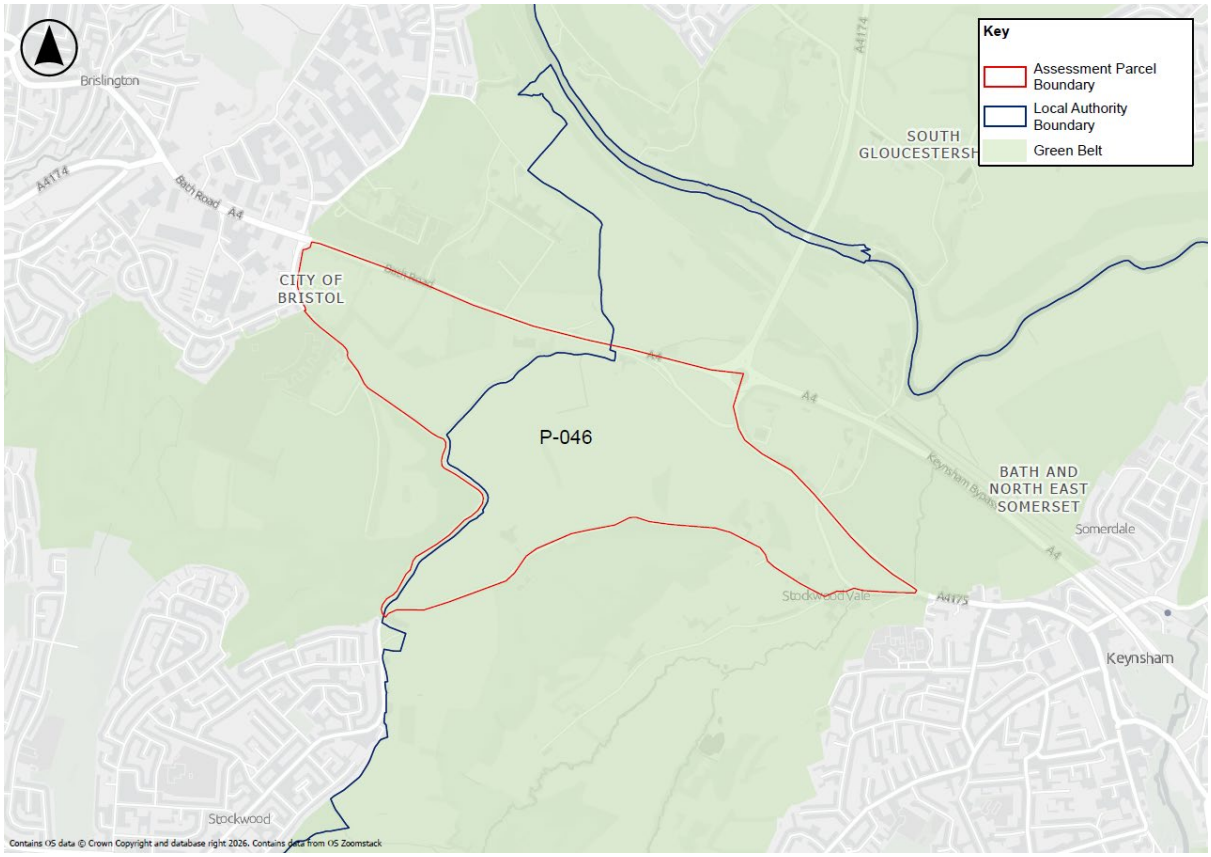
Summary:

The parcel scores strongly against purpose (b) and as such has been not considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains areas that vary in terms of their contribution to Green Belt purposes. Further consideration of potential grey belt within this parcel could be undertaken as part of a more granular Stage 2 Green Belt Assessment.

The parcel contains the Queen Charlton Conservation Area and associated listed buildings located at the south of the parcel, and a cluster of Listed buildings in the northwest and northeast of the parcel. The parcel contains a portion of local green space located within the south west.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.

P-046



Description: The parcel is located between Keynsham and Bristol. The parcel falls within the B&NES and BCC local authority areas.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Moderate** The parcel is physically linked to the large built up area of Bristol along the western boundary. The parcel contains some existing development and other urbanising influences, including the Brislington Park & Ride and other industrial and business uses located to the south of Bath Road, at the north western corner of the parcel. The parcel has a defensible boundary of Bath Road (A4) at the northern boundary between the parcel and the large built up area of Bristol. To the south west of the parcel the parcel is bounded by Scotland Lane, and a mature tree line/established woodland runs parallel to this lane. This is considered to be a feature that could restrict or contain development in this direction. The boundaries between the parcel and the large built up area of Bristol are less defensible to the southeast and east of the parcel comprising minor roads. The parcel is connected to the large built up area of Bristol along its western boundary and due to its level of connection, development of the parcel would result in an incongruous pattern of development such as ribbon development extending along Bath Road (A4). Overall, the parcel makes a moderate contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Strong** The parcel is located in a gap between the defined neighbouring towns of Bristol and Keynsham. The parcel forms a substantial part of the gap, where development of the

Green Belt Purpose Assessment	Contribution
	parcel as a whole, would result in a significant loss of visual separation or physically reduce the perceived or actual distance between towns. Overall, the parcel makes a strong contribution to preventing neighbouring towns from merging and therefore a strong contribution to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains less than 10% built form. Built form comprises the Brislington Park and Ride at the west and industrial and business uses off Bath Road (A4) at the north of the parcel, washed over residential development off Hicks Gate, and uses throughout the south and east of the parcel. The parcel comprises predominantly open countryside. Overall, the parcel possesses a largely rural character. The parcel is partly enclosed by the settlements of Keynsham and Bristol along its western and eastern boundaries impacting the sense of openness. The overall topography of the parcel ascends from the north to the south, where it is most elevated in land approaching Stockwood Lane. Overall, the parcel makes a moderate contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Weak** The parcel is located adjacent to the historic town of Keynsham. The parcel has a weak / peripheral visual relationship with the historic core due to views being channelled towards the prominent features of the historic core in the northwest (St John the Baptist Church) from the eastern edge of the parcel. The parcel's contribution is also impacted by separation from the remainder of the historic core as a result of existing residential development within Keynsham which constrains views of the wider historic core. The parcel therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the parcel makes a weak contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes and a weak contribution to purpose (d). Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel plays a role in preventing the unrestricted sprawl of the large built up area of Bristol. The parcel, despite its connection to the large built up area, is largely rural in character although its partial enclosure by existing built development limits the overall sense of openness. For these reasons the parcel is considered to make a moderate overall contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes

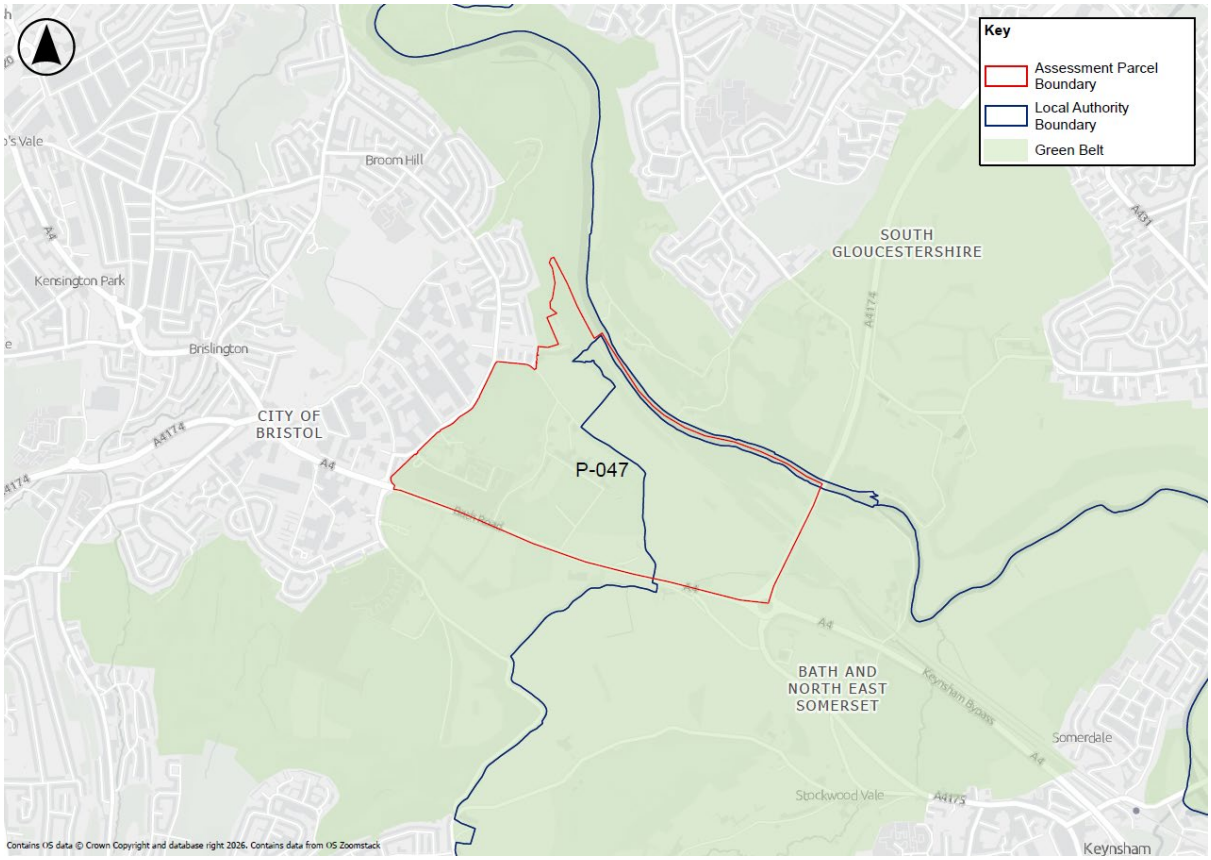
High Level Assessment of 'areas of search' for potential grey belt	Response
Would the parcel be included in an 'area of search' for potential grey belt?	No

Summary:

The parcel scores strongly against purpose (b) and as such has been not considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains a single Listed building located to the southeast of the parcel. The parcel contains areas that vary in terms of their contribution to Green Belt purposes. Further consideration of potential grey belt within this parcel could be undertaken as part of a more granular Stage 2 Green Belt Assessment.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.

P-047



Description: The parcel is located to the east of Bristol and between Keynsham. The parcel falls within the B&NES and BCC local authority areas

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Moderate** The parcel is physically linked to the defined large built up area of Bristol along the western boundary. The parcel contains some existing development and other urbanising influences, including St Brendan's Sixth Form College and a football club at the west of the parcel, alongside other industrial and business uses located in the northwest and centre of the parcel. The parcel has defensible boundaries of Bath Road (A4), the A4174 and the Great Western Railway Main Line between the parcel and the adjacent Green Belt land at the parcel's south, east and north boundaries, respectively. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area of Bristol along its western boundary and is partially enclosed by existing built development at the south west of the site. Overall, the parcel makes a moderate contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel is located in a gap between the defined neighbouring towns of Bristol and Keynsham. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns. The gap between Bristol and Keynsham includes the presence of the A4174 which would prevent the coalescence of neighbouring towns.

Green Belt Purpose Assessment	Contribution
	Overall, the parcel makes a moderate contribution to preventing neighbouring towns from merging and therefore a moderate contribution to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Weak** The parcel contains between 10 - 15% built form. Built form comprises St Brendan's Sixth Form College and Bristol Harlequins Rugby Football Club located at the west of the parcel, alongside other industrial and business uses located in the northwest and centre of the parcel. Overall, the parcel possesses a largely urban character. The parcel is partly enclosed by built form in Bristol along its western boundary impacting the sense of openness. The overall topography of the parcel descends from the west to east, and longer distance views across open fields are interrupted in several places by mature tree lines along the northern and areas of the southern boundary. Overall, the parcel makes a weak contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Weak** The parcel is located adjacent to the historic town of Bristol and within the Avon Valley Conservation Area, which forms part of Bristol's 'historic core'. Areas of the Conservation Area within the parcel are subject to existing development. The parcel has a weak / peripheral visual relationship with the remaining Conservation Area as it follows the River Avon to the northwest, where the parcel has interrupted views of the Conservation Area due to the presence of mature woodland adjacent to the Great Western Railway Main Line, and existing industrial development within the northeast of the parcel. The parcel's contribution is also impacted by separation from the remainder of the historic core as a result of existing residential development within Brislington to the west of the parcel which constrains views of the wider historic core. The parcel therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the parcel makes a weak contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a moderate contribution to three purposes and a weak contribution to two purposes. Overall, the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes

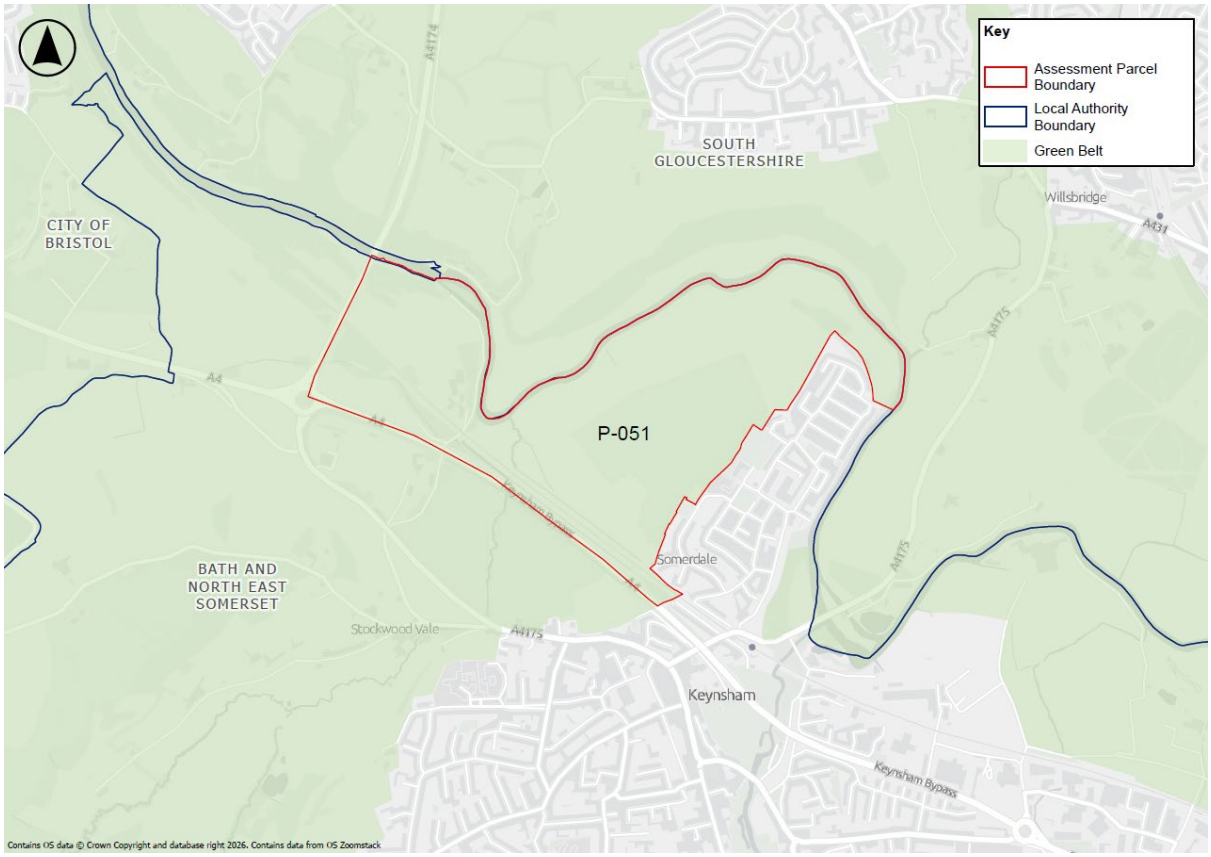
Summary:

The parcel **does not** score strongly against purposes (a), (b) and (d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel contains the Avon Valley Conservation Area in the west of the parcel, with Listed buildings scattered throughout the centre and west of the parcel. The parcel contains a small portion of Flood Zone 3b along its northern boundary.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.

P-051



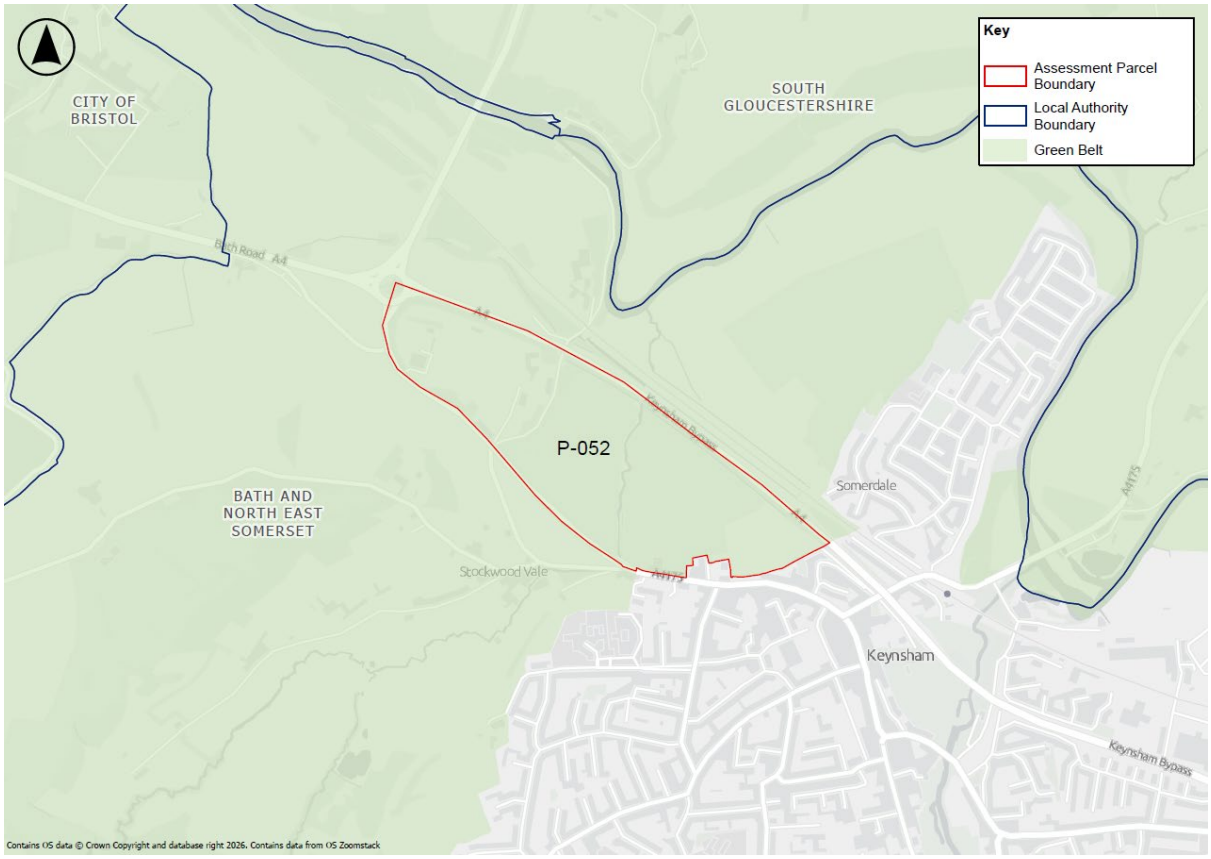
Description: The parcel is located to the west of Keynsham and between Bristol. The parcel is located within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No Contribution** The parcel is not located at the edge of a large built up area, in physical or perceptual terms, and does not meet purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel is located in a gap between the defined neighbouring towns of Bristol and Keynsham. The parcel forms a small part of the gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns. The gap between Bristol and Keynsham includes the presence of the A4174 and Bath Road which would prevent the coalescence of neighbouring towns. Overall, the parcel makes a moderate contribution to preventing neighbouring towns from merging and therefore to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains between 10 – 15% built form. Built form industrial and business uses located in the west of the parcel, and recreational uses at the east of the parcel. Outdoor sports and recreational uses comprise appropriate uses in the Green Belt. The score has therefore been moderated on this basis. Overall, the parcel possesses a largely rural character. The parcel is partly enclosed by Keynsham along its eastern boundary

Green Belt Purpose Assessment	Contribution
	impacting the sense of openness. The overall topography of the parcel is relatively uniform, with areas of slightly higher elevation at the west of the parcel. Overall, the parcel makes a moderate contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Weak** The parcel is located adjacent to the historic town of Keynsham and is physically connected at the eastern boundary. Views towards the prominent features of the historic core in the northwest (St John the Baptist Church and land off Priory Road) are broken due to presence of a dispersed tree line to at the southeast of the parcel, and residential and development to the east of the parcel and north of the Great Western Railway Main Line. The parcel has a weak visual and physical relationship with the historic core due to views being constrained and separated by modern development. The parcel therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the parcel makes a weak contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes
Summary: The parcel **does not** score strongly against purposes (a), (b) and (d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel includes a Scheduled Monument located at the east of the parcel, and Listed buildings located on the Great Western Railway Main Line and at the west of the parcel. The parcel contains land within Flood Zone 3b Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.	

P-052



Description: The parcel is located to the west of Keynsham and is located between Bristol. The parcel is located within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No Contribution** The parcel is not located at the edge of a large built up area, in physical or perceptual terms, and does not meet purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel is located in a gap between the defined neighbouring towns of Bristol and Keynsham. The parcel forms a small part of the gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns. The gap between Bristol and Keynsham includes the presence of the A4174 and Bath Road which influences the degree to which visual separation could be maintained. Overall, the parcel makes a moderate contribution to preventing neighbouring towns from merging and therefore to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains between 10 - 15% built form. Built form comprises commercial uses located in the west of the parcel, and recreational uses at the east of the parcel. Overall, despite the level of built form, the parcel possesses a largely rural character. The parcel is partly connected to Keynsham along its eastern boundary impacting the sense of openness. The overall topography of the parcel is relatively uniform, with areas of slightly higher elevation at the west of the parcel.

Green Belt Purpose Assessment	Contribution
	Overall, the parcel makes a moderate contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Weak** The parcel is located adjacent to the historic town of Keynsham and is physically connected at the eastern boundary. Views towards the prominent features of the historic core in the northwest (St John the Baptist Church and land off Bristol Road) are broken due to presence of a dispersed tree line to at the southeast of the parcel, and residential and development to the east of the parcel and north of the Great Western Railway Main Line. The parcel has a weak visual and physical relationship with the historic core due to views being constrained and separated by modern development, and parcel topography which also constrains views of the historic core. The parcel therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the parcel makes a weak contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes
Summary: The parcel **does not** score strongly against purposes (a), (b) and (d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains two listed buildings located at the south of the parcel. The parcel contains land within Flood Zone 3b Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.	

P-055

Description: The parcel is located to the north of the village of Saltford and northeast of Keynsham. The parcel includes land within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No Contribution** The parcel is not physically or perceptually linked to the defined large built up area of Bristol and therefore does not contribute to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel is located in a small part of the gap between the defined neighbouring towns of Bath, Bristol and Keynsham. With the presence of existing development in the parcel, there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between Bath, Keynsham and Bristol. Overall, the parcel makes a moderate contribution to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains less than 10% built form. Overall, the parcel possesses a largely rural character. Built form comprises the Saltford Water Recycling Centre, Wessex Water Scientific Centre, and Avon Lane Airfield in the centre, development associated with Saltford Lock in the southeast; and agricultural land located in the south of the parcel. The parcel comprises agricultural use to the north and west of the parcel. Overall, the parcel possesses a largely rural character. The parcel is partly connected to the village of Saltford at the southern

Green Belt Purpose Assessment	Contribution
	corner of the site, impacting the sense of openness. The parcel's topography is relatively uniform and low-lying. Overall, the parcel makes a moderate contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**No Contribution** Parcel does not adjoin the historic town of Keynsham or provide views to the historic core of this town, given the low-lying topography of the parcel, intervening development located to the southwest of the parcel, and natural shrubland located off Broadmead Lane, which acts as a buffer preventing long distance views into the Keynsham Conservation Area. Therefore, the parcel does not contribute to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a moderate contribution to three purposes and no contribution to two purposes. Overall, the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes
Summary: The parcel **does not** score strongly against purposes (a), (b) and (d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains a single listed building located at the south of the parcel. The parcel contains land within Flood Zone 3b Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.	

P-056

Description: The parcel is located north of Keynsham and the village of Saltford. The parcel includes land within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No Contribution** The parcel is not physically or perceptually linked to the defined large built up area of Bristol and therefore does not contribute to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel is located in a gap between the defined neighbouring towns of Bath, Bristol and Keynsham. The western extent of the parcel forms a small of the gap between Bristol and Keynsham and includes the presence of industrial uses. A mature woodland (Meadow Wood) exists to the north of the western extent of the parcel, which provides a degree of visual separation between the parcel and Bristol. Given the parcel's linear orientation, the eastern extent of the parcel which adjoins the settlement boundary of the village of Saltford further from the edge of Bristol. Overall, as a result of presence of existing development in the parcel, there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between Keynsham and Bristol. Overall, the parcel makes a moderate contribution to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains less than 10% built form. Overall, the parcel possesses a largely rural character. Built form comprises industrial uses located at the north and centre of the parcel; Avon Valley Country Park and ancillary development

Green Belt Purpose Assessment	Contribution
	within the centre of the parcel; and agricultural uses in the southeast corner of the parcel. Overall, the parcel possesses a largely rural character. The parcel is partly enclosed by existing development along its southern boundary (industrial and commercial uses and water recycling centre adjacent to the Great Western Railway Main Line) the residential development of Saltford village at the southeast of the parcel, impacting the sense of openness. The parcel's topography is relatively uniform and low-lying. Overall, the parcel makes a moderate contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Weak** The parcel is located adjacent to the historic town of Keynsham and is physically connected at the southern boundary. It does not form part of the setting of the historic town given the low-lying topography of the parcel, intervening development outside the Conservation Area located to the southwest of the parcel, and natural shrubland located off Broadmead Lane, which acts as a buffer preventing long distance views into the Keynsham Conservation Area. The parcel therefore does not play a role in maintaining the immediate context and setting of the historic town. Overall, the parcel makes a weak contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes

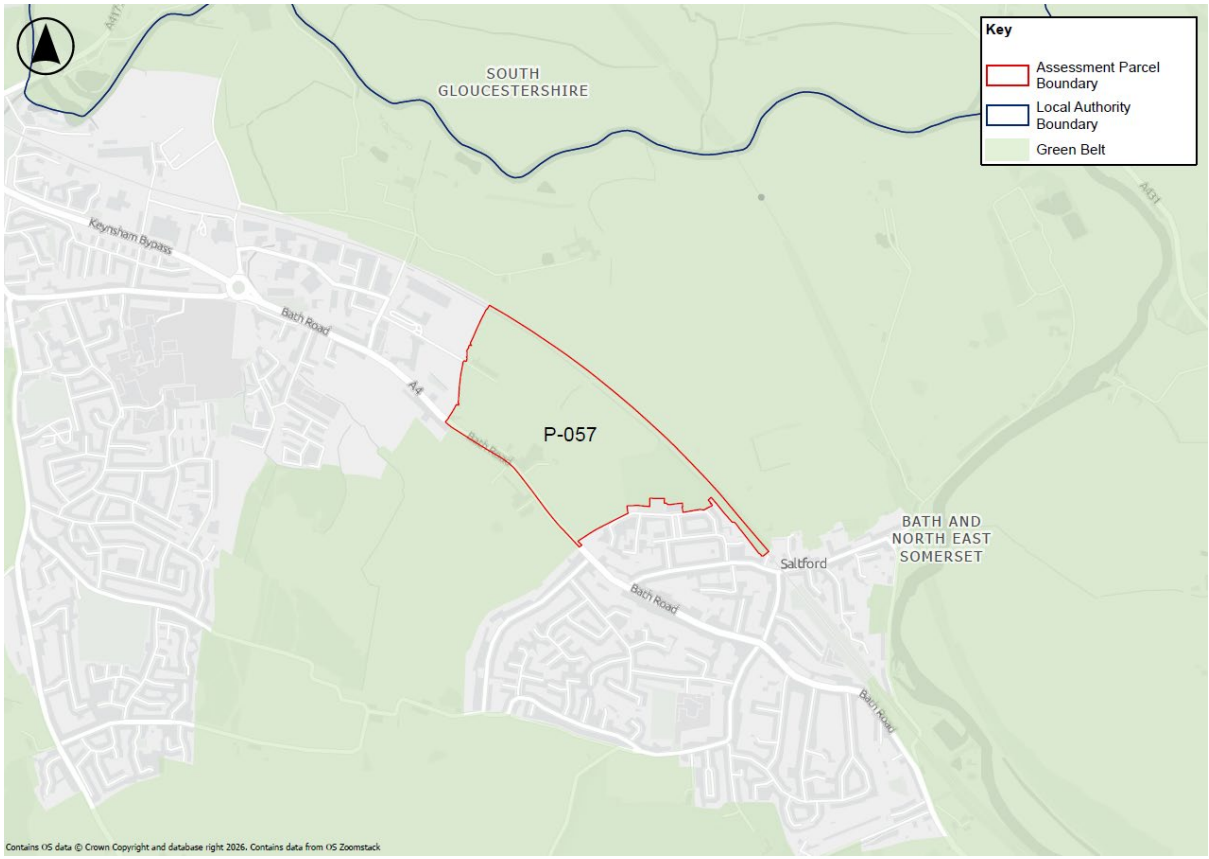
Summary:

The parcel **does not** score strongly against purposes (a), (b) and (d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel contains SSSI at the north of the parcel, and the Saltford Conservation Area and associated Listed buildings at the east of the parcel, and a Listed building on the Great Western Railway Main Line. The parcel contains land within Flood Zone 3b.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.

P-057



Description: The parcel is located to between Keynsham and the village of Saltford. The parcel includes land within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No Contribution** The parcel is not physically or perceptually linked to the defined large built up area of Bristol and therefore does not contribute to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Weak** The parcel forms a very small part of the gap between Bath and Keynsham. The village of Saltford is intervening development which restricts the perceived gap between Bath and Keynsham, as a result there is scope for some development without the loss of visual separation or physical reduction in the perceived or actual distance between Bath and Keynsham. The gap between Keynsham and Saltford and Keynsham and Bath is not assessed against this purpose given that Saltford is a village not a town. Overall, the parcel makes a weak contribution to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains between 10 - 15% built form. Built form includes some agricultural land uses that are not inappropriate development in the Green Belt. The score has therefore been moderated on this basis. Built form comprises industrial uses located at the western boundary of the parcel, retail and agricultural uses with ancillary car parking in the south of the parcel. The parcel comprises open countryside to the north and east of the parcel. Overall, the parcel possesses

Green Belt Purpose Assessment	Contribution
	a largely rural character. The residential development in the village of Saltford village at the eastern boundary of the parcel, and industrial/commercial units at the western corner impact the sense of openness. The parcel's topography is relatively uniform and low-lying. Overall, the parcel makes a moderate contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**No Contribution** Whilst the parcel is adjacent to the north east of the historic town of Keynsham, it does not provide views to the historic core. Given the low-lying topography of the parcel, intervening development located to the west of the parcel, this prevents long distance views into the Keynsham Conservation Area. Therefore, the parcel does not contribute to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Weak**
Reason for Overall Assessment:	The parcel makes a weak contribution to two purposes, a moderate contribution to two Green Belt purposes and no contribution to one purpose. Overall, the parcel makes a weak contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes
Summary: The parcel **does not** score strongly against purposes (a), (b) and (d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains three Listed buildings located on the northern, eastern and southern boundaries. Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.	

P-058

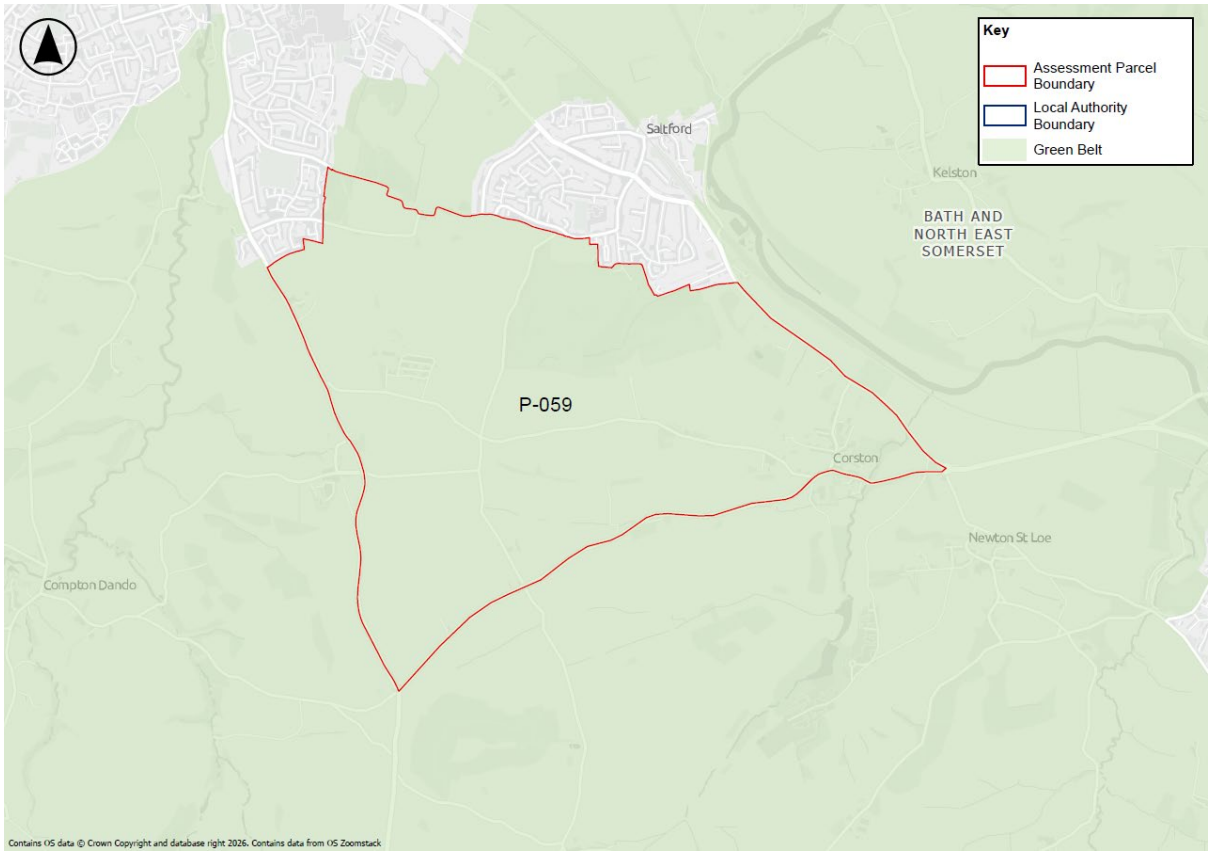
Description: The parcel is located between Keynsham and the village of Saltford. The parcel includes land within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No Contribution** The parcel is not physically or perceptually linked to the defined large built up area of Bristol and therefore does not contribute to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Weak** The parcel forms a very small part of the gap between Bristol and Keynsham. The village of Saltford is intervening development which restricts the perceived gap between Bath and Keynsham, as a result there is scope for some development without the loss of visual separation or physical reduction in the perceived or actual distance between Bath and Keynsham. The gaps between Keynsham and Saltford and Keynsham and Bath are not assessed against this purpose given that Saltford is a village not a town. Overall, the parcel makes a weak contribution to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains less than 3% built form. Built form comprises residential development located to the south of Bath Road. The parcel comprises agricultural uses throughout the parcel. Overall, the parcel possesses a largely rural character. The parcel is partly enclosed by Keynsham and Saltford along its western, northern and eastern boundaries respectively, impacting the sense of openness. The parcel's topography is relatively uniform.

Green Belt Purpose Assessment	Contribution
	Overall, the parcel makes a moderate contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Weak** The parcel is located adjacent to the historic town of Keynsham and is physically connected at the western boundary. Views towards the prominent features of the historic core in the southeast are broken due to residential and development to the west of the parcel. The parcel has no visual or physical connection to the historic core due to views being constrained and separated by modern development, and parcel topography which also constrains views of the historic core. The parcel therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the parcel makes a weak contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Weak**
Reason for Overall Assessment:	The parcel makes a weak contribution to two purposes, a moderate contribution to two Green Belt purposes and no contribution to one purpose. Overall, the parcel makes a weak contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes
Summary: The parcel **does not** score strongly against purposes (a), (b) and (d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains a single listed building located at the southeast of the parcel. The parcel contains sections of Local Green Space within the western portion. Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.	

P-059



Description: The parcel is located to the southeast of Keynsham and south of the village of Saltford. The parcel includes land within the B&NES local authority area

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No Contribution** The parcel is not physically or perceptually linked to the defined large built up area of Bristol and therefore does not contribute to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Strong** The parcel is located in a gap between the defined neighbouring towns of Keynsham and Bath. The parcel forms a substantial part of the gap, where development of the parcel as a whole, would result in a significant loss of visual separation or physically reduce the perceived or actual distance between towns. The southern extent of the parcel also forms a small part of the gap between Bath and Bristol. Overall, the parcel makes a strong contribution to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. The built form includes some agricultural land uses that are not inappropriate development in the Green Belt. The score has therefore been moderated on this basis. The remaining built form comprises industrial, and employment uses located within the west of the parcel and residential development associated with the washed over village of Corston, to the east of the parcel. The majority of the parcel comprises open countryside. Overall, the parcel possesses a strongly rural character. The parcel is partly enclosed by existing residential development in Keynsham to the north west of the

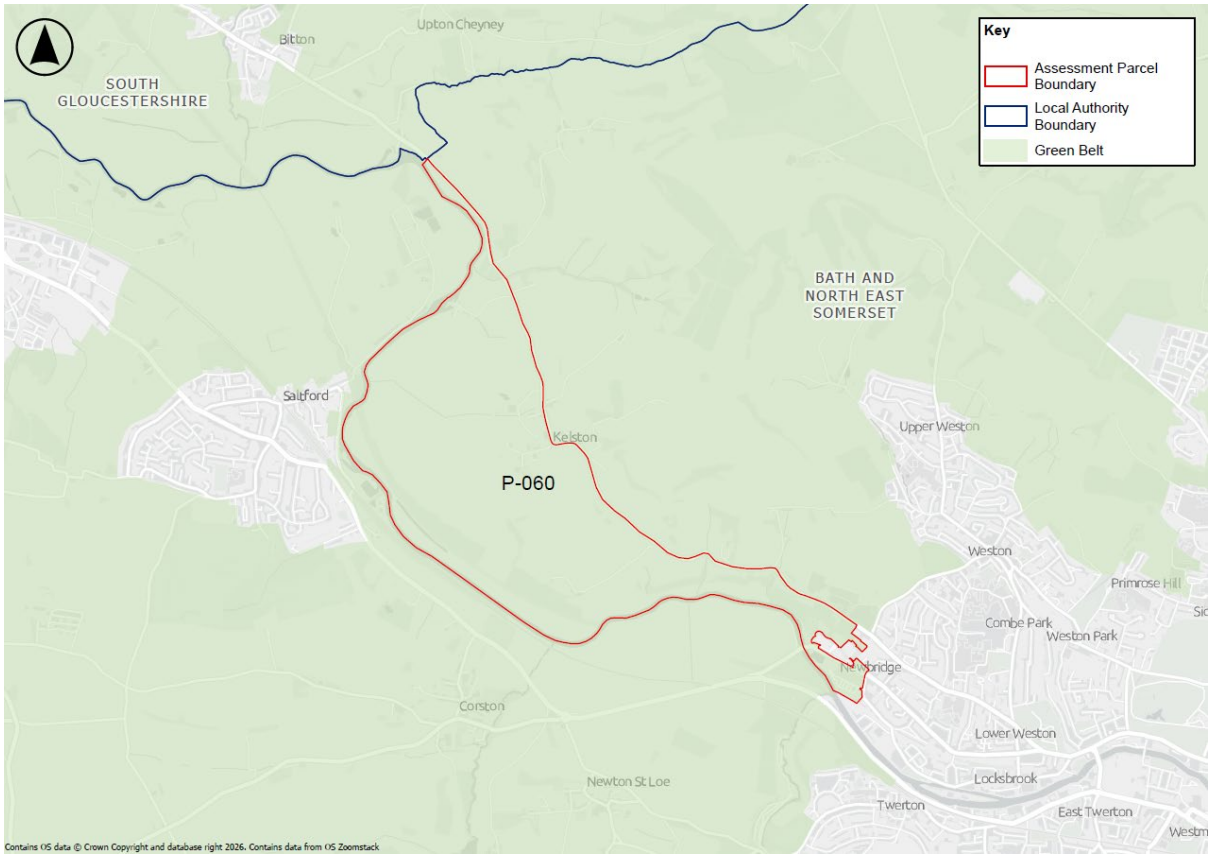
Green Belt Purpose Assessment	Contribution
	parcel and Saltford village at the northern boundary of the parcel, impacting the sense of openness. The parcel's topography is relatively uniform. Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is located adjacent to the historic town of Keynsham and is physically connected at the northwestern boundary. Views towards the prominent features of the historic core in the southeast are broken due to residential and development to the west of the parcel. The parcel has a weak visual and physical relationship with the historic core due to views being constrained and separated by modern development, and parcel topography which also constrains views of the historic core. The parcel therefore plays a limited role in maintaining the immediate context and setting of the historic town. The parcel is partly within the World Heritage Site setting of Bath, which covers the eastern extent of the parcel. The parcel includes prominent features of landscape setting in the form of an Important Green Hillside and eroded plateau and ridges located at the east of the parcel which contributes to the character of, and views from the World Heritage Site, as recognised in the City of Bath World Heritage Site Setting SPD[8]. Overall, the parcel makes a strong contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Strong**
Reason for Overall Assessment:	The parcel makes a strong contribution to three purposes, a moderate contribution to one purpose and no contribution to one purpose. Overall, the parcel makes a strong contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No
Summary: The parcel scores strongly against purposes (b) and (d) and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains the Corston Conservation area and associated listed buildings located at the east of the parcel and scattered listed buildings located at the parcel's northern, southern and western boundaries; and Ancient Woodland located at the north of the parcel. The parcel is partly within the World Heritage Site setting of Bath at the east. The parcel contains designated local green space within the north of the parcel.	

[8] B&NES (2013). City of Bath World Heritage Site Setting SPD.

High Level Assessment of ‘areas of search’ for potential grey belt	Response
Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.	

P-060



Description: The parcel is located to the west of Bath and the east of the village of Saltford. The parcel falls within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Strong** The parcel is physically linked to the defined large built up area of Bath at the eastern boundary. Built form includes ancillary development associated with Bath University Boat Club and Minerva Bath Rowing Club, and the marina located off the River Avon; alongside agricultural land holdings and businesses within Kelston. The parcel is predominantly open countryside. The parcel has defensible boundaries between the parcel and adjacent Green Belt land. These comprise the River Avon at the western and southern boundary, and the A431 at the northern boundary. To the south west of the parcel the natural feature of mature treeline/established woodland off Scotland Lane acts as a defensible boundary. As such, the parcel has physical features that could restrict or contain development in these directions. The boundaries between the parcel and the large built up area of Bath are less defensible to the east of the parcel as these comprise minor roads and the edge of existing built form. However, Newbridge Road (the A4) acts as a defensible inner boundary in reasonable proximity within the southeast boundary of the parcel. The parcel is connected to the large built up area of Bath along its eastern boundary and due to its level of connection, development would result in an incongruous pattern of development such as ribbon development extending along Kelston Road (A431) Overall, the parcel makes a strong contribution to purpose (a).

Green Belt Purpose Assessment	Contribution
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel is located in a gap between the defined neighbourhood towns of Bath and Bristol and between Bath and Keynsham. The northern extent of the parcel forms a very small part of the gap between Bath and Bristol where development would not physically reduce the perceived or actual distance between towns, the village of Bitton acts as intervening development between these towns. The parcel forms a small part of the gap between Bath and Keynsham where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns. The village of Saltford (located to the west of the parcel) acts as intervening development between Keynsham and Bath and introduces urbanising influences to the parcel. The gap between Saltford and Bath is not assessed under this purpose given that Saltford is a village not a town. Overall, the parcel makes a moderate contribution to preventing neighbouring towns from merging and therefore to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. The built form includes some agricultural land uses that are not inappropriate development in the Green Belt. The score has therefore been moderated on this basis. Remaining built form comprises ancillary development associated with Bath University Boat Club and Minerva Bath Rowing Club, and the marina located off the River Avon, residential development and businesses within Kelston. The parcel comprises a predominantly agricultural use throughout the parcel. Overall, the parcel possesses a largely rural character. The parcel is partly enclosed by the settlements of Saltford and Bath along its southwestern and eastern boundaries impacting the sense of openness. The remainder of the parcel is surrounded by open countryside. The overall topography of the parcel is relatively uniform and low-lying across the parcel. Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is located adjacent to the historic town of Bath and is physically connected at the eastern boundary. The parcel includes land within the World Heritage Site boundary and its setting at the east of the parcel. The parcel includes prominent features of landscape setting in the form of an Important Green Hillside, and which covers approximately half of the parcel, and the River Avon Valley which contribute to the character of, and views from the World Heritage Site[9]. The parcel provides unbroken vistas into prominent features of the historic core, and the parcel protects open land which has a strong immediate connection with the historic core by virtue of its location within the World Heritage Site setting. Overall, the parcel makes a strong contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Strong**
Reason for Overall Assessment:	The parcel makes a strong contribution to three purposes and a moderate contribution to two purposes. Overall, the parcel makes a strong contribution to Green Belt purposes.

[9] B&NES (2013). City of Bath World Heritage Site Setting SPD.

Green Belt Purpose Assessment	Contribution

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

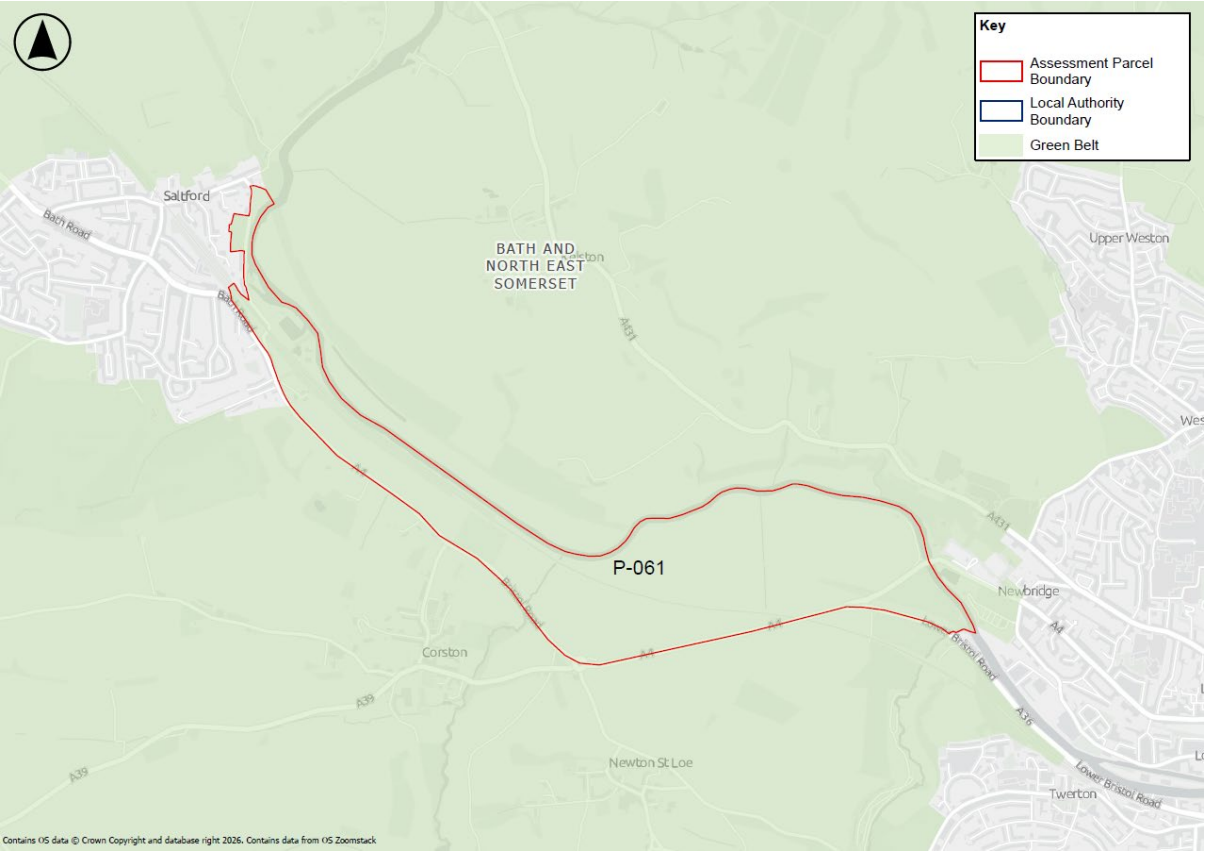
Summary:

The parcel scores strongly against purpose (a) and (d) and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel is located entirely within the Cotswolds National Landscape, Ancient Woodland in the south of the parcel, the Kelston Conservation Area and associated Listed buildings in the north of the parcel, a cluster of Listed buildings in the northwest and east, and isolated Listed buildings in the south of the parcel. The parcel includes land within the Bath World Heritage Site boundary and its setting at the east of the parcel. The parcel contains land within Flood Zone 3b within its western section.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.

P-061



Description: The parcel is located between Saltford and Bath. The parcel falls within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Strong** The parcel is physically linked to the defined large built up area of Bath at the eastern boundary. Built form includes ancillary development associated with Saltford Marina, rowing clubs off the River Avon; and Saltford Brass Mill at the northwest of the parcel; and industrial/distribution uses located off Lower Bristol Road (A36) at the southeast of the parcel. The parcel is predominantly open countryside. The parcel has defensible boundaries between the parcel and adjacent Green Belt land. These comprise the River Avon at the northern boundary, and the Bath/Bristol Road (AA4) and Lower Bristol Road (A36) at the southern boundary. To the west, the settlement edge of Saltford acts as a defensible boundary. As such, the parcel has physical features that could restrict or contain development in these directions. The boundaries between the parcel and the large built up area of Bath are less defensible to the east of the parcel as these Newton Brook and back land. However, Newbridge Road (the A4) and the Bristol and Bath Railway Path acts as defensible inner boundaries in reasonable proximity within the southeast boundary of the parcel. The parcel is connected to the large built up area of Bath along its eastern boundary and due to its level of connection, development would result in an incongruous pattern of development such as an extended finger of development extending along Newbridge Road (A4). Overall, the parcel makes a strong contribution to purpose (a).

Green Belt Purpose Assessment	Contribution
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel forms a small part of a gap between Bath and Keynsham, where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns, for example the parcel is connected to the village of Saltford at its northern boundary and its proximity to built development in Saltford introduces urbanising influences to this corner of the parcel. This creates scope for some development which lessens towards the centre of the parcel which is characterised by open countryside. Overall, the parcel makes a moderate contribution to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains between 10 - 15% built form. Built form comprises ancillary development associated with Saltford Marina, rowing clubs off the River Avon; and Saltford Brass Mill at the northwest of the parcel; and industrial/distribution uses located off Lower Bristol Road (A36) at the southeast of the parcel. Notwithstanding the level of built form, the parcel comprises a predominantly agricultural use throughout the parcel. Overall, the parcel possesses a largely rural character. The parcel is connected to the village of Saltford and city of Bath along its western and eastern boundaries impacting the sense of openness. The remainder of the parcel is surrounded by open countryside. The overall topography of the parcel is relatively uniform and low-lying across the parcel. Overall, the parcel makes a moderate contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is located adjacent to the historic town of Bath and is physically connected at the eastern boundary. The parcel includes land within the World Heritage Site setting at the east. The parcel includes prominent features of landscape setting in the form of the River Avon Valley which contribute to the character of, and views from the World Heritage Site[10]. The parcel provides glimpsed vistas into prominent features of the historic core, and the parcel protects open land which has a strong immediate connection with the historic core by virtue of its location within the World Heritage Site setting. Overall, the parcel makes a strong contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Strong**
Reason for Overall Assessment:	The parcel makes a strong contribution to two purposes and a moderate contribution to three purposes. Overall, the parcel makes a strong contribution to Green Belt purposes.

[10] B&NES (2013). City of Bath World Heritage Site Setting SPD.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

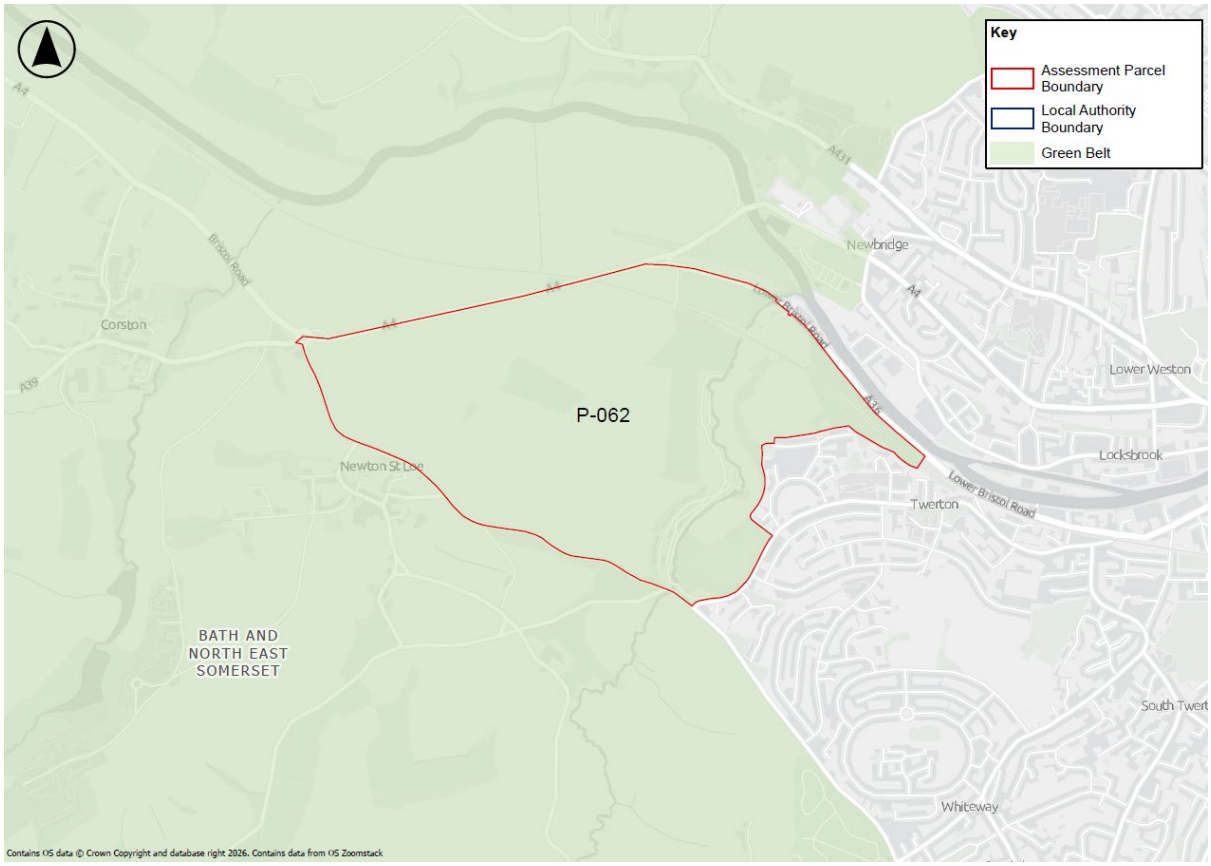
Summary:

The parcel scores strongly against purposes (a) and (d) and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel includes a small SSSI in the east of the parcel, and the Saltford Conservation Area and associated Listed buildings, and several Listed buildings located on the northern and southern parcel boundary. The parcel includes land within the Bath World Heritage Site setting at the east. The parcel contains land within Flood Zone 3b

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.

P-062



Description: The parcel is located to the west of Bath. The parcel falls within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Strong** The parcel is physically linked to the defined large built up area of Bath at the eastern boundary. Built form includes ancillary development associated with Bath Spa University sports ground and the Great Western Railway Main Line located in the north of the parcel. The parcel is predominantly open countryside. The parcel has defensible boundaries between the parcel and adjacent Green Belt land. These comprise the Bath/Bristol Road (A4)/ Lower Bristol Road (A36) in the northern boundary, and Whiteway Road/Pennyquick at the southern boundary. As such, the parcel has physical features that could restrict or contain development in these directions. The boundaries between the parcel and the large built up area of Bath are less defensible to the east of the parcel as these comprise the edge of the built form of Bath (residential development off Newton Road). The parcel is connected to the large built up area of Bath along its eastern boundary and due to its level of connection, development would result in an incongruous pattern of development. Overall, the parcel makes a strong contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel forms a small part of the gap between Bath and Keynsham where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns. Overall, the parcel makes a moderate contribution to purpose (b).

Green Belt Purpose Assessment	Contribution
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains less than 10% built form. Built form ancillary development associated with Bath Spa University sports ground and the Great Western Railway Main Line located in the north of the parcel. The parcel comprises a predominantly open countryside. The parcel is partly enclosed by the settlements of Bath along its eastern boundary impacting the sense of openness and introducing urbanising influences at this boundary. The remainder of the parcel is surrounded by open countryside. The parcel's topography ascends from Bristol Road (A4) towards the centre at Seven Acre Wood and south of the parcel along Pennyquick Road, which allows for long distance views towards the east of Bath (Newbridge). Overall, the parcel possesses a largely rural character. Overall, the parcel makes a moderate contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is located adjacent to the historic town of Bath and is physically connected at the eastern boundary. The parcel includes land within the World Heritage Site at the eastern extent of the parcel and falls entirely within the World Heritage Site setting. The parcel includes prominent features of landscape setting in the form of an Important Green Hillside covering the majority of the parcel which contribute to the character of, and views from the World Heritage Site[11]. The parcel provides glimpsed vistas into prominent features of the historic core, and the parcel protects open land which has a strong immediate connection with the historic core by virtue of its location within the World Heritage Site setting. Overall, the parcel makes a strong contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Strong**
Reason for Overall Assessment:	The parcel makes a strong contribution to two purposes and a moderate contribution to three purposes. Overall, the parcel makes a strong contribution to Green Belt purposes.

[11] B&NES (2013). City of Bath World Heritage Site Setting SPD.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

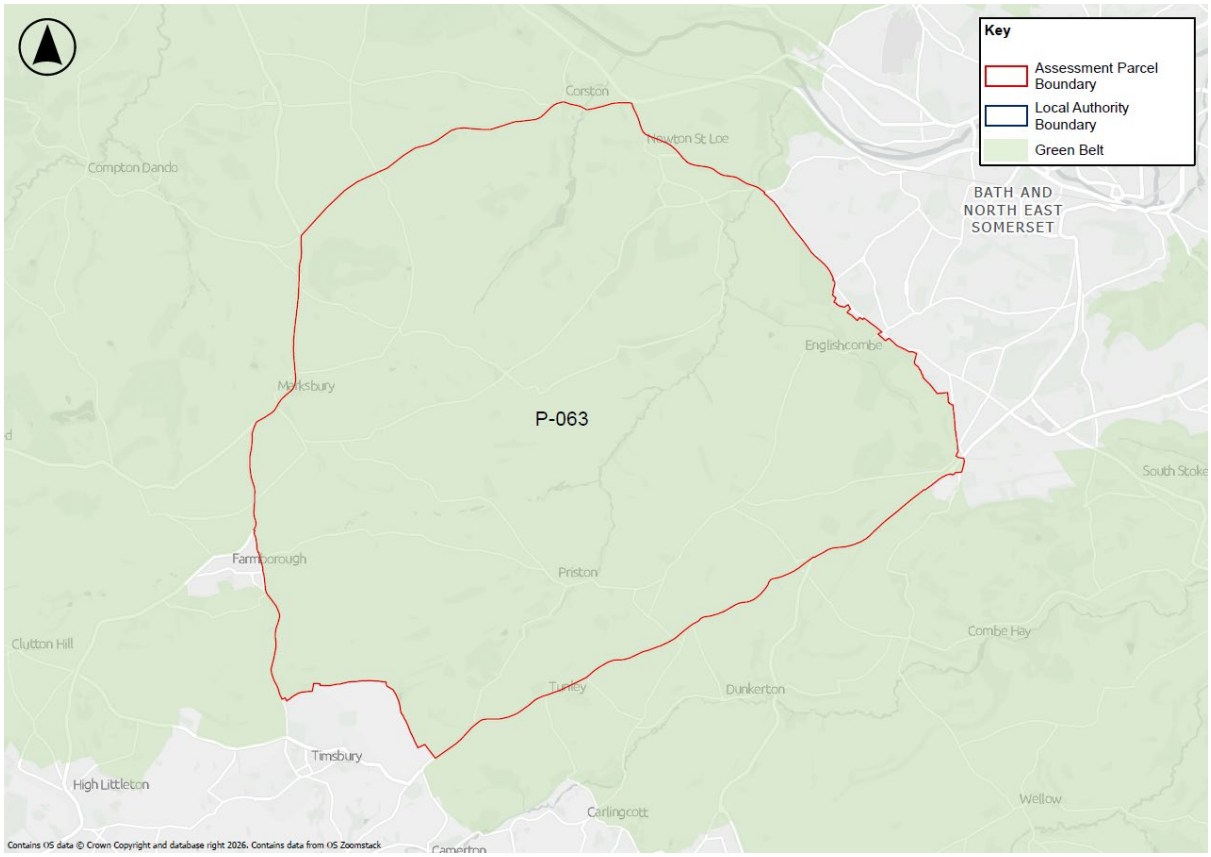
Summary:

The parcel scores strongly against purpose (a) and (d) and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel contains a small SSSI at the north of the parcel, and a series of Listed buildings located along the Great Western Railway Main Line at the north of the parcel. The parcel includes land within the Bath World Heritage Site at the eastern extent of the parcel and falls entirely within the World Heritage Site setting. The parcel contains a section of land within Flood Zone 3b within the north.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.

P-063



Description: The parcel is located to the south west of Bath and northeast of the village of Timsbury. The parcel is located within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Strong** The parcel is physically linked to the defined large built up area of Bath at the eastern boundary. Built form includes Bath Spa University at the north and industrial/business uses off Tunley Hill located at the south of the parcel and washed over residential development in the villages of Priston, Englishcombe, Tunley, Inglesbatch, Wilmington, Stanton Prior, Newton St Loe and Marksbury. The parcel is predominantly open countryside. The parcel has defensible boundaries between the parcel and adjacent Green Belt land. These comprise the A39 in the northern and eastern boundary, the B3115 and A367 in the southern boundary. The parcel has some defensible boundaries between the parcel and large built up area of Bath, comprising Pennyquick Road / Whiteway Road in the northeastern boundary. As such, the parcel has physical features that could restrict or contain development in these directions. The boundaries between the parcel and the large built up area of Bath are less defensible to the east of the parcel as these comprise residential development off Old Fosse Road and Rush Hill (Odd Down). The parcel is connected to the large built up area of Bath along its eastern boundary and due to its level of connection, development of the parcel as a whole, would result in an incongruous pattern of development. Overall, the parcel makes a strong contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The northern extent of the parcel forms a very small part of the gap between Bath and Bristol and a very small part of the gap between Bath and Keynsham; development would not visually or physically reduce the perceived or physical distance between these towns.

Green Belt Purpose Assessment	Contribution
	The eastern extent of the parcel forms a small part of the gap between Bath and Radstock. In this area, there would be scope for some development without visually or physically reducing the perceived or physical distance between towns. The eastern extent of the parcel forms a small part of the gap between Bath and Radstock. Overall, the parcel makes a moderate contribution to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. Built form includes Bath Spa University at the north and industrial/business uses off Tunley Hill located at the south of the parcel and washed over residential development in the villages of Priston, Englishcombe, Tunley, Newton St Loe, Marksbury and the hamlets of Inglesbatch, Wilmington and Stanton Prior. The parcel comprises a predominantly agricultural use throughout the parcel. Overall, the parcel possesses a strongly rural character. The parcel is partly enclosed by the city of Bath and the villages of Timsbury and Farmborough along its eastern, southern and western boundaries impacting the sense of openness. The remainder of the parcel is surrounded by open countryside. The parcel's topography is varied and includes several areas of elevation including Duncorn Hill, Priest Barrow, Farmborough Common, Winsbury Hill, Stantonbury Hill, and land to the south of Stanton Prior, which offer long distance views of Bath and surrounding Green Belt land. Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is located adjacent to the historic town of Bath and is physically connected at the eastern boundary. The east of the parcel includes land within the World Heritage setting. The parcel includes prominent features of landscape setting in the form of four Important Green Hillsides within the north and at the east of the parcel, Corston Brook, eroded plateau and ridges and Lias limestone at the east of the parcel, and Lias plateau at the south of the parcel, each of which contribute to the character of, and views from the World Heritage Site[12]. The parcel provides glimpsed vistas into prominent features of the historic core, and the parcel protects open land which has a strong immediate connection with the historic core by virtue of its location within the World Heritage Site setting. Further west of the parcel, the connection to the historic town and therefore the contribution of the parcel to this purpose diminishes by virtue of distances and the parcel makes a lesser contribution to preserving its historic character. Overall, given its connection to the World Heritage Site in the east, the parcel makes a strong contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Strong**
Reason for Overall Assessment:	The parcel makes a strong contribution to three purposes and a moderate contribution to two purposes. Overall, the parcel makes a strong contribution to Green Belt purposes.

[12] B&NES (2013). City of Bath World Heritage Site Setting SPD.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

Summary:

The parcel scores strongly against purpose (a) and (d) and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel contains several Listed buildings scattered throughout the parcel, with clusters of listed buildings concentrated in the villages of Newton St Loe, Stanton Prior, Englishcombe, Inglesbatch, and Priston; Scheduled Monuments located in the south, centre, west and east of the parcel; and Ancient Woodland located at the southeast and south of the parcel. The east of the parcel includes land within the Bath World Heritage setting. The parcel contains land within the south which is designated local green space.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.

P-064

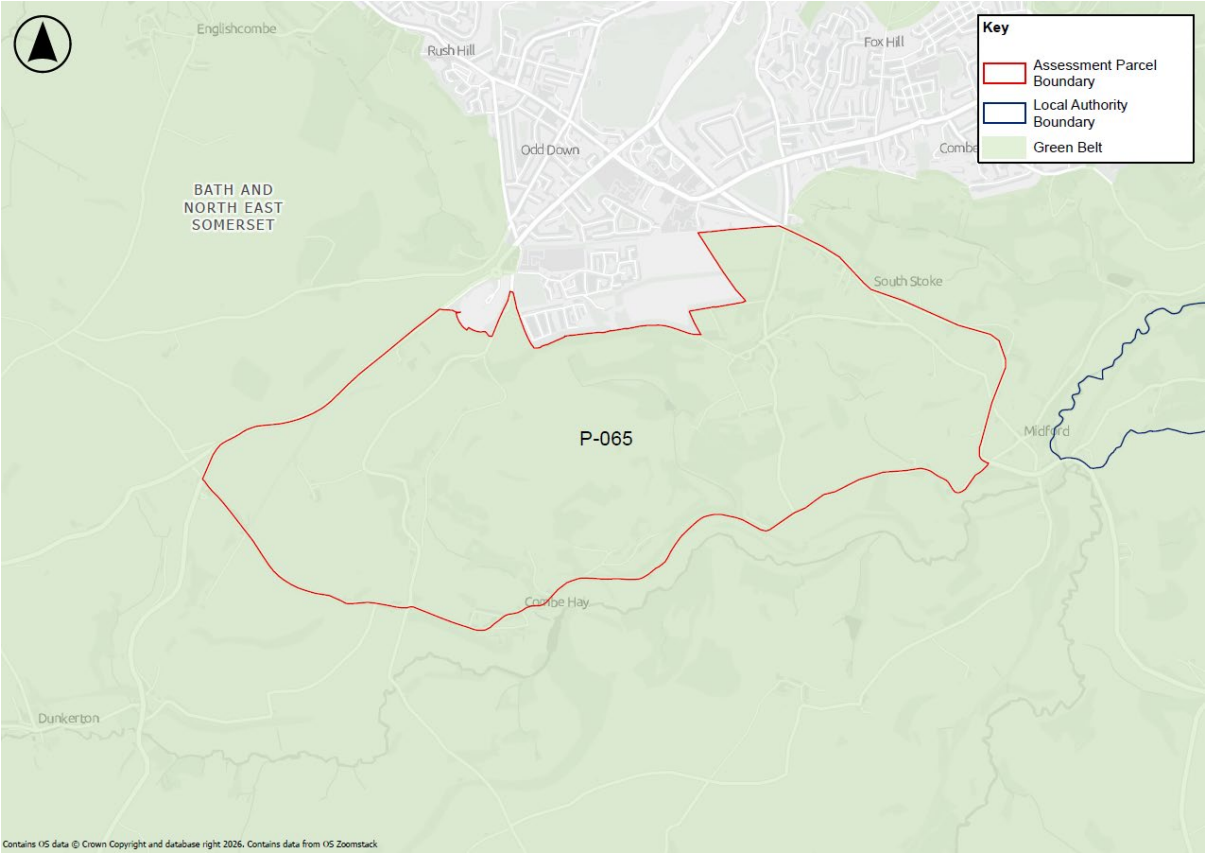
Description: The parcel is located to the south west of Bath and north of the village of Peasedown St John. The parcel includes land within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No contribution** The parcel is not physically or perceptually linked to a defined large built up area and therefore does not contribute to this purpose. Overall, the parcel makes no contribution to purpose (a)
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The eastern extent of the parcel forms small part of the gap between the neighbouring towns of Bath and Radstock, whilst the west of the site forms a small part of the gap between Bath and Midsomer Norton. There is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns. Overall, the parcel makes a moderate contribution to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. Built form comprises residential development, community facilities such as community hall and two churches dispersed throughout the parcel. The parcel is partly enclosed by the village of Peasedown St John at its south eastern corner impacting on the sense of openness in this area. The parcel topography is undulating and longer distance views across open fields are interrupted in several places by smooth hills. Overall, given the size of the parcel it is considered to be strongly rural in character.

Green Belt Purpose Assessment	Contribution
	Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Weak** The northern corner of the parcel is located in close proximity to the World Heritage Site setting and the northern corner of the site includes part of identified important green hillside which contributes to the setting of the historic town[8]. The wider extent of the parcel has limited physical, visual or experiential connection to the historic core by virtue of its distance from the World Heritage Site and its setting. Overall, the parcel makes a weak contribution to Purpose (d)
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e)
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel forms a small part of the gap between towns and therefore does contribute to preventing urban sprawl. It comprises open countryside however its enclosure at its south eastern corner by the village of Peasedown St. John does limit some sense of openness. It has been judged that the parcel makes a moderate overall contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes
Summary: The parcel **does not** score strongly against purposes (a), (b) and (d) and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains Ancient Woodland in the southwest of the parcel; and scattered listed buildings throughout. The parcel contains land within Flood Zone 3b and two areas of designated local green space within the north and west of the parcel. Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.	

P-065



Description: The parcel is located to the south of Bath. The parcel includes land within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Moderate** The parcel is physically linked to the defined large built up area of Bath along the parcel's northern boundary. The parcel is predominantly open countryside with some urbanising influences including residential and commercial development located within the north of the parcel and Bath recycling centre located within the north west of the parcel. The boundaries between the parcel and the large built up area are less defensible comprising of mature tree lines, field boundaries, built form associated with existing development in Bath and the Odd Down Park and Ride (following the settlement boundary edge). The boundary between the parcel and the Green Belt comprises of A and B roads at the eastern and western boundaries, a minor road at the southern boundary. As such, the parcel has physical features that could restrict and contain development in these locations. The parcel is connected to the large built up area along one boundary and due to its level of connection, development would result in an incongruous pattern of development e.g. an extended section of development into the Green Belt which would not 'round off' the settlement pattern. Overall, the parcel makes a moderate contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel is located in a gap between the defined neighbouring towns or Bath and Radstock. The parcel forms a small part of a gap where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns.

Green Belt Purpose Assessment	Contribution
	Overall, the parcel makes a moderate contribution to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains less than 10% built. Built form comprises residential development focused to the north of the parcel and a recycling centre within the north west of the parcel. The majority of the remainder of the parcel comprises open fields and some scattered commercial and residential uses along Combe Hay Lane and Browney Lane. Overall, the parcel possesses a largely rural character. The parcel is surrounded by open countryside along most of its boundaries including the southern western and eastern boundaries. Overall, the parcel makes a moderate contribution to preventing neighbouring towns from merging.
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is located adjacent to the historic town of Bath and is physically connected to the World Heritage Site at the northern boundary. The majority of the parcel falls within the World Heritage Site setting (with the exception of a small portion of the western edge of the parcel). The parcel includes prominent features of landscape setting in the form of the High Cotswold Plataeu and Oolitic Limestone ridge at the north of the parcel, which contribute to the character of, and views from the World Heritage Site[13]. The parcel provides unbroken vistas into prominent features of the World Heritage Site, and the parcel protects open land which has a strong immediate connection with the historic core. The parcel therefore plays an important role in maintaining the immediate context and setting of the historic town. Overall, the parcel makes a strong contribution to Purpose (d)
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a moderate contribution to four purposes and a strong contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.

[13] B&NES (2013). City of Bath World Heritage Site Setting SPD.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

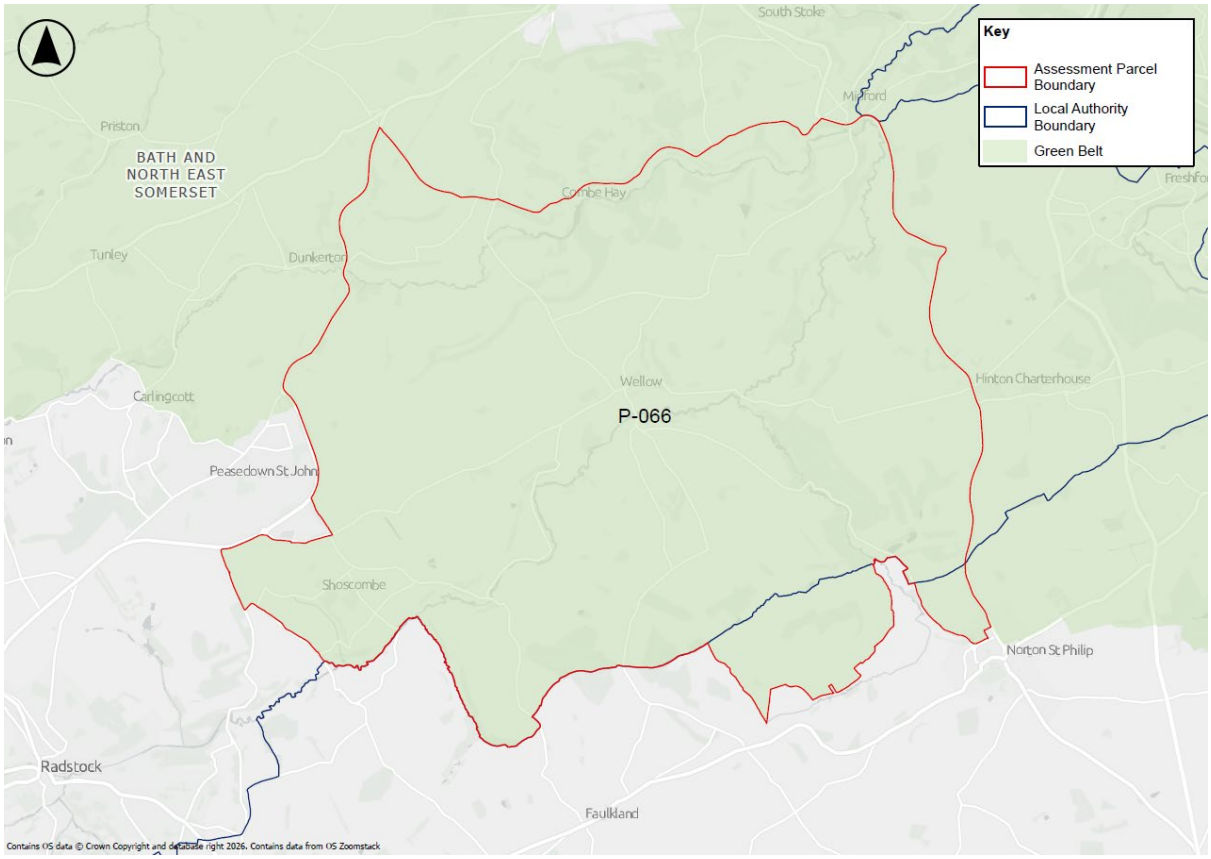
Summary:

The parcel scores strongly against purpose (d) and as such has been not considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains areas that vary in terms of their contribution to Green Belt purposes. Further consideration of potential grey belt within this parcel could be undertaken as part of a more granular Stage 2 Green Belt Assessment.

The parcel contains Conservation Areas of South Stoke and Combe Hay and their associated Listed buildings in the northeast and south of the parcel; the World Heritage Site setting of Bath; and the majority of the parcel is located within the Cotswolds National Landscape.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.

P-066



Description: The parcel is located south of Bath and north east of Radstock. The parcel includes land within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No contribution** The parcel is not physically or perceptually linked to a defined large built up area and therefore does not contribute to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Strong** The western portion of the parcel is located in a gap between the defined neighbouring towns of Bath and Radstock. The parcel forms a substantial part of the gap, where development would result in a significant loss of visual separation or physically reduce the perceived or actual distance between towns. The eastern half of the parcel is not located within the gap between Bath and Radstock or any other defined neighbouring towns and therefore makes no contribution to purpose (b). The south western areas of the parcel are also affected by and the presence of intervening development (Peasedown St John). Overall, the parcel makes a strong contribution to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form (excluding hardstanding and temporary structure). Built form comprises residential and commercial development and community facilities focused within the centre of the parcel in the washed over village of Wellow, and southeast of the parcel in the washed over village of Hinton Charterhouse. The parcel is largely characterised by open

Green Belt Purpose Assessment	Contribution
	countryside, the village of Peasedown St John is connected to the parcel at its western boundary impacting the sense of openness and introducing some urbanising influences in this location. Given the overall size of the parcel, it is considered to have a strongly rural character despite this. Overall, the parcel makes a strong contribution to Purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The northern extent of the parcel is located within the World Heritage Site setting. In the north, the parcel potentially provides unbroken views into prominent features of the historic core of Bath from afar and the parcel protects open land which has a strong immediate connection to the historic core. The parcel includes prominent features of landscape setting in the form of Wellow Brook Valley located at the south of the parcel, the Oolithic Limestone ridge in the centre of the parcel, and Cam and Midford Brook Valleys in the north of the parcel, each of which contribute to the character of, and views from the World Heritage Site[14]. Overall, the parcel makes a strong contribution to Purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e)
Overall Assessment:	**Strong**
Reason for Overall Assessment:	The parcel makes a strong contribution to three Green Belt purposes, a moderate contribution to one purpose and no contribution to one purpose. Overall, the parcel makes a strong contribution to Green Belt purposes.

[14] B&NES (2013). City of Bath World Heritage Site Setting SPD.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

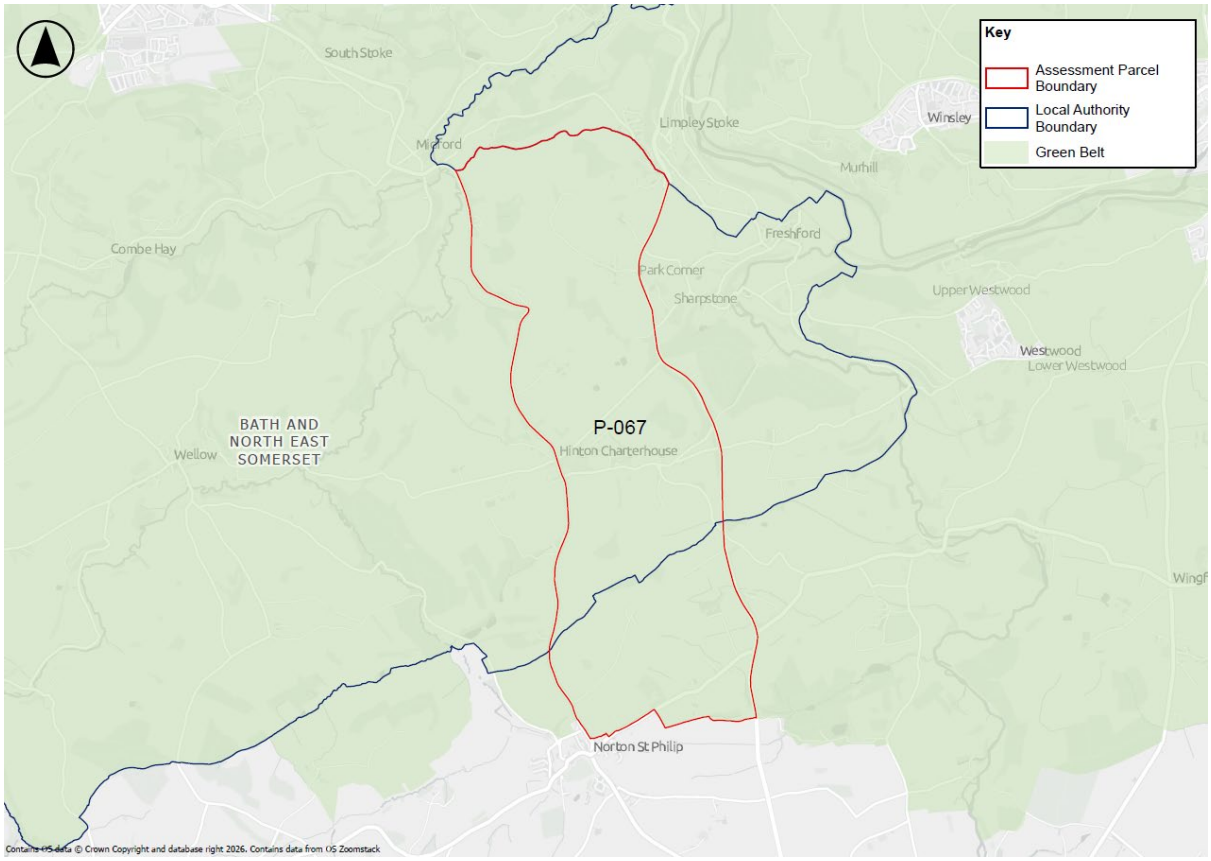
Summary:

The parcel scores strongly against purposes (b) and (d) as such has been not considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains areas that vary in terms of their contribution to Green Belt purpose (b). Further consideration of potential grey belt within this parcel could be undertaken as part of a more granular Stage 2 Green Belt Assessment.

The north east of the parcel is within the Cotswolds National Landscape, several Ancient Woodland areas throughout the parcel, a SSSI located within the east of the parcel, the Conservation Areas of Wellow and Combe Hay and associated listed buildings, and several listed buildings located throughout the parcel, including a cluster at Midford in the northeast. The parcel is located partly within the setting of the World Heritage Site at the north of the parcel. The parcel contains land located within Flood Zone 3b.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.

P-067



Description: The parcel is located to the south of Bath, north of the village of Norton St Philip and at the southern extent of the Green Belt. The parcel includes land within the B&NES local authority area.

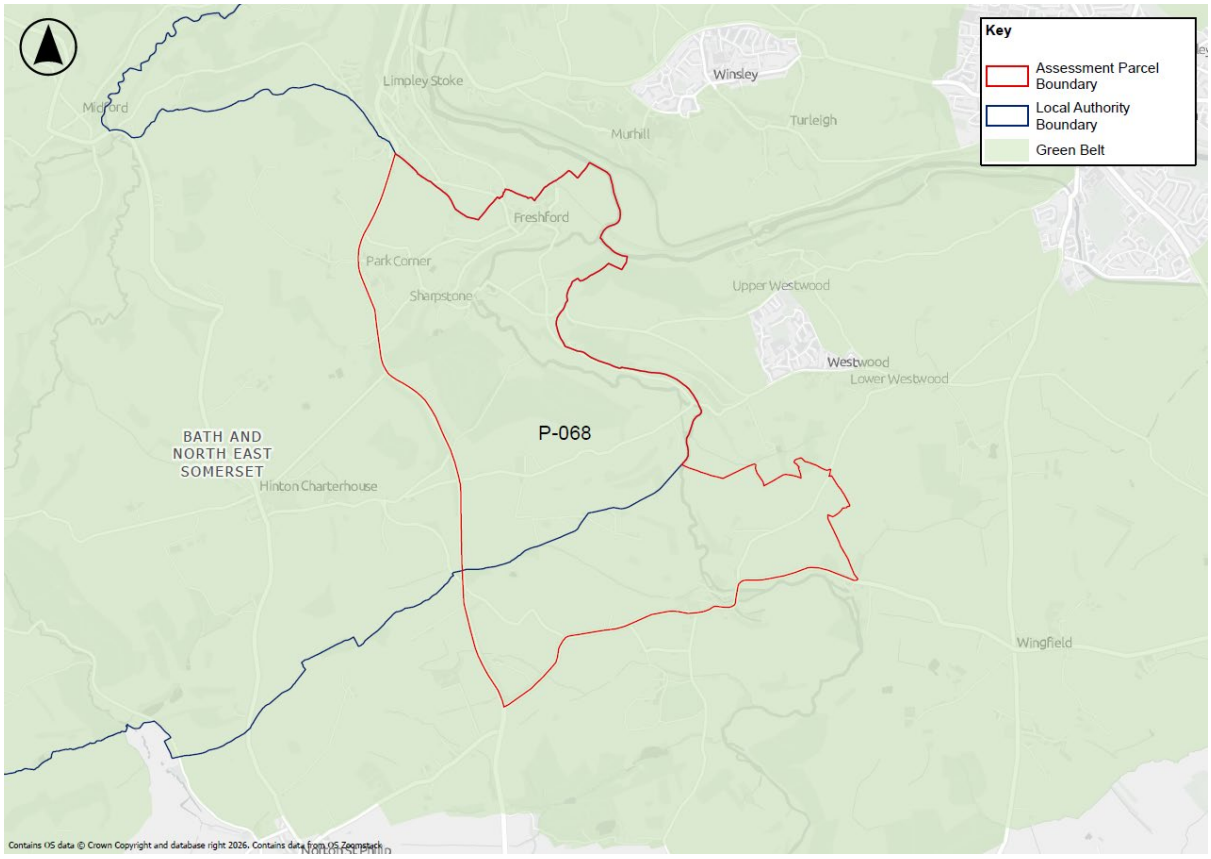
Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No contribution** The parcel is not physically or perceptually linked to a defined large built up area and therefore does not contribute to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**No contribution** The parcel does not form part of a gap between neighbouring towns and does not play a role in preventing neighbouring towns from merging, therefore does not contribute to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 10% built form. There is a cluster of built form in the centre of the parcel associated with the washed over village of Hinton Charterhouse and at the north eastern boundary of the site associated with the hamlet of Limpley Stoke. The majority of the parcel however comprises open fields and the parcel overall has a strongly rural character. The parcel is surrounded by open countryside along most of its boundaries. Overall, the parcel makes a strong contribution to purpose (c).

Green Belt Purpose Assessment	Contribution
Purpose (d): To preserve the setting and special character of historic towns	**Moderate** The parcel is located partly within the setting of the World Heritage Site at its north western corner. The parcel includes landform features associated with the character of the World Heritage Site in the form of Lower Oolitic limestone and undulating plateau and River Avon Valley at the north and centre of the parcel, each of which contribute to the character of, and views from the World Heritage Site[15]. The parcel therefore plays a role in maintaining the immediate context and setting of the historic town. Overall, the parcel makes a moderate contribution to Purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e)
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. Professional judgement has been applied taking into account the overall aims of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel makes no contribution to preventing urban sprawl given its distance from the large built up area. The parcel is largely rural and comprises open countryside and has a strong sense of openness. It has been judged that the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes
Summary: The parcel **does not** score strongly against purposes (a), (b) and (d), and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains areas that vary in terms of their contribution to Green Belt purposes. Further consideration of potential grey belt within this parcel could be undertaken as part of a more granular Stage 2 Green Belt Assessment. The northern half of the parcel is within Cotswolds National Landscape. There are several areas of Ancient Woodland located throughout the parcel; the Conservation Area of Hinton Charterhouse, and associated listed buildings, Scheduled Monuments at the east and centre of the parcel. The parcel is located partly within the setting of the Bath World Heritage Site at the north. Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations	

[15] B&NES (2013). City of Bath World Heritage Site Setting SPD.

P-068



Description: The parcel is located south east of Bath, and west of Bradford on Avon and Trowbridge. The parcel includes land within the B&NES local authority area.

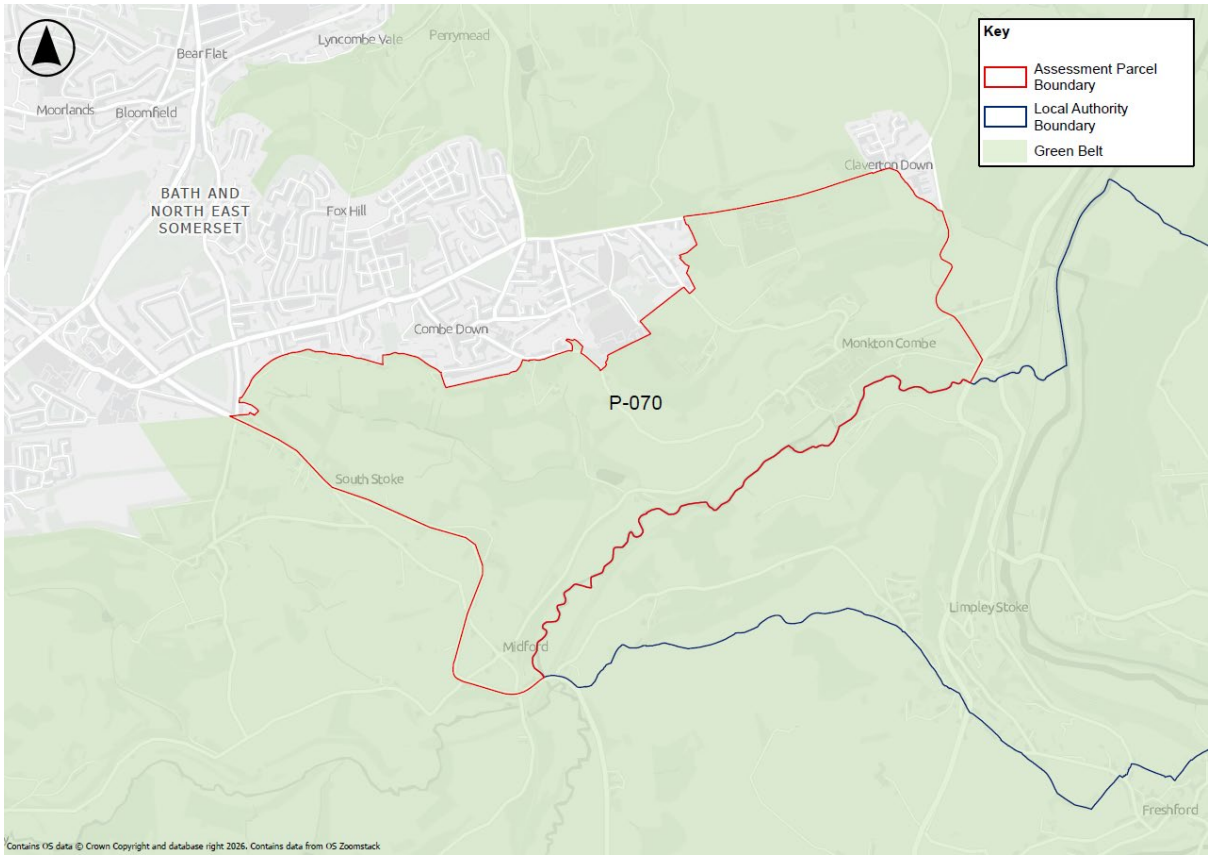
Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No contribution** The parcel is not physically or perceptually linked to a defined large built up area and therefore does not contribute to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel is located in a gap between the defined neighbouring towns of Bath and Trowbridge. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns. Overall, the parcel makes a moderate contribution to preventing neighbouring towns from merging and therefore a moderate contribution to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 10% built form. Built form comprises residential and commercial development as well as community facilities focused within the north of the parcel in the washed over village of Freshford. The parcel comprises largely of open fields and dispersed agricultural buildings. Overall, the parcel possesses a strongly rural character. Overall, the parcel makes a strong contribution to purpose (c).

Green Belt Purpose Assessment	Contribution
Purpose (d): To preserve the setting and special character of historic towns	**Moderate** The parcel does not directly adjoin a historic town; however, it is located in proximity to the boundary of the World Heritage Site setting and provides views of the historic town of Bath. The parcel includes prominent features of landscape setting in the form of Lower Oolitic limestone and undulating plateau and the River Avon Valley at the north of the parcel, each of which contribute to the character of, and views from the World Heritage Site[16]. In consideration of this, the parcel protects open land which has a connection with the historic core. The parcel therefore plays a role in maintaining the context and setting of the historic town and conservation area. Overall, the parcel makes a moderate contribution to Purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to purpose (e)
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes and no contribution to one purpose. Overall the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	No
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	Yes
Summary: The parcel **does not** score strongly against purposes (a), (b) or (d), and as such has been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The north of the parcel is within the Cotswolds National Landscape, and several areas of Ancient Woodland throughout the parcel; a Scheduled Monument in the centre of the parcel, the Freshford Conservation Area and associated listed buildings, a cluster of listed buildings located at Farleigh Hungerford to the south and Iford to the east of the parcel, and several other listed buildings throughout the parcel. The parcel contains an area of designated local green space within the north. Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations	

[16] B&NES (2013). City of Bath World Heritage Site Setting SPD.

P-070



Description: The parcel is located to the southeast of Bath and is located within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Moderate** The parcel is physically linked to the defined large built up area of Bath along the parcel's northern boundary. The parcel contains some existing development including residential development, community facilities and Monkton Combe School. The boundaries between both the parcel and the large built up area and the parcel and the Green Belt are mixed comprising of both defensible and less defensible boundaries. The inner boundary consists of the curtilage of residential properties, tree line, Claverton down Road and Shepard Walk. The outer boundaries consist of Brassknocker Hill, the B3110, tree line, and Midford Brook. The parcel is connected to the large built up area along one boundary however, new development would not result in an incongruous pattern of development, and it could be considered to round off the settlement pattern. Overall, the parcel makes a moderate contribution to Purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel is located in a gap between the defined neighbouring towns of Bath and Bradford on Avon. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns. Overall, the parcel makes a moderate contribution to Purpose (b)

Green Belt Purpose Assessment	Contribution
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains less than 10% built form. Built form comprises of residential and commercial development and community facilities centres within the north and eastern portion of the site. The parcel has agricultural fields throughout. Overall, the parcel possesses a largely rural character. The parcel is partly enclosed by the settlement of Bath along its northern boundary impacting the sense of openness. Overall, the parcel makes a moderate contribution to Purpose (c)
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is located adjacent to the historic town of Bath and is physically connected at the northern boundary. The parcel is partly located within the World Heritage Site at the north of the parcel and is located entirely within the World Heritage Site setting. The parcel includes prominent features of landscape setting in the form of High Cotswold Plateau, Oolitic Limestone at the north of the parcel, which contributes to the character of, and views from the World Heritage Site, as recognised in the City of Bath World Heritage Site Setting SPD[17]. The parcel therefore plays an important role in maintaining the immediate context and setting of the historic town. Overall, the parcel makes a strong contribution to Purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e)
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a moderate contribution to four purposes, and a strong contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

[17] B&NES (2013). City of Bath World Heritage Site Setting SPD.

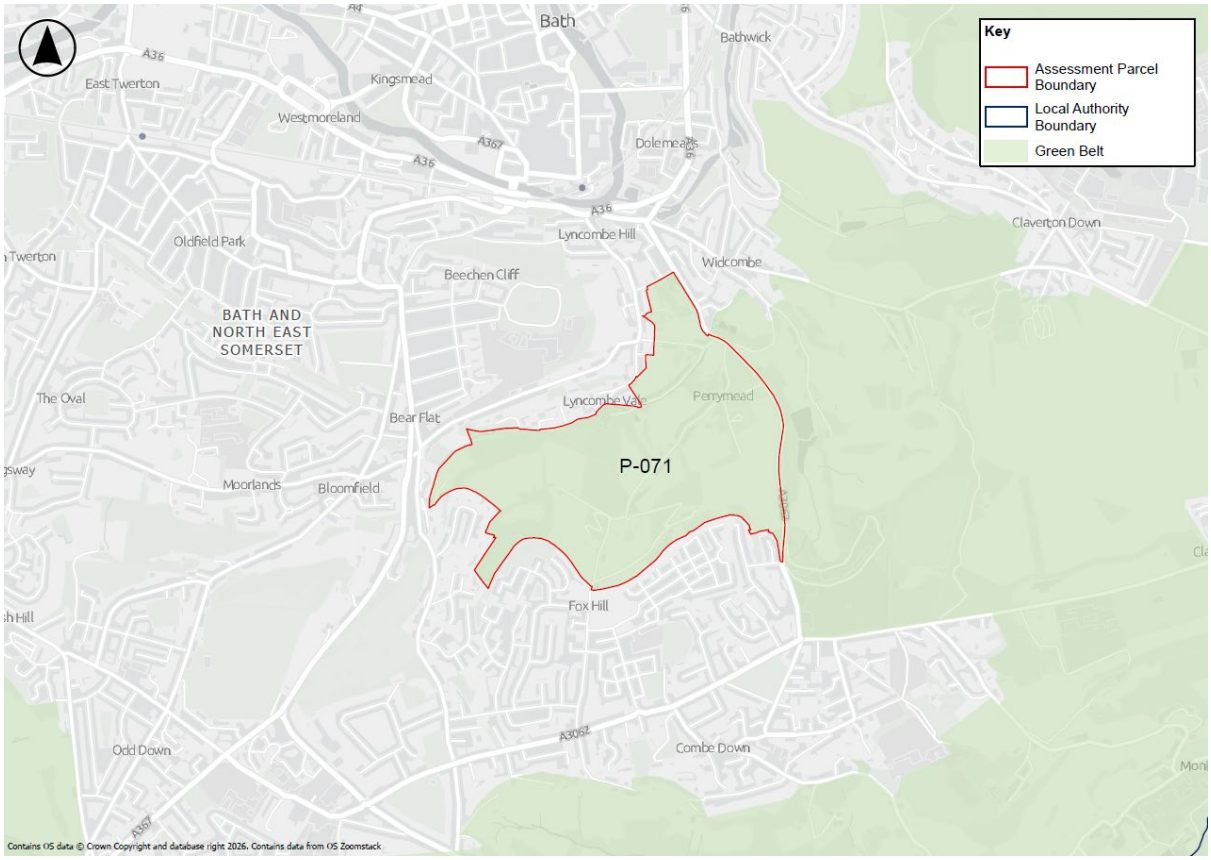
Summary:

The parcel scores strongly against purpose (d), and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel is located entirely within the Cotswolds National Landscape, contains an Ancient Woodland at the west of the parcel, includes the Conservation Areas of Combe Down and Monkton Combe, and the associated listed buildings, and several other listed buildings located throughout the parcel. The parcel is partly located within the World Heritage Site at the north of the parcel and is located entirely within the World Heritage Site setting. The parcel contains land within Flood Zone 3b along its southern boundary.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.

P-071



Description: The parcel is located at the east of Bath, within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Weak** The parcel is physically linked to the defined built up area of Bath along the parcels northern, southern and western boundary. The parcel contains some existing development comprising of residential development, and The Paragon School. The boundaries between both the parcel and the large built up area and the parcel and the Green Belt are defensible and there is a defensible boundary is reasonable proximity. They consist of the A3062, Forefield Rise, Lyncombe Hill and Greenway Lane. As such the parcel has physical features that could restrict and contain development. The parcel is largely enclosed by the large built up area such that development would not result in an incongruous pattern of development and is could be considered to round off the settlement. Overall, the parcel makes a weak contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Weak** The parcel forms a very small part of the gap between Bath and Bradford-on-Avon without contributing to visual separation. Development of the parcel would not physically reduce the perceived or actual distance between the towns as a result of it being enclosed by existing built development and the gap already being narrower to the east of the parcel. In addition, the eastern boundary of the site comprises A302 which would contain development and influence the degree to which visual separation would be maintained. Overall, the parcel makes a weak contribution to purpose (b).

Green Belt Purpose Assessment	Contribution
Purpose (c): To assist in safeguarding the countryside from encroachment	**Weak** The parcel contains less than 10% built form consisting of residential development and community facilities, dispersed throughout the parcel. The parcel contains some areas of open countryside however it is completely enclosed by existing built development in Bath on all sides except its eastern boundary. This introduces urbanising influences and overall gives the site a largely urban character. This enclosure also impacts the sense of openness. Overall, the parcel makes a weak contribution to Purpose (c)
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is located within the World Heritage Site of Bath and is physically connected to existing built development within the historic town at the northern and southern boundaries. The parcel includes prominent features of landscape setting in the form of an Important Green Hillside and High Cotswold Plateau, Oolitic Limestone covering the extent of the parcel which contributes to the character of, and views from the World Heritage Site[18]. The parcel potentially provides unbroken views into prominent features of the historic core of the town from afar and the parcel protects open land which has a strong immediate connection with the historic core. The parcel therefore plays an important role in maintaining the immediate context and setting of the historic town. Overall, the parcel makes a strong contribution to Purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to purpose (e)
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a weak contribution to three purposes, a moderate contribution to one purpose and a strong contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.

[18] B&NES (2013). City of Bath World Heritage Site Setting SPD.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

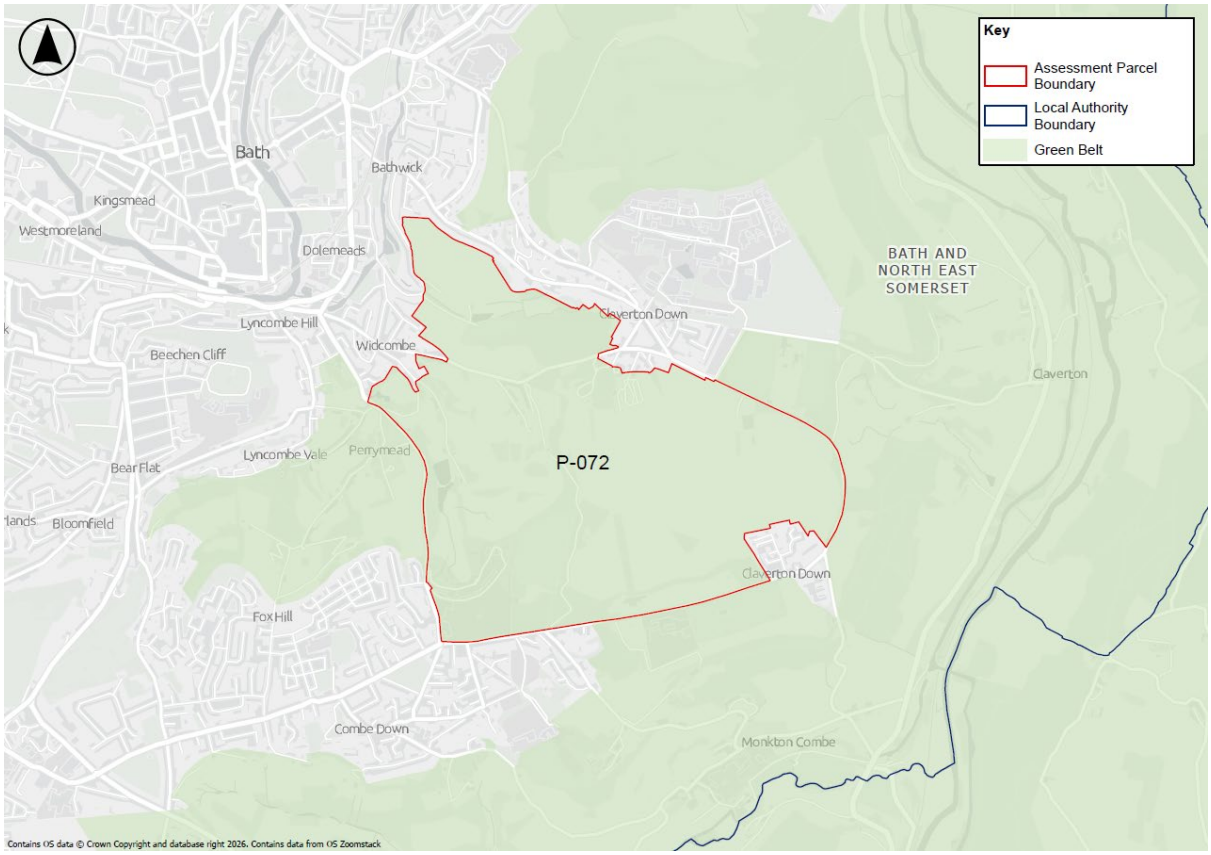
Summary:

The parcel scores strongly against purpose (d), and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel falls entirely within the Cotswolds National Landscape and contains a cluster of listed buildings at the east of the parcel. The parcel is located within the World Heritage Site of Bath.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.

P-072



Description: The parcel is located south east of Bath. The parcel is located within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Weak** The parcel is physically linked to the defined built up area of Bath along its northern boundary and partly along its western and southern boundary. The parcel contains some existing development comprising of residential and commercial development, health care and education development and community facilities. The parcel has defensible boundaries that would serve to restrict and contain development, they consist of Claverton Down Road to the north, east and south, and A3062 to the west. The parcel is largely enclosed by the large built-up area such that development would not result in an incongruous pattern of development and/or it could be considered to round off the settlement pattern. Overall, the parcel makes a weak contribution to Purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Weak** The parcel forms a small part of the gap between Bath and Bradford-on-Avon without contributing to visual separation. Development of the parcel would not physically reduce the perceived or actual distance between the towns, and Claverton Down road to the north, east and south of the parcel, as well as the built development edge of the village of Claverton Town would provide a defensible boundary. Overall, the parcel makes a weak contribution to purpose (b).

Green Belt Purpose Assessment	Contribution
Purpose (c): To assist in safeguarding the countryside from encroachment	**Weak** The parcel contains less than 10% built form (excluding hardstanding and temporary structure) consisting of dispersed residential and commercial development and community facilities, distributed throughout the parcel. The parcel's connection to the built up area and its enclosure at the north/north east and south of the parcel, as well as it's connection to the village of Claverton Down in the south east creates an urbanising influence and limits the sense of openness. Overall, the parcel makes a weak contribution to Purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is located within the World Heritage Site of Bath and is physically connected to built form within the city at the northern and southern boundaries. The parcel includes prominent features of landscape setting in the form of an Important Green Hillside to the west of the parcel and High Cotswold Plateau, Oolitic Limestone covering the extent of the parcel which contributes to the character of, and views from the World Heritage Site[19]. The parcel potentially provides unbroken views into prominent features of the historic core of the town from afar and the parcel protects open land which has a strong immediate connection with the historic core. The parcel therefore plays an important role in maintaining the immediate context and setting of the historic town. Overall, the parcel makes a strong contribution to Purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e)
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a weak contribution to three purposes, a strong contribution to one purpose and a moderate contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

[19] B&NES (2013). City of Bath World Heritage Site Setting SPD.

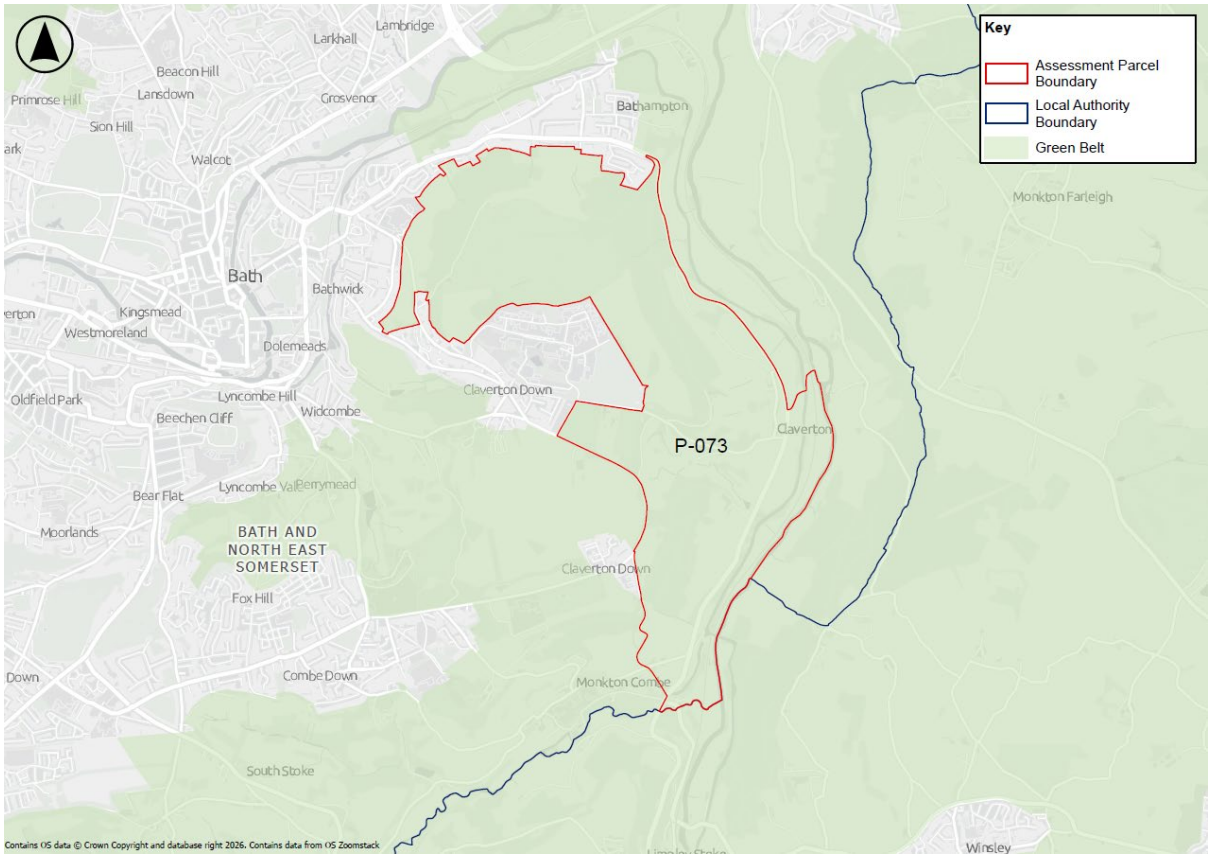
Summary:

The parcel scores strongly against purpose (d), and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel is located entirely within the Cotswolds National Landscape, includes Ancient Woodland at the north and south of the parcel, and a several clusters of Listed buildings at the south, east and north of the parcel. The parcel is located within the World Heritage Site of Bath.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.

P-073



Description: The parcel is located east of Bath. The parcel is located within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Strong** The parcel is physically linked to the defined large built up area of Bath along the majority of parcel's western boundary. The parcel contains some existing built development in the form of residential, commercial and agricultural uses dispersed through the parcel. Residential development in the washed over village of Claverton is located at the site's eastern boundary. The parcel has a defensible boundary between the parcel and the Green Belt which comprises of the A36 and the River Avon to the eastern boundary and a smaller watercourse at the southern boundary. These features would serve to restrict and contain development. The boundaries between the parcel and the large built up area are less defensible comprising minor roads and the edge of existing built form. The parcel is partially enclosed by the large built up area along its northern western and part of its southern boundary. Development in the northern portion of the parcel, as a result of its connection to the large built up area, would not result in an incongruous pattern of development and would round off the settlement pattern, therefore this portion of the parcel makes a lesser contribution to Green Belt purpose (a). The southern portion of the parcel which is bounded by existing Green Belt land to the east and west, if developed, would result in an extended finger of development in the Green Belt which would appear incongruous and as such makes a strong contribution to Green Belt purpose (a). Overall, when considered as a whole, the parcel makes a strong contribution to Purpose (a).

Green Belt Purpose Assessment	Contribution
Purpose (b): To prevent neighbouring towns merging into one another	**Weak** The southern part of the parcel is located in a gap between the defined neighbouring towns of Bath and Bradford on Avon. This area of the parcel forms a very small part of a gap without making a contribution to visual separation, where development would not physically reduce the perceived or actual distance between towns. The northern part of the parcel makes no contribution to preventing the towns merging given its distance from Bradford-on-Avon. Overall, the parcel makes a weak contribution to Purpose (b)
Purpose (c): To assist in safeguarding the countryside from encroachment	**Weak** The parcel contains less than 10% built form (excluding hardstanding and temporary structures). Built form comprises residential and commercial development the washed over village of Claverton is located at the site's eastern boundary and otherwise the site comprises open countryside. The parcel is partly enclosed by Bath on its northern, eastern and southern boundaries which restricts openness and introduces urbanising influences to the northern extent of the parcel. Openness is restricted to the south of the parcel as a result of its proximity (rather than connection) to Bath and its connection to the village of Claverton Down. Overall, the parcel makes a moderate contribution to Purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel includes areas of the World Heritage Site of Bath and is located entirely within the World Heritage Site setting. The parcel includes prominent features of landscape setting in the form of an Important Green Hillside hillside located at the northwest of the parcel, which contribute to the character of, and views from the World Heritage Site[20]. The parcel potentially provides unbroken views into prominent features of the historic core of the town from afar and the parcel protects open land which has a strong immediate connection with the historic core. The parcel therefore plays an important role in maintaining the immediate context and setting of the historic town. Overall, the parcel makes a strong contribution to Purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e)
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose and a weak contribution to two purposes. Professional judgement has been applied in taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel contains limited existing built development however the northern part of the parcel is partly enclosed by existing built development, limiting openness. The boundaries between the parcel and the Green Belt would serve to restrict and contain development, limiting sprawl. It has therefore been judged that the parcel makes a moderate overall contribution to Green Belt purposes.

[20] B&NES (2013). City of Bath World Heritage Site Setting SPD.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

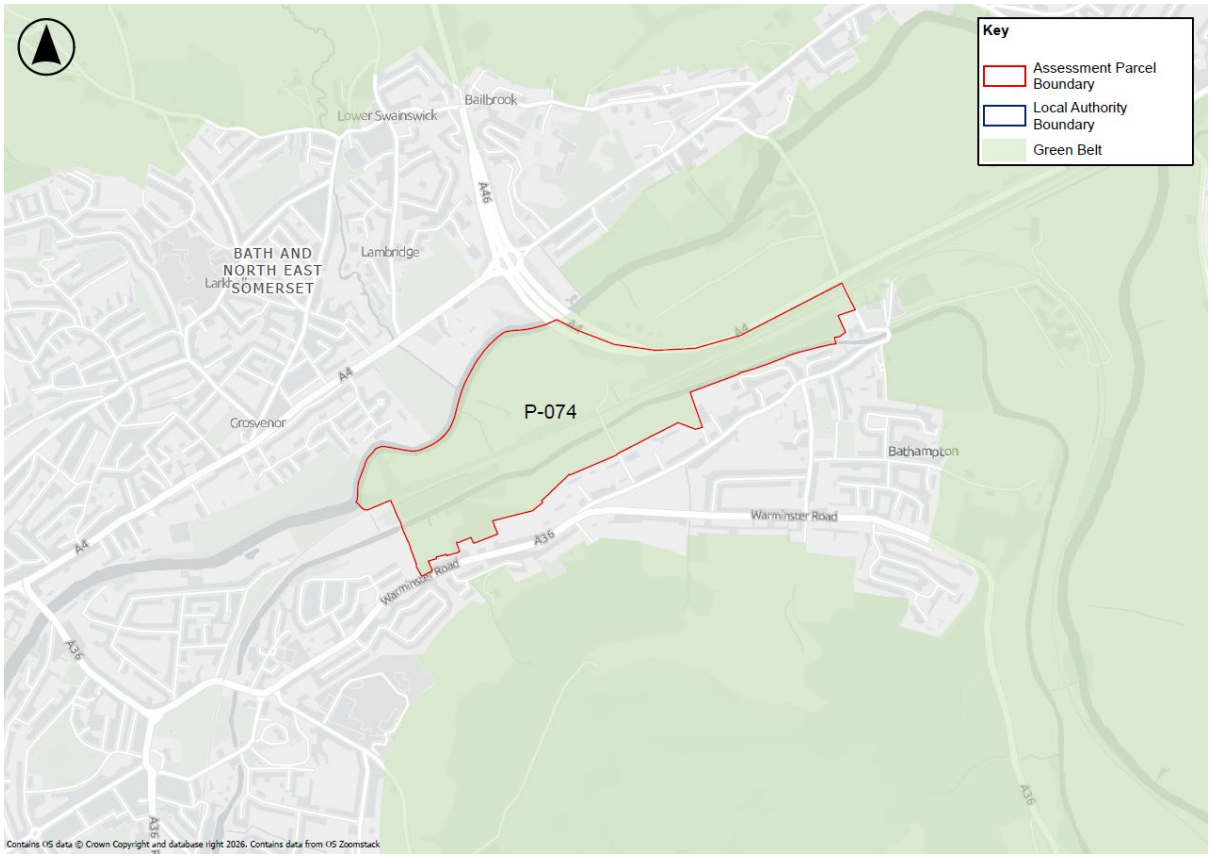
Summary:

The parcel scores strongly against purposes (a) and (d), and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains areas that vary in terms of their contribution to Green Belt purpose (b). Further consideration of potential grey belt within this parcel could be undertaken as part of a more granular Stage 2 Green Belt Assessment.

The parcel contains multiple areas of Ancient Woodland throughout the parcel, a SSSI located at the north of the parcel, the Conservation Area of Claverton located at the centre of the parcel, and a Scheduled Monument at the north of the parcel. The parcel includes areas of the World Heritage Site of Bath at the western boundary. The parcel contains land within Flood Zone 3b along its southern boundary and three areas of designated local green space within the east of the parcel.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.

P-074



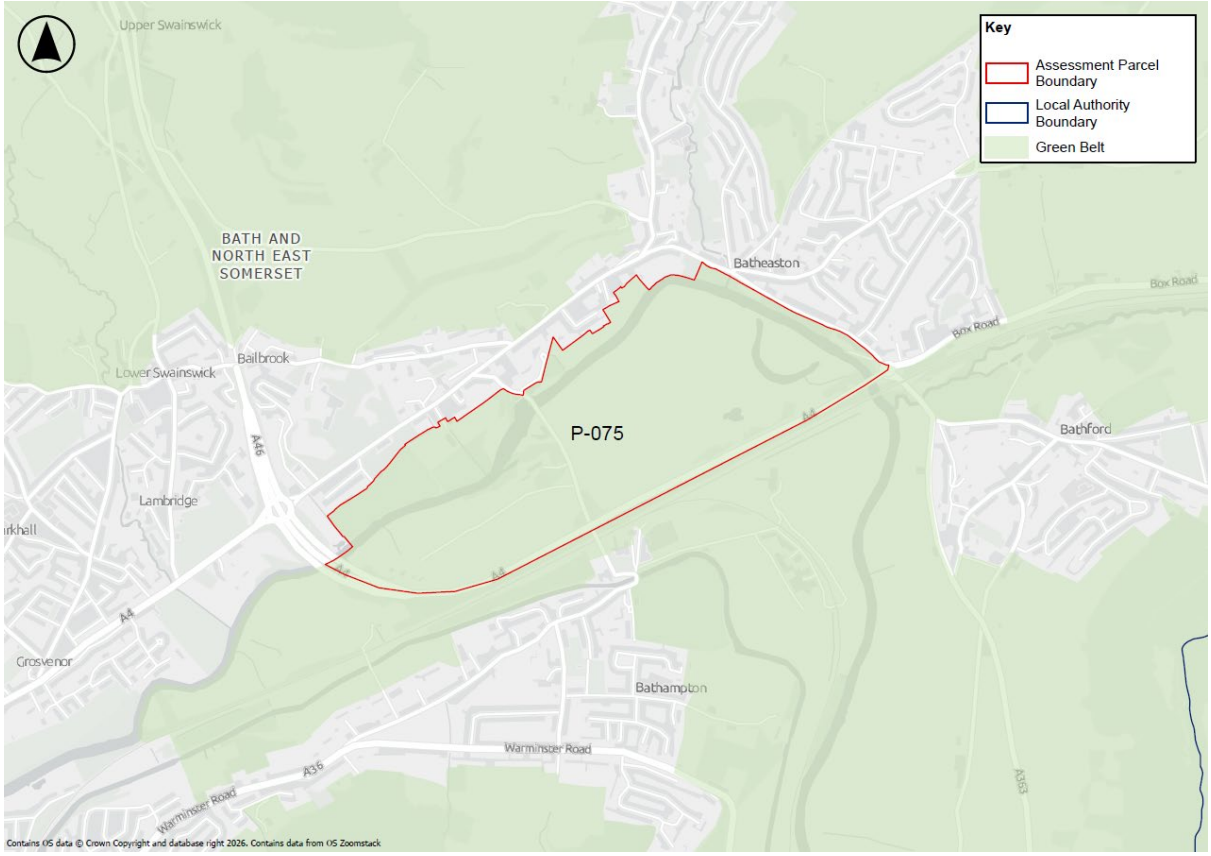
Description: The parcel is located east of Bath and west of the village of Bathampton. The parcel is located within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Weak** The parcel is physically linked to the defined large built up area of Bath along the parcel's western, southern and a portion of its northern boundary. The parcel is free of existing development, a railway line runs through the centre of the parcel, parallel to the River Avon. The southern boundary of the site includes the River Avon to the south east; the majority of the southern boundary is less defensible comprising the edge of existing built form in Bath. The parcel has a mixed boundary between the parcel and the large built up area comprising of the River Avon and the curtilage of residential development. The boundary between the parcel and the wider Green Belt is defensible and comprises of the A46 and Mill Lane. The parcel is largely enclosed by the large built-up area such that development would not result in an incongruous pattern of development and would infill land between the large built up area and the A46. Overall, the parcel makes a weak contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**No contribution** The parcel does not form part of a gap between towns and therefore does not play a role in preventing neighbouring towns from merging, it does not contribute to purpose (b).

Green Belt Purpose Assessment	Contribution
Purpose (c): To assist in safeguarding the countryside from encroachment	**Weak** The parcel contains over 20% built form. The majority of the parcel is open countryside, however its enclosure by existing built development to the north and south as well as the presence of the A46 at the northern boundary and the railway line through the site's limits the sense of openness and introducing urbanising features. For these reasons the parcel is considered to have a largely urban character. Overall, the parcel makes a weak contribution to Purpose (c)
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is located adjacent to the World Heritage Site of Bath and is physically connected at the northern and eastern boundary. The parcel is located entirely within the World Heritage Site setting. Overall, the parcel makes a strong contribution to Purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e)
Overall Assessment:	Weak
Reason for Overall Assessment:	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to one purpose. Professional judgement has been applied in taking into account the overall aims and purposes of preventing sprawl and keeping land purposely open. The parcel is physically connected to the large built up area and largely enclosed by existing built development. This limits openness. The parcel has defensible boundaries (particularly the River Avon and A46 to the north) which would restrict or contain development and prevent sprawl. It has been judged that the parcel makes a weak overall contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No
Summary: The parcel scores strongly against purpose (d), and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains several listed buildings and is located within the Bath World Heritage Site setting. The parcel contains land within Flood Zone 3b Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.	

P-075



Description: The parcel is located north east of Bath. The parcel is located within the B&NES local authority area.

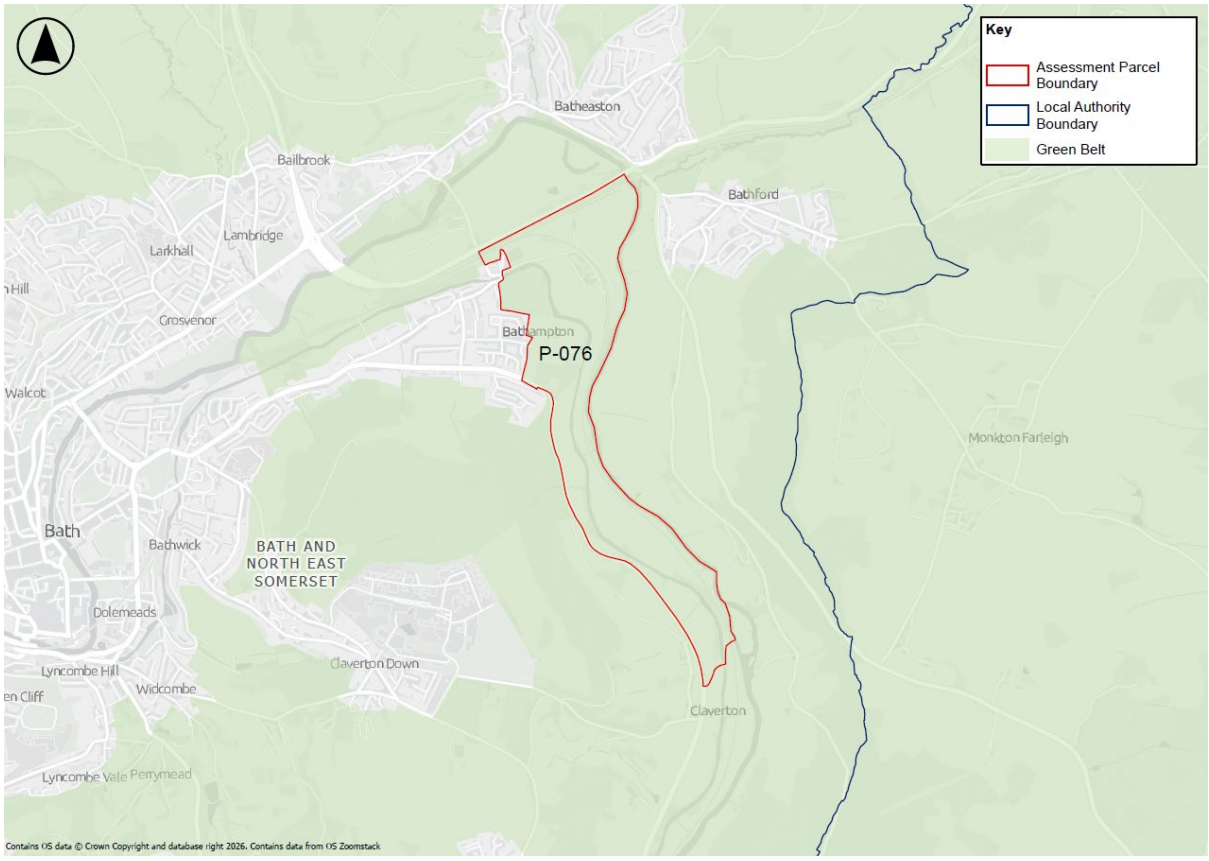
Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Weak** The parcel is physically linked to the defined large built up area of Bath along the parcels eastern, western and northern boundaries. The parcel contains some existing development comprising of holiday accommodation and commercial development. The boundaries between the large built up area comprise the edge of existing built development to the north and London Road to the East. The River Avon is located within the parcel running through its northern extent which could also act as defensible boundary to the large built up area. The boundary between the parcel and the Green Belt is defensible comprising of the A46 and A4 to the south. As such the parcel has a physical features that could restrict and contain development. Overall, the parcel has physical features that could restrict and contain development. The parcel is largely enclosed by the large built-up area such that development would not result in an incongruous pattern of development. Overall, the parcel makes a weak contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**No contribution** The parcel does not play a role in preventing neighbouring towns from merging and does not contribute to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains between 10 - 15% built form. Built form includes some holiday cottages to the south west of the parcel, commercial use to the centre and

Green Belt Purpose Assessment	Contribution
	Bathampton Manor in the centre of the parcel. The parcel is largely characterised by open countryside however the parcel is completely enclosed by the Bath settlement along a number of boundaries impacting the sense of openness and the A4 to the south of parcel introduces urbanising influence in this location. The parcel has a largely rural character overall. Overall, the parcel makes a moderate contribution to purpose (c)
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is partly located within the World Heritage Site of Bath in the north west and is connected to the World Heritage Site Boundary at the northern and western boundaries. The parcel falls entirely within the World Heritage Site setting. As a result of this level of connection, the parcel is considered to protect the setting and special character of Bath as a historic town. Overall, the parcel makes a strong contribution to purpose (d)
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to purpose (e)
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. Professional judgement has been applied in taking into account the overall aims and purposes of preventing sprawl and keeping land purposely open. The parcel is physically connected to the large built up area and partly enclosed by existing built development on two boundaries and contains some existing development, which limits openness. The parcel has defensible boundaries (particularly the A46/A4 to the south) which would restrict or contain development and prevent sprawl. The parcel makes strong contribution to the setting and special character of Bath as a historic town. It has been judged that the parcel makes a moderate overall contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No
Summary: The parcel scores strongly against purpose (d), and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains several listed buildings and is located within the Bath World Heritage Site. The parcel contains land within Flood Zone 3b.	

High Level Assessment of ‘areas of search’ for potential grey belt	Response
Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.	

P-076



Description: The parcel is located east of Bath. The parcel is located within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Moderate** The parcel is physically linked to the defined large built up area of Bath along the parcel's north western boundary. The parcel contains some existing development primarily to the north of the parcel comprising commercial/industrial development including housing development at the north eastern corner (recently constructed and not present on inset map). A railway line runs along the eastern boundary of the site, as well as a canal which runs through the northern part of the parcel before running parallel to the railway line through the south of the parcel. The boundary between the parcel and the large built up area is less defensible and comprises the edge of existing built form in Bath. The boundary between the parcel and the Green Belt to the north and east is defensible and comprises the River Avon, Warminster Road, and the A4. As such, the parcel has physical features that could restrict and contain development. The southern extent of the parcel is considered to make a stronger contribution to purpose (a) given it is predominantly open countryside, the northern part of the parcel by, virtue of existing development and the presence of defensible boundaries between the parcel and the wider Green Belt (the A4 and River Avon) which would contain any development, makes a lesser contribution. Overall, when considered as a whole, the parcel makes a moderate contribution to Purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Weak** The southern portion of the parcel forms a very small part of the gap between the defined neighbouring towns of Bath and Bradford on Avon. The parcel forms a

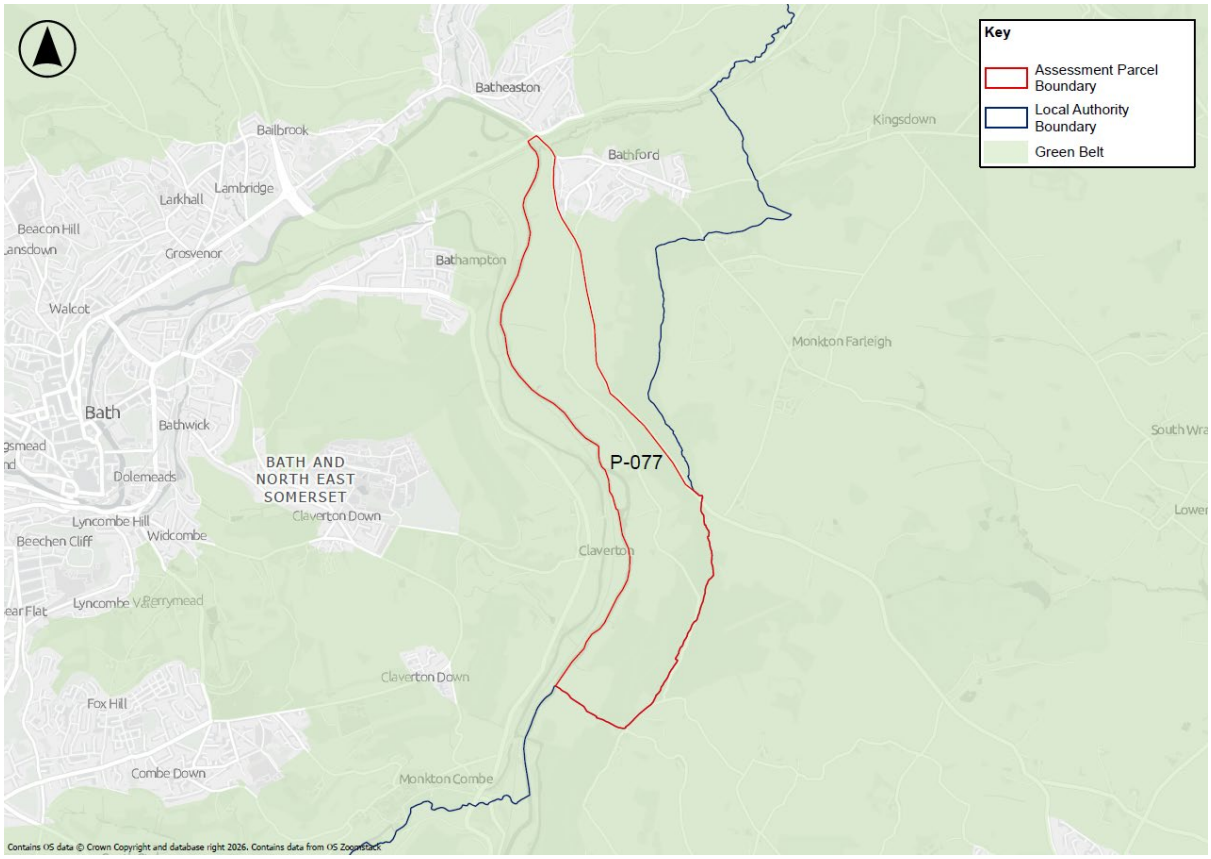
Green Belt Purpose Assessment	Contribution
	very small part of a gap without making a contribution to visual separation, where development would not physically reduce the perceived or actual distance between towns. Overall, the parcel makes a weak contribution to preventing neighbouring towns form merging.
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains between 10 - 15% built form. Built form comprises of commercial and industrial development focused within the north of the parcel. The built form includes some agricultural land uses that are not inappropriate development in the Green Belt. The score has therefore been moderated on this basis. The southern extent of the parcel is characterised by open countryside. The north eastern corner of the site is partly enclosed by existing development introducing urbanising influences in this area, notwithstanding this the parcel possesses a largely rural character. Overall, the parcel makes a moderate contribution to Purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel does not directly adjoin the World Heritage Site of Bath; however, it is located entirely within the World Heritage Site setting, and therefore likely to provide unbroken views into prominent features of the historic core of the town from afar. The parcel includes prominent features of landscape setting including the River Avon which is a landform feature which contribute to the character of the World Heritage Site[21]. Overall, the parcels make a strong contribution to Purpose (d)
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e)
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a moderate contribution to three purposes, a strong contribution to one purpose and a weak contribution to one purpose. Overall, the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No
Summary:	

[21] B&NES (2013). City of Bath World Heritage Site Setting SPD.

High Level Assessment of 'areas of search' for potential grey belt	Response
The parcel contributes strongly to purpose (d) and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains areas that vary in terms of their contribution to Green Belt purpose (b). Further consideration of potential grey belt within this parcel could be undertaken as part of a more granular Stage 2 Green Belt Assessment. The parcel contains several listed buildings and is located within the Cotswolds National Landscape and within the Bath World Heritage Site setting. Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.	

P-077



Description: The parcel is located east of Bath and west of the village of Bathford. The parcel is located within the B&NES local authority area

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Strong** The parcel is physically linked to the defined large built up area of Bath along the parcel's northern boundary. The parcel contains limited existing development excluding development which is appropriate in the Green Belt (e.g. allotments). The parcel has a defensible boundary between the parcel and the large built up area comprising of the A4. The boundaries between the parcel and the Green Belt comprise of the River Avon and the A363 which are defensible and the less defensible boundaries of mature woodland and field boundary. The parcel is connected to the large built up area along its northern boundary and due to its level of connection, development would result in incongruous pattern of development resulting in an extended finger of development into the Green Belt. Overall, the parcel makes a strong contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The southern extent of the parcel is located in a gap between the defined neighbouring towns of Bath and Bradford on Avon. The parcel forms a small part of a gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns. Overall, the parcel makes a moderate contribution to purpose (b).

Green Belt Purpose Assessment	Contribution
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains less than 10% built form. The built form includes rural land uses that are not inappropriate development in the Green Belt. The score has therefore been moderated on this basis. The parcel comprises of agricultural fields throughout the parcel. Overall, the parcel possesses a largely rural character. The parcel is partly enclosed by existing development to the north and northeast of the parcel boundaries impacting the sense of openness. Overall, the parcel makes a moderate contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel does not directly adjoin the World Heritage Site of Bath, however the parcel is located entirely within the setting of the World Heritage Site therefore likely to provide unbroken views into prominent features of the historic core of the town from afar. It includes prominent features of landscape setting including a portion of Important Green Hillside at the east of the parcel, which is a landform feature which contribute to the character of the World Heritage Site[22]. Overall, the parcel makes a strong contribution to purpose (d)
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e)
Overall Assessment:	**Strong**
Reason for Overall Assessment:	The parcel makes a strong contribution to two purposes and a moderate contribution to three purposes. Overall, the parcel makes a strong contribution to Green Belt purposes.

[22] B&NES (2013). City of Bath World Heritage Site Setting SPD.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

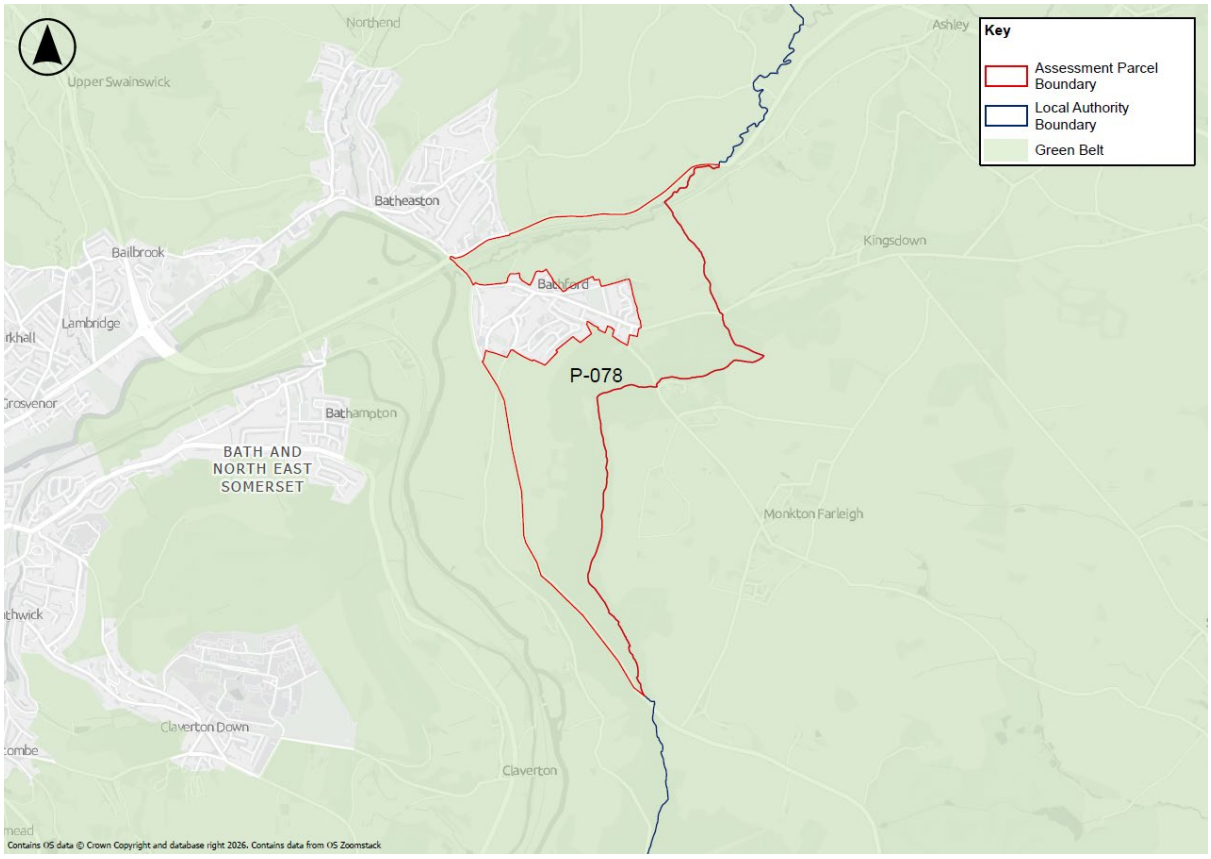
Summary:

The parcel scores strongly against purposes (a) and (d) and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel is located within the Cotswolds National Landscape and contains sections of ancient woodland. The parcel also contains several listed buildings. The parcel is located entirely within the setting of the Bath World Heritage Site. The parcel contains an area of land located within Flood Zone 3b within the north, and land designated as local green space within the west of the parcel.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.

P-078



Description: The parcel is located to the east of Bath. The parcel falls within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Strong** The parcel is physically linked to the defined large built up area of Bath at the northern boundary. Built form includes industrial and distribution uses located off Bathford Hill and off Ashley Road located at the north and south of the parcel. The parcel is predominantly open countryside covered in woodland. The boundaries between the parcel and large built up area of Bath are defensible. They comprise of Box Road (A4) in the northern boundary and the Great Western Railway Main Line as an inner boundary at the north of the parcel. As such, the parcel has physical features that could restrict and contain development. However, the boundaries between the parcel and the Green Belt are less defensible, and there are no other defensible boundaries in reasonable proximity. The parcel is connected to the large built up area of Bath along its northern boundary and due to its level of connection, development would result in an incongruous pattern of development, i.e. an extended finger of development into the Green Belt. Overall, the parcel makes a strong contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**No Contribution** The parcel does not form part of a gap between towns and therefore does not play a role in preventing neighbouring towns from merging, it does not contribute to purpose (b).

Green Belt Purpose Assessment	Contribution
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains less than 10% built form. Built form includes industrial and distribution uses located off Bathford Hill, and off Ashley Road located at the north and south of the parcel. The parcel comprises a predominantly agricultural use throughout the parcel and land occupied by Rowbarrow Wood as an ancient woodland. Overall, the parcel possesses a strongly rural character. The parcel is partly enclosed by the settlement of Bathford as the parcel boundaries wrap around this settlement's northern, eastern and southern boundaries, along with the northeastern extent of Bath (Batheaston), impacting the sense of openness and introducing urbanising influences to the parcel. The remainder of the parcel is surrounded by open countryside. The parcel's topography ascends from northeast to southeast of the parcel, where it is elevated at Rowbarrow Wood at the south and east of the parcel. Overall, the parcel makes a moderate contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel does not directly adjoin the World Heritage Site of Bath, however, is physically connected at the northern boundary. The parcel is entirely within the World Heritage Site setting. The parcel provides glimpsed vistas into prominent features of the historic core, and the parcel protects open land which has a strong immediate connection with the historic core by virtue of its location within the World Heritage Site setting. While there is intervening development of Bathampton and Bathford that may affect views, the parcel is located within a plateau area and an Important Green Hillside at the south and east of the parcel, and By Brook Valley at the west of the parcel, which are landform features which contribute to the character of the World Heritage Site[23]. Overall, the parcel makes a strong contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a strong contribution to two purposes, a moderate contribution to two purposes and no contribution to one purpose. Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel is predominantly open countryside however it is physically connected to the large built up area (at the northern boundary) which introduces urbanising influences on the parcel, it is also enclosed by built development in Batheaston which limits the sense of openness. In consideration of this, it has been judged that the parcel makes a moderate overall contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes

[23] B&NES (2013). City of Bath World Heritage Site Setting SPD.

High Level Assessment of 'areas of search' for potential grey belt	Response
Would the parcel be included in an 'area of search' for potential grey belt?	No

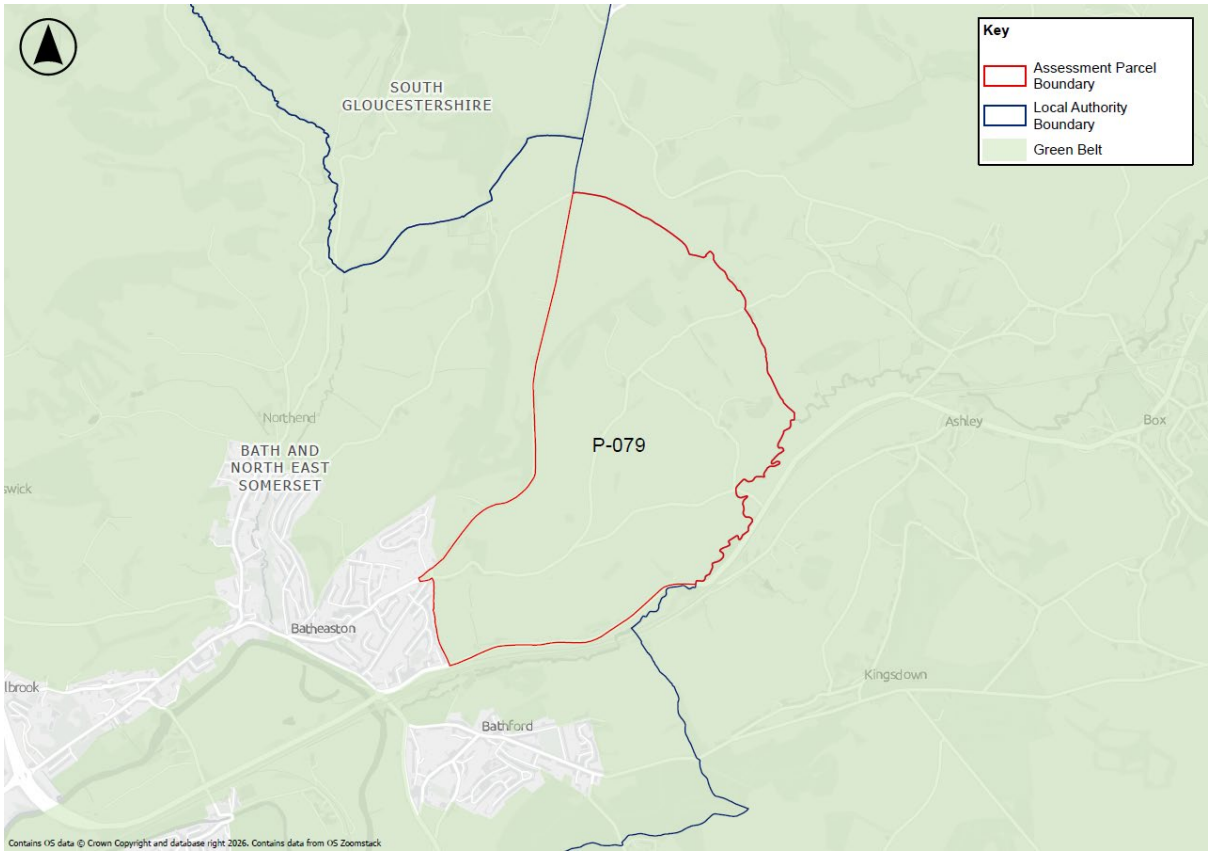
Summary:

The parcel scores strongly against purposes (a) and (d) and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel contains several listed buildings and is located within the Cotswolds National Landscape. The parcel also contains SSSI and large sections of ancient woodland. The parcel is entirely within the Bath World Heritage Site setting. The parcel contains land within Flood Zone 3b within the north.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.

P-079



Description: The parcel is located to the east of Bath. The parcel is within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Strong** The parcel is physically linked to the defined large built up area of Bath at the western boundary. Built form includes industrial and distribution uses located to the north of Box Road / Bath Road (A4) at the parcel's southern boundary; and the washed over residential development within the hamlet of Lower Shockerwick. The parcel is predominantly open countryside. The boundaries between the parcel and large built up area of Bath are less defensible, comprising the edge of existing built form and there are no other defensible boundaries in reasonable proximity. The boundaries between the parcel and the Green Belt comprise the Box Road / Bath Road (A4) at the parcel's southern boundary which is a more defensible boundaries and the less defensible boundaries of By Brook in the south and east of the parcel (aligning with the local authority boundary of B&NES), and Bannerdown Road / Roman Road at the northern boundary. The parcel lacks physical features that could restrict or contain development. The parcel is connected to the large built up area of Bath along its western boundary and due to its level of connection, development would result in an incongruous pattern of development, i.e. an extended finger of development into the Green Belt. Overall, the parcel makes a strong contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**No Contribution** The parcel does not form part of a gap between towns and therefore does not play a role in preventing neighbouring towns from merging, it does not contribute to purpose (b).

Green Belt Purpose Assessment	Contribution
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. Built form includes some agricultural land uses that are not inappropriate development in the Green Belt. The score has therefore been moderated on this basis. The remaining built form includes industrial, and distribution uses located to the north of Box Road / Bath Road (A4) at the parcel's southern boundary; and the washed over residential development within the hamlet of Lower Shockerwick. The parcel comprises a predominantly open countryside throughout. Overall, the parcel possesses a strongly rural character. The parcel is connected to the northeast of Bath (Batheaston), impacting the sense of openness un this location. The remainder of the parcel is surrounded by open countryside. The parcel's topography ascends from south to north of the parcel, where it is elevated at Bannerdown Road / Roman Road at the northwest of the parcel. Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel does not directly adjoin the World Heritage Site of Bath, however, is located almost entirely within the World Heritage Site setting. The parcel includes prominent features of landscape setting including the River Avon which is a landform feature which contribute to the character of the World Heritage Site[24]. Due to the topography of the parcel, it is likely to provide glimpsed vistas into prominent features of the historic core and protect open land which has a strong immediate connection with the historic core by virtue of its location within the World Heritage Site setting. However, there is intervening development of Batheaston that may affect views into the historic core of Bath. Overall, the parcel makes a strong contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Strong**
Reason for Overall Assessment:	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose and no contribution to one purpose. Overall, the parcel makes a strong contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

[24] B&NES (2013). City of Bath World Heritage Site Setting SPD.

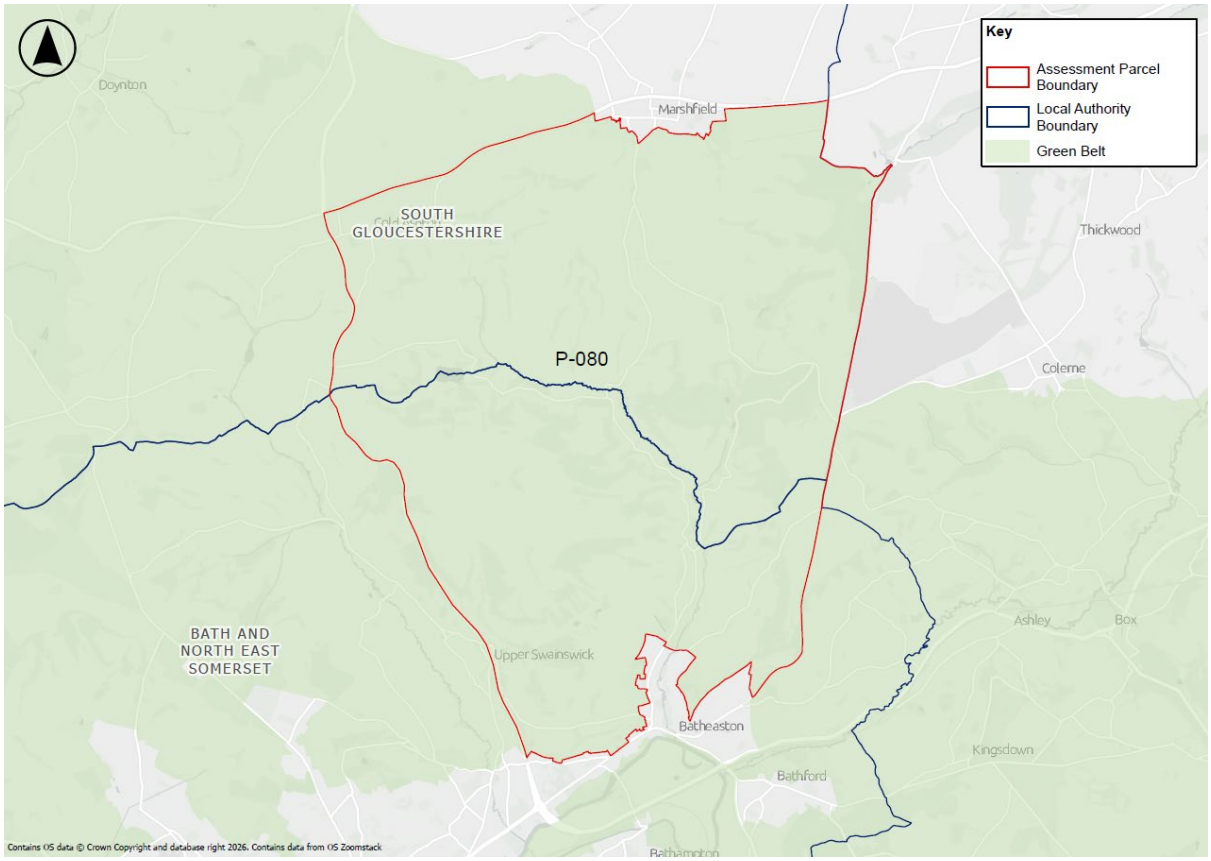
Summary:

The parcel scores strongly against purposes (a) and (d) and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel contains a section of ancient woodland and is located within the Cotswolds National Landscape. The parcel also contains several Listed buildings. The parcel is located almost entirely within the Bath World Heritage Site setting. The parcel contains land within Flood Zone 3b located within the east of the parcel

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.

P-080



Description: The parcel is located to the north east of Bath and at the north eastern extent of the Green Belt. The parcel is located within the B&NES and SGC local authority areas.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Strong** The parcel is physically linked to the defined large built up area of Bath at the southern boundary. Built form includes industrial and distribution uses of Steway Lane in the centre of the parcel, distribution uses and the Marshfield Primary School off the A420 in the north of the parcel, industrial/distribution uses off the A46 at the west of the parcel; and the washed over residential development within the hamlet of Cold Ashton. The parcel is predominantly open countryside. The boundaries between the parcel and large built up area of Bath are less defensible, comprising the edge of existing built form and there are no other defensible boundaries in reasonable proximity. The boundaries between the parcel and the Green Belt are defensible; these comprise the A46 at the western boundary, the A420 at the north, and Bannerdown Road / Roman Road at the eastern boundary. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area of Bath along its southern boundary and due to its level of connection, development would result in an incongruous pattern of development, i.e. a significant extension of the large built up area into open countryside. Overall, the parcel makes a strong contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**No Contribution** The parcel does not form part of a gap between towns and therefore does not play a role in preventing neighbouring towns from merging, it does not contribute to purpose (b).

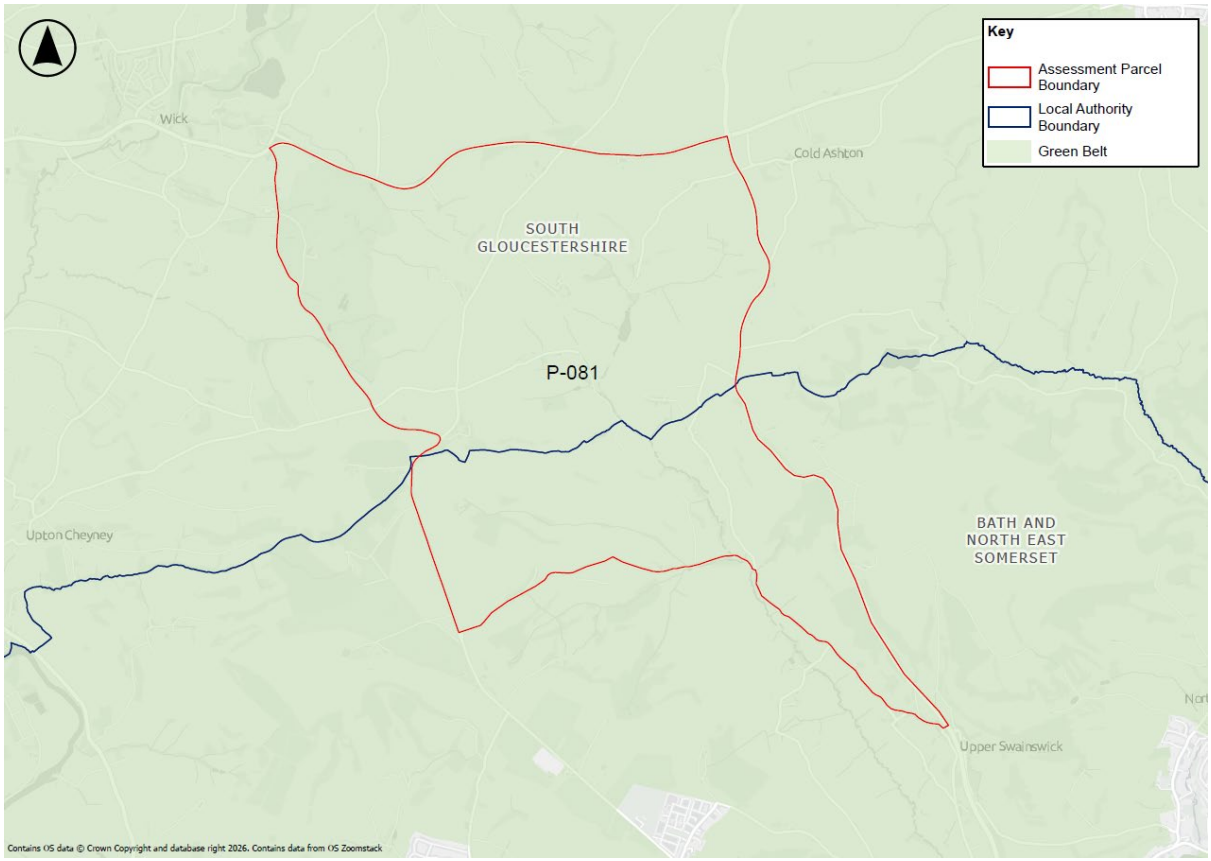
Green Belt Purpose Assessment	Contribution
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. Built form includes industrial and distribution uses of Steway Lane in the centre of the parcel, distribution uses and the Marshfield Primary School off the A420 in the north of the parcel, industrial/distribution uses off the A46 at the west of the parcel, and the washed over residential development within the hamlet of Cold Ashton. The parcel comprises predominantly open countryside. Overall, the parcel possesses a strongly rural character. The parcel is partly enclosed by the northeastern extent of Bath (Batheaston), and the village of Marshfield at the north of the parcel, impacting the sense of openness. The remainder of the parcel is surrounded by open countryside. The parcel's topography is varied and includes areas of high elevation in land adjacent to Marshfield village and the A420, the A46, and includes Charmy Down and Little Solsbury Hill. Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is located adjacent to the World Heritage Site of Bath and is physically connected at the southern boundary. The parcel is partially within the World Heritage Site setting in the south of the parcel. The parcel provides glimpsed vistas into prominent features of the historic core which contribute to the character of and views from the World Heritage Site. The parcel includes prominent features of landscape setting including the Charmy Down, High Cotswold Plateau, the St Catherines Brook Valley complex and two Important Green Hillsides which are landform features which contribute to the character of the World Heritage Site, as recognised in the City of Bath World Heritage Site Setting SPD[25]. The parcel also protects open land which has a strong immediate connection with the historic core by virtue of its location within the World Heritage Site setting. Overall, the parcel makes a strong contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Strong**
Reason for Overall Assessment:	The parcel makes a strong contribution to three purposes, a moderate contribution to one purpose, and no contribution to one purpose. Overall, the parcel makes a strong contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

[25] B&NES (2013). City of Bath World Heritage Site Setting SPD.

High Level Assessment of 'areas of search' for potential grey belt	Response
Summary: The parcel scores strongly against purposes (a) and (d) and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel contains several listed buildings throughout. The parcel contains one scheduled monument, Ashwike Hall Registered Park/Garden, and two Conservation Areas. The parcel contains SSSI, Ancient Woodland and is located within the Cotswolds National Landscape. The parcel is partially within the World Heritage Site setting in the south of the parcel. The parcel contains land within Flood Zone 3b Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.	

P-081



Description: The parcel is located to the north of Bath and to the east of Bristol. The parcel is located in the B&NES and SGC local authority areas.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**No Contribution** The parcel is not physically or perceptually linked to the defined large built up areas of Bristol or Bath and therefore does not contribute to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel is located in a gap between the defined neighbouring towns of Bath and Bristol and between the neighbouring towns of Bath and Yate. The parcel forms a small part of these gaps, where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns. Overall, the parcel makes a moderate contribution to purpose (c).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. Built form includes some agricultural land uses that are not inappropriate development in the Green Belt. The score has therefore been moderated on this basis. The remaining built form includes industrial/commercial uses associated with agriculture off the A420 at the north of the parcel; and the washed over residential development within the hamlet of Tadwick. The parcel comprises a predominantly open countryside. Overall, the parcel possesses a strongly rural character. The parcel is surrounded by countryside along all its boundaries. The parcel's topography ascends from east to west and is most elevated at Upper Langridge in the northwest.

Green Belt Purpose Assessment	Contribution
	Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel does not directly adjoin the World Heritage Site of Bath. However, the parcel is partially within the World Heritage Site setting in the south of the parcel. The parcel provides glimpsed vistas into prominent features of the historic core which contribute to the character of and views from the World Heritage Site. The parcel includes prominent features of landscape setting including the Lam Brook Valley located in the centre of the parcel and Important Green Hillside located at the south of the parcel. of which are landform features which contribute to the character of the World Heritage Site[26]. The parcel also protects open land which has a strong immediate connection with the historic core by virtue of its location within the World Heritage Site setting. Overall, the parcel makes a strong contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Strong**
Reason for Overall Assessment:	The parcel makes a strong contribution to two Green Belt purposes, a moderate contribution to two purposes and no contribution to one purpose (purpose (a)). Professional judgement has been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. The parcel does not contribute to preventing urban sprawl given its location away from large built up areas, however the parcel has a strongly rural character and has a high degree of openness, it has therefore been judged that the parcel makes a strong overall contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Does the parcel have the potential to be considered grey belt?	No

[26] B&NES (2013). City of Bath World Heritage Site Setting SPD.

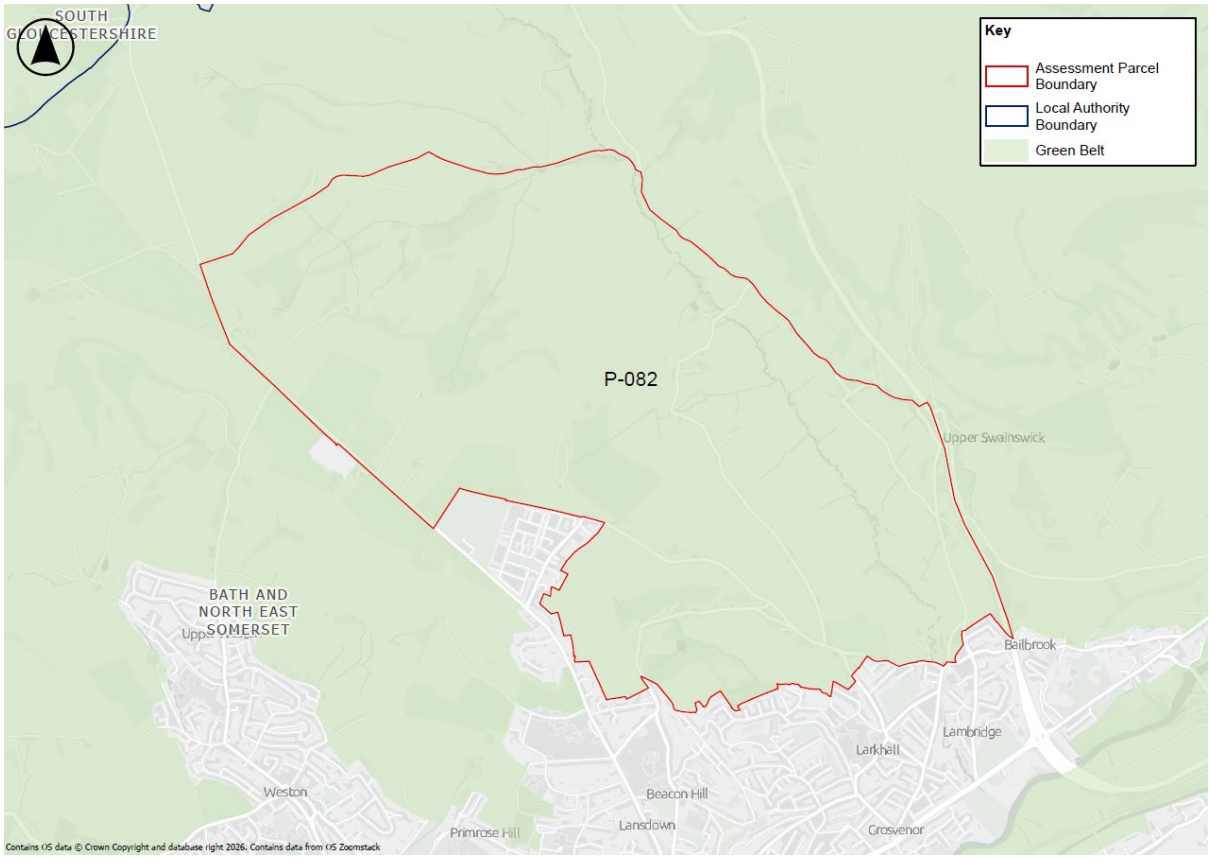
Summary:

The parcel scores strongly against purpose (d) and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel is located entirely within the Cotswolds National Landscape and has two sections of Ancient Woodland within the south and north of the parcel and includes land within the Bath World Heritage Site setting at the south of the parcel. The parcel contains land within Flood Zone 3b.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.

P-082



Description: The parcel is located to the north of Bath. The parcel falls within the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Strong** The parcel is physically linked to the defined large built up area of Bath at the southern boundary. Built form includes industrial/business uses off Woolley Lane in the centre of the parcel, and off Lansdown Road at the west of the parcel; and the residential development within the washed over village of Upper Swainswick and the hamlets of Charlcombe and Woolley. The parcel is predominantly open countryside. The boundaries between the parcel and large built up area of Bath are less defensible, comprising the edge of built form, and there are no other defensible boundaries in reasonable proximity. The boundaries between the parcel and the Green Belt are defensible; these comprise the A46 at the eastern boundary, and Lansdown Road at the eastern boundary. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area of Bath along its southern boundary and due to its level of connection, development would result in an incongruous pattern of development, i.e. an extended finger of development into the Green Belt. Overall, the parcel makes a strong contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel is located in a gap between the defined neighbouring towns of Bath and Bristol and between Bath and Yate. The parcel forms a small part of these gaps, where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns.

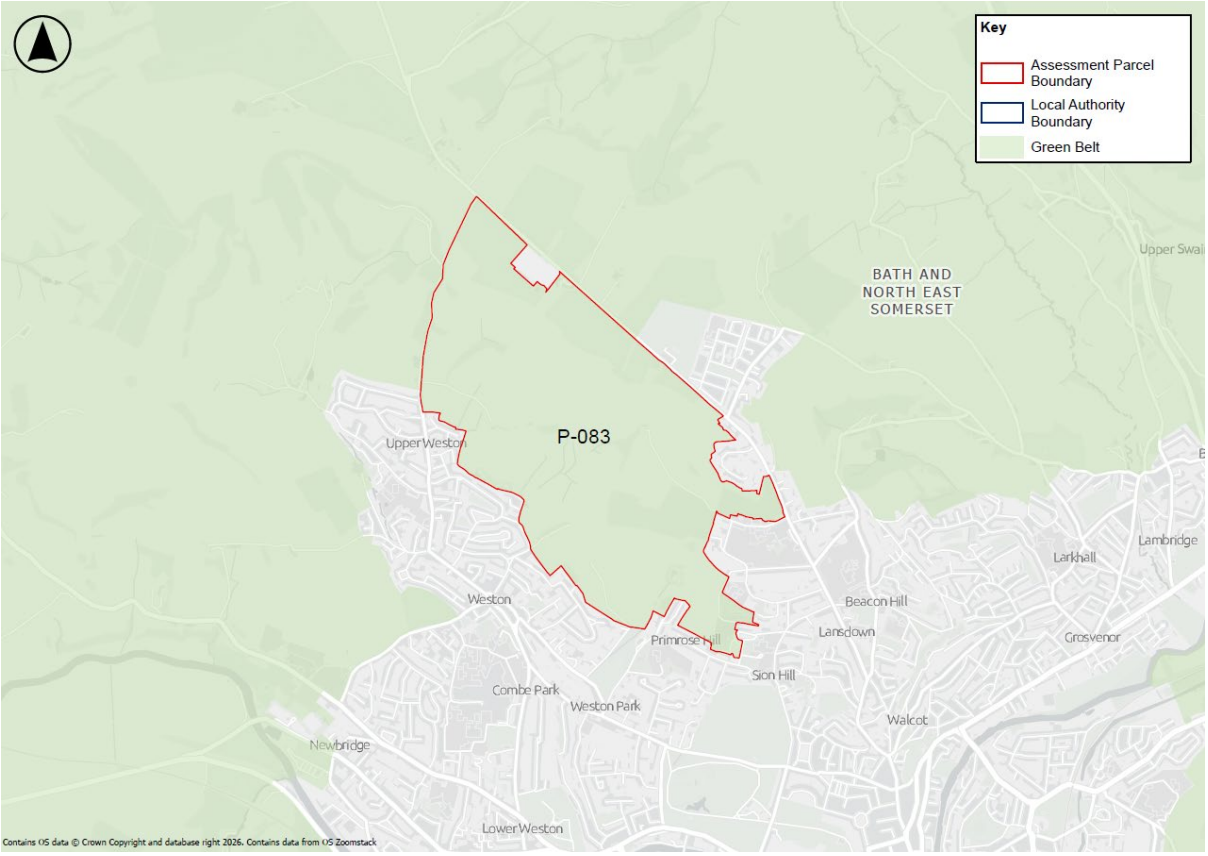
Green Belt Purpose Assessment	Contribution
	Overall, the parcel makes a moderate contribution to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. The built form includes some agricultural land uses that are not inappropriate development in the Green Belt. The score has therefore been moderated on this basis. Remaining built form includes industrial/business uses off Woolley Lane in the centre of the parcel, and off Lansdown Road at the west of the parcel; and the washed over residential development within the villages of Charlcombe and Upper Swainswick and the hamlet of Woolley. The parcel comprises a predominantly open countryside. Overall, the parcel possesses a strongly rural character. The parcel is surrounded by countryside along all of its boundaries. The parcel's topography ascends from east to west and is most elevated at the northwest. Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is partly within the World Heritage Site of Bath within the southern extent of the parcel, and majority of the parcel falls within the World Heritage Site setting. The parcel includes prominent features of landscape setting including the Lam Brook Valley at the northeast, Charlcombe Valley at the southwest, and the Lansdown High Cotswold Plateau and outer slopes located at the west and northwest of the parcel, and Important Green Hillside located at the southwest of the parcel, each of which are landform features which contribute to the character of the World Heritage Site, as recognised in the City of Bath World Heritage Site Setting SPD[27]. The parcel provides glimpsed vistas into prominent features of the historic core, and the northern extent of the parcel protects open land which has a strong immediate connection with the historic core by virtue of its location within the World Heritage Site setting. Overall, the parcel makes a strong contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Strong**
Reason for Overall Assessment:	The parcel makes a strong contribution to three Green Belt purposes and a moderate contribution to two purposes. Overall, the parcel makes a strong contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

[27] B&NES (2013). City of Bath World Heritage Site Setting SPD.

High Level Assessment of 'areas of search' for potential grey belt	Response
Summary: The parcel scores strongly against purposes (a) and (d) and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment. The parcel is partly located within the Bath World Heritage Site and includes land within the World Heritage Site setting. The parcel is located within the Cotswolds National Landscape and contains three areas of Ancient Woodland. Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.	

P-083



Description: The parcel is located to the north of Bath. The parcel is located in the B&NES local authority area.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Moderate** The parcel is physically linked to the defined large built up area of Bath at the southern, eastern and western boundaries. Built form includes Kingswood School in the south of the parcel. The parcel is predominantly open countryside. The boundaries between the parcel and large built up area of Bath are less defensible, and there are no other defensible boundaries in reasonable proximity. The boundaries between the parcel and the Green Belt are mixed; these comprise Lansdown Road at the eastern boundary. As such, the parcel has physical features that could restrict and contain development. The parcel is partially enclosed by the large built-up area along three boundary and the connection to the large built-up area is such that development of the parcel would not result in an incongruous pattern of development and could be considered to round off the settlement pattern. Overall, the parcel makes a moderate contribution to purpose (a).
Purpose (b): To prevent neighbouring towns merging into one another	**Moderate** The parcel is located in a gap between the defined neighbouring towns of Bristol and Bath. The gap between Bristol and Bath includes the presence of village of Bitton which act as intervening development. The parcel forms a small part of the gap, where there is scope for some development without the loss of visual separation or physically reducing the perceived or actual distance between towns. Overall, the parcel makes a moderate contribution to preventing neighbouring towns from merging and therefore to purpose (b).

Green Belt Purpose Assessment	Contribution
Purpose (c): To assist in safeguarding the countryside from encroachment	**Moderate** The parcel contains less than 3% built form. Built form includes Kingswood School in the south of the parcel. The parcel comprises a predominantly agricultural use throughout. Overall, the parcel possesses a strongly rural character. The parcel is partly enclosed by Bath along its eastern, western and southern boundaries, impacting the sense of openness. The parcel's topography ascends from southwest to east. Overall, the parcel makes a moderate contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is partly located within the World Heritage Site of Bath at the south of the parcel and is physically connected at the southern, eastern and western boundaries. The remainder of the parcel is located within the World Heritage Site setting. The parcel includes prominent features of landscape setting including a wider ridge at the south and the Weston Valley and Important Green Hillside covering the extent of the parcel, each of which are landform features which contribute to the character of the World Heritage Site, as recognised in the City of Bath World Heritage Site Setting SPD[28]. The parcel provides glimpsed vistas into prominent features of the historic core, and the parcel protects open land which has a strong immediate connection with the historic core by virtue of its location within the World Heritage Site setting containing the Weston Valley. Overall, the parcel makes a strong contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Moderate**
Reason for Overall Assessment:	The parcel makes a moderate contribution to four purposes and a strong contribution to one purpose (purpose (d)). Overall, the parcel makes a moderate contribution to Green Belt purposes.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

[28] B&NES (2013). City of Bath World Heritage Site Setting SPD.

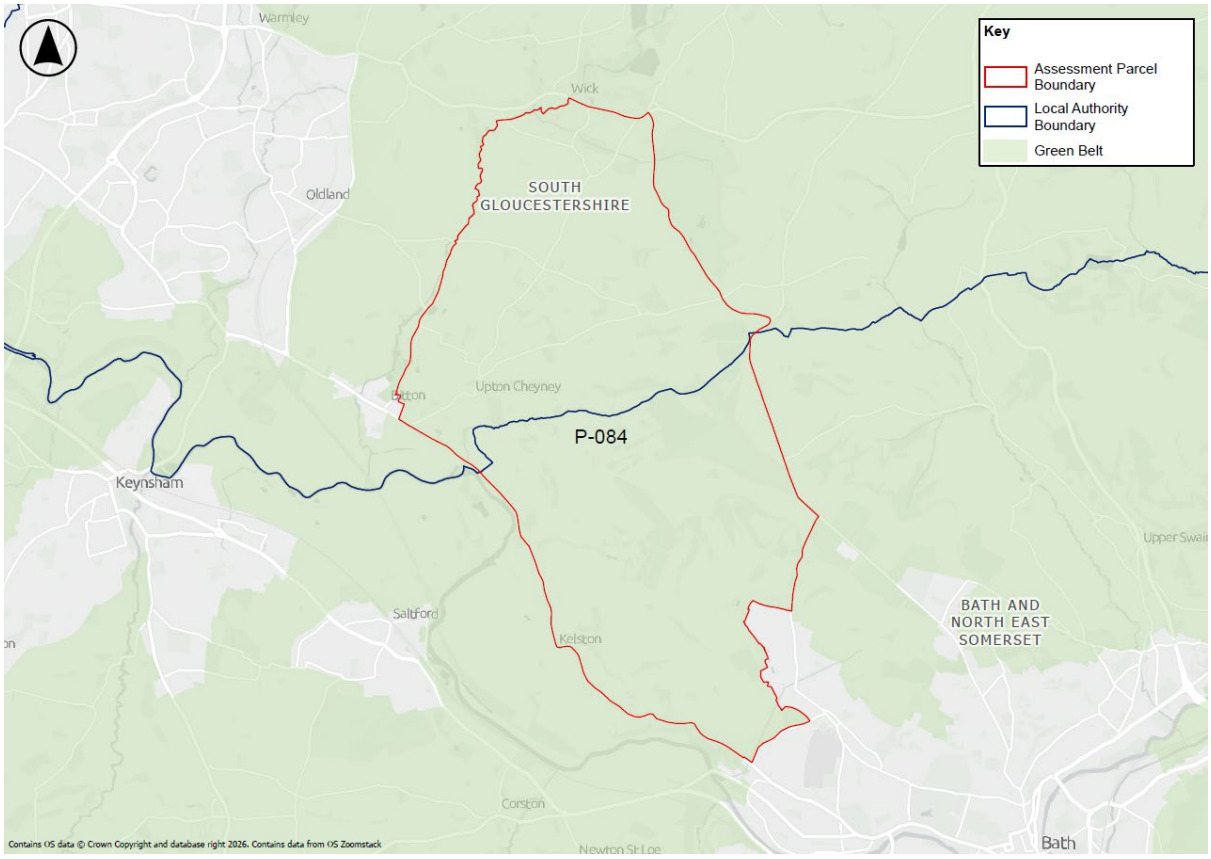
Summary:

The parcel scores strongly against purpose (d) and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel is partly located within the Bath World Heritage Site and contains five Listed buildings. The parcel is located within the Cotswolds National Landscape.

Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations.

P-084



Description: The parcel is located to the north west of Bath. The parcel is located within the B&NES and SGC local authority areas.

Green Belt Purpose Assessment	Contribution
Purpose (a): To check the unrestricted sprawl of large built-up areas	**Strong** The parcel is physically linked to the defined large built up area of Bath at the southern boundary. Built form includes business uses off Lansdown Riad at the south and east of the parcel, and off Lansdown Road at the west of the parcel, Bath Racecourse, Avon Fire & Rescue Service located within the east and industrial/business use off the A431 at the west and Oldfield School at the south of the parcel; and the washed over residential development within the villages of Upton Cheyney, Kelston and North Stoke, and the hamlets of Swineford and Beach. The parcel is predominantly open countryside. The boundaries between the parcel and large built up area of Bath are less defensible comprising the edge of existing built form, and there are no other defensible boundaries in reasonable proximity. The boundaries between the parcel and the Green Belt are defensible; these comprise the A431 at the western and Bath Road at the east boundary, and Lansdown Road at the eastern boundary. As such, the parcel has physical features that could restrict and contain development. The parcel is connected to the large built up area of Bath along its southern boundary and due to its level of connection, development would result in an incongruous pattern of development, i.e. an extended finger of development into the Green Belt. Overall, the parcel makes a strong contribution to purpose (a).

Green Belt Purpose Assessment	Contribution
Purpose (b): To prevent neighbouring towns merging into one another	**Strong** The parcel is located in a gap between the defined neighbouring towns of Bristol and Bath. The parcel forms a substantial part of the gap, where development would result in a significant loss of visual separation or physically reduce the perceived or actual distance between towns. Overall, the parcel makes a strong contribution to preventing neighbouring towns from merging and therefore to purpose (b).
Purpose (c): To assist in safeguarding the countryside from encroachment	**Strong** The parcel contains less than 3% built form. Built form includes business uses off Lansdown Road at the south and east of the parcel, and off Lansdown Road at the west of the parcel, Bath Racecourse, Avon Fire & Rescue Service located within the east and industrial/business use off the A431 at the west and Oldfield School at the south of the parcel; and the washed over residential development within the villages of Upton Cheyney, Kelston and North Stoke, and the hamlets of Swineford and Beach. The parcel comprises a predominantly open countryside throughout. Overall, the parcel possesses a strongly rural character. The parcel is surrounded by countryside along all of its boundaries. The parcel's topography is highly varied, with areas of elevation at Lansdown Hill and Kelston Round Hill. Overall, the parcel makes a strong contribution to purpose (c).
Purpose (d): To preserve the setting and special character of historic towns	**Strong** The parcel is located adjacent to the historic town of Bath and is physically connected at the southern boundary. The parcel is partly located within the World Heritage Site at the southern boundary, with approximately half of the southern extent of the parcel being located within the World Heritage Site setting. The parcel includes prominent features of landscape setting including an Important Green Hillside at the south of the parcel, of which is a landform feature which contributes to the character of the World Heritage Site, as recognised in the City of Bath World Heritage Site Setting SPD[29]. The parcel provides glimpsed vistas into prominent features of the historic core, and the parcel protects open land which has a strong immediate connection with the historic core by virtue of its location within the World Heritage Site setting. The parcel contains a section of an important green hillside within the south of the parcel. Overall, the parcel makes a strong contribution to purpose (d).
Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Moderate** The Bristol and Bath Green Belt is considered to play a role in contributing to Purpose (e) by encouraging the re-use of urban land for reasons stated in the methodology. The parcel therefore makes a moderate contribution to Purpose (e).
Overall Assessment:	**Strong**
Reason for Overall Assessment:	The parcel makes a strong contribution to four Green Belt purposes and a moderate contribution to one purpose (purpose (e)). Overall, the parcel makes a strong contribution to Green Belt purposes.

[29] B&NES (2013). City of Bath World Heritage Site Setting SPD.

High Level Assessment of 'areas of search' for potential grey belt	Response
Does the parcel (when considered as a whole) score strongly against either Purpose (a), Purpose (b) or Purpose (d)?	Yes
Are there any Footnote 7 constraints present within the parcel?	Yes
Would the parcel be included in an 'area of search' for potential grey belt?	No

Summary:

The parcel scores strongly against purposes (a), (b) and (d) and as such has not been considered as potential for grey belt for the purposes of this Stage 1 Strategic Green Belt Assessment.

The parcel contains sections of Ancient Woodland and SSSI within the eastern portion. The majority of the parcel is located within the Cotswolds National Landscape. The parcel contains two scheduled monuments, several listed buildings and three Conservation Areas. The parcel is partially located within the World Heritage Site at the southern boundary, with approximately half of the southern extent of the parcel being located within the World Heritage Site setting. The parcel contains land within Flood Zone 3b.

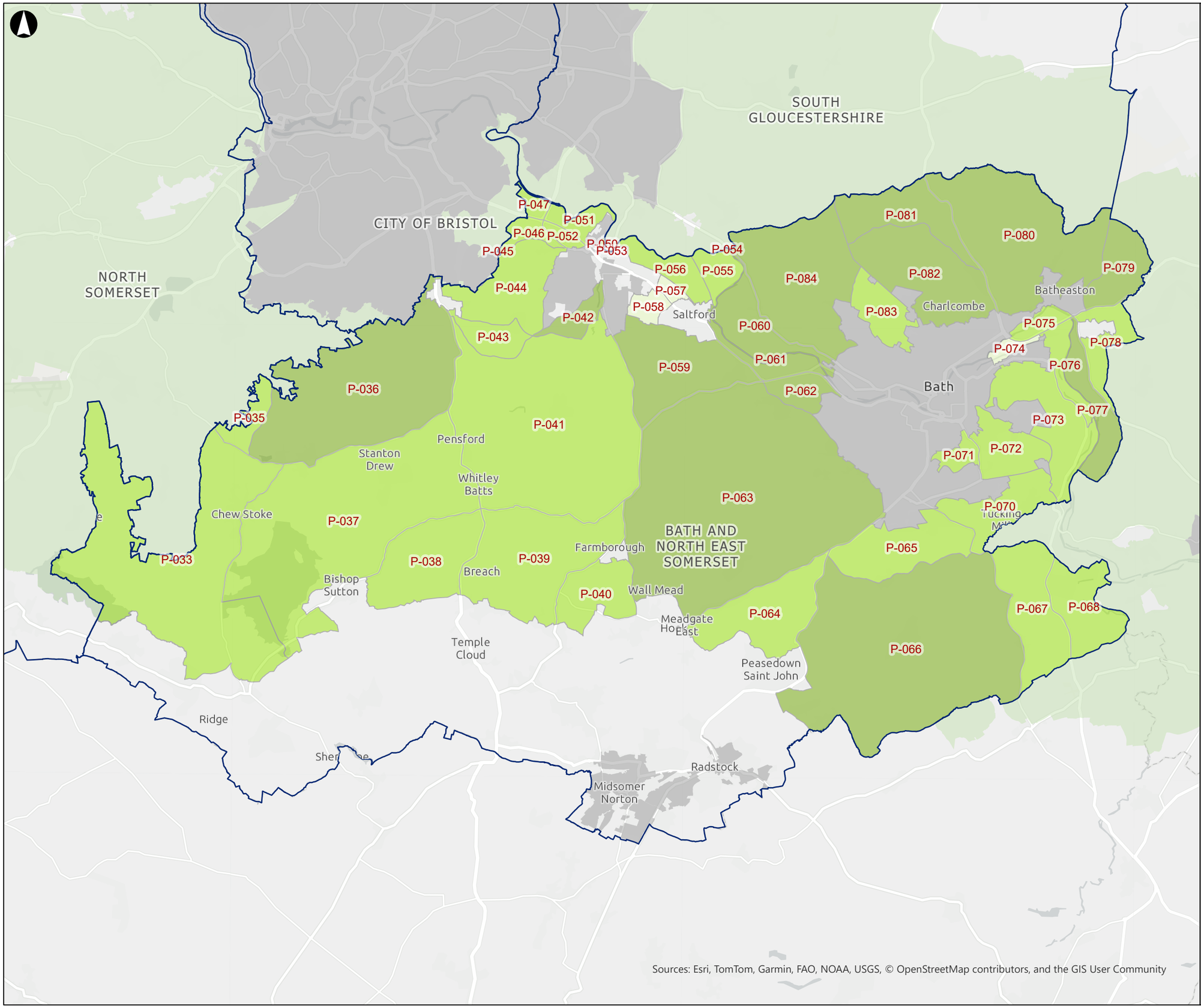
Further assessment at a later stage of the plan making process will be required to identify any effects on footnote 7 designations however the extent and scale of constraints within the parcel may make it unsuitable to be considered grey belt.

ARUP

Strategic Green Belt Assessment Update

Attachment 3

SGBA Interim Map Outputs: Bath and North East Somerset



05/06/2026 13:05

Key

- Local Authority Boundaries
- Green Belt in Neighbouring Authorities

OverallPerformance

- Strong
- Moderate
- Weak
- No Contribution

Metres

0 1,250 2,500 5,000

Coordinate System: British National Grid

Rev	Date	By	Chkd	Appd	Authd
P01	04/06/26	WJ	KM	AR	--

ARUP

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Client

West of England Combined Authority

Project Name

WECA Strategic GBA

Drawing Title

Bath and North East Somerset: Strategic Parcel Performance against Overall

Scale at A3

1:100,000

Role

Planning

Suitability

For Information

Project Number

312012-00

Rev

P01

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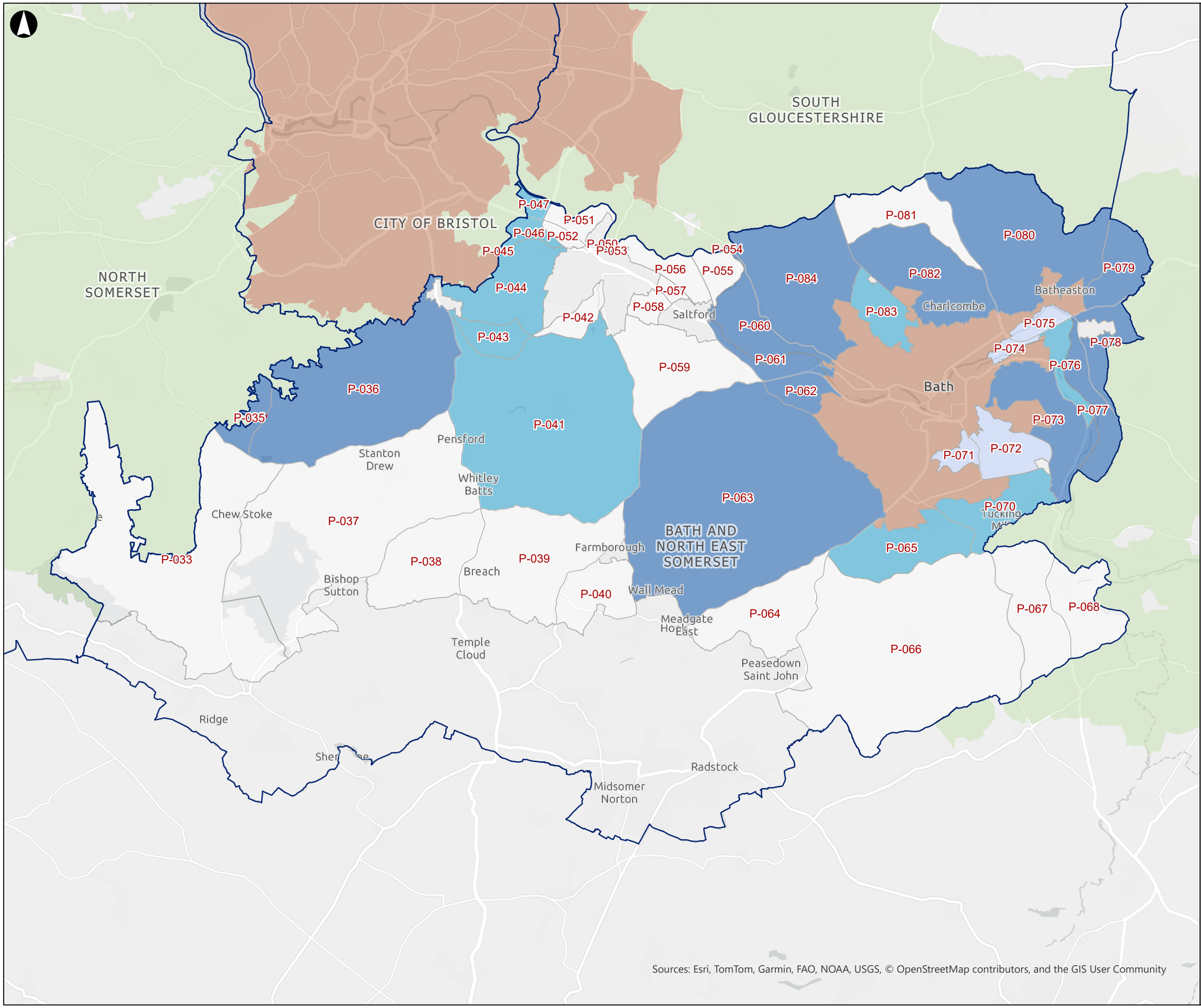

Key

- Local Authority Boundaries
- Green Belt in Neighbouring Authorities
- Large Built-up Areas considered for Purpose (a) Assessment

Purpose (a)

- Strong
- Moderate
- Weak
- No Contribution

Metres
0 1,250 2,500 5,000

Coordinate System: British National Grid

Rev	Date	By	Chkd	Appd	Authd
P01	04/06/26	WJ	KM	AR	--

ARUP

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www.arup.com

Client
West of England Combined Authority

Project Name
WECA Strategic GBA

Drawing Title
Bath and North East Somerset: Strategic Parcel Performance against Purpose (a)

Scale at A3
1:100,000

Role
Planning

Suitability
For Information

Project Number
312012-00

Rev
P01

Drawing Number
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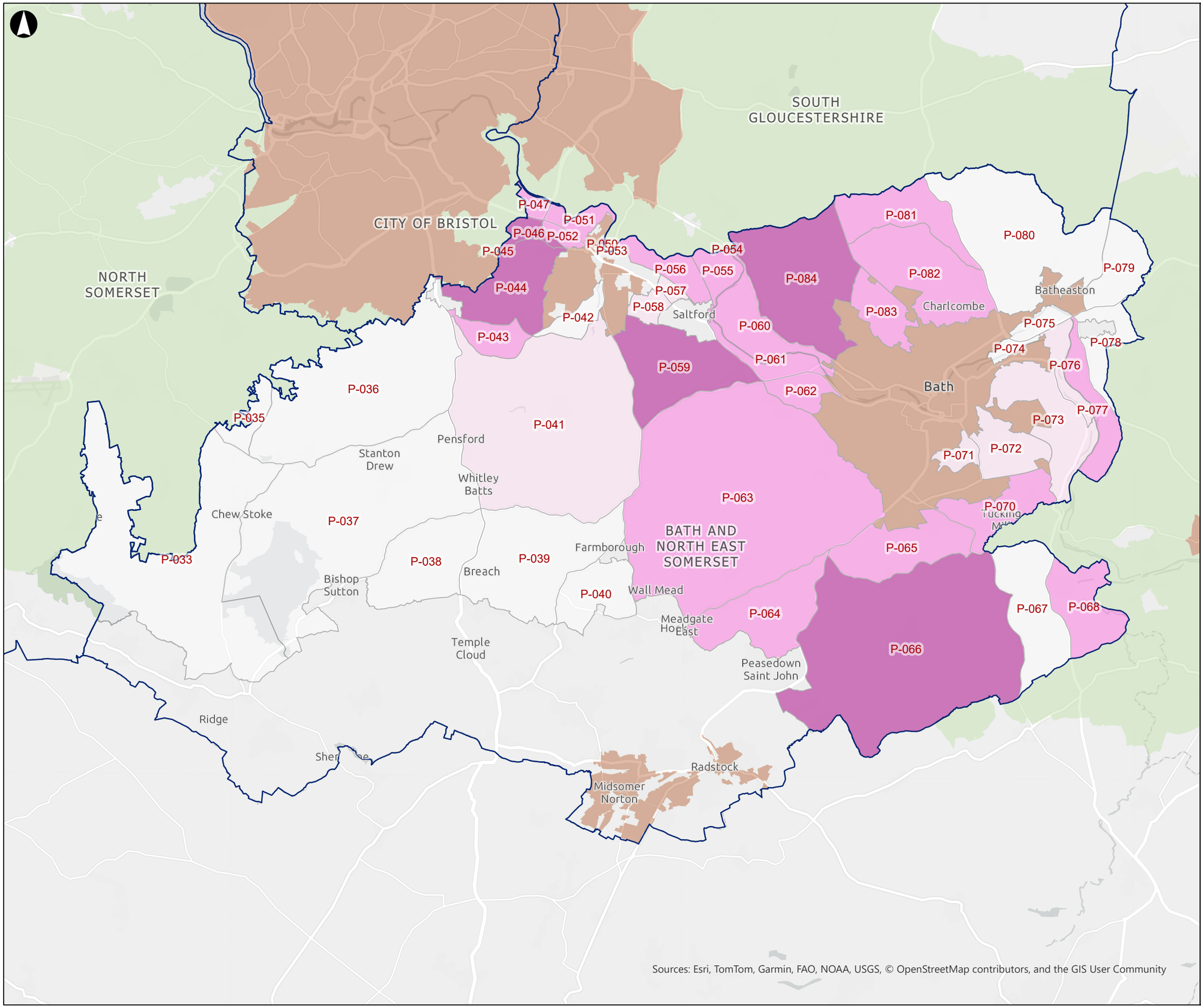

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Key

- Local Authority Boundaries
- Green Belt in Neighbouring Authorities
- Towns considered for Purpose (b) Assessment

Purpose (b)

- Strong
- Moderate
- Weak
- No Contribution

Metres

0 1,250 2,500 5,000

Coordinate System: British National Grid

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Project Name

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Drawing Title

Bath and North East Somerset: Strategic Parcel Performance against Purpose (b)

Scale at A3

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Role

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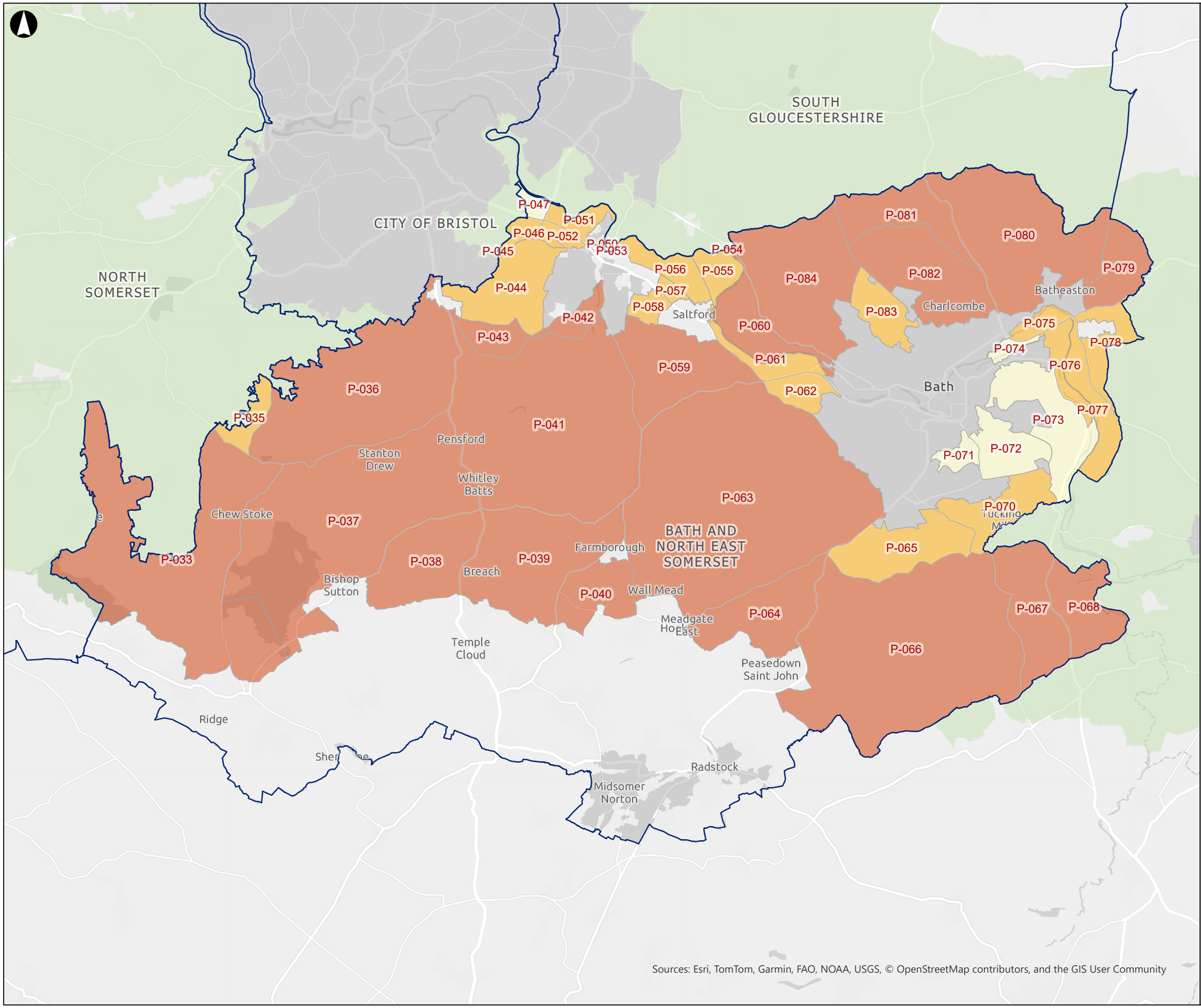

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Key

- Local Authority Boundaries
- Green Belt in Neighbouring Authorities

Purpose (c)

- Strong
- Moderate
- Weak
- No Contribution

Metres

0 1,250 2,500 5,000

Coordinate System: British National Grid

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Drawing Title

Bath and North East Somerset: Strategic Parcel Performance against Purpose (c)

Scale at A3

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Role

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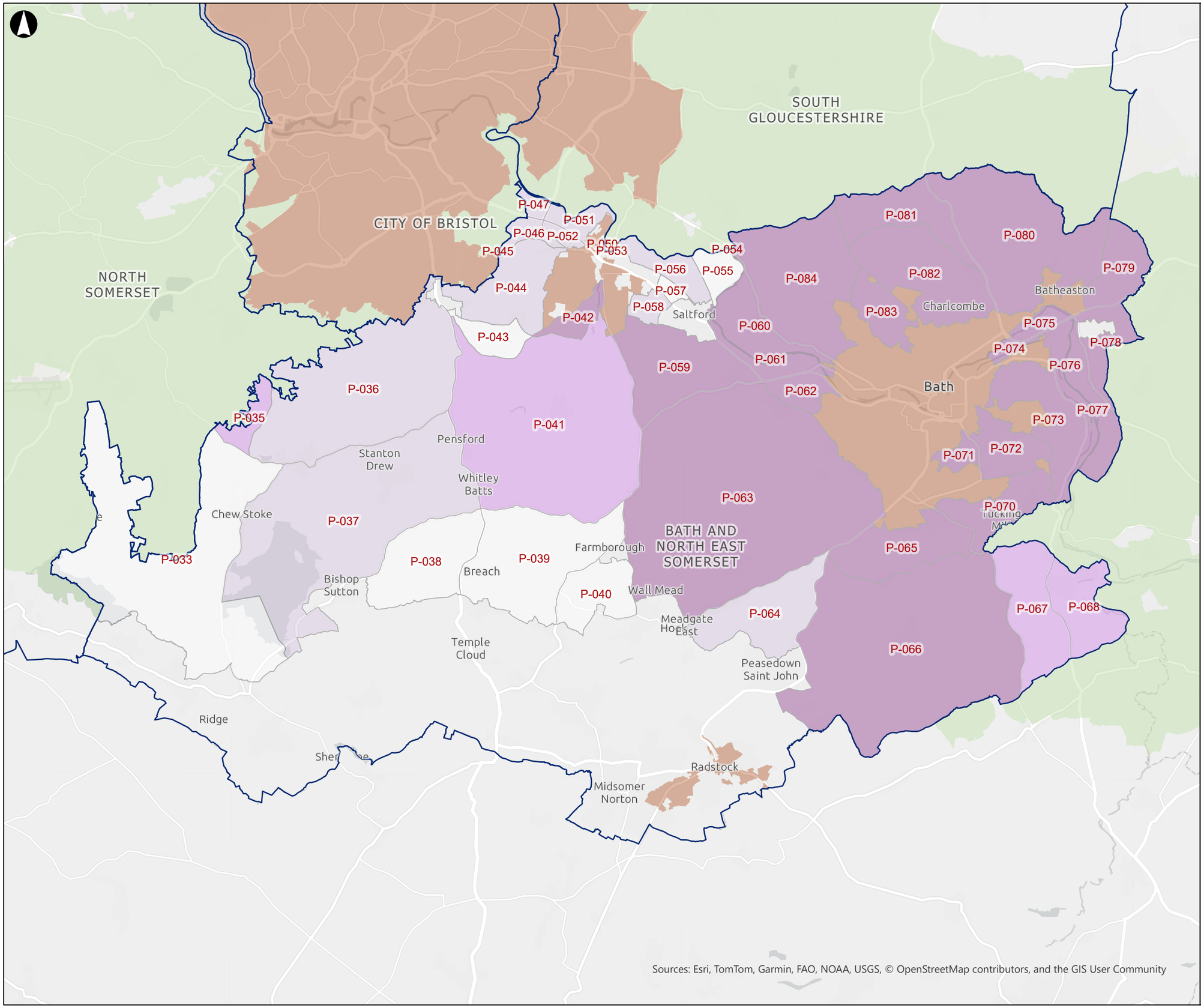

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Key

- Local Authority Boundaries
- Green Belt in Neighbouring Authorities
- Towns considered for Purpose (d) Assessment

Purpose (d)

- Strong
- Moderate
- Weak
- No Contribution

Metres

0 1,250 2,500 5,000

Coordinate System: British National Grid

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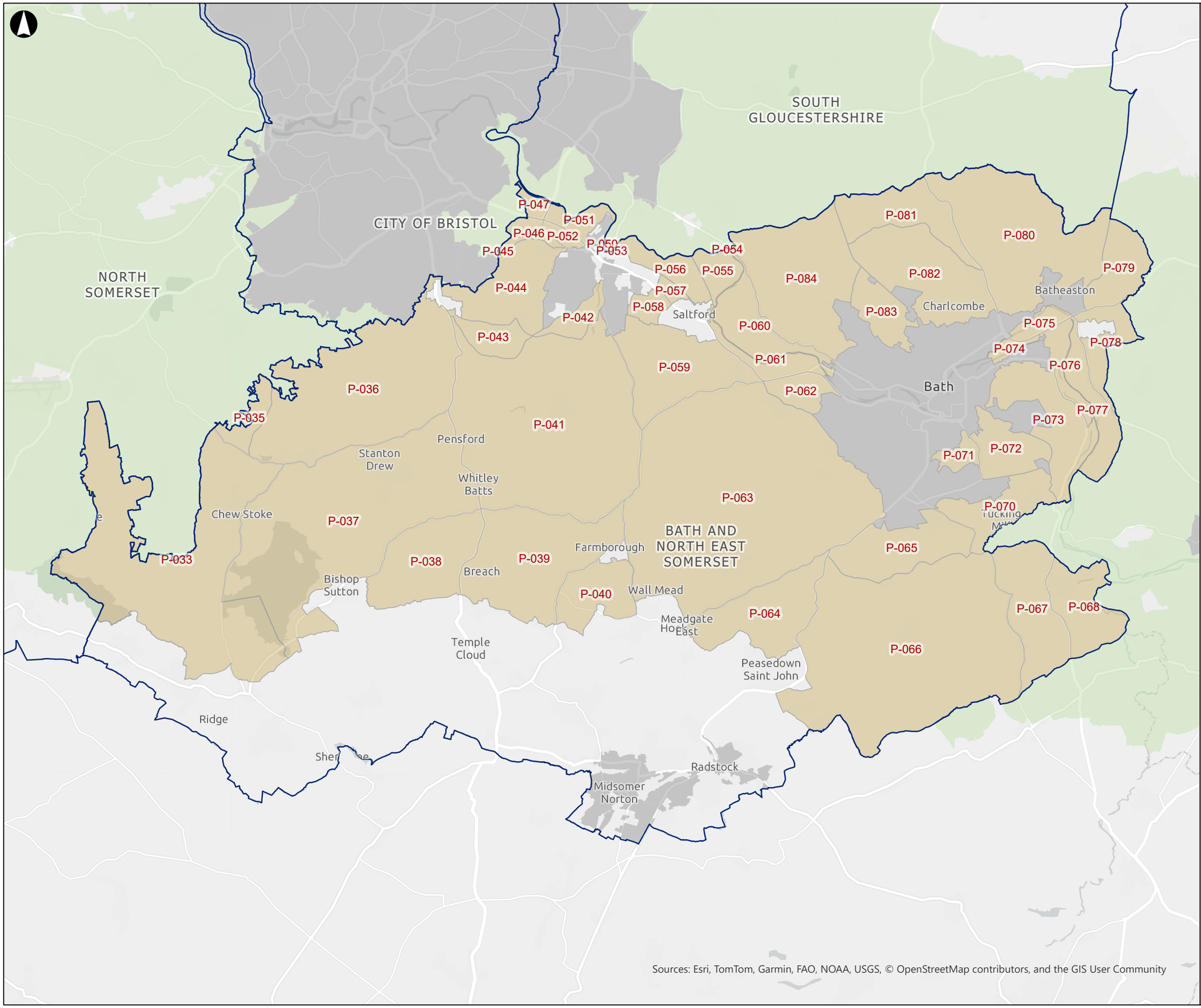

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Key

- Local Authority Boundaries
- Green Belt in Neighbouring Authorities

Purpose (e)

- Strong
- Moderate
- Weak
- No Contribution

Metres

0 1,250 2,500 5,000

Coordinate System: British National Grid

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Scale at A3

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Role

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