ARUP

South Gloucestershire Council

South Gloucestershire Stage 2 Green Belt Review

Final Report

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1. Introduction

1.1 Overview

In Autumn 2023, Ove Arup and Partners (Arup) was commissioned by South Gloucestershire Council (SGC) to undertake a Stage 2 Green Belt assessment of sites emerging from the Strategic Housing and Employment Land Availability Assessment (HELAA) (2023). It is intended to form a secondary, spatially-focused stage to the strategic Stage 1 Strategic Development Strategy – Strategic Green Belt Assessment, which was commissioned by the West of England Combined Authority (WECA), prepared by LUC and Atkins and published in November 2021.

As set out within the Local Development Scheme from October 2022[1], following the decision of the WECA Mayor on 9th May 2022 to stop all work on the West of England Combined Authority Spatial Development Strategy (SDS), the strategic planning framework for South Gloucestershire is now provided through the Local Plan. The new South Gloucestershire Local Plan (SGLP), which will replace the Core Strategy and the Policies, Sites and Places Plan, will cover the whole administrative area of the district for the plan period 2025 to 2042.

Regulation 18 Consultation, as required by the Town and Country Planning (Local Planning) (England) Regulations 2012, took place between December 2023 and February 2024. This follows the previous informal stages of Phase 1 and Phase 2 Local Plan consultation undertaken in 2020, 2021 and 2022.

Consultation required by Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 is proposed for January 2025, and will set out the final Spatial Strategy and supporting policy framework. Submission of the Local Plan, as required by Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, is proposed for Autumn 2025.

The purpose of a Green Belt Review 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). Alongside a suite of other evidence, this Stage 2 Green Belt Review will provide underpinning evidence to inform policy choices regarding the strategy for growth within the South Gloucestershire Local Plan. This Stage 2 Green Belt Review does not in itself function as a policy or decision-making document that can determine whether areas of the Green Belt should be released for growth. Instead, this must be balanced amongst other elements of up-to-date Local Plan evidence, assessed against the Environment Assessment of Plans and Programmes Regulations 2004, and, the Council must demonstrate through the Plan that there are exceptional circumstances which exist to justify the release of Green Belt land.

It is noted that since the commencement of this study, the revised NPPF was published on 12 December 2024. The revised NPPF includes a number of changes to Green Belt policy, most notably including the new concept of ‘grey belt’. As the Local Plan has been prepared under transitional arrangements, this means it will be examined under the December 2023 NPPF. This study has been prepared in accordance with the December 2023 NPPF and it therefore does not reflect the Green Belt policy changes contained within the revised NPPF. The findings do still hold weight against the revised NPPF however ‘grey belt’ has not been identified as part of this study.

1.2 Purpose of the Stage 2 Green Belt Review

Typically, a Green Belt Review is undertaken in two stages. The first stage examines the performance of a district’s Green Belt in its entirety. The second stage is more granular in detail and examines the performance of submitted sites or discrete Green Belt parcels, primarily adjacent to existing urban areas, in locations which support sustainable development or where new settlements are being proposed as part of emerging growth options.

LUC and Atkins were commissioned by WECA to undertake a strategic Green Belt Assessment to form part of the evidence informing the emerging West of England Spatial Development Strategy (SDS). The final ‘Stage 1 Strategic Development Strategy – Strategic Green Belt Assessment November 2021’ (hereafter

[1] https://beta.southglos.gov.uk/static/b91eecf62010808143763521d12bd38b/Local-Plan-Delivery-Programme-2022-25.pdf

referred to as the 'Stage 1 Strategic Green Belt Assessment') sets out the broad rationale and basic methodology for the Stage 2 assessment. Paragraph 5.4 – 5.6 of the Stage 1 Strategic Green Belt Assessment notes that:

> *5.4 The strategic contribution analysis and comments on potential harm of release of land provided in this 'Stage 1' assessment will form the basis of future detailed Green Belt assessment work assessing the harm of releasing defined areas Green Belt land (i.e. sites or development search areas), and identifying ways that harm could be minimised.*
>
> *5.5 The strategic and detailed Green Belt assessment work will then be used collectively with other important elements of the WECA authorities' Local Plan work to plan and refine sustainable patterns of development.*
>
> *5.6 The more detailed 'Stage 2' assessment will apply the same basic assessment criteria, but at a finer grain in terms of both the size of areas of variation that are identified, and the ratings scale that is applied.*

Despite the halting of work on the WECA Spatial Development Strategy, the constituent WECA authorities have confirmed that the Stage 1 Strategic Green Belt Assessment remains proportionate and effective, and therefore it is considered to form a component of the new South Gloucestershire Local Plan evidence base.

Since the production of the Stage 1 Strategic Green Belt Assessment, work has been progressed by SGC in relation to key principles, approaches, policies, sites and evidence. Specifically, alongside other strategy-informing documents, this has included the completion of a Strategic Housing and Employment Land Availability Assessment (HELAA) (2023). The Stage 2 Green Belt Review will assist SGC in providing evidence on how sites emerging through the HELAA perform against the Green Belt purposes to inform plan-level considerations regarding sustainable patterns of development. As noted in Paragraph 5.6 above, the Stage 2 Green Belt Review takes the same basic assessment criteria from the Stage 1 Strategic Green Belt Assessment, and further refines this based on the need to achieve consistency for a finer grain site-specific analysis.

1.3 What does the Stage 2 Green Belt Review not do?

Whilst Green Belt reviews can differ in their scope and extent, there are also often a range of misconceptions about their purpose and role. The following clarifies what this Stage 2 Green Belt Review does not do:

- The Stage 2 Green Belt Review does not consider the status of washed over settlements within the Green Belt, for example, whether they are suitable for insetting and/or expanding.
- SGC has provided a range of 119 'selected' HELAA sites which have passed through the lenses, the phase 3 strategy or the current strategy. This has been an iterative process. A full list of the sites which have been assessed in this study is included in Appendix A. The Stage 2 Green Belt Review does not assess all Green Belt sites in the HELAA as this would not be a proportionate approach where there is no realistic prospect that these sites would be taken forward. The Stage 2 Green Belt Review does not directly apply any site selection criteria and only considers Green Belt factors. It will therefore identify, in purely Green Belt terms, issues for SGC to take into consideration when investigating which sites might be suitable to release from the Green Belt.
- It should be noted that the findings of this study do not imply that a site will or will not be released from the Green Belt. Such decisions are a matter of planning judgement through the emerging Local Plan process, taking into account other evidence (for example, on sustainability, viability, transport, infrastructure etc).
- Alterations to Green Belt boundaries require 'exceptional circumstances', which are fully evidenced and justified, in accordance with paragraph 145 of the National Planning Policy Framework (NPPF 2023). SGC will need to demonstrate the exceptional circumstances case if they intend to release sites from the Green Belt. Furthermore, if SGC concludes that it is necessary to release sites from the Green Belt, first consideration should be given to land which is previously developed and / or well served by public transport (paragraph 146, NPPF 2023). In addition, consideration should also be given to how the impact

of this can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land (paragraph 147, NPPF 2023).

- The Stage 2 Green Belt Review does not provide an assessment of landscape character or quality. The Council's Landscape Character Assessment Supplementary Planning Document considers this.
- The Stage 2 Green Belt Review does not provide an assessment of the attractiveness or accessibility of the Green Belt. As such the findings of the study may not align with the public perception or experience of the sites given that the assessment is based on a defined methodology and criteria which relates to the five Green Belt purposes.
- The study does not consider whether a site is in a sustainable location as this is considered as part of other evidence in the Plan.
- The study does not seek to duplicate other supporting evidence or assessments, for example, whilst Purpose 4 relates to the role of the Green Belt in preserving the setting and special character of 'historic towns', the assessment of this purpose is not intended to be a detailed heritage impact assessment as such studies would be undertaken separately where required.

1.4 Structure of this Study

The Stage 2 Green Belt Review is structured as follows:

- **Section 2** sets out the implications for this study from a review of existing and emerging planning policy and guidance.
- **Section 3** considers a review of good practice including legal precedents, formative Local Plan Inspector Reports on Green Belt and experience from elsewhere in relation to Stage 2 Green Belt Reviews. This is supported by a detailed review of comparators, included in Appendix B.
- **Section 4** provides a review of the local Green Belt context and changes to policy designation in South Gloucestershire, including the role and purpose of the Stage 1 Strategic Green Belt Assessment and the implications for the Stage 2 Green Belt Review. This is supported by a detailed review of local context which is presented in Appendix C.
- **Section 5** presents the proposed methodology for the Stage 2 Green Belt Review, including the study-specific interpretation of the five Green Belt purposes for the Stage 2 assessment and the rationale for assessing sites. An accompanying proforma is provided in Appendix D.
- **Section 6** presents a summary of the findings from the Stage 2 Green Belt Review. The detailed assessment proformas are provided in Appendix E with accompanying choropleth maps provided in Appendix F.
- **Section 7** sets out the next steps for the Council in taking the Stage 2 Green Belt Review findings forward.

2. Planning Policy Context and Legislation

2.1 Overview

This section provides a review of the latest national planning policy context and guidance in relation to the Green Belt. Building on the Stage 1 Strategic Green Belt Assessment, it draws on the National Planning Policy Framework (NPPF) (December 2023) and the Planning Practice Guidance (PPG). Brief consideration is given to the scope of any recent case law set that has emerged since the Stage 1 Strategic Green Belt Assessment (November 2021) was published.

A comparative review of Stage 2 Green Belt studies undertaken by other local authorities is also provided to help shape the approach for this review. Whilst the approaches vary significantly, there are similarities which can be drawn and which can be applied to the current review. All of these comparative studies have been through Examination (examined against the existing Local Plan 2012 regulations) and therefore provide sound, robust and credible examples to consider.

2.2 National Policy and Practice Guidance

National Planning Policy Framework (December 2023)

A second revised version of the NPPF was published in December 2023, which replaces that from September 2023 and the Levelling-Up and Regeneration Bill: Reforms to National Planning Policy Consultation published in December 2022. The relevant paragraphs for this Stage 2 Green Belt Review are set out below.

Paragraphs 142 and 143 set out the role and purpose of the Green Belt, as follows:

> *'142. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*
>
> *143. Green Belt serves five purposes:*
>
> *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'.*

Paragraph 145 states that authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should only be made through the plan-making process.

> *'Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through nonstrategic policies, including neighbourhood plans'.*

Paragraph 146 emphasises that before concluding that exceptional circumstances exist, the strategic policy making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. In order to demonstrate this, the strategy should do the following:

> *'a) makes as much use possible of suitable brownfield sites and underutilised land;*

b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and

c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground'.

Paragraph 147 requires the need to promote sustainable patterns of development to be taken into account when drawing up or reviewing Green Belt boundaries. It also states:

'Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and / or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land'.

When defining Green Belt boundaries, Paragraph 148 requires plans to:

'a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;

b) not include land which it is unnecessary to keep permanently open;

c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;

d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;

e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and

f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent'.

Paragraph 150 states that:

'Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land'.

Revised NPPF (12 December 2024)

During the preparation of this Green Belt Review, on 12 December 2024, the Government published a revised version of the NPPF. The revised NPPF includes a number of changes to Green Belt policy including widening the circumstances under which Green Belt boundaries should be reviewed by local authorities and introducing new requirements for development on land which has been released from the Green Belt (such as the provision of a higher proportion of affordable housing). The revised NPPF introduces the new concept of 'grey belt' and defines this 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*."

As the Local Plan has been prepared under transitional arrangements, this means it will be examined under the December 2023 NPPF. This study has been prepared in accordance with the December 2023 NPPF (as set out above) and it therefore does not reflect the Green Belt policy changes contained within the revised NPPF. The findings do still hold weight against the revised NPPF however 'grey belt' has not been identified as part of this study.

Planning Practice Guidance (July 2019 and December 2023)

The PPG provides further guidance on Green Belt matters. In relation to the factors which can be taken into account when considering the potential impact of development on the openness of the Green Belt, Paragraph 001[2] notes that the courts have identified a number of matters which include, but are not limited to:

- *'openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;*
- *the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and*
- *the degree of activity likely to be generated, such as traffic generation.'*

Linking to paragraph 147 of the NPPF, Paragraph 002 of the PPG section on Green Belt[3] provides guidance for strategic policy-making authorities on compensatory improvements to the remaining Green Belt and the measures that could be considered, this includes:

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

In order to ensure such compensatory improvements are secured, paragraph 003 recommends that early engagement with landowners and other interest groups is undertaken by the strategic policy-making authority once the areas of land necessary for release have been identified. Such discussions should consider land ownership, the scope of works required and the appropriate use of conditions and Section 106 obligations.

In December 2023, an additional question was inserted into the Planning Practice Guidance in relation to the type of development that can take place on brownfield land in the Green Belt. The PPG refers to the NPPF policy on proposals affecting previously developed land within the Green Belt, and circumstances in which development may not be inappropriate. The Framework indicates that certain other forms of development are also 'not inappropriate' in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes the re-use of buildings provided that the buildings are of permanent and substantial construction[4].

Planning Advisory Service Guidance (2015)

Although it is becoming increasingly dated, the Planning Advisory Service (PAS) published guidance[5] for Green Belt Assessment. Emphasis is placed on the need for assessment against the five purposes of the Green Belt in the first instance. It acknowledges that there are planning considerations, such as landscape quality, which cannot be a reason to designate an area as Green Belt but that could be a planning consideration when seeking suitable locations for development.

The guidance outlines considerations to be made in relation to the five purposes as set out below:

- Purpose 1: To check the unrestricted sprawl of large built-up areas, consider the meaning of sprawl compared to 1930s definition, and whether positively planned development through a local plan with good masterplanning would be defined as sprawl.

[2] Reference ID: 64-001-20190722 (Revision date: 22 07 2019)
[3] Reference ID: 64-002-20190722, Revision date: 22 07 2019).
[4] Paragraph: 004 Reference ID: 64-004-20231219 (Revision date: 19 12 2023)

[5] PAS (2015) Planning on the Doorstep: The Big Issues

- Purpose 2: To prevent neighbouring towns from merging into one another, the purpose does not strictly suggest maintaining the separation of small settlements near to towns. The approach will be different for each case. The identity of a settlement would not be determined solely by the distance to another settlement; the character of the place and of the land in between must be taken into account. A 'scale rule' approach should be avoided; landscape character assessment is a useful analytical tool for this type of assessment.
- Purpose 3: In relation to assisting in safeguarding the countryside from encroachment, it is noted that seemingly all Green Belt achieves this purpose. The recommended approach is to look at the difference between land under the influence of the urban area and open countryside, and to favour open countryside when determining the land that should be kept open, accounting for edges and boundaries.
- Purpose 4: To preserve the setting and special character of historic towns, the guidance notes it is accepted that in practice this purpose relates to very few settlements as a result of the envelopment of historic town centres by development.
- Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land – the amount of potentially developable land within urban areas must have already been factored in when Green Belt land was initially identified. It is considered that all Green Belt achieves this purpose to the same extent, and that the Green Belt value of parcels when assessed against purpose 5 is unlikely to be distinguishable.

The NPPF requires local planning authorities to work collaboratively on strategic matters that cross administrative boundaries. The PAS guidance recognises that Green Belt is a strategic policy, and hence a strategic matter in terms of the Duty to Cooperate.

2.3 New Legislation and Transitional Arrangements

Levelling Up and Regeneration Act (LURA) (October 2023) and Transitional Arrangements for Implementation

Following the publication of the Planning for the Future White Paper (August 2020) and the Levelling Up White Paper (February 2022), the Government published the Levelling-up and Regeneration Bill and accompanying policy paper in May 2022. The Levelling Up and Regeneration Bill received formal Royal Assent on 26 October 2023. The Act proposes significant reforms to the planning system, to:

- deliver high quality design and beautiful places, and protect our heritage.
- enable the right infrastructure to come forward where it is needed.
- enhance local democracy and engagement.
- foster better environmental outcomes.
- allow neighbourhoods to shape their surroundings, as this is where the impact of planning is most immediately felt.

The Levelling Up and Regeneration Act will have significant implications for how plans are prepared. However, at the time of writing, much of the Act remains subject to secondary Regulations and policy to support implementation. The timescales for this are currently unclear. To that end, the Department for Levelling Up, Housing and Communities firstly launched the 'Levelling-up and Regeneration Bill: Reforms to national policy' in December 2022 followed by the 'Consultation on implementation of plan-making reforms' in July 2023. Whilst these consultations do set out significant policy proposals related to the process of plan-making, they are particularly important in relation to the transitional policy arrangements for implementation of the LURA.

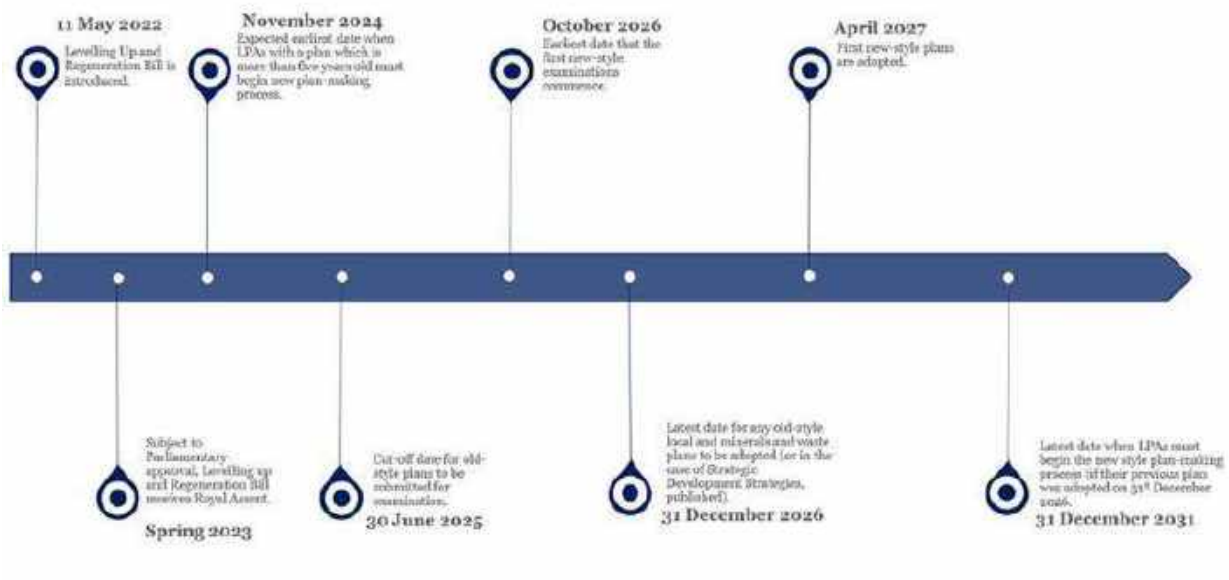
In terms of the transitional arrangements, Chapter 9 of the December 2022 consultation 'Levelling-up and Regeneration Bill: reforms to national planning policy' initially noted that that

'Plan-makers will have until 30 June 2025 to submit their local plans, neighbourhood plans, minerals and waste plans, and spatial development strategies for independent examination under the existing legal framework'.

'Authorities that have prepared a local plan, spatial development strategy or minerals and waste plan which is more than 5 years old when the new system goes live (and are not proactively working towards the 30 June 2025 submission deadline under the current system, as set out above), will be required to begin preparing a new style local plan, spatial development strategy or minerals and waste plan straight away'.

'The period of 5 years applies from the date of adoption. Authorities can begin preparing a new plan sooner if they wish'.

Figure 1 Timeline for transitioning to the reformed plan-making system[6]



Paragraph 235 of the July 2023 Consultation confirmed these intentions, stating that:

235. We confirm our intention that the latest date for plan-makers to submit local plans, minerals and waste plans, and spatial development strategies for examination under the current system will be 30 June 2025. We also confirm our intention that those plans will, in general, need to be adopted by 31 December 2026. As referred to above, these dates are contingent upon Royal Assent of the Levelling Up and Regeneration Bill, as well as Parliamentary approval of the relevant regulations. However, we are setting this out now to provide planning authorities with as much notice as possible of these dates.

236. For local plans and minerals and waste plans, this would mean that if an authority were to fail to meet the adoption deadline, or their plan were to fail at examination or be withdrawn, they would, in general, be required to commence preparation of a new-style plan immediately.

Whilst the proposed changes emerging from the Levelling-up and Regeneration Bill and NPPF 'Showing Indicative Changes for Consultation' could have significant implications for the new South Gloucestershire Local Plan, these will need to be considered in the context of plan-making as a whole. Based on the Local Development Scheme (set out within Section 1.1), it is anticipated that the new SGLP will be examined against the existing Local Plan 2012 Regulations.

[6] Levelling-up and Regeneration Bill: reforms to national planning policy Scope of Consultation (22 December 2022) https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy#chapter-13---practical-changes-and-next-steps

Local Nature Recovery Strategies and Green Belt

Following Royal Assent in November 2021, the Environment Act became statute across the UK, albeit only some parts of this apply in one or more jurisdictions.

Local Nature Recovery Strategies (LNRS) are introduced for England in Section 104. The Secretary of State is yet to appoint responsible authorities for preparing these, and to determine the exact coverage of these strategies across England. It is however envisaged that LNRS will set out a statement of biodiversity priorities for the strategy area and respond to Secretary of State's advice on areas which could be of greater importance for biodiversity or which could contribute to the establishment of a network of areas across England.

In recently released statutory guidance[7] for the preparation of LNRS, Paragraph 82 states that:

> *'If a responsible authority has Green Belt in their area, they should actively seek to target areas that could become of particular importance inside the Green Belt. This supports the government's intention for Green Belts to provide multiple benefits, including nature recovery and increased public access to nature. Similarly, responsible authorities should also look for areas that could become of particular importance near to people's homes to improve public access to nature, biodiversity, and environmental benefits'.*

2.4 Implications for the SGLP Green Belt Review Stage 1 and Stage 2

- Changes to Green Belt are not generally supported by the NPPF, as the general extent has already been established and given the intended permanence of the Green Belt. This is indeed reflected within the NPPF which states that '*there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated'.* Any proposed changes will need to be supported by a robust 'exceptional circumstances' case, which is fully justified and evidenced. The Stage 1 and Stage 2 Green Belt Review will only provide the starting point and it will be necessary for the Council to develop the exceptional circumstances case, both at strategic and site level, as part of the wider Local Plan process[8].
- Openness and permanence are key considerations in terms of Green Belt; and are therefore integral to the assessment of Green Belt across all purposes[9].
- When assessing whether an area can be removed from the Green Belt, consideration should be given to the presence or otherwise of readily recognisable and likely to be permanent boundary features[10].
- Evidence from Green Belt assessments should be reviewed in conjunction with broader evidence of the suitability and deliverability to justify exceptional circumstances for amendments to the boundaries. Proposed amendments to the Green Belt should be intrinsically linked to the overall spatial strategy and there has to be a degree of certainty over the deliverability of sites to justify the exceptional circumstances required to remove them from the Green Belt[11].
- Enhancement to Green Belt and compensatory improvements to the quality and accessibility of the remaining Green Belt to offset any loss of Green Belt is required[12].
- The Stage 2 Green Belt Review assumes that the SGLP will be submitted under the transitional arrangements for the existing system.

[7] Local Nature Recovery Statutory Guidance (March 2023): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1146160/Local_nature_recovery_strategy_statutory_guidance.pdf

[8] NPPF (2021) paragraphs 143-144

[9] NPPF (2021)) paragraph 137; and Mel Middleton, Inspector (December 2017) *Note – Green Belt Review, Independent Examination of the Welwyn Hatfield Local Plan.*

[10] NPPF (2021) paragraph 143

[11] NPPF (2021) paragraph 140-142; and examination notes / reports, including Jonathan Bore, Inspector (23 March 2018) *Examination of the Guildford Borough Local Plan: Strategy and Sites, Inspector's Questions and Comments (No.1)*; Malcolm Rivett, Inspector (25 May 2016) *Vale of White Horse Local Plan 20131: Part 1 Examination – Inspector's Interim Findings*; and Roger Clews (11 March 2016) *Report on the Examination of the Birmingham Development Plan*

[12] NPPF (2021) paragraph 146, PPG (2021) and LNRS Statutory Guidance Paragraph 83 (2023)

3. Good Practice and Comparative Examples

3.1 Overview

The following section sets out good practice for Green Belt Reviews from recent case law and appeals, formative Local Plan Inspector Reports on Green Belt issues (**Appendix B.1**), and comparative Stage 2 Green Belt Reviews which have informed adopted Local Plans (**Appendix B.2**).

3.2 Case Law and Formative Local Plan Inspector Reports on Green Belt

Case Law

The latest case law relevant to this study focuses on the definition of openness, and was covered within the Stage 1 Strategic Green Belt Assessment. The case of **Turner v SSCLG [2016] EWCA Civ 466** established the principle that openness has both a spatial and a visual dimension. The Judge stated that the concept of 'openness' is not "*narrowly limited to [a] volumetric approach…visual impact is implicitly part of the concept of 'openness of the Green Belt'."*

Appeal cases in Three Rivers[13] and Cheshire West and Chester[14] further highlight the need to carefully consider 'openness'. In the former case, the Inspector concluded the proposal for three dwellings by **Clovercourt Ltd** should be allowed as it constituted limited infill development in a village and as appropriate Green Belt development, the impact of the proposal on openness did not need to be assessed; however, that being said, the Inspector concluded that, regardless, any possible impact on openness would be offset by the removal of an existing structure with a similar footprint to the proposed development.

> *'I therefore conclude that the proposal would constitute limited infill within a village and would therefore not be inappropriate development within the Green Belt. Accordingly, there is no need to examine if very special circumstances exist to outweigh any harm arising from inappropriateness. …*
>
> *In view of my finding that the proposal is not inappropriate development, the impact on openness does not fall to be formally considered, but the impact of proposal on the openness of the Green Belt would be offset to a large degree by the removal of the barn that has a similar footprint to the proposed houses.'*

The case in Cheshire concerned plans for a new home to be developed on previously developed Green Belt land. The site concerned was a builder's yard on the edge of washed-over village. The Inspector concluded that proposals by **Clegg** could not be considered infill development, given that it was widely spaced from neighbouring houses and had frontages onto different roads. Further, the development would urbanise the site and its surroundings, thereby diminishing the openness of Green Belt. The appeal was accordingly dismissed.

> *'Indeed, in line with the 2016 Turner v Secretary of State and East Dorset Council judgement the concept of openness should not be limited to a volumetric approach comparing the size, mass and physical effect of openness before and after development. Such an approach would be far too simplistic and ignore the wider aspects of openness which goes beyond the physical effect of buildings or structures. Factors relevant include how built up the Green Belt is now and how built up would it be after development has taken place. Consequently, although it may be accepted that the proposal to redevelop a brownfield site may result in a reduced volume and footprint compared to the buildings and structures currently in place, there are wider factors that must be taken into account in defining the effect of the proposal on openness.*
>
> *In assessing the matter of openness there are a number of ways of determining whether there would be encroachment into the Green Belt. The effect of development as encroachment on the countryside may be in the form of loss of openness or intrusion. The Framework identifies that openness is an essential characteristic of the Green Belt.'*

[13] Planning Inspectorate (2018) *Appeal Ref: APP / P1940/W/17/3183388* – Clovercourt Ltd v Three Rivers District Council
[14] Planning Inspectorate (2018) *Appeal Ref: APP/ A0665/ W/ 17/ 3190601* – Clegg v Cheshire

The Secretary of State[15] approved plans to build a replacement secondary school and new homes on Green Belt land east of Guildford, after ruling that 'very special circumstances' had been demonstrated. He agreed with the Inspector that the scheme represented a significant development in the Green Belt which would, inevitably and significantly reduce its openness and would erode the open context of the village. Noting the substantial harm to the Green Belt, he ruled that the provision of new housing and a new school carried greater weight.

The Inspector's note[16] for this appeal highlighted some key considerations in relation to Green Belt, which are relevant to this assessment:

- The two essential attributes of the Green Belt are its permanence and openness.
- The key element to assess is the effect that a development has on the openness of the Green Belt.
- The concept of 'openness' is generally considered to be land being free from built development.'
- Although openness should be assessed on an individual site / area basis, the cumulative impact on the Green Belt of development on adjacent sites / areas should be considered.

More recently, the **Supreme Court case of R (on the application of Samuel Smith Old Brewery) v North Yorkshire County Council [2020]** UKSC 3 considered the concept of openness. The Judge concluded:

> *"[Openness] is a matter not of legal principle but of planning judgement for the planning authority or the inspector"* [Paragraph 25] … "*…There was no error of law on the face of the report. Paragraph 90* [now NPPF 155] *does not expressly refer to visual impact as a necessary part of the analysis, nor in my view is it made so by implication. As explained in my discussion of the authorities, the matters relevant to openness in any particular case are a matter of planning judgement, not law*." [Paragraph 39]

In summary, the recent Supreme Court case of Samuel Smith Old Brewery does clarify that it is not an implicit requirement to consider the visual effects on Green Belt openness, however it also does not imply that this is not relevant. The court did not dispute the approach previously set out in Turner and confirmed that it is a matter of planning judgement. The PPG (July 2019) does recognise that "*openness is capable of having both spatial and visual aspects*" and this remains unchanged following the Samuel Smith Old Brewery judgement.

Older examples of Green Belt case law (2013 – 2014) typically relate to the understanding and defining of exceptional circumstances[17]. Whilst this will be essential for the Council to consider as the Local Plan progresses, it is not considered in detail here.

Formative Green Belt Reviews

Based on extensive and ongoing monitoring of Green Belt issues at Examination, **Appendix B.1** summarises a series of 'formative' Green Belt Reviews and associated Local Plan Inspector Reports which are relevant to the overall preparation of all Green Belt Reviews. These include the following principles:

- Green Belt should be assessed against the purposes set out in NPPF and, if any purpose is to be excluded, there must be a robust rationale. Any methodology must clearly set out how the purposes have been interpreted and should respect the local context, for example in relation to the definition of key terms[18]. Generally, Purpose 4 is only assessed in some authorities where it is deemed relevant due to the local

[15] Ministry of Housing, Communities and Local Government, Secretary of State (2018) Town and Country Planning Act 1990 – Section 78 Appeal Made by Berkley Homes (Southern) Ltd and The Howard Partnership Trust

[16] 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, APP/ Y3615/W/16/3151098

[17] Gallagher Estates Limited and Lioncourt Homes Limited v Solihull Metropolitan Borough Council [2014] EWHC 1283 (Admin): https://www.bailii.org/cgi-bin/markup.cgi?doc=/ew/cases/EWHC/Admin/2014/1283.html&query=gallagher&method=boolean and Case No: CO/4846/2014: Calverton Parish Council Claimant and (1) Nottingham City Council; (2) Broxtowe Borough Council, (3) Gedling Borough Council and (1) Peveril Securities Limited (2) Ukpp (Toton) Limited

[18] David Smith, Inspector, (24 January 2018), Report to the council of the London Borough of Redbridge, Report on the Examination of the Redbridge Local Plan 2015-2030

historic context, whilst Purpose 5 is sometimes excluded as a non-differentiating factor in Green Belt assessments.

- It is accepted that there is a staged approach to Green Belt assessment. Stage 1 Green Belt Reviews tend to focus on the entirety of the Green Belt within an authority, dividing the Green Belt into strategic parcels for assessment. Some authorities assess the strategic as well as local roles of the Green Belt in a Stage 1 Green Belt Review. While a Stage 2 Green Belt Review is more spatially focussed, typically assessing weakly performing Green Belt identified in Stage 1 and call for sites / buffers around existing urban areas.

- It is generally good practice that Green Belt Reviews (Stage 1 and Stage 2) are undertaken sequentially, with assessments generally being in conformity with those undertaken at more strategic scales. Inspectors' have accepted that in a number of cases updates or later stage Green Belt Reviews lead to different conclusions[19]. Indeed, in the recent appeal case at Colney Heath in St Albans, the Inspector placed limited weight on the overall conclusions of the Green Belt Reviews based on the scale of the assessment undertaken compared to the appeal site[20].

- Qualitative approaches are primarily used in assessments, and it is accepted that value judgements are made which may often result in different conclusions being reached on certain criteria for individual sites[21] [22].

- Various planning appeals have highlighted important considerations around the interpretation and importance of 'openness of the Green Belt' and therefore how this is applied in a Green Belt assessment[23]. In summary:

    - 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[24].

    - 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 2, or functional character and linkages to the wider Green Belt in relation to purpose 3)[25].

    - 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[26].

- A thorough approach must be taken to the identification of sub-areas for assessments / assessment of potential development sites adjacent to the urban area, particularly where there is a risk that objectively assessed housing need would not be met without amending Green Belt boundaries[27].

- Detailed Green Belt assessment does not need to be carried out for land covered by major policy constraints, for example Flood Zone 3b or sites of international or national nature conservation importance, which would preclude development in any case[28].

[19] Inspector's Report (2022) https://www.north-herts.gov.uk/local-plan-inspectors-report
[20] Appeal Decisions APP/B1930/W/20/3265925 and APP/C1950/W/20/3265926
[21] Sefton Local Plan - Inspector's Report, March 2017
[22] Paragraph 160 North Hertfordshire Local Plan 2011 - 2031, Inspector's Report September 2022: north-herts.gov.uk/sites/default/files/2022-09/North%20Herts%20Inspectors%20Report%20-%20Final.pdf
[23] Planning Inspectorate (2018) Appeal Ref: APP / P1940/W/17/3183388 – Clovercourt Ltd v Three Rivers District Council; The Planning Inspectorate (2018) Appeal Ref: APP/ A0665/ W/ 17/ 3190601 – Clegg v Cheshire; Ministry of Housing, Communities and Local Government, Secretary of State (2018) Town and Country Planning Act 1990 – Section 78 Appeal Made by Berkley Homes (Southern) Ltd and The Howard Partnership Trust; Planning Practice Guidance (2021)
[24] 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, APP/ Y3615/W/16/3151098
[25] See: Turner v Secretary of State CLG and East Dorset Council (2016) EWHC 2728 (Admin)
[26] Further information available here: https://www.supremecourt.uk/cases/uksc-2018-0077.html
[27] See: Mel Middleton, Inspector (December 2017) Note – Green Belt Review, Independent Examination of the Welwyn Hatfield Local Plan
[28] See: Mel Middleton, Inspector (December 2017) Note – Green Belt Review, Independent Examination of the Welwyn Hatfield Local Plan

3.3 Comparative Review of Stage 2 Green Belt Studies

Whilst Local Planning Authorities typically take a staged approach to Green Belt assessment, which has been commended at Examination[29], there is no prescribed methodology for undertaking Stage 1 or Stage 2 Green Belt assessment. It is generally accepted that Green Belt assessments should take account of good practice advice and comparator studies[30], with authorities generally taking a variety of approaches to date. The following section therefore specifically considers a comparative review of Stage 2 Green Belt studies undertaken by other local authorities whose Local Plans have been found sound at Examination and have been adopted. Comparative examples are detailed further in **Appendix B.2.**

Overview of Stage 2 Green Belt Studies

The terminology applied to these studies varies considerably, some authorities refer to them as Stage 2 Green Belt Reviews or Studies whilst others incorporate elements within their Site Selection or Site Allocation process after completion of an initial Green Belt Assessment or Review. Whilst the approaches vary significantly, there are similarities which can be drawn, and which can be applied in shaping the approach to the current review.

The approaches of the following authorities have been considered:

- Calderdale Council (Local Plan adopted 22 March 2023)
- Epping Forest District Council (Local Plan adopted March 2023
- North Hertfordshire Council (Local Plan adopted November 2022)
- City of Doncaster Council (Local Plan adopted September 2021)
- Durham County Council (Local Plan adopted October 2020)
- Nuneaton and Bedworth Council (Local Plan adopted June 2019)
- Stevenage Council (Local Plan adopted May 2019)
- Guildford Council (Local Plan adopted April 2019)
- Kirklees Council (Local Plan adopted February 2019)
- Barnsley Council (Local Plan adopted January 2019)
- Cheshire East Council (Local Plan adopted July 2017)

Parcels vs Sites

All of the authorities undertook an initial Green Belt Assessment or Review which assessed parcels, areas, or sites against the five Green Belt purposes and used the findings from this to feed into the site selection process. Some authorities directly assessed the submitted sites against the Green Belt assessment methodology (Doncaster, Durham, North Hertfordshire, Nuneaton and Bedworth) whereas others used the parcel assessment findings and considered sites within those parcels within Site Selection processes (Barnsley, Calderdale, Cheshire East, Epping Forest, Guildford, Kirklees, Stevenage).

In the case of Kirklees, although all Green Belt 'edges' were originally all assessed, the Inspector positively supported that the assessment process focussed on sites in the Green Belt that had been proposed for development, or whether these had other planning history. This was considered to be 'reasonable and not unusual' given the extent of Green Belt and the time and resources available[31].

Reference to sites include those put forward by developers or landowners as part of a 'Call for Sites' process as well as sites within the Council's Strategic Housing Land Availability Assessment (SHLAA) or Employment Land Review (ELR), or equivalent. In the case of Durham County Council and City of

[29] Mary Travers, The Planning Inspectorate (2020) Report on the Examination of the Runnymede 2030 Local Plan
[30] Mary Travers, The Planning Inspectorate (2020) Report on the Examination of the Runnymede 2030 Local Plan
[31] Kirklees Council (2019) Paragraph 130 https://www.kirklees.gov.uk/beta/planning-policy/pdf/local-plan-inspectors-report/Kirklees-Local-Plan-Inspectors-Report.pdf

Doncaster, alternative boundaries to some submitted sites were proposed in order to ensure they would provide a readily recognisable and permanent new Green Belt boundary.

Sequential Approach

Nearly all of the authorities considered the parcels and sites in a sequential manner with the lower performing sites, in terms of the contribution made to the Green Belt, taken forward in the first instance.

As set out in parallel site selection processes, where it could be demonstrated that there were insufficient sites outside the Green Belt which performed lower Green Belt functions, which were previously developed or which were well-served by public transport, higher performing Green Belt sites were then considered. This included:

- Nuneaton and Bedworth Council considered low performing parcels in the first instance, however as there was insufficient capacity on these sites to meet housing and employment need requirements, they later considered low-medium performing parcels ensuring that the wider Green Belt was not unduly compromised. The Local Plan Inspector stated that this approach was justified.
- Guildford Council only considered low sensitivity areas at first however due to a shortfall early in the plan period and unmet needs within the Housing Market Area (HMA), they had to revisit this approach.
- Barnsley Council did not take areas which performed 'relatively strong' or 'very strong' through the subsequent stages.
- In Cheshire East, the Local Plan Inspector noted positively that the Council had considered alternative options to releasing Green Belt land, assessed sites against the purposes of the Green Belt, and considered the selection of sites in a sequential manner, prioritising non-Green Belt sites before considering Green Belt sites based on their contribution to Green Belt purposes. This included assessing their contribution to urban regeneration and took account of the assessment of the potential of brownfield / windfall sites likely to come forward within the urban areas considered the Green Belt sites in a sequential manner based on their contribution to Green Belt purposes, ranging from 'no contribution', through to 'significant' and 'major contribution'[32].
- Whilst poorly performing Green Belt and brownfield land sites were considered in the first instance in Calderdale, the Inspector accepted that the release of Green Belt sites identified as meeting 3-5 purposes was justified where regard was had to identified housing / employment needs and the overall preferred strategy. This took account of strategic matters such as the spatial strategy, distribution of growth and ability to deliver wider regeneration and infrastructure benefits.

Expanded Green Belt Reviews vs Site Selection

A number of authorities expanded their Green Belt Reviews to incorporate further elements which tended to include an assessment against development constraints. Guildford Council prepared a Green Belt and Countryside Study consisting of a number of volumes which included a Green Belt parcel purpose assessment, identification of potential development areas in the Green Belt, consideration of a potential new settlement in the Green Belt, a Green Belt Village Study and a study on countryside beyond the Green Belt. The Study identifies Potential Development Areas taking into account Green Belt factors combined with sustainability criteria (distance to services and facilities) and environmental capacity (flood risk).

Stevenage Council prepared a Part 1 and Part 2 Green Belt Review. Part 1 consisted of the definition and review of strategic scale parcels against Green Belt purposes whilst Part 2 broke down the parcels into smaller potential development areas undertaking further Green Belt assessments and capacity testing. The assessments involved site surveys applying Green Belt considerations, development constraints (flood risk, nature conservation designations, landscape sensitivity, heritage assets and access), and the existence of defensible Green Belt boundaries.

[32] Paragraph 165 – 169 Cheshire East Local Plan Strategy Inspector's Report: https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/BD05-celps-inspectors-final-report.pdf

Kirklees Council undertook a strategic Green Belt Review in the first instance, followed by a two-stage assessment of the Green Belt edges which firstly considered topographical constraints, physical constraints and environmental constraints. Following this, an assessment against Green Belt purposes was undertaken.

Similarly, Barnsley Council undertook a three-stage Green Belt Review. Stage 1 involved a strategic Green Belt Review of General Areas against the purposes. Stage 2 involved an assessment against various constraints (flood risk, environmental and historic statutory designations, neighbouring and adjacent land uses, biodiversity and natural environment designations, topography, landscape character and visual considerations, historic environment, infrastructure showstoppers, and access, accessibility and connectivity). Stage 3 then involved identifying and assessing the resultant land parcels against the five purposes. Sites within the resultant land parcels were then considered against their site selection methodology.

This was also similar to Doncaster, whereby following the production of the Stage 1 work, Doncaster consulted on a range of evidence documents to support their Stage 2 assessment, including the Site Selection Methodology and Housing / Employment Needs Assessments (2015), Housing and Employment Land Availability Assessment (HELAA) (2015/6), Doncaster Local Plan Homes and Settlements paper (March 2016), and Sustainability Appraisal (SA) of Doncaster's Growth Options (March 2016). Sites considered to be potentially deliverable or developable (i.e., not sites which were unsuitable as a result of initial sift constraints through the HELAA) were then reappraised against the purposes of the Green Belt (Stage 3). A matrix was devised which assessed the strength of the boundary against the strength of performance of Green Belt purposes.

Similarly, as the North Hertfordshire Green Belt Review (2016) assessment was progressed parallel to the SHLAA and wider Local Plan evidence collation, the initial Review considered all sites within the SHLAA to ensure that the SA of reasonable alternatives could be appropriately considered. In the Green Belt Review Update (2018) only sites which were 'suitable, available and achievable'[33] were assessed on the basis that there was a clearer justification of those sites representing reasonable alternatives. The Inspector deemed this to be an adequate and robust evidential basis for determining the existence of exceptional circumstances, albeit noting that this could be perceived to give greater weight to other aspects of suitability than that afforded to protecting the Green Belt[34].

The other authorities of Cheshire East, Durham, and Nuneaton and Bedworth adopted a slightly different approach. After the initial Green Belt Assessment of General Areas and parcels, both Cheshire East Council and Durham County Council assessed the submitted sites against the Green Belt assessment methodology and then applied their site selection methodology to these sites. Nuneaton and Bedworth Council considered sites within low-medium performing parcels and took these through their site selection methodology.

It should be noted that all of the above approaches incorporate the same fundamental elements of a Green Belt purpose assessment and a development constraints assessment (or some form of site selection process). In some cases, the development constraints assessment represents their site selection process whereas some authorities then apply their site selection methodology in addition to this. The terminology of the process, the order and timescales of the process and the title given to the study differs, but ultimately the same considerations are included.

Conformity with Stage 1 Assessments

Where the Council has adopted a Stage 1 approach involving parcels or areas and then goes on to consider submitted sites as part of a Stage 2 approach, the assessment acknowledges that the Stage 2 outcomes are likely to differ from the Stage 1 outcomes due to the finer grain assessment for Stage 2 (see Durham Submitted Site Green Belt Assessment). In the case of the North Hertfordshire Local Plan 2011 – 2022, the Inspector's Report noted that '*in a number of cases, the [Green Belt Review] Update leads to different conclusions from the [initial] Green Belt Review about the overall performance of sites in relation to the*

[33] North Hertfordshire Green Belt Review (Update 2018) Paragraph 2.10: https://www.north-herts.gov.uk/sites/default/files/ED161A%20NHDC%20Green%20Belt%20Review%20update%20-%20main%20report.pdf

[34] North Hertfordshire Inspector's Report (2022) Paragraph 170 – 174: https://www.north-herts.gov.uk/sites/default/files/2022-09/North%20Herts%20Inspectors%20Report%20-%20Final.pdf

purposes of including land in the Green Belt, one way or another. However, this does not undermine the proposed allocations.'

Constraints Criteria

All of the authorities applied Green Belt considerations alongside development constraints as part of their overall approach: the constraints considered and the approach to the assessment varied. This typically reflects commentary from the Inspector provided to the Welwyn Hatfield Local Plan, which considered that it was not necessary to consider land within the Green Belt impacted by major constraints which would preclude development in any case[35].

A number of the authorities used similar criteria to the SHLAA and ELR utilising a pro-forma based approach. Barnsley, Kirklees and Cheshire East all applied a red/amber/green traffic light qualitative scoring system whereas Nuneaton and Bedworth and Durham utilised qualitative descriptions only. Barnsley Council also attached numerical scores to the traffic light system which was then totalled up to give a total score for each site. Barnsley, Kirklees and Cheshire East applied the same methodology and proforma to their non-Green Belt sites and their Green Belt sites.

Sustainability Appraisals

All of the authorities undertook separate sustainability appraisals of the sites which formed relevant considerations to the process. Cheshire East Council included the SA and HRA outcomes within the site selection proformas as part of the consideration of site suitability.

Green Belt Implications

In terms of Green Belt implications, beyond the consideration of the outcome from a Green Belt purpose assessment, many of the authorities considered the following factors:

- Would development of the site affect the openness and purposes of the Green Belt?
- Impact of development of the site on the surrounding Green Belt and any cumulative impacts of releasing adjacent sites?
- The resultant Green Belt boundary and whether it would be clearly defined with features which are readily recognisable and likely to be permanent?
- Whether there was an alternative boundary which would be strongly defined and durable?

When concluding whether there was an exceptional circumstances case, all of the Inspector's Reports considered the impact of removing the site on Green Belt function and purposes and whether there would be a strong defensible boundary remaining.

In the case of Durham County Council, although one of their proposed allocations performed strongly against three of the Green Belt purposes (purpose 1-3), the Inspector was satisfied that the site was well contained, it was in character with existing development, there was open countryside which would be maintained between the development and the nearest settlement, unrestricted sprawl would be prevented by the layout and landscaping of the site and the physical features around it, and all opportunities for development on brownfield land in the city had been considered.

In terms of boundaries, most sites in the County Durham Local Plan were defined using recognisable and permanent physical features. For one of the sites which had a weakly defined boundary of a fence and planting, the Inspector was satisfied that the proposed creation of a wide landscaped area would be effective in creating a recognisable and permanent boundary. This demonstrates that whilst recognisable and permanent features should be used in the first instance, if no defensible boundary exists, the creation of a new defensible boundary as part of the proposed policy allocation, as opposed to through the Green Belt evidence work, could be permissible.

[35] See: Mel Middleton, Inspector (December 2017) Note – Green Belt Review, Independent Examination of the Welwyn Hatfield Local Plan

3.4 Implications for the SGLP Stage 2 Green Belt Review

The key findings from the above sections which are relevant to this study and the new SGLP are as follows:

- Local authorities have taken a variety of approaches but there is a significant degree of commonality across studies.
- Green Belt is assessed against the NPPF purposes although sometimes Purpose 5 is excluded from the assessment as all parcels make an equally significant contribution to this purpose. Not all authorities assess against Purpose 4 depending on the local historic context.
- A variety of scales, either quantitative or qualitative, and involving either a binary or five-point scoring or rating system, are used to assess performance.
- Stage 2 assessments are a spatially granular assessment, typically assessing areas of Green Belt recommended for further consideration in Stage 1 and promoted sites / buffers around existing urban areas. It is often the case that the Stage 1 and Stage 2 Green Belt Review can result in slightly different conclusions, as a result of the scale of assessment and granularity.
- Land subject to major policy constraints is usually removed from consideration.
- All of the comparative examples considered incorporate the same fundamental elements of a Green Belt purpose assessment and a development constraints assessment (or some form of site selection process). A separate development constraints assessment or site selection process should be developed for Green Belt sites, or alternatively the same site selection process could be applied as for non-Green Belt sites but incorporating Green Belt elements.
- Reviews present overall recommendations suggesting whether, or not, the parcel should be considered further.
- The Green Belt purpose assessment of either areas, parcels or sites should form the starting point and the lowest performing areas, parcels or sites should initially be considered in the round with other factors. Where the exceptional circumstances case is made, a sequential and balanced strategy-led approach is generally accepted by Inspectors if a Council is unable to meet their requirements on this basis.
- The impact of removing the site on Green Belt function and purposes should be considered alongside any potential cumulative impacts.
- The resultant Green Belt boundary and whether this would be readily recognisable, defensible, and likely to be permanent should also be considered. This will need to be considered within a policy-approach to support the evidence-based assessment.

4. Local Green Belt Context

4.1 Overview

Reviewing the local historic changes to the Green Belt is essential to understanding the rationale for the policy designation and reasons for changes to its extents over time.

Section 4.2 sets out the original purpose for the Green Belt in South Gloucestershire, alongside the rationale for specific 'islands' of Green Belt, settlements that were given consideration for expansion and those which were inset. The original purposes of the Green Belt within the 1955 Circular[36] were generally adopted by Planning Policy Guidance 2 *Green Belts* (2006) and translated through various adopted Local Plans to present day. Despite a number of structural changes taking place to the organisation of local government within the area over the lifetime of the policy designation, the general extent of the Green Belt has remained largely constant. This review highlights however, that despite the limited reappraisal of the general form and extent of the Green Belt, several adopted plans made reference to the need for a more comprehensive review of the performance of this policy designation.

Unlike many other LPAs, there has been extensive Green Belt evidence prepared that is relevant to South Gloucestershire since the Avon County Structure Plan was adopted in 1985. Section 4.3 sets out previous evidence documents which have been prepared to inform various drafted and adopted Local Plans. This includes reference to the most recent Stage 1 Strategic Green Belt Assessment (November 2021) which was undertaken to inform the now-withdrawn West of England Strategic Development Strategy. Comparisons between definitions of Green Belt purposes are set out within the proposed Stage 2 methodology in Section 5.

4.2 Evolution of the Green Belt within South Gloucestershire Adopted Plans

The Green Belt which surrounds and separates Bristol and Bath was established in the mid-1950s and given ministerial approval in 1968. Modifications to the Green Belt in South Gloucestershire was subsequently made in the context of the Avon County Structure Plan 1985 and adoption of the five statutory local plans. A brief history and summary of the extent of the Green Belt from 1968 is set out below.

County of Gloucestershire Development Plan (1968) First Quinquennial Review Written Statement

The County of Gloucestershire Development Plan set the original case for the Green Belt, by highlighting two areas which were 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]*'.

In relation to the '*development in existing settlements within the Green Belt*', it is '*intended that some slight expansion should be allowed at several of the settlements*' which lie within the Green Belt and the limits within which development will be allowed. In the Bristol Green Belt these include:

> '*Alveston Green, Olveston, Almondsbury, Winterbourne / Frampton Cotterell, Wick (no inset) and Pucklechurch (no inset)*'.

It in the case of Winterbourne / Frampton Cotterell, the Green Belt boundary ultimately showed the limit of long-term development. It was intended that:

[36] https://londongreenbeltcouncil.org.uk/wp-content/uploads/2016/02/1955-Circular.pdf

'Some slight expansion should be allowed within this island, but that this should not include the development of the major area lying broadly between Hicks Common and Watleys End on the West; Rectory Lane; Harris Barton and Vicarage Road on the north; Blackberry Brake on the east and the railway on the south'.

Only a limited amount of infilling in the settlements set out below and no limits of develop were shown:

'Cross Hands / New Passage; Tockington; Doynton; Dyrham; Hinton; Old Sodbury; Stoke Gifford; Westerleigh; Bitton; Willsbridge and Upton Cheyney.'

The section on Green Belt concluded by identifying that '*care will be taken to ensure that the siting, materials and design of buildings are not prejudicial to the visual amenities of the Green Belt'*.

Avon County Structure Plan (1985)

Modifications to the Green Belt in South Gloucestershire were subsequently made in the context of the Avon County Structure Plan (1985)[37].

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, 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)[38]

The Joint Replacement Structure Plan restated the five purposes for the inclusion of land in Green Belt set out within Planning Policy Guidance (PPG2), noting all of which apply to the Bristol, Bath and North East Somerset, South Gloucestershire and North Somerset Green Belt designation.

The Joint Replacement Structure Plan proposed very limited change to the Green Belt. Indeed, Paragraph 2.103 noted that there are sufficient locations to provide for the development needs over the Plan period outside the Green Belt, and therefore the Structure Plan '*does not alter the existing general extent of the Green Belt*' except in two locations outside of the South Gloucestershire area. It further noted that it would be for the next Structure Plan Review to consider the need to revise the general extent of the Green Belt, as proposed in Regional Planning Guidance for the South West (RPG10)[39] which stated:

'*Bristol, Bath, Bournemouth and Poole, Gloucester and Cheltenham are partly or wholly surrounded by Green Belt. Some growth relating to these PUAs appears to have been leaping the Green Belt to nearby commuter towns, leading to less sustainable patterns of development and travel. The purposes of Green Belt policy (as set out in PPG2) remain an essential part of RPG for the South West.'*

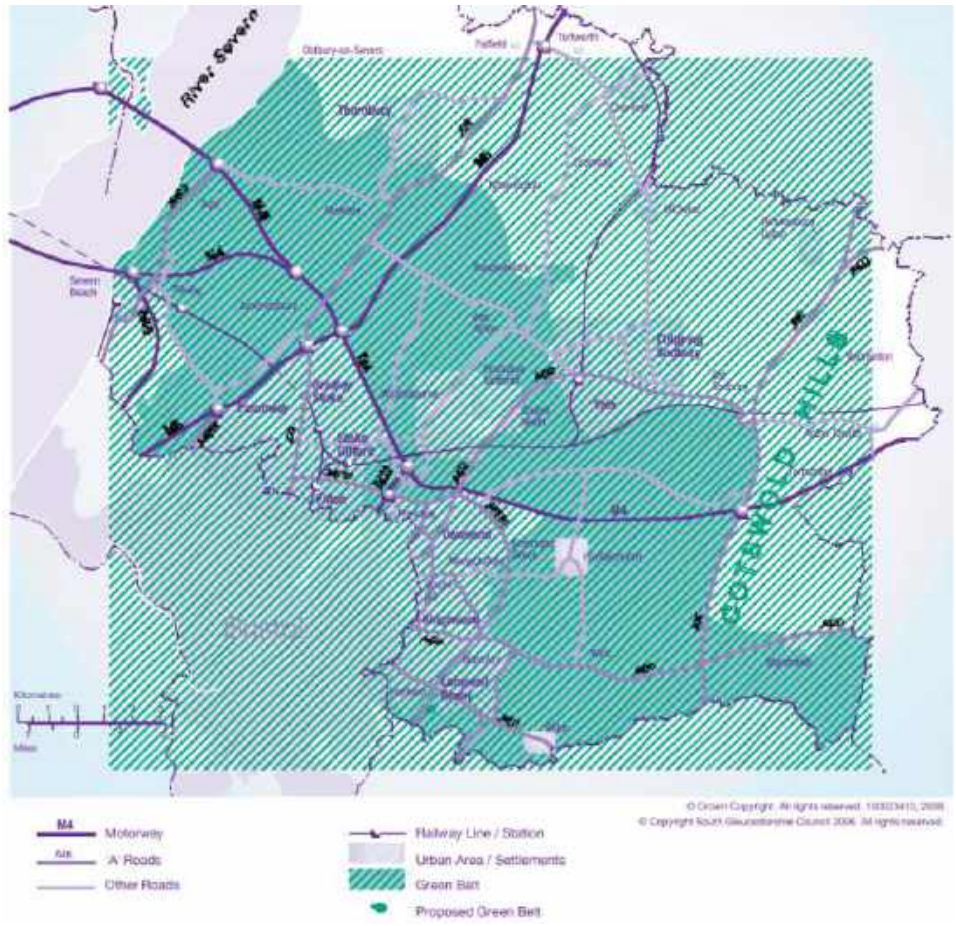
South Gloucestershire Local Plan (January 2006)[40]

The South Gloucestershire Local Plan from 2006 did not propose to alter either the inner or outer boundaries of the Green Belt as defined on the Proposals Map of the five previously adopted Local Plans other than to the south of Hanham Business Park, where there were considered to be exceptional and unique circumstances to justify a minor change to the inner boundary to exclude a small area of land from the Green Belt, and in the case of a 'Major Developed Site in the Green Belt' at Hortham Hospital in Almondsbury.

[37] Sourced from: https://www.southglos.gov.uk/documents/pte060033.pdf
[38] https://silo.tips/download/bath-and-north-east-somerset-bristol-north-somerset-south-gloucestershire-joint
[39] https://www.n-somerset.gov.uk/sites/default/files/2020-03/ed11%20regional%20planning%20guidance%20for%20the%20south%20west%20rgp10%20sept%202001.pdf
[40] https://www.southglos.gov.uk/documents/pte060033.pdf

Settlements which are 'washed over' and with settlement boundaries include: Almondsbury, Alveston, Aust, Doynton, Dyrham, Easter Compton, Hallen, Hambrook, Hinton, Iron Acton, Olveston, Redwick, Rudgeway, Tockington, Westerleigh and Wick, and parts of the villages of Oldbury-on-Severn, Old Sodbury and Tytherington. Limited infilling was considered to be potentially acceptable within these boundaries subject to specific criteria of Policy H2.

Figure 2 Green Belt in South Gloucestershire (Source: Local Plan 2006)



South Gloucestershire Local Plan: Core Strategy (2013)[41]

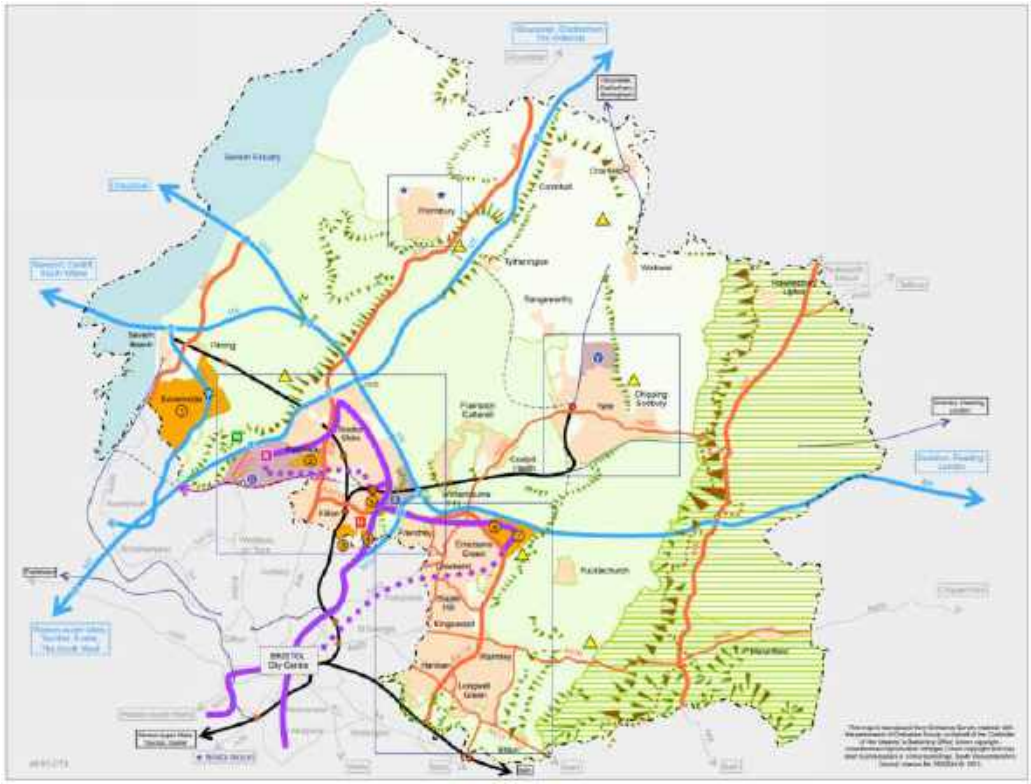
Policy CS5 of the Core Strategy identified that the extent of the Green Belt will remain unchanged from that shown in the South Gloucestershire Local Plan, except to the east of Harry Stoke / Stoke Gifford (north of the A4174 Avon Ring Road), and to the west of the A4018 at Cribbs Causeway, where exceptional circumstances was demonstrated by: meeting future housing requirements; ensuring sustainable patterns of development; and, creating and planning comprehensively for sustainable communities.

Alongside Thornbury and Yate, the following settlements remained outside or inset within the Green Belt: Bitton; Coalpit Heath; Engine Common; Frampton Cotterell; Engine Common; Pilning; Pucklechurch and Winterbourne. Parts of the Thornbury and Pucklechurch Conservation Areas adjoin the Green Belt boundary.

The Core Strategy identified that to ensure there is sufficient land available to meet housing needs towards the end of the plan period, SGC planned to undertake a review of the Core Strategy by 2018. Paragraph 10.10 notes that this will involve reviewing the general extent of the Green Belt.

[41] https://beta.southglos.gov.uk/static/f149e2bb1bf00a972238eb11eb06d132/South-Gloucestershire-Core-Strategy-2006-2027.pdf

Figure 3 Core Strategy Key Diagram (Source: SGLP Core Strategy, 2013)



South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017)

The Policies, Sites and Places (PSP) Plan provides development management policies relating to 'Development in the Green Belt' (Policy PSP7), alongside site allocations for the two areas of Green Belt release from the Core Strategy. It restates that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Policy PSP15 allocated land in the Green Belt for Park and Ride facilities at Nibley, Yate and for a Park and Share facility at Tormarton. It was considered that these uses did not conflict with the five purposes of land in the Green Belt.

4.3 Previous Green Belt Evidence in South Gloucestershire

Reviewing historic Green Belt evidence can further bolster the justification for the methodology proposed.

As set out in Section 1.2, the Stage 1 Strategic Green Belt Assessment (November 2021) forms the basis for this subsequent Stage 2 Assessment. However, the proposed Stage 2 methodology refers to Green Belt purposes as defined within these previous Green Belt documents to refine and further contextualise the approach taken. These include:

- County of Gloucestershire Development Plan First Quinquennial Review Report of the Survey of the County (Date of Survey, 1958; Publication, 1960)
- South Gloucestershire Strategic Green Belt Assessment (2006 and 2011)

Several evidence documents have been prepared that have informed draft plans which have either not been progressed or those which have been formally withdrawn. Whilst of limited weight as material considerations, these studies offer a helpful insight into the application of the national Green Belt policy in the context of South Gloucestershire. These include:

- South West Regional Strategy (RS) Strategic Green Belt Review (Colin Buchanan, February 2006) which informed the draft Revised Regional Spatial Strategy For The South West incorporating the

Secretary Of State's Proposed Changes (Public Consultation Version, July 2008). The RSS was formally revoked in May 2013.

- Joint Spatial Plan Green Belt Stage 1 Assessment (November 2015) and Stage 2 Assessment (November 2016), which informed the West of England Joint Spatial Plan which was formally withdrawn in April 2020.

A purpose-by-purpose summary of historic Green Belt evidence is detailed within Appendix C.

Approach to the Stage 1 Strategic Green Belt Assessment (November 2021)

Chapter 3 of the Stage 1 Strategic Green Belt Assessment (November 2021) sets out the methodology that was used to undertake the strategic assessment of the WECA area. This is based on a parcel-by-parcel analysis of all Green Belt based, involving:

- A strategic assessment of the contribution of the parcel to the Green Belt purposes; and
- A consideration of the potential harm resulting from the release of land.

The assessment of Green Belt purposes is based on three levels of contribution: 'significant contribution', 'moderate contribution', and 'limited contribution'.

Paragraph 3.5 notes that:

> *'Although the study also introduces the concept of Green Belt harm, i.e. the impact of Green Belt release on the purposes of the designation, it does not draw conclusions on the harm of releasing specific site options or recommend what land could be released for development'.*

Paragraph 3.7 further notes that:

> *'Given the high-level strategic nature of the study, no land covered by statutory constraints to development – that is to say areas within which development would not be permitted – has been excluded from assessment parcels. However, areas subject to these constraints are indicated on the assessment maps, so that their presence and potential impact on development can be recognised, and they have not been assigned contribution ratings. Any significance in terms of strategic scale harm is also noted in each parcel assessment'.*

The second part of each parcel assessment therefore offers some consideration of the two principal factors that could influence the potential harm resulting from the release of land. These are considered at Paragraph 3.12 to include:

> *'The presence of areas within the parcel which, although still 'strategic' in scale (see Paragraph 3.15 below), make a weaker contribution to the Green Belt purposes than the parcel as a whole. Typically, this will be because part of the parcel has a stronger relationship with the urban area.*
>
> *The existence of physical features within the parcel that could form a new Green Belt boundary that would limit the impact of release on the integrity of adjacent Green Belt land'.*

The Stage 1 Strategic Green Belt Assessment notes that a finer grained analysis will be necessary as part of a Stage 2 Green Belt Review to identify new Green Belt boundaries.

Outcomes of the Stage 1 Strategic Green Belt Assessment (November 2021)

Purpose 1 - checking the unrestricted sprawl of a large, built-up area: The Stage 1 Strategic Green Belt Assessment sets out that there is a very clear pattern of contribution to Purpose 1. Most of the Green Belt land adjacent to Bristol and Bath is assessed as having sufficient openness and distinction from the urban areas to make a significant contribution to Purpose 1. Exceptions to this are noted at parcels around the Bristol urban area. Some of this land is contained by the built-up area and recently constructed transport infrastructure.

Purpose 2 - preventing the merger of neighbouring towns: Land identified as making the greatest contribution to Purpose 2 lies between Bristol and Bath and between the Bristol urban area and Yate. The

gap between Bristol and Bath is noted to be more fragile than would be the case if it was separating smaller towns.

Purpose 3 - protecting the countryside from encroachment: The majority of Green Belt land is stated to make a significant contribution to Purpose 3. Exceptions to this have been identified where there is built development present at Almondsbury and Alveston, as well as several areas on the fringes of the Bristol urban area that are largely surrounded by urban development.

Purpose 4 - preserving the setting and special character of historic towns: Land making the most significant contribution to Purpose 4 is identified around the city of Bath. All parcels adjacent to the city make a significant contribution to this purpose. Land to the south of Bristol at Dundry Hills is assessed as making a significant contribution to the setting of the city. Other areas of high ground are identified as being prominent in Bristol's setting but lack association with the historic core and make a moderate contribution to this purpose.

Purpose 5 - to assist in urban regeneration by encouraging the recycling of derelict and other urban land: The Stage 1 Strategic Green Belt Assessment found that all Green Belt land in the study area is considered to make an equal contribution to Green Belt Purpose 5, given the strong distinction between urban and open land.

Variations in the overall contribution of Green Belt land to the purposes: Only one area, on the western edge of Bath, is recorded in the assessment as making a significant contribution to Purposes 1 to 4. Land around the Avon Valley on the approach to Bristol, high ground on the southern edge of Bristol, land separating the Bristol urban area from Winterbourne and land on all sides of Bath makes a significant contribution to three of the purposes. Away from the fringes of Bristol and Bath, most parcels make a significant contribution to only one purpose; mostly to Purpose 3. One parcel of largely open land, at the Bristol urban area towards Mangotsfield, doesn't make a significant contribution to any of the purposes. There is only one area of urbanising development, at Alveston which makes no contribution to all purposes.

Summary of potential harm: The assessment states that there is little Green Belt land that doesn't make a significant contribution to at least one purpose. There is also limited scope for strategic-scale release of sub-parcel areas without causing higher levels of harm to at least one Green Belt purpose. However, towards the Bristol urban area some locations have weaker boundaries and existing urbanising visual influence meaning that strategic-scale development could be limited to land that doesn't make a significant contribution to any Green Belt purpose. In most cases, this development would cause a knock-on weakening of adjacent Green Belt land.

There are also some urban fringe areas around Bristol that are largely contained by existing urban edges, and/or by strong boundary features, which would limit harm to the wider Green Belt. The release of land adjacent to some of the smaller inset settlements, where narrow settlement gaps are not a concern, offers more scope for limiting impacts. A number of washed-over settlements larger than 10ha have been identified and where openness is limited, however there is only limited opportunity for strategic expansion of any of these settlements without either affecting land that makes a significant contribution to Purpose 3 or causing a knock-on weakening of the contribution of adjacent Green Belt.

Figure 4 Stage 1 Contribution to Purpose 1 (Source: LUC for WECA)

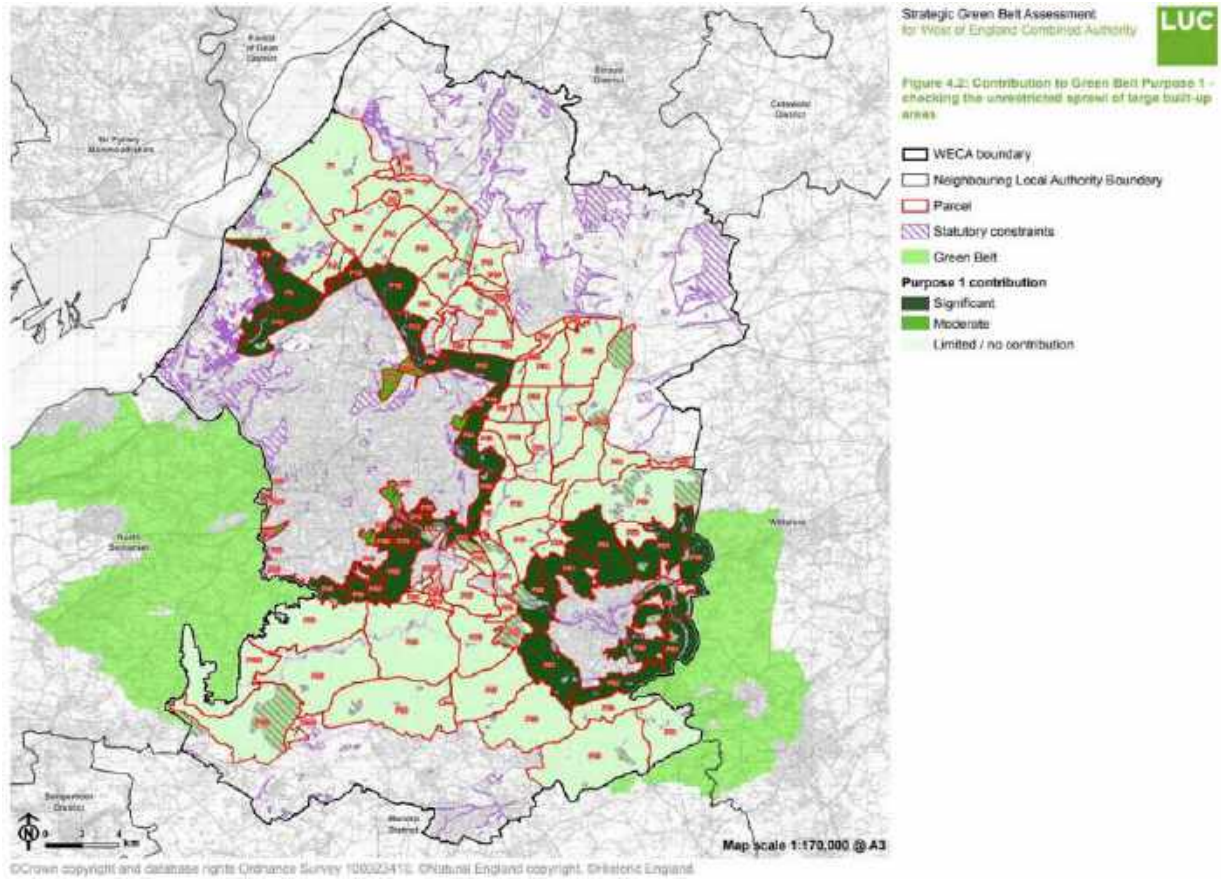


Figure 5 Stage 1 Contribution to Purpose 2 (Source: LUC for WECA)

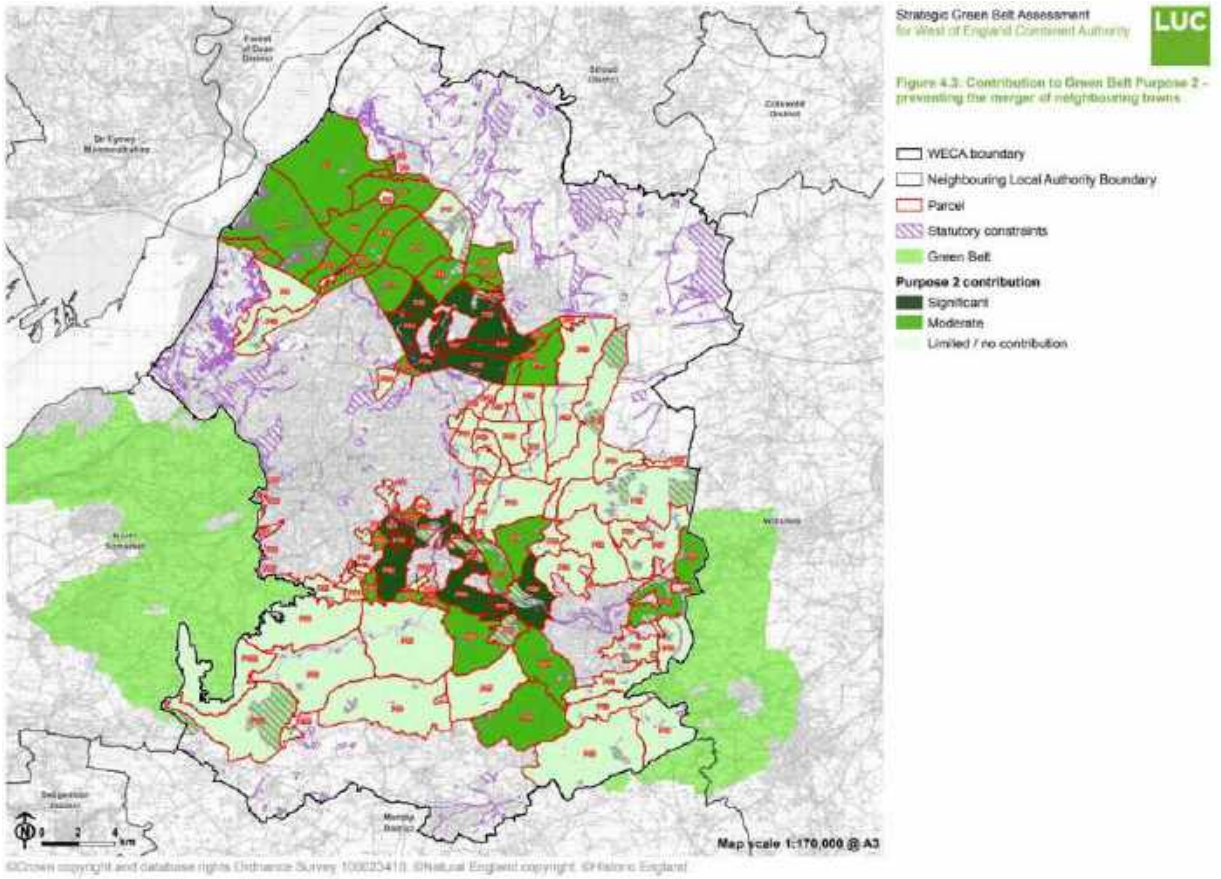


Figure 6 Stage 1 Contribution to Purpose 3 (Source: LUC for WECA)

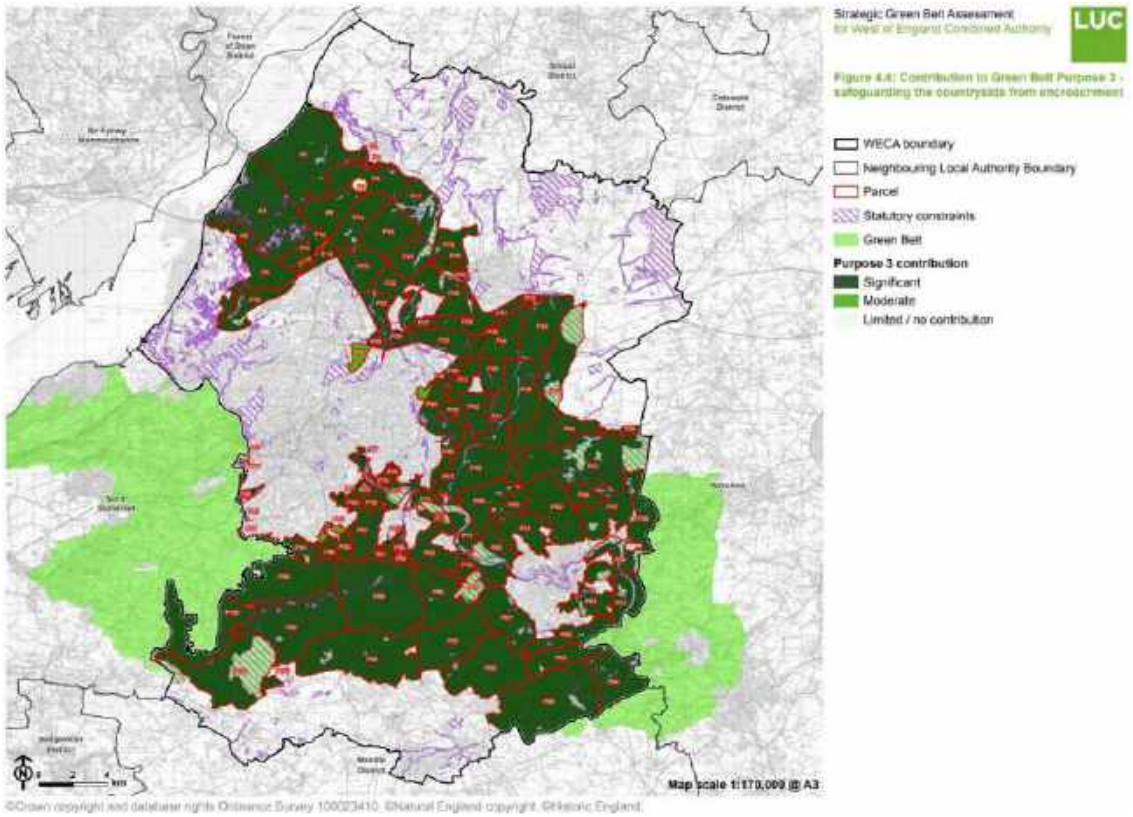


Figure 7 Stage 4 Contribution to Purpose 4 (Source: LUC for WECA)

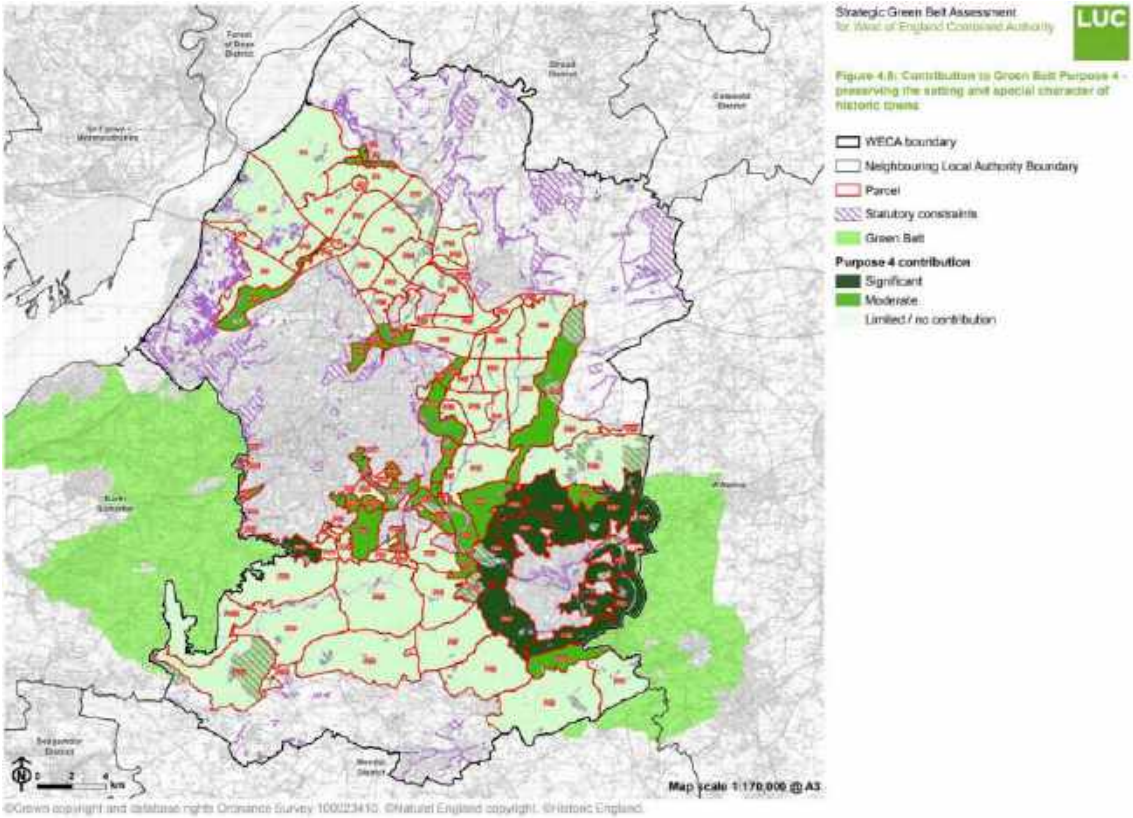
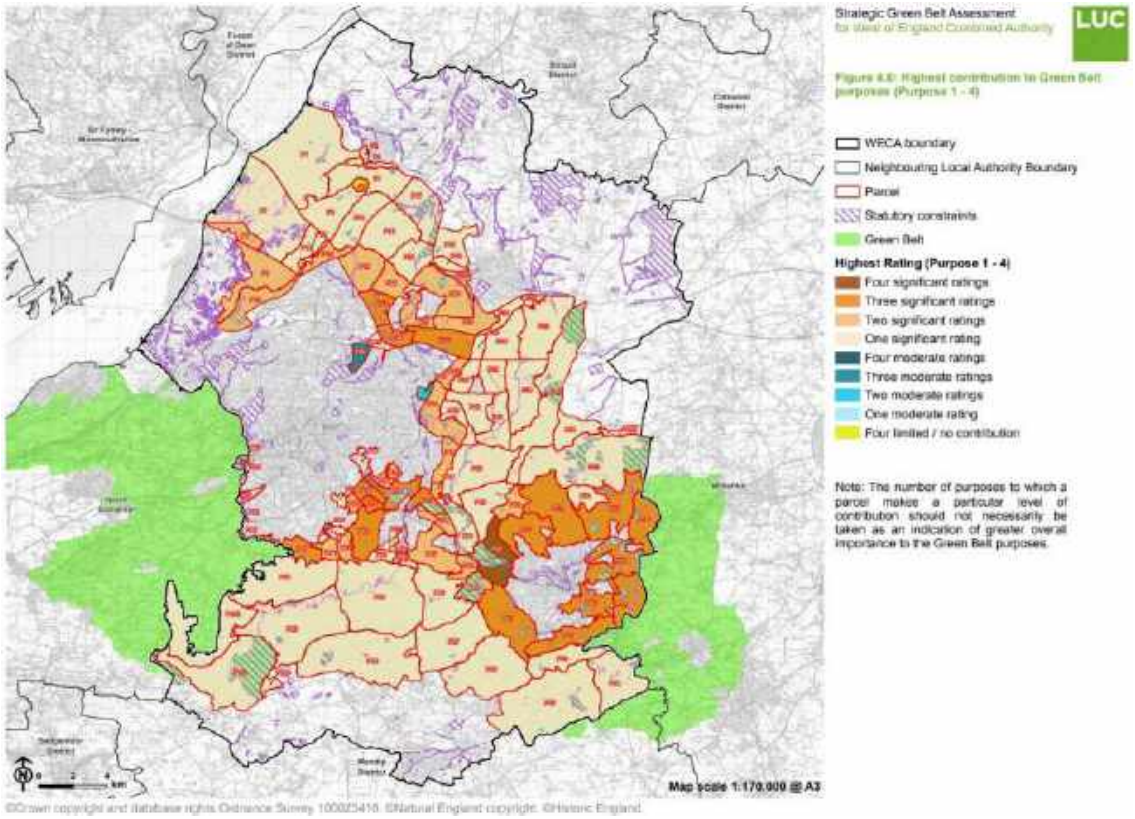


Figure 8 Highest Contribution to Purpose (Source: LUC for WECA)



5. Stage 2 Green Belt Methodology

5.1 Overview

Using the Stage 1 Strategic Green Belt Assessment methodology, parcels and proformas as a starting point, the following sections therefore set out the finer grained Stage 2 assessment. This is based on a multi-step process:

- **Stage 2.1** Define the Green Belt to be assessed through the Stage 2 Green Belt Review.
- **Stage 2.2** Consider the implication of 'Major Constraints' and prepare GIS mapping.
- **Stage 2.3** Undertake site visits.
- **Stage 2.4** Assess selected HELAA sites against locally defined Green Belt purposes.
- **Stage 2.5** Assess the harm of removing selected HELAA sites from the Green Belt.

The assessment of Green Belt purposes will be undertaken using a combination of desktop analysis (including GIS mapping and Google Earth/Maps) followed by a site visit of each site in order to corroborate the findings. Prior to undertaking the assessments, site assessors will be fully briefed on the methodology in order to ensure a comprehensive understanding of the approach and consistency in assessments.

5.2 Assumptions

- This Stage 2 Green Belt Review assumes that the final point of the Stage 1 Strategic Green Belt Assessment is the Stage 1 Strategic Development Strategy – Strategic Green Belt Assessment November 2021, parcels and associated proformas. It assumes that both the methodology and outcomes of proformas were accepted and signed off by WECA and each of the constituent LPAs that were party to and had oversight of the assessment, and that there is no further work which has been undertaken beyond that available in the public domain.
- The more detailed Stage 2 Green Belt Review will apply the same basic assessment criteria as the Stage 1 assessment, but at a finer grain in terms of both the areas of variation and rating scale. Slight alterations are made to add detail to the local definition of purposes to enable effective and meaningful differentiation of sites within South Gloucestershire, which is accurate and consistently applied. This does mean that in some instances, the outcomes of the Stage 2 assessment may differ and will not be directly comparable to the outcomes of the Stage 1 assessment in all instances.

5.3 Stage 2.1 Define the Green Belt to be assessed through the Stage 2 Green Belt Review

Since the production of the Stage 1 Strategic Green Belt Assessment, work has been progressed by SGC in relation to key principles, approaches, policies, sites and evidence. Specifically, alongside other strategy-informing documents, this has included the completion of a Strategic Housing and Employment Land Availability Assessment (HELAA) (2023).

A total of 291 sites within the Green Belt have been assessed through the HELAA process. This includes sites which have been considered to be suitable, available and achievable, alongside those that are considered to be both undeliverable and non-developable.

For the purposes of the Stage 2 Green Belt assessment, SGC has identified 119 selected HELAA sites which have made it through to the lenses set out in the Phase 3 Consultation and a number of sites received after Phase 3, which would also have been included in the lenses. The assessment includes all sites included in the Regulation 19 Plan's Locational Strategy, which are in the Green Belt. A full list of the sites which have been assessed in this study is included in Appendix A. This has been an iterative process, with new sites added to the assessment as they passed HELAA and were considered suitable to include in one of the three lenses. The Stage 2 Green Belt Review does not assess all Green Belt sites in the HELAA as this would not be a proportionate approach where there is no realistic prospect that these sites would be taken forward as part of a reasonable alternative and/or final strategy.

It is noted that several very large selected HELAA sites within the Green Belt have provided 'indicative masterplans' through their Call for Sites information. For the purposes of this study, only the red line boundary of the site submitted as part of the Call for Sites submission has been used. This is because the indicative masterplans and other associated vision documents submitted by site promoters represent initial working assumptions which are at varying stages of development. These emerging masterplan boundaries are subject to significant change up to Regulation 19 and Examination in Public. It would therefore not be efficient or proportionate to assess each iteration of the emerging masterplan boundary. As such, the red line boundary of the site represents the most fixed boundary at this stage. Furthermore, the Local Plan itself will define the allocation boundary of the site taking into account the Green Belt review findings alongside other evidence, ensuring that harm to the Green Belt is minimised as far as possible. It should also be noted that this study does not consider the findings or the method adopted by any Green Belt assessments which have been submitted as part of the Call for Sites process.

It is considered proportionate to assess sites at this point, as opposed to additional Stage 2 parcels or providing of settlement buffers around inset settlements, given the large volume, range of site sizes and geographic spread of sites emerging through the HELAA. Parcels defined through the Stage 1 Green Belt Assessment generally ranged between 30ha and 500ha, with an additional minimum category of 10ha applied to discussing variations in potential harm of removal from the Green Belt. As recommended within Paragraph 5.4 of the Stage 1 Strategic Green Belt Assessment, the Stage 1 strategic contribution analysis and comments on the potential harm of release of land therefore form a basis for assessing selected HELAA sites. This has been accepted within comparative Stage 2 Green Belt approaches that now inform adopted Local Plans.

5.4 Stage 2.2 Consider the implication of 'Major Constraints' and prepare GIS mapping

The Stage 1 Strategic Green Belt Assessment considered a range of 'absolute' constraints at Paragraph 3.8, however the assessment did not remove any land covered by 'absolute constraints' from the site boundaries.

Noting the finer grained assessment of the Stage 2 Green Belt Review, constraints applied through the 'initial sift' of major constraints through the HELAA are reapplied here for context. Whilst there should be no selected HELAA sites which wholly intersect with these 'major constraints', these have been mapped for completeness and on the basis that no mitigation of development is possible in these areas. Mapping and discounting of 'major constraints' is consistent with the accepted approach taken to Stage 2 Green Belt Reviews which now form part of adopted Local Plans[42].

These are broadly consistent with the Stage 1 Strategic Green Belt Assessment and consist of:

- Ancient Woodland
- Common Land
- Flood Zone 3b[43]
- Health and Safety Executive Inner Zones
- International ecological sites (SAC/SPA/RAMSAR/SSSI)
- Local Nature Reserves
- Open Access Land
- National Nature Reserves
- Nationally Registered Parks and Gardens
- National Trust Inalienable Land
- Registered Battlefields
- Regionally Important Geological Sites
- Scheduled Monuments
- Working mineral sites

5.5 Stage 2.3 Undertake site visits

All selected HELAA sites were visited to understand their immediate context, character and boundary features, and to refine initial desktop analysis. The site visit sought to gather information about the selected HELAA sites to inform and validate the assessment undertaken in Stage 2.4.

All site visits were carried out in pairs and typically the visit entailed a walk along the selected HELAA site perimeter to understand its relationship with the wider area. Selected HELAA sites were also viewed from further afield, where they were visible from other public vantage points as this was crucial to understand

[42] See: Mel Middleton, Inspector (December 2017) Note – Green Belt Review, Independent Examination of the Welwyn Hatfield Local Plan

[43] Only Flood Zone 3b is considered in the major constraints and sites or sections of sites falling into Flood Zone s3 b will not be considered. In relation to Flood Zone 3a, locations in this zone may still be considered in line with national guidance and subject to satisfaction of necessary policy tests.

relationships with built settings. Where selected HELAA sites benefited from public access, or adjacent areas did, the team walked through these areas.

Photographs of all selected HELAA sites were taken (where access and views permitted) to illustrate their character, highlight relevant features and demonstrate their relationship with the wider Green Belt and adjacent settlement(s). The photographs were used as an aide-memoir for assessors in undertaking the written assessments. Findings from the site visits were then recorded in the proforma for each selected HELAA site.

5.6 Stage 2.4 Assess selected HELAA sites against locally defined Green Belt Purposes

The assessment process involved a mixture of evidence from desk-based research, including contextual information and secondary data sources such as aerial photography, Google Streetview, and historic maps. This was supported by primary evidence obtained through the site visits.

As set out within the assumptions and Paragraph 5.6 of the Stage 1 Strategic Green Belt Assessment, the Stage 2 Green Belt Review seeks to apply the same basic assessment criteria as the Stage 1 strategic work, however at finer grain in terms of the both the areas of variation and rating scale. It is therefore appropriate for refinements to be introduced to the local interpretation of Green Belt purposes to ensure this can be consistently and accurately applied, with scope for professional judgement at this more refined scale.

Rating

The Stage 1 Strategic Green Belt Assessment (November 2021) utilised a three-point scale of significant, moderate or limited/no contribution to assess the extent to which a strategic parcel meets an NPPF purpose of Green Belt. The same scoring is utilised within the Stage 2 assessment, albeit, a separate 'no contribution' criteria is also introduced to reflect the greater degree of variation between smaller areas. The definition of each is attributed within the respective purposes, however consistent with the Stage 1 Assessment, the Stage 2 Green Belt Review includes supporting text that explains how the rating has been arrived at.

Table 1 Purpose ratings

Overall strength of Green Belt land	Rating	Equivalent Wording
	No	Does not contribute to local interpretation of an NPPF purpose
	Limited	Limited contribution to local interpretation of an NPPF purpose
	Moderate	Moderate contribution to local interpretation of an NPPF purpose
	Significant	Significant contribution to local interpretation of an NPPF purpose

Summary of Stage 1

The Stage 2 Green Belt Review will firstly summarise the overall conclusions of the Stage 1 Parcel to provide broad context for assessment. Given slight alterations to the Stage 2 methodology to reflect the more granular nature of assessment, this will be limited to an overview of the 'ratings' applied to the strategic contribution for each of the Green Belt purposes, which will be supported by a light touch qualitative commentary.

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

The first purpose seeks to assess the strength of the existing Green Belt boundary to determine the extent to which it is able to restrict 'sprawl' of large built-up areas across South Gloucestershire. Sprawl has therefore been defined as the 'spreading out of built form over a large area in an untidy or irregular way' (Oxford English Dictionary).

The Stage 1 Strategic Green Belt Assessment (November 2021) defines Bristol and Bath as 'large built up areas' given that the Green Belt in this location was originally designated to check the '*substantial expansion of the built-up area of Bristol, and the built-up northern and eastern fringes in Gloucestershire*'. The Stage 1

work furthers that the Bristol urban area included the 'inset' contiguous urban development in South Gloucestershire, alongside Avonmouth[44] in combination with Shirehampton and Lawrence Weston.

Appendix C explores the historic definition of Purpose 1. There is a high degree of consistency between the Stage 1 Strategic Green Belt Assessment (November 2021) and previous Green Belt evidence produced specifically for the South Gloucestershire area. The Stage 2 Green Belt Review therefore retains the definition used within the Stage 1 work and the 'large built-up area' is therefore defined as the Bristol urban area including the contiguous urban development in South Gloucestershire along Avonmouth (including Severnside Employment Area), Shirehampton and Lawrence Weston.

Criteria A: Reflecting the more granular scale of the Stage 2 Green Belt Review compared with the Stage 1 work, some of the selected HELAA sites may not physically abut a large built-up area but may be visually or functionally linked to it, or a related area of urban fringe. Therefore, judgement of whether a selected HELAA site is at the edge of a large built-up area was taken on a flexible basis utilising professional judgement against a binary 'yes / no' for this Purpose. Any selected HELAA site categorised as a 'no' for criteria A was automatically scored 'No Contribution'.

Criteria B: Green Belt should function to protect open land and countryside at the edge of large built-up areas. However, the extent to which a selected HELAA site prevents sprawl is dependent on several aspects. Although terminology is broadly consistent with the Stage 1 Strategic Green Belt Assessment (November 2021), a greater degree of granularity is applied to definitions below to enable consistent and accurate application of this methodology.

- **Degree of open land character –** this involves consideration of the extent to which a selected HELAA site already contains built development[45], forms part of the urban fringe, or is in fact 'true' open countryside. If the selected HELAA site is fully developed, it does not meet the basic aim of Green Belt (NPPF 2023, paragraph 142).
- **Relationship with the large built up area** – this involves consideration of the selected HELAA site's relationship with adjacent built-up area(s), in particular the degree / nature of containment by built form. Selected HELAA sites that are almost entirely surrounded ('enclosed') by built development, as part of a single built-up area, do not present a risk of unrestricted sprawl. Such sites could instead be considered to present the opportunity to round off the built-up area edge. On the other hand, selected HELAA sites which are on the edge of a large built-up area being physically or perceptually[46] connected to it along one or two boundaries have a role in preventing unrestricted sprawl.
- **Outer Green Belt boundary** (and linkages to the wider Green Belt) **–** this involves consideration of the selected HELAA site's outer Green Belt boundary including the presence of man-made or natural physical features. Where such features represent a defensible boundary, using physical features that are readily recognisable and likely to be permanent (ref. NPPF 2023, Paragraph 148(f)) this could restrict the scale of outward growth and regularise potential development form to ensure it does not result in unrestricted sprawl. Examples of existing boundary features are set out in Table 2 below. The selected HELAA site's connection to the wider Green Belt in terms of whether these boundaries lead onto open countryside or whether other features or existing development are located beyond them is also an important consideration.
- **Inner Green Belt boundary** – this involves consideration of the extent to which the edge of the built-up area (the selected HELAA site's inner Green Belt boundary) is defined by man-made or natural physical features which could represent a defensible boundary. Where the edge of the built-up area is comprised of less defensible features, the Green Belt plays an important role in preventing unrestricted sprawl. On

[44] This includes the Severnside Employment Areas which was consented in 1957.

[45] Development excludes the exception categories in para 154 and 155 NPPF 2023 – i.e., buildings for agriculture and forestry, outdoor sports and recreation facilities, cemeteries, burial grounds, allotments, mineral extraction, and some local transport infrastructure).

[46] A perceptual connection is where the site is visually or functionally linked to the large built-up area (e.g., a functional link may be due to ribbon development which extends to or from the large built-up area towards the site from one or more of the site's boundaries. A visual link may be due to the site's proximity to the large built-up area whereby it is perceived to be part of it).

the other hand, if the edge of the built-up area is comprised of defensible features, the Green Belt is an additional barrier to sprawl.

Table 2 below provides examples of existing boundary features and their categorisation as 'defensible', 'less defensible', 'lacking in durability' or 'undefined'. When considering boundaries, it is assumed that a site is roughly made up of four sides (or three sides if the site is clearly triangular). This may mean that one boundary includes a range of different features.

Table 2 Categorisation of 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, and minor roads). Railway lines. Canals. Disused railway (if in use as a long-distance route / cycleway). Existing development which is strongly established and permanent and which is demarcated by a number of features together.
	Natural features	Rivers, waterbodies (reservoirs, lakes, meres), and watercourses (streams, beck, brook). Natural 'buffer' features such as ridgelines, where these are a distinct, sharp change in landform. Protected woodland (e.g., TPO, Ancient Woodland). Mature unbroken tree belt, unbroken line of protected trees (TPO) or dense and unbroken hedgerow / vegetation corridor with mature trees.
	Multiple boundary features	Where there are a number of boundary features which on their own may be considered to be less defensible or lacking in durability, the combination of these boundary features together could create a defensible boundary (for example, a narrow woodland block adjoining a strongly visible watercourse).
Less defensible boundary – features which are readily recognisable but less likely to be permanent	Infrastructure / man-made features	Narrow or single lane public roads, unclassified public roads, private or un-made roads. Distinguishable bridleway or footpaths (i.e. where supported by other features such as a hedgerow planting and built boundary features). Existing development with irregular boundaries or which lacks permanence or is demarcated by less defensible features (e.g. fence, garden hedge).
	Natural features	Smaller water features or non-defined watercourses e.g. field ditch, culverted watercourse. Field boundary with planted and / or built / fence enclosures. Broken and sparse tree line or hedgerow, or broken and sparse woodland, tree belt or hedgerow / vegetation corridor.
Boundaries lacking in durability – features which are not readily recognisable and/or unlikely to be permanent.	Infrastructure / man-made features	Existing development with no clearly defined boundaries or features. Broken built / fence enclosure, where features are lacking, largely absent or very intermittent Overhead electricity power line corridors.
	Natural features	Broken and very sparse tree line or hedgerow, where physical features are lacking, largely absent or very intermittent. Broken and very sparse field boundary, where physical features are lacking, largely absent or intermittent.
Undefined	A boundary which is not defined by any features on the ground (e.g OS map contour line)	

The following sets out a broad guide for the assessment of Purpose 1 and will form the basis for professional judgement applied by assessors.

Table 3 Purpose 1 Local Assessment Definitions

Purpose Contribution	Rating	Assessment Criteria			
(A) Green belt within Selected HELAA site is located at the edge of the defined large built-up area.	YES	The Selected HELAA site is located at the edge of a large built-up area with physical or perceptual[47] connections.			
	NO	The Selected HELAA site is not at the edge of a large built-up area, in physical or perceptual terms.			
(B) Green Belt within Selected HELAA site prevents the outward, irregular spread of the defined large built-up area taking into account: • Degree of open land character; • Relationship with the large built up area; • Outer Green Belt boundary; and • Inner Green Belt boundary.		**Degree of open land character**	**Relationship with the large-built up area**	**Inner Boundary of the Green Belt**	**Outer Boundary of the Selected HELAA Site**
	Significant	Site is open / predominantly open.	Site is **connected** to a large built-up area (along less than 3 boundaries).	Inner boundary is less defensible, lacking in durability or undefined.	Outer boundary is less defensible, lacking in durability or undefined.
	Moderate	Site is open / predominantly open.	Site is **connected** to a large built-up area (along less than 3 boundaries).	Inner boundary is defensible.	Outer boundary is less defensible, lacking in durability or completely undefined.
				Inner boundary is less defensible, lacking in durability or completely undefined.	Outer boundary is defensible.
				Inner boundary has a mix of defensible and less defensible features.	Outer boundary has a mix of defensible and less defensible features.
	Limited	Site is predominantly open.	Site is **enclosed** by a large built-up area (along 3 or more inner boundaries).	Inner boundary is defensible.	Outer boundary is less defensible, lacking in durability or completely undefined.
				Inner boundary is less defensible, lacking in durability or completely undefined.	Outer boundary is defensible.
	No Contribution	Selected HELAA site is not at the edge of a large built-up area and does not meet Purpose 1. or Selected HELAA site is located at the edge of a large built-up area however the site is already subject to existing sprawl which is extensive. Therefore the site is **not open** and makes no contribution to Purpose 1.			

Purpose 2: To prevent neighbouring towns merging into one another

The Stage 1 Strategic Green Belt Assessment (November 2021) considers the concept of what constitutes a 'town'. This has been widely interpreted in different Green Belt studies, ranging from settlements classified as towns in Local Plan settlement hierarchies to all urban areas inset from the Green Belt regardless of size.

Appendix C explores the historic definition of Purpose 2. There is a moderate level of consistency for the definition of towns between the Stage 1 Strategic Green Belt Assessment and previous historic documents for South Gloucestershire, and therefore the Stage 2 Green Belt Review retains the definition of settlements which are considered to be significant enough to be defined as Green Belt 'towns' in the study area:

[47] A perceptual connection is where the site is visually or functionally linked to the large built-up area (e.g., a functional link may be due to ribbon development which extends to or from the large built-up area towards the site from one or more of the site's boundaries. A visual link may be due to the site's proximity to the large built-up area whereby it is perceived to be part of it).

- Bath
- Bristol urban area
- Keynsham
- Midsomer Norton combined with Radstock
- Thornbury
- Yate combined with Chipping Sodbury

Paragraph 3.48 of the Stage 1 Strategic Green Belt Assessment (November 2021) also notes a series of additional settlements outside the study area which are considered to be significant enough to be defined as Green Belt towns. None of these are near South Gloucestershire.

The Stage 1 Strategic Green Belt Assessment (November 2021) does explain that there is no separate assessment of gaps between settlements which are not considered to be towns. However, the role of smaller areas of urbanising development, including villages and hamlets, in reducing perceived rural separation between towns is considered, albeit the main driver for the rating is the scale of the gap between the defined towns and the parcel's role in this. In light of the increased granularity of the Stage 2 Green Belt Review, and the need for consistent and transparent application of the methodology, there is a need for a greater degree of definition of 'intervening development'.

To align with historic evidence in Appendix C, Table 4 compares historic definitions of the '*notable smaller settlements that fall within and in close proximity to gaps between towns in the study area*', that are considered to be too small to be towns in their own right within the Stage 1 work.

Table 4 Comparing definition of 'intervening development'

	County of Gloucestershire Development Plan First Quinquennial Review (1968)	South Gloucestershire Strategic Green Belt Assessment (2006 and 2011)	Inset Settlements within Adopted Green Belt (2013)	Joint Spatial Plan Green Belt Assessment (2015 and 2016)	Strategic Green Belt Assessment (November 2021)[48]
Almondsbury	Yes				Yes
Alveston	Yes (Alveston Green)				Yes
Bitton			Yes		Yes
Coalpit Heath			Yes	Yes	Yes
Frampton Cotterell	Yes		Yes	Yes	
Olveston	Yes				
Pucklechurch	Yes		Yes		Yes
Rudgeway					Yes
Winterbourne	Yes		Yes	Yes	Yes
Wick	Yes				
Other	Notes 'island' between settlements of Winterbourne / Frampton Cotterell,	Identifies settlements between Bristol - Yate / Chipping Sodbury and Bristol – Thornbury. No other settlements were identified.	Engine Common and Pilning		Outside South Gloucestershire: Farmborough, Long Ashton, Peasedown St John, Saltford, Westwood and Winsley.

To provide a greater degree of granularity for the specific assessment of Purpose 2 in the context of South Gloucestershire, the definitions in Table 5 are therefore utilised. This considers the extent to which selected HELAA sites protect a valued gap preventing 'neighbouring towns' and/or 'inset settlements' from merging. The presence of 'intervening development' in terms of the washed over villages located between neighbouring towns and/or inset settlements is noted in the assessment but does not contribute to the site's

[48] See Paragraph 3.49

rating for Purpose 2. This is because Purpose 2 specifically refers to 'towns' and the Planning Advisory Service Guidance (2015) emphasises the importance of strictly following what the purpose says. Washed over villages are therefore not considered relevant for Purpose 2.

Table 5 Approach to definitions for Purpose 2

Definitions for Purpose 2	Approach for the South Gloucestershire Local Plan Stage 2 Green Belt Review
Neighbouring towns	Bath, Bristol Urban Area, Keynsham, Thornbury and Yate with Chopping Sodbury.
Inset settlements	Winterbourne / Frampton Cotterell / Coalpit Heath, and associated 'island' between settlements (between Bristol Urban Area and Yate with Chipping Sodbury).
	Pucklechurch (between Bristol Urban Area and Yate with Chipping Sodbury).
	Bitton (between Bristol Urban Area, Saltford, Keynsham and Bath).
Intervening development within South Gloucestershire	The washed over villages of Almondsbury, Alveston, Olveston, Rudgeway (between Bristol Urban Area and Thornbury).
	The washed over village of Wick (between Bristol Urban Area, Saltford, Keynsham and Bath).
	Other washed over villages (land at Westerleigh, Iron Acton)

Commentary is first provided on the role of Green Belt land in preventing the neighbouring towns and / or inset settlements from merging. The size of the gap between the neighbouring towns and / or inset settlements (measured across the selected HELAA site) is noted, followed by the size of the remaining gap if the selected HELAA site were to be developed. The size of the gap will not directly translate to the site's rating for Purpose 2 given that it is necessary to consider the size and scale of the gap in the context of the locality. The rating is based on the role of the Green Belt in preserving gaps between neighbouring towns and / or inset settlements and the impact of development on such gaps, both in terms of the actual and perceived separation. The presence of any intervening development in terms of washed over villages is noted however this will not influence the rating.

The assessment was based on the following definitions:

- 'Essential' gaps, where development would significantly reduce the perceived or actual distance between neighbouring towns and / or inset settlements.
- 'Gaps', or part of a gap, where limited development may be possible without physical, visual (intervisibility) or perceptual coalescence between neighbouring towns and/or inset settlements.
- 'Less essential' gap, or less essential part of a gap, where development is likely to be possible without any risk of coalescence between neighbouring towns and/or inset settlements.

The methodology for assessing these concepts and defining the significance of each gap will be undertaken as follows:

- Undertaking desk-based review of the land gap to assess the physical separation between neighbouring towns and inset settlements listed within Table 5.
- Undertake a desk-based assessment and site-visit to understand the physical, visual and perceptual context, based on separating features such as topography, vegetation, access and movement through the gap, key views and perceptual context, and presence of other natural or man-made barriers that would otherwise prevent merging. This supports the original Planning Advisory Service guidance (2015) which advises against a scale-rule being applied to assess this purpose and as set out within the Stage 1 Strategic Green Belt Assessment (November 2021), shared landform may decrease perceived separation, whereas a separating feature such as a woodland block or hill may increase the perception of separation.

Table 6 Purpose 2 Local Assessment Definitions

Purpose Contribution	Rating	Assessment Criteria
Green Belt within the Selected HELAA site	Significant	Selected HELAA Green Belt Site forms an 'essential gap', where development would significantly visually or physically reduce the

restricts development that would result in merging of or significant erosion of the gap between neighbouring towns and/or inset settlements.		perceived or actual distance between neighbouring towns and/or inset settlements.
	Moderate	Selected HELAA Green Belt Site forms part of a gap, between neighbouring towns and/or inset settlements where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging.
	Limited	Selected HELAA Green Belt Site forms part of a 'less essential' gap, which is of sufficient scale and character that development is unlikely to cause merging.
	No Contribution	Selected HELAA Green Belt Site does not protect a gap between neighbouring towns.

Purpose 3: To assist in safeguarding the countryside from encroachment

Paragraph 3.19 – 3.23 of the Stage 1 Strategic Green Belt Assessment (November 2021) considers variations in the open land and the definition of 'countryside' at a strategic scale, however the term in the local context of South Gloucestershire is not explicitly defined within the assessment.

The Stage 1 Strategic Green Belt Assessment (November 2021) does however note that:

- Land largely contained by urban development may, as a result of its use / size, be considered to retain a countryside character (Paragraph 3.57).
- Green Belt openness relates to a to a lack of 'inappropriate development' rather than to visual openness; thus both undeveloped land which is screened from view by landscape elements (e.g. tree cover) and development which is not considered 'inappropriate', are still 'open' in Green Belt terms (Paragraph 3.21). However, contribution to Purpose 3 does not necessarily equate to extent of built development, as development that is rural in form may often not be considered to detract from the countryside character (Paragraph 3.57).
- Assessment of Purpose 3 should not stray into the assessment of landscape character, sensitivity, or value (Paragraph 3.59).

To enable the consistent assessment of Purpose 3 at a finer grain scale, the interpretation of this purpose for the Stage 2 Green Belt Review is based on similar principles – it firstly considers open land and the impact of possible urbanising encroachment, followed by the extent to which the character of the Green Belt is considered to represent 'countryside'.

In relation to the extent to which 'open land' is free from encroachment, the percentage of built form within the selected HELAA site has been calculated using GIS tools based on the land area of manmade (constructed) features as classified within the Ordnance Survey MasterMap data.[49] The MasterMap data relating to 'buildings' has been used and the thresholds set out in Table 7 below are based on the outputs from the MasterMap data. It is recognised that not all development within the Green Belt is considered to be 'inappropriate'. Therefore, it was necessary to validate this quantitative assessment through Google Mapping and site visits. The percentage of built form from the MasterMap data was moderated using professional judgement and considered against Paragraph 154 of the NPPF 2023, which states that '*a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt*', subject to a series of 'exceptions'. Paragraph 155 states *'certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with purposes of land within it*'.

In relation to defining 'countryside' character, there is varying interpretations of this terminology used by Stage 2 Green Belt Reviews particularly where there are 'areas beyond the Green Belt' within an authority area that are also considered to represent 'open countryside'. In the context of South Gloucestershire, the 'open countryside' to the north of the authority area is valued for the setting it contributes to the main urban area and a unique sense of place and identity[50].

[49] OS MasterMap Topography layer (2023) - This data includes buildings, surfaced areas such as car parks, infrastructure such as sewerage treatment works, glasshouses and other miscellaneous structures but excludes roads and railway lines.

[50] South Gloucestershire Local Plan Core Strategy (2006 – 2027) Vision

For Purpose 3, the assessment considered the degree to which the countryside within a Selected HELAA Green Belt Site can be characterised as having a rural character. This professional judgement therefore considered land uses (including agricultural use), morphology (shape and scale), context, land management (in particular, the presence of urban managed parks), topography and landform, absence of man-made detractors in the landscape, and links to the wider Green Belt. The following categorisation of characters were used:

- 'Strong unspoilt rural countryside character' - land characterised by rural land uses and landscapes, including agricultural land, forestry, woodland, shrubland / scrubland and open fields. These areas could be considered to display unspoilt levels of openness which is not significantly influenced by surrounding urbanising development or any man-made detractors.
- 'Largely rural countryside character' - land largely characterised by rural land uses and landscapes but with some dispersed development and man-made structures (such as pylons).
- 'Semi-urban character' - land that begins on the edge of the fully built-up area and contains a mixture of urban and rural land uses. Land uses might include publicly accessible natural green spaces and green corridors, country parks and local nature reserves, small-scale food production and waste management facilities, interspersed with built development more generally associated with urban areas (e.g. residential or commercial).
- 'Urban character' - land that is dominated by urban land uses, including physical developments such as residential or commercial, or managed parks.

Table 7 Purpose 3 Local Assessment Definitions

Rating	Assessment Criteria
Significant	Selected HELAA Green Belt Site contains between 0% and 1% built form[51] and possesses a strong unspoilt rural character.
Moderate	Selected HELAA Green Belt Site contains between 1% and 2% built form and/or possesses a largely rural character.
Limited	Selected HELAA Green Belt Site contains between 2% and 3% built form and/or possesses a semi-urban character.
No Contribution	Selected HELAA Green Belt Site contains more than 3% built form and possesses an urban character.

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

Purpose 4 considers the extent to which the selected HELAA site protects Green Belt land in the immediate and wider context of a historic town. Two aspects are of particular importance with regard to assessment of Green Belt against Purpose 4:

- The role of the selected HELAA site in providing immediate context for the historic town, either by close proximity or physical overlapping; and
- Contribution to views or vistas between the historic town and the selected HELAA site, looking both inwards and outwards where public viewpoints exist.

Paragraph 3.64 of the Stage 1 Strategic Green Belt Assessment (November 2021) identified that Bath, Bristol, Thornbury and Keynsham as settlements for which Green Belt Purpose 4 is applicable to some degree. Although Chipping Sodbury was identified as a 'historic town' within the South Gloucestershire Strategic Green Belt Assessment (2006 and 2011), Paragraph 3.58 of the Stage 1 Strategic Green Belt Assessment (November 2021) explains why this settlement has not been included.

> '*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*

[51] This has been calculated based on the data relating to 'buildings' from the OS MasterMap Topography Layer. The percentage does not include hardstanding. It may be necessary to moderate the rating taking into account the type of built form on the site.

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.'

The Stage 2 Green Belt Review is therefore consistent with the Stage 1 Assessment and the 'historic towns' are defined as Thornbury, Bristol and Keynsham. Selected HELAA sites which are not located adjacent to a historic town or which do not provide views into or out of a historic town make no contribution to Purpose 4.

Paragraph 3.63 and 3.64 of the Stage 1 Strategic Green Belt Assessment (November 2021) considers that many towns have designated Conservation Areas, but these are commonly focused on historic buildings and spaces within towns, with any views of the Green Belt countryside being incidental rather than key to special character. Greater definition is however needed to determine how these criteria will be assessed in a local context. Relevant text from Paragraph 3.70 – 3.77 in the Stage 1 Strategic Green Belt Assessment (November 2021) is set out as follows to support implementation of this Stage 2 methodology. This has been supplemented through a desk-based understanding of the 'historic core' of the town through reviewing Conservation Area Appraisals, historic mapping and views to designated historic features, which have been validated through site visits.

Table 8 Purpose 4 Local Assessment Definitions

	Thornbury	Bristol	Keynsham
Contribution ↑	**Significant**: Land that forms part of the Conservation Area immediate setting for the historic core of the town, or facilitates views towards the church tower, and out from the Conservation Area across the lowland levels towards the Severn Estuary.		
	Moderate: Land lies on the steep bowl landform slope of the Severn Ridges to the south and south east of the town, providing a backdrop to southward views from the settlement, together with views across the bowl landform towards Thornbury and The Levels.	**Moderate / Limited**: Landform is a prominent or characteristic part of the setting of Bristol, as experiences on arrival or departure, notably along the Avon Valley / A4 from Bath, along the Frome Valley and from the coastal plain to the north. Where these areas have a strong association with modern development, contribution to Purpose 4 is limited.	**Moderate / Limited**: Land has a strong physical relationship to the historic core of Keynsham, defined by the extent the Conservation Area which crosses the Bristol – Bath railway line toward the River Avon, which includes the historic brass mill site on the River Chew and Abbey remains.
	Limited: Land does not contribute to a distinctive landscape setting for Thornbury, or lacks association with the town.		

For the purposes of the assessment, the 'historic core' for each of the 'historic towns' is defined as follows:

- Bristol: Avon Valley Conservation Area, Stapleton and Frome Valley Conservation Area, Henbury Conservation Area, and Kingsweston and Trym Valley Conservation Area.[52]
- Thornbury: Thornbury Conservation Area.
- Keynsham: Keynsham Conservation Area.

Selected HELAA Green Belt sites will therefore be assessed for their contribution to Purpose 4 as follows.

Table 9 Criteria for the assessment of Purpose 4

Purpose Contribution	Rating	Assessment Criteria
(A) Green belt within Selected HELAA site has a relationship with a	YES	The Selected HELAA site is located adjacent to a defined historic town. Or The Selected HELAA site is located in close proximity to a defined historic town and provides views into or out of the historic town.

[52] It is acknowledged that Bristol has a large number of Conservation Areas, and all of these have been considered relevant for the purposes of the assessment however due to the locations of the selected HELAA sites, only the Conservation Areas listed will need to be considered.

defined historic town.	NO	The Selected HELAA does not adjoin a defined historic town or provide views into/out of a historic town.
(B) Green Belt within the Selected HELAA site protects land which provides immediate and wider context for a historic town, including views and vistas between the place and surrounding countryside.	Significant	Selected HELAA Site plays an important role in maintaining the immediate context and setting of a historic town by: • Providing open and unspoilt vistas[53] of surrounding countryside from within the town **or** providing unbroken vistas into prominent features of the historic core of the town from afar, including those from strategic viewpoints; **and** • Protects open land which has a strong immediate connection with the historic core.
	Moderate	Selected HELAA Site plays a role in maintaining the immediate context and setting of a historic town by: • Providing narrower or partly compromised vistas of surrounding countryside from within the town, or providing vistas towards prominent features of the historic core of the town from afar, **or** • Protects open land which has a connection with the historic core and is only separated from the historic core by natural features or historic development which pre-dates the designation of the Green Belt.
	Limited	Selected HELAA Site plays a limited role in maintaining the immediate context and setting of a historic town as the site has a weak / peripheral visual and/or physical relationship with the historic core due to: • Views being channelled and/or constrained, **and/or** • The site being separated from the historic core by modern development which has occurred after the designation of the Green Belt.
	No Contribution	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. **Or** Selected HELAA Site is located adjacent to a historic town however it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town.

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

The Stage 1 Strategic Green Belt Assessment (November 2021) is consistent with previous Green Belt evidence specifically for South Gloucestershire and the PAS Planning on the Doorstep Green Belt guidance set out within Section 2.2. The Stage 1 Assessment notes that '*in the absence of any clear guidance on what percentage of brownfield land enables the Green Belt to play a stronger, or more limited, role in encouraging urban regeneration, a uniform level of contribution to Purpose 5 has been determined for all areas of Green Belt*'.

For the purposes of the Stage 2 assessment, it is therefore considered that all selected HELAA sites perform this purpose equally. This is consistent with a large number of existing studies which support adopted Local Plans.

Table 10 Criteria for the assessment of Purpose 5

Purpose Contribution	Rating	Assessment Criteria
Green Belt within the Selected HELAA site assists in urban regeneration, by encouraging the	Moderate	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land.

[53] The consideration of 'vistas' links to the Conservation Area appraisals and management plans for those Conservation Areas listed above. This has then been validated through site visits.

recycling of derelict and other urban land.		

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 a site makes to the Green Belt. The approach set out below avoids oversimplification by using scores / ratings but seeks to balance systematic rigor with professional judgement.

The same qualitative scoring / rating system as applied to each of the five purposes is suggested for the overall assessment.

To ensure a consistent and transparent approach, the following guidance can be used in determining the overall assessment; this seeks to balance a clear and transparent framework with the ability to apply professional judgement.

Where there was a 4 / 1 split – the majority contribution should always be applied unless the majority is 'no contribution', in which case the overall should be limited.

Example:

Moderate	Moderate	Moderate	Significant	Moderate	**Moderate**

Exception:

No	No	No	No	Moderate	**Limited**

Where there was a 3 / 2 split – the majority contribution should always be applied unless the '2' contributions are 'significant'. In this case, the overall should be 'significant'. If the majority contribution is 'no contribution', the overall should be 'limited'.

Example:

Limited	Limited	Moderate	Limited	Moderate	**Limited**
Moderate	Limited	Moderate	Limited	Moderate	**Moderate**

Exception:

Moderate	Significant	Moderate	Significant	Moderate	**Significant**
No	No	Moderate	No	Moderate	**Limited**

Where there was a 3 / 1 / 1 split – the majority contribution should always be applied unless one of the minority contributions is 'significant' and one is 'moderate'. In this case, professional judgement should be applied. Where the majority is 'no', the middle category from the split should be the overall unless there is a 'significant' contribution, in which case, professional judgement should be applied.

Example:

Moderate	Moderate	No	Limited	Moderate	**Moderate**

Exception:

No	No	Limited	No	Moderate	**Limited**
Limited	Limited	Significant	Limited	Moderate	**Apply professional judgement**
No	No	Significant	No	Moderate	**Apply professional judgement**

Where there was a 2 / 1 / 1 / 1 split – professional judgement should always be applied.

Example:

No	Limited	Significant	Limited	Moderate	**Apply professional judgement**

Where there was a 2 / 2 / 1 split – the contribution to be applied depends on what the split and the minority contribution leans towards. For example, where the minority contribution is 'no', the lower contribution of the split should be applied. The exception to this is where there are two 'significant' contributions. In this case, the overall should be significant. In addition, where the minority contribution is 'significant', professional judgement should be applied.

Example:

Limited	Limited	No	No	Moderate	**Limited**
Limited	No	Limited	Moderate	Moderate	**Limited**

Exception:

No	Significant	Significant	No	Moderate	**Significant**
Moderate	No	Significant	No	Moderate	**Apply professional judgement**

Applying Professional Judgement

Whilst all five Green Belt purposes should be given equal weighting, the overall assessment is not intended to be a 'numbers / rating' balancing exercise, and a certain level of professional judgement must be applied to all of the above guidelines and particularly where one of the purposes is assessed as 'significant'. 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:

> *"The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence."*

Paragraph 142 refers to the prevention of 'urban sprawl' and keeping land permanently open. These aims are fundamentally subsumed within Purposes 1, 2 and 3 and therefore where the site makes a significant contribution to these purposes this should form a consideration in determining the overall assessment. This is a matter for the professional judgement of the assessor but the justification for the assessment should provide a transparent explanation behind the reasoning.

5.7 Stage 2.5 Assess the harm of removing selected HELAA sites from the Green Belt

The second part of the assessment set out in the Stage 1 Strategic Green Belt Assessment (November 2021) involves consideration of the potential impact (harm) of the release of Green Belt land. This element was included within the Stage 1 assessment because it is recognised that the entire parcel was unlikely to be considered for release from the Green Belt and smaller areas within parcels may be more appropriate (particularly where they result in reduced harm).

Paragraph 3.88 notes that this initial consideration of harm does not give assessment ratings and instead provides commentary to indicate whether certain areas of a parcel could be released with less impact on the wider Green Belt.

The Stage 1 assessment of harm is less relevant to the current study given that submitted HELAA sites are proposed to be assessed. As a result, an alternative approach to assessing the potential harm to the Green Belt if the site were to be released is provided below. This is based on the findings from the comparative review set out in Section 3.3. and detailed in Appendix B.

The findings from the comparative review demonstrated that beyond the consideration of a site's existing contribution to Green Belt purposes, most of the local authorities reviewed considered the impact of removing the site on Green Belt function and purposes, alongside any potential cumulative impacts. Furthermore, whether the resultant Green Belt boundary would be readily recognisable and likely to be permanent was also a key consideration.

There is no established approach as to how this should be assessed, and the comparative review demonstrated that most authorities simply applied a brief commentary referencing Green Belt purposes. Table 11 below therefore sets out the qualitative criteria to be used in the assessment.

Table 11 Qualitative assessment criteria to consider Green Belt harm

Key Question to Consider	How will this be assessed?
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Consider findings from Green Belt purpose assessment: • What was the overall assessment? • Did the site make a significant contribution to any purposes? • Would development represent unrestricted sprawl of the large built-up area? • Would development result in the merging of 'neighbouring towns' or increase the potential for merging? • Would development represent an encroachment into the countryside? • Would development impact upon the setting or character of a historic town?
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	Consider the following: • Would the surrounding Green Belt continue the perform the same Green Belt function and purposes? (e.g. where the surrounding Green Belt becomes isolated or islanded as a result of the site being removed it would no longer perform the same Green Belt function and purposes). • Has the removal of the site increased or decreased the importance of the surrounding Green Belt to certain purposes? (e.g. where the site in question forms part of a gap between neighbouring towns, the importance of the surrounding Green Belt may be increased if that site is removed).
Are there any cumulative impacts (due to release of adjacent sites)?	This will only be relevant if a number of sites in the same area are being assessed. The cumulative impacts should apply the same considerations as above taking all sites together.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Description of the selected HELAA site's existing outer Green Belt boundary and whether the existing boundary features are defensible, less defensible, lacking in durability or undefined (see Table 2 for categorisation of boundary features). If the site's existing outer boundary is not a defensible boundary, it is recommended that if the site is taken forward, the existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary. In some cases, this may require the creation of a totally new boundary, which will need to be robust and readily identifiable on the ground, for example the planting of a new belt of woodland that follows the edge of a given landform feature or new transport corridor.

6. Green Belt Assessment Findings

6.1 Overview

In total, 119 selected HELAA sites have been assessed. The assessment proformas are provided in Appendix E. This section provides a summary of the assessment findings and is accompanied by chloropleth maps for each purpose and for the overall assessment. These are provided in Appendix F.

6.2 Summary of findings

Overall, of the 119 selected HELAA sites assessed:

- 6 were assessed as making a significant overall contribution to Green Belt purposes;
- 85 were assessed as making a moderate overall contribution to Green Belt purposes;
- 28 were assessed as making a limited overall contribution to Green Belt purposes; and
- None were assessed as making no overall contribution to Green Belt purposes.

A number of conclusions can be drawn from the overall assessments:

- Selected HELAA sites making a significant overall contribution to Green Belt purposes were predominantly as a result of these sites making a significant contribution to Purpose 3 and Purpose 2. These sites were open and rural in character and formed part of an essential gap between two neighbouring towns or a neighbouring town and an inset settlement. The exception to this is one site which was assessed as making a significant overall contribution due to it making a significant contribution to Purpose 3 and Purpose 4 due to the presence of a Conservation Area within this site.
- The vast majority of the selected HELAA sites made a moderate overall contribution to Green Belt purposes with a large number of these sites making a significant contribution to Purpose 3 only, and a moderate, limited, or no contribution to the other purposes.
- A number of selected HELAA sites made a limited overall contribution to Green Belt purposes. This is mainly due to these sites having existing development within them (either partly or wholly) which impacts upon their openness. On the whole, these sites are scattered around the Green Belt although there are small clusters of these sites around the washed over village of Wick (due to Wick Quarry), to the east of Mangotsfield, to the south of Willsbridge, and to the north and west of Frenchay.
- In relation to the Green Belt harm resulting from the release of selected HELAA sites from the Green Belt, the cumulative release of certain sites would result in greater harm particularly in relation to Purpose 2. This applies to the sites located in the gap between Coalpit Heath and Yate, as well as between the Bristol urban area and Pucklechurch as these gaps would be significantly eroded if a number of the selected HELAA sites were to be released together.

A summary of the assessment findings for each of the selected HELAA sites is set out in the table below.

Table 12 Summary of findings - contribution to Green Belt purposes

Selected HELAA site ref	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall assessment
SG002	No contribution	No contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG004	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG005	Moderate contribution	Moderate contribution	Moderate contribution	No contribution	Moderate contribution	Moderate contribution

Selected HELAA site ref	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall assessment
SG008	No contribution	Significant contribution	Significant contribution	No contribution	Moderate contribution	Significant contribution
SG017	No contribution	Significant contribution	Significant contribution	No contribution	Moderate contribution	Significant contribution
SG032	Moderate contribution	Limited contribution	Significant contribution	Limited contribution	Moderate contribution	Moderate contribution
SG047	Moderate contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG050	Limited contribution	No contribution	No contribution	Limited contribution	Moderate contribution	Limited contribution
SG068	No contribution	Significant contribution	Significant contribution	No contribution	Moderate contribution	Significant contribution
SG070	No contribution	No contribution	Limited contribution	No contribution	Moderate contribution	Limited contribution
SG083	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG084	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG088	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG096	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG100	No contribution	Significant contribution	Significant contribution	No contribution	Moderate contribution	Significant contribution
SG102	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG104	Limited contribution	Limited contribution	Moderate contribution	No contribution	Moderate contribution	Limited contribution
SG110	No contribution	Moderate contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG111	No contribution	Moderate contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG114	Moderate contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG131	Limited contribution	No contribution	Moderate contribution	No contribution	Moderate contribution	Limited contribution
SG134	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG159	No contribution	No contribution	No contribution	No contribution	Moderate contribution	Limited contribution

Selected HELAA site ref	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall assessment
SG172	No contribution	No contribution	Limited contribution	No contribution	Moderate contribution	Limited contribution
SG177	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG181	No contribution	Moderate contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG182	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG183	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG209	Moderate contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG212	No contribution	No contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG246	No contribution	No contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG280	Moderate contribution	No contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG292	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG295	No contribution	Moderate contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG310	No contribution	Limited contribution	Moderate contribution	No contribution	Moderate contribution	Limited contribution
SG320	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG332	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG346	Moderate contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG363	Moderate contribution	Limited contribution	Moderate contribution	No contribution	Moderate contribution	Moderate contribution
SG372	Moderate contribution	Limited contribution	Limited contribution	No contribution	Moderate contribution	Limited contribution
SG380	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG382	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG387	Limited contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution

Selected HELAA site ref	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall assessment
SG397	No contribution	Moderate contribution	Moderate contribution	No contribution	Moderate contribution	Moderate contribution
SG399	No contribution	No contribution	No contribution	No contribution	Moderate contribution	Limited contribution
SG401	No contribution	No contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG402	No contribution	Limited contribution	Moderate contribution	No contribution	Moderate contribution	Limited contribution
SG437	No contribution	Moderate contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG446	No contribution	No contribution	Moderate contribution	No contribution	Moderate contribution	Limited contribution
SG448	Limited contribution	No contribution	No contribution	Limited contribution	Moderate contribution	Limited contribution
SG452	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG454	No contribution	Moderate contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG459	Moderate contribution	Moderate contribution	Moderate contribution	No contribution	Moderate contribution	Moderate contribution
SG465	Limited contribution	Limited contribution	No contribution	No contribution	Moderate contribution	Limited contribution
SG470	No contribution	Moderate contribution	Moderate contribution	No contribution	Moderate contribution	Moderate contribution
SG477	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG481	Moderate contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG483	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG608	No contribution	Limited contribution	Significant contribution	Limited contribution	Moderate contribution	Moderate contribution
SG613	No contribution	Significant contribution	Significant contribution	No contribution	Moderate contribution	Significant contribution
SG701	Moderate contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG703	No contribution	No contribution	Moderate contribution	No contribution	Moderate contribution	Limited contribution
SG704	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution

Selected HELAA site ref	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall assessment
SG707	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG708	Limited contribution	No contribution	Significant contribution	Limited contribution	Moderate contribution	Moderate contribution
SG711	No contribution	Limited contribution	Moderate contribution	No contribution	Moderate contribution	Limited contribution
SG715	No contribution	Limited contribution	Significant contribution	Limited contribution	Moderate contribution	Moderate contribution
SG719	Limited contribution	No contribution	No contribution	Limited contribution	Moderate contribution	Limited contribution
SG727	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG729	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG733	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG737	Limited contribution	Limited contribution	No contribution	No contribution	Moderate contribution	Limited contribution
SG738	Limited contribution	Limited contribution	No contribution	No contribution	Moderate contribution	Limited contribution
SG747	Limited contribution	No contribution	Significant contribution	Limited contribution	Moderate contribution	Moderate contribution
SG749	Limited contribution	No contribution	Significant contribution	Limited contribution	Moderate contribution	Moderate contribution
SG755	Moderate contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG760	Moderate contribution	Limited contribution	Significant contribution	Limited contribution	Moderate contribution	Moderate contribution
SG762	No contribution	Moderate contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG769	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG771	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG779	Moderate contribution	Limited contribution	Significant contribution	Limited contribution	Moderate contribution	Moderate contribution
SG781	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG784	Limited contribution	No contribution	Limited contribution	No contribution	Moderate contribution	Limited contribution

Selected HELAA site ref	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall assessment
SG785	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG786	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG789	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG820	No contribution	Limited contribution	Moderate contribution	No contribution	Moderate contribution	Limited contribution
SG821	Moderate contribution	Limited contribution	Moderate contribution	No contribution	Moderate contribution	Moderate contribution
SG825	No contribution	No contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG834	Limited contribution	Limited contribution	No contribution	No contribution	Moderate contribution	Limited contribution
SG835	No contribution	Moderate contribution	No contribution	No contribution	Moderate contribution	Limited contribution
SG840	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG850	No contribution	Limited contribution	Significant contribution	Significant contribution	Moderate contribution	Significant contribution
SG855	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG861	No contribution	No contribution	No contribution	Limited contribution	Moderate contribution	Limited contribution
SG868	Moderate contribution	Moderate contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG873	Moderate contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG885	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG890	No contribution	No contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG892	No contribution	Moderate contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG896	Limited contribution	Limited contribution	No contribution	No contribution	Moderate contribution	Limited contribution
SG897	Moderate contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG901	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution

Selected HELAA site ref	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall assessment
SG906	No contribution	Limited contribution	Moderate contribution	No contribution	Moderate contribution	Limited contribution
SG910	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG924	No contribution	Limited contribution	No contribution	No contribution	Moderate contribution	Limited contribution
SG926	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG927	No contribution	Limited contribution	No contribution	No contribution	Moderate contribution	Limited contribution
SG928	No contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG929	No contribution	Moderate contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG934	Moderate contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG942	Moderate contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG946	Limited contribution	No contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG963	No contribution	No contribution	No contribution	No contribution	Moderate contribution	Limited contribution
SG980	Moderate contribution	Moderate contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG990	Moderate contribution	Limited contribution	Moderate contribution	No contribution	Moderate contribution	Moderate contribution
SG1000	Moderate contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution
SG1001	Moderate contribution	Limited contribution	Significant contribution	No contribution	Moderate contribution	Moderate contribution

7. Next steps

This Stage 2 Green Belt Review forms an important part of the Council's evidence base, to be considered alongside other pieces of evidence when selecting the most sustainable locations for growth.

In identifying Green Belt land for release, the Council will need to develop an 'exceptional circumstances' case to justify altering Green Belt boundaries. In developing the exceptional circumstances case it will be necessary to demonstrate that all other reasonable options for meeting identified development needs have been fully examined, in accordance with paragraph 146 of the NPPF. The Council will also need to demonstrate that their strategy makes as much use as possible of suitable brownfield sites and underutilised land, optimises the density of development, and has been informed by discussions with neighbouring authorities, as required by paragraph 146 of the NPPF. The exceptional circumstances case should also consider the impact on sustainable patterns of development if Green Belt boundaries were not altered. As required by paragraph 147 of the NPPF, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport.

Based on the findings of this study, the lower performing selected HELAA sites will have the greatest potential (in purely Green Belt terms) to form part of the land supply, where exceptional circumstances exist. Higher performing selected HELAA sites can also be considered for release, however a greater exceptional circumstances case will need to be made which outweighs the benefits of these sites remaining in the Green Belt. In other words, the outcomes from this study do not rule out the possibility of certain sites being released – but the justification and accompanying evidence required would be greater in such circumstances.

Alongside the Stage 2 Green Belt Review, the Council will need to develop a site selection methodology that will enable the Green Belt sites to be fed into it and assist in acting as 'top up' for the housing and employment land supply. This will need to align with the strategic and site-specific exceptional circumstances case once established. If Green Belt sites are taken forward, the Local Plan will need to identify compensatory improvements to the environmental quality and accessibility of remaining Green Belt land in order to offset the impact of removing land from the Green Belt (as required by paragraph 147 of the NPPF).

Appendix A

List of selected HELAA sites assessed as part of the Stage 2 Green Belt Review

A.1 Selected HELAA sites assessed as part of the Stage 2 Green Belt Review

	Site Reference	Site Address
1	SG002	Land at, Marsh Farm, East Pucklechurch
2	SG004	Land South of Gloucester Road, Almondsbury
3	SG005	Land to the north of Warmley, East Fringe
4	SG008	West Pucklechurch
5	SG017	Hicks Common Livery Stables and associated Land
6	SG032	Land at Castle Farm Road, Hanham
7	SG047	Land to the rear of Park Farm, Barry Road, Oldland Common
8	SG050	Harvey Shopfitters Ltd, Warehouse & Premise adjacent to 19 Common Rd, Hanham
9	SG068	Land East of Coalpit Heath
10	SG070	Land east of Abson Road, Pucklechurch
11	SG083	Land at Rudgeway
12	SG084	Corner of Forty Acre Lane, Alveston, BS35 3QU
13	SG088	Land at, Shubbery Farm, Shortwood
14	SG096	Land at Vattingstone Lane Alveston
15	SG100	Land at Badminton Road, Yate
16	SG102	Land at Upper Hazel Farm, Strode Common, Alveston
17	SG104	Land at Bromley Heath Road, Bromley Heath
18	SG110	Land at Roundways Coalpit Heath
19	SG111	Land east and west of Westerleigh Road
20	SG114	Woodlands Golf Course, Trench Lane, Almondsbury, (Woodlands Garden Village)
21	SG131	Land at, Cossham Street, Mangotsfield
22	SG134	Land to the South of Hardy Lane and West of Lower Tockington Road
23	SG159	Land at, Wick Quarry, Wick
24	SG172	Land to the Rear of, London Road, Wick
25	SG177	Land off, Alveston Hill, Thornbury
26	SG181	Site W3, Land off, Bristol Road
27	SG182	Site W2, Land off, Bristol Road
28	SG183	Site W1, Land off, Bristol Road
29	SG209	Land at, Shortwood
30	SG212	Land north of, London Road, Wick
31	SG246	Pitt Farm

	Site Reference	Site Address
32	SG280	Land south of the B4055, Easter Compton
33	SG292	Land at Alveston Road, Old Down
34	SG295	Cloisters Road, Winterbourne, BS36 1LL
35	SG310	Land at Holly Hill Farm, Iron Acton
36	SG320	Abbots Way, Gloucester Rd, Almondsbury
37	SG332	Land at Hortham Lane, Almondsbury, BS32 4JH
38	SG346	Land south of Shortwood Hill, Mangotsfield, BS16 9PF
39	SG363	Land off the High Street, Oldland Common
40	SG372	The Sawmiils, Bath Road, Bridge Yate
41	SG380	Land off Bristol Road
42	SG382	Land at Pool Lodge Farm, Dyers Lane, Iron Acton
43	SG387	Land at Shortwood
44	SG397	Land at 4 Harris Barton, Frampton Cotterell
45	SG399	Land at Hambrook Business Park, The Stream, Hambrook
46	SG401	Land Between Over Lane and the B4055, Easter Compton
47	SG402	Land at New Farm, 215 Bristol Road, Frampton Cotterell
48	SG437	Land to the NOrth of the Railway Line, Winterbourne
49	SG446	Land at York Gardens, Winterbourne
50	SG448	Land at Church Farm, Moorhouse Lane, Hallen
51	SG452	Land at Lower Woodhouse Farm, Fernhill, Almondsbury
52	SG454	Land Adjoining 294 Badminton Road, Coalpit Heath
53	SG459	Land at Westerleigh
54	SG465	15 and 17a, London Road, Warmley
55	SG470	Land at Beech Hill Farm, Westerleigh Road, Yate
56	SG477	Stover Bridge, Nibley Gardens, Bridge Road
57	SG481	Land to the east of the B4055, Pilning Station
58	SG483	Down Road Field
59	SG608	Land at Vilner Farm, Thornbury
60	SG613	Land on the north side of Badminton Road
61	SG701	Meadow Lodge Farm, The Hollows, Coalpit Heath, BS36 2UX
62	SG703	Land to rear of 91 High Street, Wick, Bristol, BS30 5QQ
63	SG704	Land south of Yate Road, Yate
64	SG707	Land Next To Hill Crest, Nibley Lane, Nibley, Bristol, BS37 5JG
65	SG708	Hallen Wood Yard, Berwick Lane, Hallen, Bristol, BS10 7RR
66	SG711	Land at Grey Gables, Vicarage Lane, Olveston,

	Site Reference	Site Address
67	SG715	Land at Merry Heaven Farm, Alveston
68	SG719	The Meads, Common Mead Lane, Hambrook,
69	SG727	Land on the South Side of Gaunts Earthcott Lane
70	SG729	Land to the east of Bristol Road
71	SG733	South side of 122 Westerleigh Road, Pucklechurch
72	SG737	Land at 12, The Park, Willsbridge BS30 6EE
73	SG738	Jarretts Garden Centre, Bath Road
74	SG747	Land between Hallen Road and Moorhouse Lane, Hallen
75	SG749	The Oaks, Filton Road, Hambrook,
76	SG755	Swanmoor Stoke
77	SG760	Land south of Abbots Road
78	SG762	Land west of Winterbourne Hill
79	SG769	Land north of Haw Lane, Olveston
80	SG771	Land north of The Down, Old Down
81	SG779	Land at Castle Inn Farm
82	SG781	Land North of A38, Alveston
83	SG784	The Hayfields off Cossham Street
84	SG785	Woodhouse Park
85	SG786	Land off Gaunts Earthcott Lane
86	SG789	Land by Aust Road and Elberton Road, Olveston(2)
87	SG820	Nibley Road Bird Farm, Nibley Lane, Yate BS37 5JG
88	SG821	Recreation Ground Oaklands Drive, Almondsbury
89	SG825	Land off Blackhorse Hill
90	SG834	Willsbridge Nursery, off Keynsham Road (A4175), Willsbridge
91	SG835	Former Silverhill School, Swan Lane, Winterbourne, Bristol BS36 1RL
92	SG840	Land to rear of 60 Westerleigh Road, Pucklechurch, Bristol
93	SG850	Land west of B4061
94	SG855	Land at Dyers Lane
95	SG861	Bolbrek Filton Road
96	SG868	Lower Shortwood
97	SG873	Land east of Webbs Heath
98	SG885	Site W2, Land off, Bristol Road
99	SG890	Land at The Paddock
100	SG892	Land at Hortham Lane, Almondsbury
101	SG896	Glenfern and Land to East of Carsons Road

	Site Reference	Site Address
102	SG897	Land north of A420 and south if Goose Green
103	SG901	Abson Road Pucklechurch
104	SG906	Land Adjacent to 82 Gloucester Road Rudgeway BS35 3RS
105	SG910	Homeapple Close
106	SG924	Land Off Tockington Lane
107	SG926	The Quarters Colony Farm
108	SG927	The Old Vicarage
109	SG928	Land to the North of Berkeley Vale Motors
110	SG929	Land at Swan Lane
111	SG934	West of Carsons Road
112	SG942	Land to south of Trench Lane, Winterbourne
113	SG946	Pomphrey Hill, Mangotsfield
114	SG963	CEMEX Floors, London Road, Wick,
115	SG980	Land adjacent to Bitton Sports and Social club
116	SG990	Mounds Court Farm
117	SG999	Land on the East side of Bath Road, North Common, Warmley
118	SG1000	Land Adjoining Bath Road, Bridgeyate
119	SG1001	Land on the East side of Bath Road, North Common, Warmley

Appendix B

Appendix B.1 Formative Local Plan Inspector's Reports on Green Belt

Table 13 Local Plan Inspector's Report comments on Green Belt evidence

Local Authority	Summary of Green Belt Evidence and Commentary from Inspector's Reports
Welwyn Hatfield (2017)[54]	**Inspector's Note Following Stage 1 and 2 of hearing sessions: Green Belt Review** The Inspector stressed the need to ensure sufficient granularity in identifying land parcels in a Stage 2 Assessment; the importance of assessing openness as opposed to landscape; the need for assessments to consider local circumstances when determining essential areas to retain and preserving settlement gaps; queried whether local considerations, if used, should be accorded the same weight as the NPPF purposes; and advocated that it is pointless to carry out Green Belt Assessment for sites affected by major policy constraints. [The Local Plan development strategy is not sound], *'in part because there was insufficient justification for the failure to identify sufficient developable sites within the Green Belt. This is largely because the phase 1 Green Belt Review was at such a strategic level as to render its findings on the extent of the potential harm to the purposes of the Green Belt, caused by development within the large parcels considered as a whole, debatable when applied to smaller individual potential development sites adjacent to the urban areas. …… Additionally, the phase 2 Green Belt Review, which did look at a finer grain of sites, does not appear to have examined all of the potential development sites adjacent to the urban areas.* *Furthermore, that study, which combined a more refined examination of the contribution that sites made to Green Belt purposes, with an overall examination of development considerations, appears to have incorporated an examination of landscape character into the consideration of openness. Openness considerations in a Green Belt context should only be concerned about the absence of built development and other dominant urban influences. They should not be concerned about the character of the landscape.* ….. *There must be a limit beyond which the development of undeveloped land between settlements, be they neighbouring towns or nearby smaller settlements, should not proceed. Exactly what that is in terms of distance is debatable and it could well be different in the context of the merging of neighbouring towns to the context of maintaining the settlement pattern. I note that the Council has referred to a kilometre, whereas other studies have used a mile and even five kilometres in the context of neighbouring towns. What is significant however is perception and a kilometre gap with limited development in a landscape of rolling topography, where the settlements are not visible one from the other, is probably more valuable than five kilometres in flat country with more sporadic urban development in between and such that the settlements are clearly visible one from the other.* ….. *There are of course sites, which for other purposes are unlikely to ever be developed. I would include the statutory conservation sites, land potentially at risk of flooding, and the major heritage assets in this category but the final choice should be a rational value judgement on the importance of the protection. It nevertheless seems pointless to me to carry out a detailed Green Belt assessment for such sites however they are defined'* **Inspector's Interim findings on the Examination of the Local Plan** **Post Stage 3 Hearing Sessions** It was discussed that rural roads cannot be used as a reason to omit GB sites just because they will inevitably increase capacity on rural roads. **Stage 5 Hearing Session Green Belt: Round Up Session** The inspector confirmed the revised methodology to be appropriate. He felt that it would be helpful for decision making if the text were clarified in places to provide greater detail on how the study was undertaken. For example, it could be used to clarify how harm assessments were concluded. The Inspector also noted that there should be an agreed approach to the shared Green Belt between Hatfield and St Albans. In terms of how harm assessment should be used, the Inspector considered that it should not be ignored that previously development land and land in close proximity to transport nodes (railway stations) should be prioritised, but also that sites assessed as high harm sites should not be excluded from that consideration. The Inspector also set out that consideration need to be given to the permanence of the Green Belt boundaries beyond the Plan Period. The Inspector also considered that there was not a requirement in the NPPF to identify Safeguarded Land, although this would be ideal. He confirmed that it was up to the Council to consider.
Redbridge (2018)[55]	The Inspector emphasised that a Green Belt Review should focus on assessing the Green Belt against the NPPF purposes. Where no historic towns exist, it is reasonable to exclude Purpose 4 from an assessment. Further, although Purpose 5 is not particularly useful for evaluating sites, the rationale expressed for leaving out this purpose must be robust. *'The assistance the Green Belt gives to urban regeneration is assumed to be nil because all brownfield sites with reasonable prospects of development have been identified. That view is flawed as a matter of principle because the aims of the Green Belt are long term but as this purpose applies to most land it does not form a particularly useful means of evaluating sites.'*
Runnymede (2020)[56]	The Inspector described the Green Belt review as 'comprehensive, systematic and based on a robust, consistently applied methodology that properly reflected local circumstances and the unique characteristics of the borough'. The Inspector commended the staged approach to assessment and the fact that the process took account of good practice advice and experience elsewhere. *'68. The Green Belt review was undertaken as a series of complementary studies and carried out in stages that examined it first at a strategic level, and then at a more fine-grained level to assess the performance of smaller parcels of land against Green Belt purposes; the studies also included a Green Belt Villages review and a technical review of the Green Belt boundaries. The overall process took account of good practice advice from the Planning Advisory Service, comparator studies carried out by other local planning authorities whose plans were found sound, and Landscape Institute advice on landscape visual assessment. I consider the robustness of the Green Belt review and the justification for the proposed release of land in more detail in Issues 3 and 4 below in relation to the Plan's site allocations. In summary, I have concluded that the review was comprehensive, systematic and based on a robust, consistently applied methodology that properly reflected local circumstances and the unique characteristics of the borough in assessing how the Green Belt serves the purposes laid down in national planning policy.* *69. The review responds to the Council's strategy to only consider sites for release from the Green Belt that can be shown to perform most weakly against the purposes of including land within it. This is a justified approach which is consistent with national planning policy by ensuring that maximum protection is given to the Green Belt. And in this and all other respects, I have concluded that the approach to the Green Belt review and the basis on which the Council selected the Plan's spatial strategy accords with the Calverton judgement.* *70. Furthermore, the methodology was developed in a systematic and rigorous way, working with the surrounding local planning authorities and taking account of responses to the published evidence and the Issues, Options and Preferred Approaches consultation (Regulation 18). The assessment criteria and scoring matrices are clearly explained and justified and the scores for each Green Belt purpose were rightly considered individually, given the importance of understanding the roles that different areas of land play in serving particular purposes at the strategic and local scales.* *71. Purposes 4 and 5 as set out in paragraph 80 of NPPF were excluded from the assessment for good reason; Purpose 4 is not relevant to Runnymede and the settlements immediately beyond the borough's boundaries, and Purpose 5 applies to all parts of the Green Belt to the same extent and has already been taken into account before identifying any potential need to release land from the Green Belt. And as part of the more fine-grained assessment carried out in the Stage 2 review, the definition of buffers around settlements was carefully considered, informed by the nature of the borough's Green Belt, and was a proportionate, suitably focused and justified approach.* *72. The review did not seek to balance Green Belt purposes with other sustainability objectives; correctly, the Council considered the balancing exercise within the wider context of all the site selection evidence, and it has set out its reasons for selecting the allocations in the Site Selection Methodology Assessment (SSMA). In a very limited number of cases the Council disagreed with the recommendations of the Green Belt review, which was carried out by consultants, and its reasons for doing so are explained in the SSMA. Based on all the evidence and my site visits, I have found that the Council's conclusions are reasonable and justified.'*

[54] Mel Middleton, Inspector (December 2017) Welwyn Hatfield Local Plan Examination Green Belt Review https://archive.welhat.gov.uk/media/12878/EX39-Green-Belt-review-note-December-2017/pdf/ED39__Green_Belt_review_note_Dec_2017.pdf?m=636489409149570000
[55] David Smith, Inspector, (24 January 2018), Report to the council of the London Borough of Redbridge, Report on the Examination of the Redbridge Local Plan 2015-2030
[56] Mary Travers, The Planning Inspectorate (2020) Report on the Examination of the Runnymede 2030 Local Plan

Local Authority	Summary of Green Belt Evidence and Commentary from Inspector's Reports
York[57] (2021)	The Inspectors initial observations of the proposed Local Plan were that it was '*not clear… how the Council has approached the task of delineating the Green Belt boundaries*' and '*no substantive evidence has been provided setting out the methodology used and the decisions made through the process*'. Following the phase one hearings, the Inspectors described the approach taken to delineating the proposed Green Belt boundaries as 'far from straightforward' and considered that a 'simpler methodology could have avoided some of the concerns' raised. The letter from 12 June 2020 [58]identified: *'48. Given our views set out above, we consider that there are elements of the approach taken to delineating the Green Belt boundaries that are not adequately robust. Indeed, in our opinion, there are intrinsic flaws embedded in the methodology. Consequently, whilst as detailed in paragraph 29 above we are satisfied that the boundaries are, as a matter of broad principle at least, in general conformity with the RSS, we have serious concerns about the justification for the precise Green Belt boundaries proposed in the Local Plan, particularly in terms of their consistency with the NPPF.* *49. We are not currently in a position to conclude on the soundness of the Local Plan in relation to this issue. This is because we have not scrutinised the Green Belt boundaries proposed in detail through hearing sessions. As such, we are currently unclear about precisely how, or the extent to which, the flawed elements of the methodology have influenced the outcome. As a consequence, we cannot presently tell whether the Green Belt boundaries proposed in the Local Plan are sound. However, we have concerns that they may not be because of the shortcomings of the methodology.'* The Inspectors gave City of York Council three potentially realistic options open to the Council: a) to convincingly explain to us how we have misunderstood the methodology and that it adequately justifies the proposed Green Belt boundaries; b) to demonstrate that, notwithstanding the methodological flaws, the Green Belt boundaries proposed are justified and reasonable; or c) withdraw the Local Plan from examination. In January 2021, the Council confirmed that they wished to continue the progression of the examination. Following the preparation of additional evidence to assess the Green Belt, including a review of both the outer[59] and inner[606162] boundaries, the Inspectors' advised that there would need to be a further Regulation 19 consultation in May 2021. This resulted in a further phase of hearings in February – June 2022, and publication of a new Local Plan Proposed Modifications Consultation (in March 2023).

[57] Simon Berkeley and Andrew McCormack, Inspectors (12 June 2020), Letter to the City of York Council on the Examination of the City of York Local Plan ; Simon Berkeley and Andrew McCormack, Inspectors (24 July 2018), Letter to the City of York Council, Examination into the soundness of the city of York Local Plan'.
[58] https://www.york.gov.uk/downloads/file/5795/ex-ins-15-letter-to-lpa-12-june-2020
[59] https://www.york.gov.uk/downloads/file/6529/ex-cyc-59b-topic-paper-1-green-belt-addendum-january-2021-annex-2-outer-boundary
[60] https://www.york.gov.uk/downloads/file/6531/ex-cyc-59c-topic-paper-1-green-belt-addendum-january-2021-annex-3-inner-boundary-part-1-s1-4
[61] https://www.york.gov.uk/downloads/file/6533/ex-cyc-59d-topic-paper-1-green-belt-addendum-january-2021-annex-3-inner-boundary-part-2-s5-6
[62] https://www.york.gov.uk/downloads/file/6532/ex-cyc-59e-topic-paper-1-green-belt-addendum-january-2021-annex-3-inner-boundary-part-3-s7-8

Appendix B.2 Comparative Stage 2 Green Belt Assessments

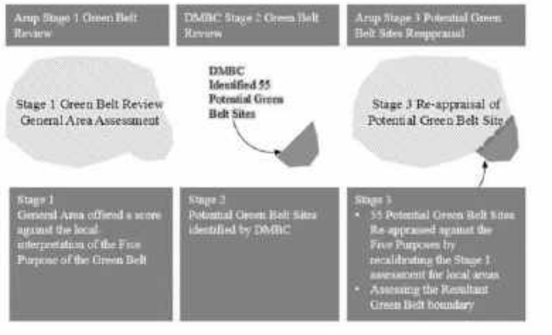
Table 14 Comparative Stage 2 Green Belt Reviews

	Approach to Stage 2 Green Belt Review	Approach to Green Belt Site Selection	Inspector's Report and Commentary
Stage 2 Green Belt Review – Assessment of HELAA / Submitted sites.			
County Durham Local Plan (adopted 21 October 2020)	The Council undertook a Green Belt Assessment of both General Areas and parcels against the five purposes of Green Belt. Submitted sites were then also assessed against the five purposes of the Green Belt. Alongside this, a site selection process was undertaken. Following the Stage 1 Green Belt Review[63], Stage 2 Assessment parcels were defined based on: • Relationship with an inset Green Belt settlement, that is, it must be directly attached to a settlement inset from the Green Belt. • Ability to create defensible boundaries, which utilised graded boundary features from strong to weak. • Category 1 constraints from the Durham Strategic Housing Land Availability Assessment (SHLAA) • Contribution of General Area to five Green Belt Purposes in the Stage 1 Assessment, whereby no parcels were identified where a General Area scored 'strong' against any of the Green Belt purposes. The vast majority of General Areas scored 'strong' for one or more Purposes. Only one parcel was identified which fulfilled the criteria above; this effectively supported the Council in demonstrating a 'proactive search' had been undertaken. A total of 49 sites[64] were submitted through the Issues and Options Consultation draft, 35 sites[65] submitted through Call for Sites and a further 8 sites were submitted in 2019. These sites were assessed against the Stage 1 Green Belt Assessment from 2017.	The Council's Exceptional Circumstances[66] documents details their approach to Green Belt site selection. Durham City is identified as one of the key locations for future development however it is constrained by the surrounding Green Belt. Once all other opportunities for accommodating development had been exhausted (including considering inset towns and villages close to Durham City and locations beyond the outer Green Belt boundary), Green Belt sites were considered. Sites which did not impact strongly against any of the five purposes were identified first before consideration was given to sites suggested through the Issues and Options 2016 and Preferred Options 2018. All sites assessed were subject to the same Green Belt assessments and site selection methodology (this reflected criteria set out in the SHLAA). This included the following criteria which were assessed using a qualitative approach with a written description: • Green Belt assessment against the five purposes • Category 1 constraints (SPAs, SACs, Ramsar, SSSI, NNR, SAM, historic parks and gardens, ancient woodland, Flood Zone 3B, HSE inner zones, historic battlefield, local wildlife and geological sites). • Category 2 constraints (LNRs, GCN areas, HSE middle or outer zones, archaeological sites, high landscape value areas, heritage designations, woodland, TPOs, Grade 2 and 3 agricultural land, surface water flooding, PRoWs, Flood zones 2 and 3A, mineral safeguarding AONBs, Open space needs assessment). • Ecology considerations • Landscape considerations • Heritage considerations • Transport considerations • Planning considerations • Findings from the SA • Whether the resultant boundary represents a strongly defined durable Green Belt boundary? • Whether there was an alternative boundary which would be strongly defined and durable? • Where the site was to be progressed, further assessments including viability testing and identification of an exceptional circumstances case was recommended. Of the sites which were shortlisted, two sites provided opportunities for a revised site boundary to ensure they would be readily recognisable and permanent. Further Green Belt assessments and site selection reviews were undertaken to test alternative boundaries of the same site applying the same methodology.	**Examination** As part of the Inspector's questions on the Local Plan Examination, Matter 4 included: *'How would development on each of the six sites affect the purposes of including land in the Green Belt?'* The Council's Matters Statement set out in turn how development on each of the proposed allocations would impact each purpose of the Green Belt and any harm resulting from this. A detailed assessment was undertaken for the largest site ('Sniperley Park'). The Inspector also asked the Council to confirm whether the revised Green Belt boundaries defined in the Plan were clearly defined, using physical features that are readily recognisable and likely to be permanent. Most sites were defined by recognisable and permanent physical features. For one of the sites which had a weakly defined boundary of a fence and planting, the Inspector was satisfied that the creation of a 20m wide landscape area (as stated in the policy wording) would be effective in creating a recognisable and permanent boundary (see paragraph 97). As part of Matter 4, the Inspector also asked the Council to clarify whether the plan sets out justified and effective ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land. **Inspectors Report[67]** In the Inspector's Report, the Inspector concludes that there are sound strategic reasons to focus development on Durham City in order to achieve sustainable development and the inner boundary of the Green Belt is tightly defined and all options for housing development on brownfield land and other land have been considered, there are no other suitable and available sites (Paragraph 50, 70). Therefore removal of land from the City of Durham Green Belt was considered to be justified in order to provide market and affordable housing in a way that achieves sustainable patterns of development. The Inspector was satisfied with the strategic exceptional circumstances case and then went on to consider the site-specific exceptional circumstances in turn (Paragraph 104). **Summary** • All sites submitted were subject to the same Stage 1 Green Belt assessment and site selection methodology. • Although a Stage 2 'proactive search' assessment of sub-parcels was undertaken, this identified only one area which met the criteria to be taken through to site selection. • Once all other opportunities for accommodating development had been exhausted (including considering inset towns and villages close to Durham City and locations beyond the outer Green Belt boundary), Green Belt sites were considered. • Further assessments were undertaken where there was an opportunity for a revised site boundary.
Nuneaton and Bedworth Council Local Plan (adopted 11 June 2019)	Alongside a joint Strategic Housing Land Availability Assessment, the Council undertook a Joint Green Belt Study (2015)[68] and used the findings of this to progress their site selection work. The 2015 Joint Green Belt Study identified both 'parcels' close to the built up area and 'broad areas of Green Belt' that were remote from the larger settlements. Parcels were identified using significant natural and man-made features; whilst broad areas are made up from large	The Council's Housing Topic Paper (November 2017) sets out the approach to Green Belt site selection. It notes that the allocated sites have all been subject to a Sustainability Appraisal. At the Preferred Options stage it notes that a detailed site selection process was undertaken – this is evidenced in the Strategic Housing Site Selection Background Paper (2013). The site selection process considered all the suitable/available sites within the Borough and identified ten Potential Development Areas that were considered most suitable, in planning terms, to contribute to the delivery of the housing needs in the Borough Plan. Following the Boroughwide search the proposed	**Inspector's Report[70]** The Joint Green Belt Study was considered to 'thoroughly and systematically appraise individual parcels of Green Belt land' (Paragraph 64). The Inspector commented on the Council's approach stating that they were justified in also considering low-medium sites whilst ensuring that the purpose and function of the Green Belt (particularly purpose 1 and 2) would not be unduly compromised (Paragraph 66). He noted that, clearly the individual qualities of a particular Green Belt parcel are only one consideration and alignment to the most

[63] Stage 1 and Stage 2 Assessment: https://durhamcc-consult.objective.co.uk/file/4959448
[64] Addendum to the Green Belt Assessment: https://durhamcc-consult.objective.co.uk/file/5244972
[65] Addendum to the Green Belt Assessment – 2019 Submitted Sites: https://durhamcc-consult.objective.co.uk/file/5423387
[66] Exceptional Circumstances: https://durhamcc-consult.objective.co.uk/file/5244181
[67] Inspector's Report: https://www.durham.gov.uk/media/34071/County-Durham-Plan-Inspectors-Final-Report/pdf/InspectorsFinalReport.pdf?m=637725856957030000
[68] Joint Green Belt Study (2015) https://www.nuneatonandbedworth.gov.uk/download/downloads/id/446/p21_-_joint_green_belt_study_2015.pdf
[70] Inspector's Report: https://www.nuneatonandbedworth.gov.uk/download/downloads/id/3215/ins40_-_nuneaton_and_bedworth_borough_plan_final_report_9_apr_2019.pdf

	Approach to Stage 2 Green Belt Review	Approach to Green Belt Site Selection	Inspector's Report and Commentary
	open and undeveloped areas of countryside. There was no specific Stage 2 assessment. As part of the Housing Topic Paper (2018), land parcels which did not meet one of the overarching principles of the Green Belt or which met less than four of five purposes were considered further. Of the remaining parcels, these were only taken forward where these contained sites submitted through the SHLAA / Call for Sites process. Following this, only 9 Potential Development Areas were identified were considered further[69]. For the final Stage, site selection then considered whether: • Is the site compatible with the scale of the settlement? • Is the site large enough to provide affordable housing? • If the site is located in the Green Belt, will the site leave a defensible Green Belt boundary? Policy suggestions were then made, through the Topic Paper, regarding whether the boundary was defensible or whether this could be strengthened.	strategic locations were considered the most viable sites for new housing development. Each of these 10 Potential Development Areas were assessed under the SA Objectives and findings. As the Plan progressed to Publication stage and more sites were required to be found, the Topic Paper states that the Green Belt Study findings were used. The Council retained the highest performing Green Belt parcels, particularly where it serves a key purpose of separating settlements. The Council allocated sites that fit with the Council's preferred spatial approach, whilst also utilising the lowest performing Green Belt parcels. As there were not enough low performing parcels for all the required development, it was also necessary to utilise sites within low-medium performing parcels, as long as the wider Green Belt parcel was not unduly comprised. The sites were put through the Sustainability Appraisal and assessed against other reports in the evidence base including: • Ecology and geodiversity assessment 2016 (F8) • Air Quality assessment 2016 (G5) • Local Plan viability assessment 2016 (H3) • Borough Plan heritage assessment 2016 (J7) • Strategic flood risk assessment level 2 2016 (N5) • Joint Warwickshire Partnership water cycle study 2017 (N6) • Nuneaton and Bedworth landscape capacity study 2017 (T13) • Playing pitch strategy 2016 -2031 (Y3) • Sport, recreation and community facilities strategy 2016-2031 (Y4) • Strategic transport assessment 2016 (Z6) The Strategic Housing Site Selection Background Paper (2013) applied the following overarching and detailed assessment criteria: **Overarching criteria** • Needs of Nuneaton and Bedworth (does it join the existing urban area) • Settlement hierarchy and role (does it join a settlement, settlement role in the hierarchy) • Urban focus and urban extensions (could it form an urban extension) • Green Belt (contribution to Green Belt purposes) • Separation of settlements (does it form a function separating settlements) **Detailed criteria**, including: meeting housing needs; access to employment and training; support town centres; step change in public transport along north south corridor; access to town centre, major leisure and community facilities; infrastructure and services; impact on road network; green infrastructure; open space, landscape character and historic and natural features; derelict and contaminated sites; air quality; flood risk; wildlife and biodiversity; decentralised energy; agricultural land; mineral safeguarding; and, mineshafts. The Paper notes that both the conclusions of the sustainability appraisal and the issues and concerns raised during the consultation contributed to the development of the Overarching Principles and the criteria for assessing land parcels.	appropriate strategy to secure a sustainable pattern of development is also critical in determining whether exceptional circumstances exist (Paragraph 65). **Summary** • The Joint Green Belt Study (2015) was effectively a single stage review, whereby areas of different scales (i.e. 'parcels' and 'broad areas') were assessed against the same methodology. • As part of the Housing Topic Paper (2018), land parcels which did not meet one of the overarching principles of the Green Belt or which met less than four of the five purposes were considered further. SHLAA sites within these areas were then assessed to determine whether a defensible Green Belt boundary could be identified. • The Inspector supported the sequential testing of 'low', then 'low-medium' areas of Green Belt, noting that only the individual qualities of a Green Belt parcel are one consideration of site selection and that securing a sustainable pattern of development is critical in determining whether exceptional circumstances exist.
North Hertfordshire Local Plan 2011 - 2031[71] (adopted 8th November 2022)	The evidence base for the Local Plan submitted for examination included a single Green Belt review prepared by the Council with assistance of Amec Foster Wheeler in July 2016[72]. This document assessed the current Green Belt and potential development sites within it (Part 1) and potential additions to the existing Green Belt (Part 2). The assessment covered the entirety of the Green Belt within the North Hertfordshire administrative area. The first part of the review divided the Green Belt into 22 parcels for assessment, the boundaries of which were defined through a desktop assessment of *'roads, other clearly visible physical features in the landscape and the existing Green Belt boundary'*. Only one 'town' was identified within the Green Belt Review which was Knebworth, which was defined based on its population and range of facilities including a railway station. The 22 parcels were assessed against 4 of the 5 Green Belt review purposes and coded 'Light Green, Mid Green or Dark Green' which represented a scale ranging from ' Land making a limited contribution to Green Belt purposes' to ' Land making a moderate contribution to	A two-stage approach was followed to site selection. Firstly, the Strategic Housing Land Availability Assessment: 2016 Update (March 2016) ('the SHLAA Update') considers the suitability and availability of the 184 sites put forward by landowners or developers and sifts out those that do not meet both 'tests'. Of the remaining 126 sites, seven only passed the suitability and availability tests in part. These were sites of moderate size, such that it was possible to identify within each an area considered to be coherent and meaningful for housing development that met both tests fully. These revised parcels, along with the other 119 sites carried forward, were then considered in relation to achievability. The second stage of the site selection process involves appraisal of sites within the Sustainability Appraisal. This, along with a wide range of other evidence, including that about the Green Belt, landscape, ecology, viability and heritage, has been taken into account by the Council 'in the round' to arrive at its site selection conclusions. Sites in the Green Belt may be considered for Stage 2, which received criticism that suitability constraints were given greater weight than affording protection to the Green Belt. In response, the Inspector considers that *'In the context of the housing situation…it is legitimate to conclude that even significant Green Belt impacts are preferable to either not meeting the need for housing or otherwise planning to meet need in less sustainable places'* (Paragraph 172).	**Inspector's Report[74]** In summary, the Inspector concluded that the land proposed to be released through the Green Belt for new houses would cause significant harm to the Green Belt however there were exceptional circumstances to justify this release, given the level of housing need across the authority area that cannot be met elsewhere. hey state that: 'it seems to me that the Council's chosen approach of aiming to meet the identified OAN for the district is bold in the face of the adverse Green Belt and other impacts involved but is also justified and consistent with the NPPF' (Paragraph 68). In relation to the Green Belt review, the Inspector considered that the document represents a sufficiently robust body of evidence that is comfortably fit for purposes, and also noted the following: • The omission of assessing parcels against purpose 5 is suitable and proportionate (Paragraph 150). • The general approach and methodologies used by the Council are appropriate (Paragraph 156).

[69] Housing Topic Paper (2017) https://www.nuneatonandbedworth.gov.uk/downloads/file/2123/nbbc33_-_housing_topic_paper_-_november_2017_8_nov_17_-_nbbc
[71] Adopted North Hertfordshire Local Plan (November 2022) https://www.north-herts.gov.uk/sites/default/files/2022-12/North%20Hertfordshire%20Local%20Plan%202011-2031.pdf
[72] https://www.north-herts.gov.uk/sites/default/files/CG1%20Green%20Belt%20Review.pdf
[74] Inspector's Report (2022) https://www.north-herts.gov.uk/local-plan-inspectors-report

	Approach to Stage 2 Green Belt Review	Approach to Green Belt Site Selection	Inspector's Report and Commentary
	Green Belt purposes' to 'Land making a significant contribution to Green Belt purposes.' No assessment was made against purpose 5 as it was considered that this purpose is 'achieved consistently through the application of Green Belt policy'. The second part of the Green Belt review was a more refined assessment that sub-divided the previously assessed 22 parcels into smaller sub-parcels which were subsequently assessed in the same way. These sub-parcels also represented the entirety of the Green Belt boundary in North Herts. In order to inform (but not determine) potential development sites within the Green Belt, the final section of Part 1 of the Green Belt review assesses sites based on the conclusions of the SHLAA against their contribution to purposes 1-4 of the Green Belt. This included a review of all 100 proposed Green Belt sites identified through the housing allocation study against the purposes of the Green Belt, followed by sit visits to test the strength of the resultant boundary. The Council produced an update to the Green Belt review in 2018 which considered the visual effects of development in relation to the openness of the Green Belt. This was prepared specifically in response to the judgment passed down in the case of *Samuel Smith Old Brewery (Tadcaster) & Others v North Yorkshire County Council [2018] EWCA Civ 489*[73].		• Rather than take the 'highest score' for a single purpose, it is logical to reach a rounded judgement taking into account the performance of the land in question in relation to all the Green Belt purposes overall (Paragraph 157). • The Green Belt Update does not undermine the proposed allocation despite slightly different conclusion being reached about the overall performance of the site. (Paragraph 159). **Summary:** • Submitted Sites in the Green Belt were considered as part of the Stage 1 Green Belt Review. • The Inspector considered that even where there was a risk of significant Green Belt impacts, this was considered preferable to not meeting the need for housing or otherwise planning to meet need in less sustainable places.
City of Doncaster Council (adopted 23 September 2021)	The overall review of Green Belt consisted of three stages: • Stage 1 Green Belt Review: This was completed in 2015 and 2016 and supports the objective assessment of General Areas of Green Belt against a Local Interpretation of the Five Purposes of the Green Belt. The assessment was detailed and discussed the outcomes of nuanced areas within larger General Area of Green Belt, which were defined by strongly defensible features. • Stage 2 Technical Site Constraints Assessment: Following the assessment of General Areas of Green Belt within Doncaster, technical site constraints assessment work was undertaken by Doncaster MBC. • Stage 3 Green Belt Site Re-appraisal: Areas that have evolved through the Stage 1 and 2 assessments have then been re-appraised against the 'Local Interpretation' of the five Green Belt purposes. The 'Resultant Green Belt boundary' was appraised to determine its likely strength.  The strength of the boundary was assessed against the performance of the Green Belt purposes to determine the likely 'strength of case' that would be needed to be made for release of individual sites from the Green Belt.	To support Stage 2, documents which have informed this stage include: the Site Selection Methodology and Housing / Employment Needs Assessments (2015), Housing and Employment Land Availability Assessment (HELAA) (2015/6), Doncaster Local Plan Homes and Settlements paper (March 2016), and Sustainability Appraisal (SA) of Doncaster's Growth Options (March 2016). This identified that 55 potential sites in the Green Belt which were considered to be deliverable and developable through the HELAA, and which align with SA objectives. A total of 8 sites were proposed for residential allocation in the Green Belt.	**Inspector's Report**[75] The Inspector considered that there were exceptional circumstances to justify removing the eight housing allocations from the Green Belt (Paragraph 119). The Inspector considered that residential development allocations would have an overall moderate impact on the Green Belt purposes as a result of the potential for encroachment into the countryside. Proposed mitigation and compensation was agreed through examination of these sites. Amendments were proposed in relation to policy wording around the ability for allocations to be bounded by recognisable physical features that are likely to be permanent, meaning that the countryside beyond would be protected from encroachment (Paragraph 116). **Summary** • Stage 2 Technical Site Assessment completed by DMBC, and included identification of deliverable and developable sites through the HELAA. • At Stage 3, a total of 55 sites were then assessed using the Stage 1 Green Belt Methodology which included a re-calibration of specific assessments applied to General Areas. • The likely 'strength of case' needed to justify exceptional circumstances was then summarised based on the strength of the boundary and performance of the Green Belt.

[73] https://www.north-herts.gov.uk/sites/default/files/ED161A%20NHDC%20Green%20Belt%20Review%20update%20-%20main%20report.pdf
[75] Inspector's Report (2021): https://dmbcwebstolive01.blob.core.windows.net/media/Default/Planning/Documents/Local%20Plan/Local%20Plan%20-%20Inspectors%20Final%20Report

	Approach to Stage 2 Green Belt Review	Approach to Green Belt Site Selection	Inspector's Report and Commentary
Stage 2 Green Belt Review Identification of Parcels			
Epping Forest District Local Plan 2011-2033 (adopted 6 March 2023)[76]	**Stage 1**: Epping Forest District Council carried out its Stage 1 Green Belt review in 2015[77]. Stage 1 identified strategic Green Belt parcels (61 in total) based on 'well defined physical boundaries' covering the entire Green Belt within Epping Forest and assessed parcels contribution against the four NPPF purposes on a scale from '0 – No contribution' to 5 'strong contribution'. Scores were then aggregated against all four purposes for each strategic Green Belt parcel. Assessment then identified 'broad locations' for further assessment at Stage 2 based on an analysis of 'absolute constraints' as follows: • Strategic Flood Risk Assessment (April 2015) – showing zones 2, 3 and 3b • Special Protection Areas (SPA) • Special Areas of Conservation (SAC) • Sites of Special Scientific Interest (SSSI) • Local Nature Reserves (LNR) • City of London Corporation Epping Forest Buffer land Sites were also filtered from assessment where these were determined to be remote from services and facilitates. To do this, the Council applied buffers by distance from key services applied by settlement type as follows: Town (2km); Large village (1km) and small village (0.5km). **Stage 2**: The Stage 2 Green Belt assessment was completed by LUC[78] and following the Stage 1 study assessed areas immediately adjacent to the district's existing settlements. The Stage 2 study comprised the following key stages: • an assessment of the areas (identified in the Stage 1 review) against Green Belt purposes; • an assessment of the harm to the Green Belt if land within those areas were to be released through the Local Plan to accommodate new development, considering potential effects on openness; and • an appraisal of physical features which are readily recognisable and likely to be permanent that could form clear defensible Green Belt boundaries. The assessment against Green Belt purposes largely comprised a more detailed analysis of the Stage 1 assessment. The scale used to assess the level of harm within the assessment remained the same, however, the Stage 2 assessment changed the approach to boundary definition. The term 'defensible boundary' was used in the Stage 1 assessment, this changed to 'barrier features' within the Stage 2 assessment on the basis that, 'a feature need not be a Green Belt boundary (a barrier feature may also be a wide rather than linear landscape element, such as a wood or an area of 'difficult' terrain)'. Other factors such as land ownership and proposed development sites did not inform the process for defining parcels. The assessment made suggestions as to how existing boundaries could be strengthened to form a new Green Belt boundary where necessary.]	The findings of the Stage 1 and Stage 2 Green Belt assessments were considered in the Report on Site Selection (March 2018) prepared by Arup[79]. This identified that there would be exceptional circumstances for Green Belt release. This was particularly around Harlow which was identified in a series of studies to be the most sustainable location for growth in the Housing Market Area and that to accommodate the level of growth required, some of this would need to be outside the Harlow Council administrative boundary within Epping Forest. Outside of Harlow, the approach was taken to minimise Green Belt land take however a Settlement Capacity Study (2016) prepared by Fregonese Associates[80] identified that there would be insufficient brownfield sites to accommodate the level of growth required and therefore some limited alterations to the Green Belt boundary would be necessary and justified. The site allocations proposed represented the minimum amount of land take required from the Green Belt and therefore was considered to be in accordance with national policy.	**Inspector's Report** The Epping Forest District Local Plan was found sound by the Inspector on 9 February 2023 who concluded that the Plan's approach to the Green Belt and the release of Green Belt land was sound and there are exceptional circumstances to meet housing and employment needs[81]. The Green Belt release proposed was found to be consistent with the Plan's spatial strategy. As part of the proposed Main Modifications to the Plan[82], the Inspector proposed minor changes to the Plan on issues related to the Green Belt. Primarily these comprised the following: • Minor amendments to the Green Belt boundary as shown on the Policies Map submitted where parts of allocated sites should be removed from the Green Belt. The Inspector suggested a 'build to' line be included as part of the site allocation to prevent any encroachment into Green Belt. • Modifications to requirements of site allocations to ensure new defensible Green Belt boundaries are created as part of any future development. One rural housing allocation was removed from the Plan through main modifications as it was concluded there were not exceptional circumstances to justify its release. **Summary** • Factors such as land ownership and proposed development sites did not inform the process for defining parcels. • The assessment made suggestion for how existing boundaries could be strengthened to form a new Green Belt boundary where necessary.

[76] Epping Forest District Council (2023) https://www.eppingforestdc.gov.uk/planning-and-building/planning-policy/adopted-local-plan-march-2023/
[77] https://www.efdclocalplan.org/wp-content/uploads/2018/02/EB704A1.pdf
[78] Stage 2 Green Belt Review (2016) https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB705A-Green-Belt-Asmt-Phase-2-Land-Use-Consultants-2016.pdf
[79] Report on Site Selection (March 2018) https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB805-Site-Selection-Report-Arup-2018.pdf
[80] Settlement Capacity Study (2016) https://www.efdclocalplan.org/wp-content/uploads/2018/02/EB803-SCS-EFDC-Fregonese-Associates-2016.pdf
[81] Inspector's Report (2023) https://www.eppingforestdc.gov.uk/wp-content/uploads/2023/02/Inspectors-Report-on-the-Examination-of-the-EFDLP-2011-2033.pdf
[82] Schedule of Main Modifications (2022) https://www.efdclocalplan.org/wp-content/uploads/2022/10/ED145-MM-Schedule-271022.pdf

	Approach to Stage 2 Green Belt Review	Approach to Green Belt Site Selection	Inspector's Report and Commentary
Calderdale Local Plan 2018/19 to 2032/33[83] (adopted 22 March 2023)	The Green Belt Review Methodology Consultation Report[84] was originally published in November 2008, and updated in both 2015 and 2017. The Green Belt Review (2017)[85] comprises three stages: initial sieving, parcel identification and parcel testing. **Stage 1** considered the whole of the existing Green Belt within the Local Authority Area. An initial sift was undertaken to remove areas of the Green Belt that included European Protected sites (SAC/SPA) and a second sift was completed removing areas that were considered to contradict with the principles of sustainable development as defined by the NPPF (Paragraph 84). The Council's Settlement Hierarchy model was used for this based on access to services and facilities. **Stage 2** took the final study area as devised in Stage 1 and identified parcels for more rigorous testing. A total of 454 parcels were identified during the Parcel Identification stage of the Green Belt Review based on the following principles: • Parcels should not cross significant boundaries such as motorways, rivers or protected woodlands. Each parcel should be clearly defined by durable, significant and strong physical boundaries wherever possible; • Parcels should take account of changing landscape and landform and should therefore be of similar character and land-use; • The land within each parcel should have a similar impact on the openness of the Green Belt; and • Parcels should be smaller in area where they are located close to existing boundaries. The Green Belt Parcels does not directly relate to the individual sites that are proposed for allocation in the Local Plan. For the purposes of this Green Belt review the definition of 'town' and 'large built up area' was considered to the same. **Stage 3** of the Green Belt Review tested the identified sites against the four purposes as defined within the NPPF. It was considered that all parcels assisted Purpose 5 given the nature and designation of the parcels, and therefore all parcels were scored the same for this purpose. Purpose 4 within the Green Belt review was interpreted in a localised way with 'historic settlement' defined as 'settlement or place with historic features identified in local policy or through conservation areas or other historic designations.'. This was a different interpretation of Purpose 4 as presented in Paragraph 80 of the NPPF which states that Purpose 4 is 'to preserve the setting and special character of historic towns'.	The Council has assessed a significant number of site options through the Plan process, building on the work of the Strategic Housing Land Availability Assessment and Employment Land Study. The approach is outlined in the Council's Site Allocations Assessment Methodology Statement[86]. The site assessment process involved the initial sieving of sites to remove those with significant environmental constraints and/or located more than 500 metres from an Urban Area. This removed around half of the 1600 sites identified. In order to identify the most sustainable sites a 'sequential' approach has been adopted that prioritises brownfield sites in the urban area, only using the most sensitive Green Belt when all alternative sites were used (Paragraph 5.98)[87] Rather than assessing contribution of the Green Belt, the review assessed parcels for 'sensitivity' with brown parcels meeting 3-5 of the identified Green Belt purposes were considered 'most sensitive' and blue parcels meeting 0-2 of the identified purposes and being considered 'mid-sensitive'. The results of this sensitivity assessment were used in site selection with the Council adopting a sequential approach first considering brownfield sites, other land within the urban area, 'mid sensitive' Green Belt sites and 'most sensitive' Green Belt sites. Some 'most sensitive' Green Belt sites have been released which the Inspector concluded was justified given the level of identified housing and employment need within the Plan. This sequential approach has been tempered by consideration of strategic significance, and the ability to deliver wider regeneration and infrastructure benefits	**Examination** Following a Matter 12 hearing session at Stage 2 of the Examination, the Council at the request of the Inspector was required to undertake sensitivity testing on Purpose 4 of the Green Belt Review and the Green Belt Assessment of site options omitting Purpose 4 in order to show if its omission changes the overall conclusions[88]. This concluded that only a small number of sites would have an altered sensitivity through the testing, and conclusions would not be affected. **Inspector's Report[89]** Overall, Inspector's Report concludes that the Council's approach to the Green Belt is sound and there are exceptional circumstances for the release of Green Belt land (Paragraph 102). the Inspector also concluded the Green Belt review was an appropriate framework (Paragraph 192). The Inspector agreed with the use of the 500m buffer to remove sites that were located away from the urban area (Paragraph 193). The Inspector considered that: *'The final stage involved identifying the most sustainable sites by applying a sequential approach to site selection. Brownfield sites within urban areas were prioritised followed by other land in the urban area, Green Belt sites meeting 0-2 identified purposes and then Green Belt sites meeting 3-5 identified purposes. The preparation of the transitional Plan preceded the specific requirement in paragraph 142 in the NPPF 2021 to firstly consider Green Belt sites 'well served by public transport.' However, the Council's selection process also factored in strategic matters such as the spatial strategy, distribution of growth and ability to deliver wider regeneration and infrastructure benefits. Regard was also had to full technical results when assessing site options and all factors were considered in the round. Taking account of the level of identified housing and employment needs and the preferred strategy it has been necessary to consider all levels of the sequential hierarchy and a number of Green Belt sites identified as meeting 3-5 purposes have been released, where justified (Paragraph 195)'.* Through examination, the Council put forward several minor changes to the Green Belt boundary as previously shown on the Draft Policies Map. The Inspector found the approach to the new boundary to be consistent with national policy stating: *'When drawing up and refining the Green Belt boundary, the Council has sought to exclude the main built-up areas from the Green Belt and use clear defensible boundaries where possible. This means that in some cases the Green Belt boundary may not align with land ownership boundaries. Where there are no existing defensible boundaries, the Council has drawn the boundary between clearly defined points such as building edges to allow ready identification. The Council's approach is logical and consistent with national policy.*' **Summary:** • The Green Belt Parcels does not directly relate to the individual sites that are proposed for allocation in the Local Plan. • A sequential approach to identifying Green Belt sites, following urban brownfield and non-Green Belt land was preferred.
Stevenage Borough Local Plan (adopted 22 May 2019)	The Part 1 Green Belt work[90] evaluated strategic scale parcels of land against the purposes of the Green Belt, as defined within the NPPF. The segments were originally broadly drawn to reflect the strategic nature of the Part 1 study and were defined (reflecting the NPPF) using strong boundaries such as roads, railway lines and watercourses. Once the contribution these parcels made to the Green Belt was determined, the Part 2 work then progressed this further, breaking down the sites into smaller potential development areas.	Development constraints which need to be taken into consideration (flood risk, nature conservation designations, landscape sensitivity, heritage assets and access) were identified within the Part 2 Green Belt Study. This was also supported by comparative assessment within the Sustainability Appraisal. Potential defensible Green Belt boundaries were then assessed where (following the NPPF paragraph 85) potential development sites/areas have been identified, specifically considering: • Is this area of Green Belt associated with clearly defined boundary features which are readily recognisable and likely to be permanent?	**Inspector's Report (2017)[93]** In the Inspector's Report, on a site by site basis the Inspector considered the outcomes from the Council's Green Belt Review and the relative performance of the sites proposed to be allocated noting the impact of the removal of the site on the overall function of the Green Belt. She notes that the Council, through their Strategic Housing Land Availability Assessment has considered sites in a sequential manner looking first at previously developed land, then greenfield sites within the urban area, then greenfield sites outside of the urban area and then as a last resort, Green Belt sites (Paragraph 39).

[83] https://calderdale-consult.objective.co.uk/kse/event/37273
[84] https://www.calderdale.gov.uk/v2/sites/default/files/green-belt-method-08.pdf
[85] Green Belt Review (2017) https://www.calderdale.gov.uk/v2/sites/default/files/Local-plan-green-belt-review-2017.pdf
[86] Site Allocations Assessment Methodology Statement (2018): https://www.calderdale.gov.uk/v2/sites/default/files/Site-Allocations-Methodology-Publication-Draft.pdf
[87] Sit Allocations Assessment Methodology Statement (2018): https://www.calderdale.gov.uk/v2/sites/default/files/Site-Allocations-Methodology-Publication-Draft.pdf
[88] Green Belt Review and Green Belt Site Assessment Sensitivity Testing Paper (2017) https://www.calderdale.gov.uk/v2/sites/default/files/CC107-Green-Belt-Review-and-Site-Assessment-Sensitivity-Test.pdf
[89] Inspector's Report https://www.calderdale.gov.uk/v2/sites/default/files/Calderdale_LP_-_Inspectors_Report_-_FINAL.pdf
[90] Review of the Green Belt around Stevenage: Part 1 – Survey against Green Belt purposes (AMEC, 2013)
[93] Inspector's Report (2017) https://www.stevenage.gov.uk/documents/planning-policy/holding-direction/the-inspectors-report.pdf

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	Broad segments identified in the Part 1 Green Belt Review have been used as the basis for the delineation of detailed parcels of land, which could in principle form the basis for development areas. Stage 2[91] Parcels, within these segments were based on recognisable, distinct and permanent boundaries such as roads, but where this has proven not to be possible, supplements these with field boundaries, hedgerows, woodland edges and Public Rights of Way which could in principle act as new boundaries should land be released. The identification of parcels which could form development areas does not imply that these areas could or should be released but demonstrates how development might in principle be accommodated should other aspects of the evidence base indicate that this is required. Following this, site surveys were undertaken jointly by a Chartered Landscape Architect and Chartered Town Planner to determine the potential for removing land from the Green Belt in respect of the following criteria: • Would development of this parcel affect the openness and purposes of the Green Belt? • Would development of this parcel impact negatively on the visual amenity of the countryside/locality? • Would development relate well to the existing development pattern? • Would development detract from the landscape setting or special character of a settlement?	• Are there any issues which may weaken the ability of the Green Belt to endure beyond the plan period. Alongside a Housing and Employment Technical Paper, the Green Belt Technical Paper[92] sought to bring together the outcomes of the Part 1 and Part 2 Green Belt work alongside other key evidence studies to justify the release of five areas of land from the Green Belt. This Technical Paper examines inputs to achieving a 'balanced strategy' of growth across the Council area, which it argues necessitates some release of Green Belt.	Alongside this, the Council have also undertaken a reasonable assessment of constraints affecting these sites. On the basis that Stevenage is a new town with limited brownfield land, the Council has demonstrated how the overall Objectively Assessed Need cannot be met in full without Green Belt Sites (Paragraph 39 – 41). The only way that Stevenage can meet its current identified need is through release of suitable land from the Green Belt (Paragraph 81, 84) She concluded that in the context of the Council's housing need which cannot be met outside of the Green Belt and taking into account the thorough Green Belt site assessments and the resultant impact on the overall function of the Green Belt, exceptional circumstances existed to release the proposed sites. **Summary:** • The Council's Part 2 Green Belt Study identified potential areas for release based on Green Belt factors, followed by development constraints, and consideration of defensible Green Belt boundaries. Some of these boundaries coincided with proposed sites. • A separate SA was also undertaken. • The Green Belt Technical Paper sought to justify the release of sites to achieve a 'balanced strategy', including one specific site which is considered to perform a 'significant contribution towards preventing the merging of settlements'.
Guildford Council Local Plan: Strategy and Sites (adopted 25 April 2019)	The Green Belt and Countryside Study (GBCS)[94] (2014) and the Housing Delivery Topic Paper set out the process for progressing Green Belt sites through the Local Plan. The purpose of the GBCS Study was to identify a wide range of spatial options that the Council could consider for allocation through the Local Plan process against a wider set of planning and sustainability considerations, subject to the existence of exceptional circumstances. The GBCS assessed all Green Belt and countryside land beyond the Green Belt and identified Potential Development Areas (PDAs) and Potential Major Development Areas (PMDAs) that could potentially be developed should there be insufficient land within the urban areas to meet identified needs, without harming the overall main purpose of the Green Belt Stage One of the GBCS process was to sub-divide the borough into land parcels. These land parcels were identified on the basis that they were physically and visually contained with strong defensible boundaries. Each land parcel was then assessed against the four relevant purposes of the Green Belt (Purpose 5: to assist in urban regeneration is considered to apply equally to all land parcels). Land parcels were then assessed for their proximity to specific features, and for environmental capacity of the land parcel to accommodate appropriate development, known as Potential Development Areas (PDAs). The PDAs were identified based on considerations including sustainability criteria (such as the walking distance to schools or shops) and environmental capacity (such as whether it is in the flood plain). An estimated residential development capacity was then applied to each of the PDAs.	The Housing Delivery Topic Paper explores each spatial location and justifies the sites proposed to be allocated in the Submission Local Plan, as well as explaining why certain sites are considered inappropriate for allocation and/or considered appropriate for testing through the Sustainability Appraisal process. The Council's spatial hierarchy identifies a brownfield first policy including, where appropriate, previously developed land in the Green Belt. The following spatial options are considered to be the most sustainable locations: • Guildford town centre • Guildford, and Ash and Tongham urban area • Inset villages • Identified Green Belt villages • Rural exception housing Should these options provide insufficient land to meet the OAN, then these would represent the next options which the Council would choose to explore: • Countryside beyond the Green Belt • Guildford urban extensions • New settlement at the former Wisley airfield • Development around villages The Council considered constraints including the Surrey Hills Area of Outstanding Natural Beauty, the Thames Basin Heaths Special Protection Area, Green Belt, flood risk and infrastructure capacity, such as the road network. The draft Local Plan (2014) treated all PDAs as reasonable options for development regardless of the extent to which the land parcel within which it sits scored against Green Belt purposes (as shown on the sensitivity map). However, following the feedback from consultation and the new evidence available, the Council reconsidered how Green Belt was used as a constraint. The Regulation 19 Local Plan (2016) sought to give weight to the sensitivity of the Green Belt parcel within which each PDA is located. Whilst PDAs have been identified on the basis that they would not fundamentally harm the main purposes of the Green Belt, there would nevertheless be, in relative terms, more harm caused by allocating sites within land parcels assessed as contributing more towards the purposes of the Green Belt than those judged to be of lesser Green Belt value. In giving greater weight to the	**Inspector's Report (2019)[95]** The Inspector considered that, '*in conclusion, all the above points amount to strategic-level exceptional circumstances to alter the Green Belt boundary to meet development needs in the interests of the proper long-term planning of the Borough'.* Local-level exceptional circumstances were considered on a site by site basis taking into account the findings from the Council's Green Belt and Countryside Study relating to the sensitivity of a site against the NPPF Green Belt purposes as well as the size of the site and its ability to contribute to the Borough's housing requirement. **Summary:** • Sites were identified through a constraint-led assessment of parcels emerging through the GBCS. Broad capacities were assigned to emerging PDAs through this process. • The Guilford Local Plan decision was subsequently subject to a High Court challenge, which related to the extent of Green Belt release and site-specific exceptional circumstances. All claims were rejected[96].

[91] Review of the Green Belt around Stevenage: Part 2 – Site assessment and capacity testing (AMEC, 2015) https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/GBE.003_Review_of_the_Green_Belt_around_Stevenage-_Part_2__Site_Assessment_and_Capacity_Testing-_red.pdf
[92] Green Belt Technical Paper (2015) https://www.stevenage.gov.uk/documents/planning-policy/evidential-studies/environment/green-belt-technical-paper.pdf
[94] GBCS (2014) https://www.guildford.gov.uk/article/22860/Green-Belt-and-Countryside-Study
[95] Inspector's Report (2019) : https://www.guildford.gov.uk/media/29804/Appendix-1-The-Inspector-s-Report/pdf/Appendix_1_The_Inspectors_Report_acc1.pdf?m=638098268920730000
[96] Compton Parish Council v Guildford Borough Council (Sir Duncan Ouseley, 4 December 2019), https://www.bailii.org/ew/cases/EWHC/Admin/2019/3242.html

	Approach to Stage 2 Green Belt Review	Approach to Green Belt Site Selection	Inspector's Report and Commentary
		sensitivity of the Green Belt, the Council therefore sought to ameliorate the consequent impacts on the Green Belt as much as is reasonably possible. However, given the shortfall early in the plan period and unmet needs within the HMA, the Council considered that it was still necessary to consider the potential of each PDA regardless of its Green Belt sensitivity	
Kirklees Council Local Plan (adopted 27 February 2019)	The Council undertook a Green Belt Review (April 2017)[97] (see also Green Belt Review Supporting Document April 2017[98]) which provided both a strategic review of the whole of the Green Belt (Stage 1) and a review of the Green Belt edge and land immediately beyond (Stage 2) it to determine the degree of constraint to development and the degree to which land performs a Green Belt role. The Green Belt boundary was scrutinised to determine the degree of constraint along the edge and its immediate relation to both the Green Belt and land that it adjoins. The Green Belt edge review defined and assessed all of the edges of the Green Belt adjacent to an inset settlement (the inner Green Belt boundary) and undertook the following tests: • Test 1 (this is a RAG test to establish the degree of constraint. Only land assessed as green or amber in Test 1 progressed to Test 2) • Test 1a – topography constraint – slope analysis • Test 1b – physical constraint (existing built form, heritage features, barriers (roads, railways), mineral workings) • Test 1c – environmental constraint (protected trees, environmental designations, flood risk, hazardous buffer zones) • Test 2 (Green Belt purpose assessment). If the edge failed Test 2a and was judged to constitute a strategic gap maintaining separation, it did not proceed to the remaining tests. • Test 2a – Importance in preventing towns from merging (Purpose 2) • Test 2b – Importance in checking unrestricted sprawl of large built up areas (Purpose 1) • Test 2c – Importance in safeguarding the countryside from encroachment (Purpose 3) • Test 2d – Degree to which development would be prejudicial to a historic asset or its setting (if relevant) (Purpose 4) • Test 3a – Could this parcel of land be appropriately recycled while remaining within the Green Belt? (Purpose 5) • Test 3b – Is the parcel of land correctly included within the Green Belt? (Purpose 5) Outcomes were assessed against a Green Belt assessment matrix. The edge review was separate to the site allocation process as the edge review only considered the boundary edge and not the site itself. Each development option therefore had a 2-part Green Belt assessment – a RAG rating from the edge assessment and a RAG rating from the site allocation methodology assessment.	The Kirklees Local Plan Methodology Part 2: Site Allocation Methodology (November 2016) sets the process for allocating urban and Green Belt sites. The Method notes that Green Belt sites which are less than 0.4ha have been assessed as part of the Green Belt Review and can be viewed in the Green Belt boundary changes document. The Site Allocation proforma considers the following factors: • Settlement position (whether the site is within, on the edge or detached from an existing settlement) • Whether the site is within the green belt • Whether the site is greenfield or brownfield • Gross area in hectares • Site capacity (employment floorspace in square metres, housing capacity by number of dwellings) The criteria below were assessed using a red/amber/green traffic light score and a description: • Transport (site access, safety issues, public rights of way, pedestrian footways) • Public health (air quality considerations) • Education (primary and secondary school availability of places within the catchment area) • Historic environment (designated heritage assets, archaeological assets) • Flood/drainage (flood zone, surface water and drainage) • Environment Protection (contaminated land issues, proximity to landfill sites, HSE zones, requirements for a noise assessment or odour assessment) • Biodiversity (UK BAP priority habitats) • Other constraints (e.g. coal referral etc) • Open space (outcome from the open space assessment) • Green Belt (assessment conclusions taken from the Green Belt Review 2017) • Green Belt edge (this is based on the site's position relative to the edge of a settlement using the outcomes of the Green Belt Edge Review as a guide. No edge assessment was carried out for sites detached from the settlement edge) • Exceptional circumstances • Site conclusions The overall site conclusions for development options in the Green Belt included the configuration and relationship of the site to the settlement it abuts, the degree of infill or rounding off that could be achieved and the ability of the option to present a strong new defensible green belt boundary. • Green: The site would present a reasonable extension relative to the settlement it abuts, would have little or no impact on the purposes of including land in the green belt and presents the opportunity to create a strong new defensible green belt boundary • Amber: The site is located adjacent to a part of the green belt edge where assessment has shown that development would have some detrimental impact on the purposes of including land in the green belt and/or the site does not present a strong new defensible green belt boundary. Opportunity may exist that could mitigate this impact, such as the minor alteration to the option boundary or the removal of some additional land from the green belt • Red: The site would not present a reasonable extension relative to the settlement it abuts and/or the site is located adjacent to a part of the green belt edge where assessment has shown that development would have a significant detrimental impact on the purposes of including land in the green belt, and/or it is located adjacent to a part of the green belt edge that is deemed to be significantly constrained and/or the option is remote from any settlement	**Inspector's Report[99]** The Inspector considered the findings the Council's Green Belt Review and the impact on Green Belt function and whether there was a strong defensible boundary. They considered that without the release of Green Belt land in Kirklees, a substantial level of new dwellings, potentially amounting to about one third of identified need, would not be delivered (Paragraph 49). The Inspector considered that the Council's Green Belt Review (2017) involved a 'comprehensive assessment' of the Green Belt edge and adjoining land to determine the degree of constraint to development (Paragraph 129). They noted how the results of the Green Belt Review were fed into the Council's assessment of development site options. This captured potential options of 0.4 hectares or more on Green Belt and non-Green Belt land from a range of sources, including the call for sites process, UDP sites, and Council asset review. Notwithstanding the results of the Green Belt edge assessment, all site options in the Green Belt were assessed at this stage in terms of their Green Belt function to produce an edge rating where relevant and an overall Green Belt rating. Site options proposed by representors after production of the PDLP were also subject to this assessment process. The Inspector noted that '*Whilst the assessment process focused on sites in the Green Belt that have been proposed for development or where there is other planning history, I consider this approach is reasonable and not unusual, given the extent of the Green Belt in Kirklees and time/resources available. The availability of sites is a key factor in determining suitability for allocation*' (Paragraph 130). 131.Test 2d in the Council's Green Belt Review, preserving the setting of historic assets, does not feature in the Green Belt purposes identified in the NPPF. The Council has carried out a re-assessment of edge ratings in the Green Belt Review based on neutralisation of this element, which identifies adjusted edge Other factors and constraints to development from the site assessment work were also considered. **Summary** • The Council's Green Belt Review included a strategic review of the Green Belt followed by a review of all of the inner Green Belt boundary applying constraints criteria followed by an assessment against Green Belt purposes. • The RAG score from the edge assessment was combined with the RAG score from the site allocation methodology assessment. • Notwithstanding the results of the Green Belt edge assessment, all site options in the Green Belt were assessed at this stage in terms of their Green Belt function to produce an edge rating where relevant and an overall Green Belt rating. The Inspector considered that it was reasonable to focus sites in the Green Belt that have been proposed for development or where there is relevant planning history. • The Council applied the same Site Allocation Methodology to non-Green Belt and Green Belt sites. • Green Belt sites smaller than 0.4ha were considered as part of a different document. The Council applied similar criteria to a SHLAA and used a R/A/G traffic light system.
Barnsley Council Local Plan	The Council undertook a 3-stage process. The Stage 1 Green Belt Review involved identification and assessment of General Areas within the Green Belt against the five	The Green Belt and Safeguarded Land Background Paper (2016) and the Housing Background Paper (January 2018) describes the process the Council applied in allocating sites.	In the Inspector's Report, the Inspector considered the allocations on a site by site basis. In considering whether exceptional circumstances exist she noted that alternative sites have been assessed and discounted and she considered the

[97] Green Belt Review (April 2017) https://www.kirklees.gov.uk/beta/planning-policy/pdf/submission-documents/SD19_Kirklees_Local_Plan_Green_Belt_Review_April_2017.pdf
[98] Green Belt Review Supporting Document (April 2017) https://www.kirklees.gov.uk/beta/planning-policy/pdf/examination/background-papers/BP25_Green_Belt_Review_Supporting_Document.pdf
[99] Kirklees Council (2019) https://www.kirklees.gov.uk/beta/planning-policy/pdf/local-plan-inspectors-report/Kirklees-Local-Plan-Inspectors-Report.pdf

	Approach to Stage 2 Green Belt Review	Approach to Green Belt Site Selection	Inspector's Report and Commentary
(adopted 3 January 2019)	purposes. Areas which performed relatively strong or very strong were not taken through the subsequent stages. The Stage 2 Green Belt Review involved a technical site assessment which focused on excluding quantitative and qualitative constraints: • Flood risk • Environmental and historic statutory designations • Considering neighbouring and adjacent land uses • Biodiversity and natural environment designations • Topography • Landscape character and visual considerations • Historic environment • Infrastructure show stoppers • Access, accessibility and connectivity. The Stage 3 Green Belt Review involved taking the resultant land parcels which are considered to be technically suitable for Green Belt release and re-assessing them against the original five 'purposes' of Green Belt defined by the NPPF using the approach established in Stage 1. Following this stage, the Council assessed the resultant land parcels against the Housing and Employment Site Selection methodology.	The Housing Background Paper states that Green Belt is recognised to be an overriding constraint on supply in determining the housing requirement. The Green Belt General Areas identified by the Green Belt review that were assessed as fulfilling Green Belt purposes to a 'relatively strong' or 'very strong' degree were not assessed through the Housing Site Selection Methodology (HSSM). This approach was considered reasonable in order to maintain the most strongly performing Green Belt, in line with existing and emerging national planning policy. If it is concluded that enough sites have not been identified through the HSSM it is then necessary to consider sites in the Green Belt. At this stage the methodology links with the Green Belt Review. In most instances sites identified through the Green Belt Review as 'resultant parcels' that could be released was considered through the HSSM. As with sites outside the Green Belt the overall score and information gathered through the application of the methodology is considered. Planning judgement was then applied to decide if sites should be allocated for residential development in the draft Local Plan. Schedules are available which set out how sites performed through the HSSM process. The HSSM was based on suitable, available and achievable and a number of other factors. It uses a red/amber/green traffic light criteria which corresponds to a numerical score which is added up to give a total score for each site: 1. Suitability – policy restrictions, physical problems or limitations, potential impacts and environmental conditions (this includes biodiversity, greenspace, landscape sensitivity, and landscape capacity). 2. Availability – there are no known legal or ownership problems in bringing the site forward for development. 3. Achievability – it is economically viable to bring the site forward and there is capacity for the developer to complete and sell. This impacted by market factors, cost factors and delivery factors, such as build out rates (this considers market attractiveness and viability). The following factors were also considered: • Transport (availability of rail and bus, accessibility to public transport, proximity to strategic highway network) • Proximity to services (proximity to key services, proximity to town centres) • Efficient use of land (soil quality, land type, relationship to existing area) • Environment (impact on Conservation Areas, impact on listed buildings, impact on Registered Park and Gardens), Flood Risk, AQMA) • Physical problems/ limitations (access infrastructure, drainage infrastructure, ground condition, geo-cavities, bad neighbours) The final stage of the methodology involved the formation of an officer group to discuss sites included in the process. The Employment Site Selection Methodology considered the following factors providing a number of criteria which is given a numerical score: • Meeting employment needs (potential to meet employment needs, potential to meet wider employment needs) • Accessibility (accessibility for employees, accessibility for business needs) • Deliverability (market attractiveness, potential uses, availability and constraints) • Location (location and land type) • Environment (environmental impacts) • Amenity (compatibility with surrounding land uses) • Local Plan compliance	findings from the Green Belt Review and the site's fulfilment of Green Belt purposes.
Cheshire East Local Plan Strategy (adopted 27 July 2017)	Following the Inspector's Interim Views (October 2014)[100], several flaws were identified in the overall Green Belt Assessment methodology, including: • There were several cases where the Green Belt assessment does not support the release of specific sites from the Green Belt and the review appears to have given greater weight to other factors, such as land ownership, availability and deliverability when preparing and finalising the Plan.	Following the Green Belt Assessment Update the Council undertook a Green Belt site selection process. The Council applied a sequential approach to site selection taking account of spatial strategy and objectives and integrating the SA / HRA process, and consultation outcomes. • Stage 1 – Urban potential study evidencing how much need can be accommodated within the existing settlement. • Stage 2 – Edge of settlement work including GB and non GB sites. • Stage 3 – First sift of sites promoted to CEC. Focus on sites which align with spatial strategy, exclusion of sites on the basis of availability and absolute constraints. • Stage 4 – SA / HRA screening of site.	**Further Interim Views (December 2015)[102]** Following the Green Belt Assessment Update (GBAU), the Inspector published his further interim views. Paragraphs 41-46 discuss the Green Belt Assessment Update. The Inspector noted that the independent two stage assessment of general areas followed by smaller parcels, assessing the relative significance of the contribution of each parcel against the five purposes of Green Belt followed by an overall assessment enabled a comprehensive, consistent and proportionate approach to be taken. He notes that only 'Green Belt factors' are assessed without potential areas for development thus providing a key input into the site selection process:

[100] Stephen Pratt, The Planning Inspectorate (2014) Appendix 1 – Inspectors interim views and clarification (6 & 28/11/14) Available at: https://moderngov.cheshireeast.gov.uk/documents/s57237/Appendix%201a%20Inspectors%20Interim%20Views.pdf
[102] Stephen Pratt, The Planning Inspectorate (2015) Inspector's further interim views on the additional evidence produced by the council during the suspension of the examination and its implications for the submitted local plan strategy. Available at: http://cheshireeast-consult.limehouse.co.uk/file/3720251

	Approach to Stage 2 Green Belt Review	Approach to Green Belt Site Selection	Inspector's Report and Commentary
	• There is inconsistency in the scale of the parcels assessed, in that, very large tracts of land have been assessed against smaller sites and some very small areas of land have been omitted. • The review does not consider all the purposes of the Green Belt, omitting the contribution to urban regeneration and preserving the setting and special character of historic towns. Although the latter purpose may apply only to historic towns like Chester, the impact on urban regeneration does not seem to have been assessed. In response, a Green Belt Assessment Update[101] was prepared in 2015 which defined both General Areas and Green Belt parcels. Initially, areas within the National Park and sites with a national or international environmental designation (e.g. Ramsar / SSSI) were excluded. Stage 1 General Areas were then drawn based on the following strong features: Motorways and A-roads. Each of the General Areas was assessed against the five purposes of Green Belt. For General Areas making a 'contribution', or 'no contribution', Stage 2 parcels were then identified around settlements on the edge or inset into the Green Belt (including those identified as 'other settlements or rural areas' within the settlement hierarchy). Parcels were drawn from the settlement inset boundary to the nearest strong or medium defensible boundary, rather than covering the whole General Area. This approach was considered to take account for sustainable development factors when defining Green Belt parcels, as set out in NPPF paragraph 84 as it assesses parcels which have a good relationship with an existing settlement inset within the Green Belt boundary. Professional judgment was applied to the defining of Stage 2 parcels on the basis that several otherwise weak features may, in combination, form a moderate boundary. Large parcels (over 5 hectares) have been sub-divided using less strong features.	• Stage 5 – Site assessment of characteristics, Local Plan objectives and Green Belt. • Stage 6 – Sequential review based on non-Green Belt sites first. • Stage 7 – Short list of sites for comment by Infrastructure Providers. • Stage 8 – Assessment of sites against outcomes of all previous stages and full SA / HRA assessment. Public consultation is factored into this stage. • Stage 9 – Final site selection and justification. The Council produced a Site Selection Report for each of the settlements. This applied suitable, available and achievable criteria using a red/amber/green traffic light scoring system and providing a commentary on the sites. The following criteria were assessed: Available (site ownership) / Achievable (market attractiveness – economic viability, evidence from promoter/landowner) / Suitable / Landscape impact / Impact on the character of the settlement and urban form / Impact on the Green Gap (only for Crewe and Nantwich) / Neighbouring uses / Highways access / Local highways / Impact on the strategic road network / Heritage assets / Flooding/drainage / Ecology / Tree Preservation Orders / Air quality / Minerals / SA Accessibility Assessment / Outcome of the HRA (Stage 4 Methodology) / Brownfield/greenfield / Agricultural Land Classification A standalone proforma (the Green Belt Site Assessment) was prepared for each SHLAA site within the Green Belt which covered the above. It considered the following Green Belt factors: • Potential area for Green Belt release • Green Belt Assessment of the potential area to be released • Resulting Green Belt boundary • Surrounding Green Belt • Exceptional circumstances Once all proformas for Green Belt and non-Green Belt sites were prepared, a key decision was made regarding whether there were sufficient non-Green Belt sites identified to progress. This followed the following sequential process: • Assess Green Belt sites which make 'no contribution' in the GBSA; • Review Green Belt parcels that make 'no contribution' to Green Belt purposes in the GBAU [PS E034] to determine whether any further potential strategic sites could be found within those parcels; • Assess Green Belt sites which make a 'Contribution' in the GBSA; • Review Green Belt parcels that make a 'Contribution' to Green Belt purposes in the GBAU to determine whether any further potential strategic sites could be found within those parcels; • Assess Green Belt sites which make a 'significant contribution' in the GBSA; • Review Green Belt parcels that make a 'Significant Contribution' to Green Belt purposes in the GBAU to determine whether any further potential strategic sites could be found within those parcels; • Assess Green Belt sites which make a 'major contribution' in the GBSA.	*'…the approach set out in the GBUA seems to reflect national policy and address most of the shortcomings of the previous Green Belt assessment. It provides a set of more comprehensive and proportionate evidence to inform, rather than determine, where the release of Green Belt land may be necessary at the site-selection stage.' (Paragraph 46)* The Inspector dismisses participants concerns relating to boundary definition noting that *'…in most cases, "strong" boundaries have been used, taking account of established physical features and committed new road schemes, where appropriate; the size of most of the larger land parcels has been reduced, with a 5ha indicative threshold for strategic sites, and detailed points about specific land parcels, including the identification of smaller and larger sites, can be reconsidered at the site-selection stage.'* (Paragraph 44) The Inspector acknowledges the complexity of the process and the involvement of professional judgements. He emphasises the needs for consistency and transparency using available and proportionate evidence: *'This is a complex process, which needs to be undertaken in a consistent and transparent manner using available and proportionate evidence, involving professional judgements; it was not simply a desk-based study, but one which involved many site visits by CEC's officers or consultants to confirm the assessments and judgements. More particularly, the GBAU is the only comprehensive evidence which assesses all potential land parcels on an objective, consistent and comprehensive basis.'* (Paragraph 44) In relation to the inclusion of Purpose 4, the Inspector comments: *'The assessment utilises a variety of historical evidence, which enables a full assessment of the smaller settlements; this could be criticised as being too detailed for a Green Belt assessment which focuses on the larger historic towns, but is not necessarily inappropriate or irrelevant'* (Paragraph 45) He notes that the assessment of Purpose 5: *'…largely focuses on brownfield sites within the nearest settlement, and enables a differentiation between settlements to be made and provides a consistent, transparent and proportionate approach to this element of the assessment; the focus on regeneration issues internal to Cheshire East reflects the views of the Greater Manchester authorities. The overall assessment involves matters of judgement and confirms that each purpose was given equal weighting and provides the reasons for the overall assessment.'* (Paragraph 45) **Interim Views on the Further Modifications (December 2016)** The Inspector did not provide any further comments on the Green Belt methodology however reiterated his comments made in December 2015 supporting the approach and methodology taken.

[101] Green Belt Assessment Update (2015) https://cheshireeast-consult.objective.co.uk/kseapi/public/files/3478926

Appendix C

Appendix C.1 Review of recent relevant historic Local Plans and evidence base documents related to Green Belt in South Gloucestershire

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

Approach undertaken within relevant historic documents

Table 15 set out the approach to 'checking the unrestricted sprawl of large built-up areas' in relevant historic evidence documents and adopted plans for South Gloucestershire.

Table 15 Historic approach to Purpose 1 for South Gloucestershire

Relevant Historic Document	Approach
The County of Gloucestershire Development Plan First Quinquennial Review (1968)	The Quinquennial Review identified that: 'S*ubstantial 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*'.
Avon County Structure Plan (1985)	No reference to this purpose in available information.
Joint Replacement Structure Plan (2002)	The Structure Plan (2002) seeks to '*check the unrestricted sprawl of the Bristol conurbation and Bath*' and identified the '*built up areas of Bristol (including contiguous built-up areas within North Somerset and South Gloucestershire) and Bath'*.
South Gloucestershire Strategic Green Belt Assessment (2006 and 2011)	This was assessed by considering if development would: • Take place outside urban areas; • Take place in areas that cannot be easily linked to existing town centres by public transport; and, • Impact on the accessibility to the open countryside for urban residents.
South West Regional Strategy Strategic Green Belt Review (Colin Buchanan, February 2006)	The Strategic Green Belt Review identified the 'Outside Urban Areas' to be anywhere outside Bristol and Bath.
Joint Spatial Plan Green Belt Assessment Stage 1 (November 2015) Joint Spatial Plan Green Belt Assessment Stage 2 (November 2016)	The Stage 1 assessment considered whether cell performs the purpose of checking the unrestricted sprawl of the Bristol and Bath built-up areas. For the Stage 2 assessment, the assessment was expanded to include a series of questions and indicators. Indicators included: • Scale of the stage 2 cell and its proximity to the large built-up area. • Degree of openness of the cell. • Relationship of the cell with adjacent development in the large built-up area. • Presence of substantial physical features close to the edge of the large built-up area which could limit or restrict future sprawl of large urban areas. Physical features include: roads, railways, embankments (including features under construction) rivers, significant areas of mature woodland. • Cell contains villages/rural settlements which could be subsumed in the event of development of the cell. • Cell contains roads which may act as a conduit for ribbon or non-contiguous development.
Stage 1 Strategic Green Belt Assessment (November 2021)	Identified that the Bristol and Bath Green Belt was originally designated to check the substantial expansion of Bristol and Bath. Inset land contiguous with Bath and the Bristol conurbation are the only areas considered to constitute large build up areas. It was also noted: *Although not contiguous with Bristol, Avonmouth is considered to form part of the Bristol conurbation in combination with Shirehampton and Lawrence Weston. This is because the three settlements have a strong connection to the city and are separated only by thin strips of open space not designated as Green Belt land.*

	The term 'Bristol urban area' is used in this study to refer to the city of Bristol together with contiguous urban development in South Gloucestershire. A judgement is made regarding the degree of distinction between the urban area and the adjacent open land, including distance from the large built-up area. The assessment acknowledged that *Land that, if developed, would clearly constitute an extension of a large built-up area make the strongest contribution to preventing its sprawl. However, it is recognised that a smaller inset settlement area close to a large built-up area can have a relationship with it such that expansion of the latter, particularly if it narrows the gap between the two, can also be considered detrimental to this purpose.*

Purpose 2: To prevent neighbouring towns merging into one another

Approach undertaken within relevant historic documents

Table 16 set out the approach to 'prevent neighbouring towns merging into one another' in relevant historic evidence documents and adopted plans for South Gloucestershire.

Table 16 Historic approach to Purpose 2 for South Gloucestershire

Relevant Historic Document	Approach
The County of Gloucestershire Development Plan First Quinquennial Review (1968)	No settlements were referenced as 'neighbouring towns' within the First Quinquennial Review (1968), however the Review noted that it was essential to '*preserve the open character of land between the urban areas of Bristol and Bath, and to prevent these communities from merging into one another*'. Reference was made however to a series of 'settlements which lie within the Green Belt, where it is intended that some slight expansion should be allowed'. In the Bristol Green Belt, these include 'Alveston Green, Olveston, Almondsbury, Winterbourne / Frampton Cotterell, Wick, Pucklechurch'. The review also made reference to the 'island' between Winterbourne / Frampton Cotterell, where the existing '*Green Belt boundary ultimately showed the limit of long-term development*' at this location.
Avon County Structure Plan (1985)	No reference to this purpose in available information.
Joint Replacement Structure Plan (2002)	The Structure Plan (2002) seeks to '*prevent neighbouring towns from merging into one another*'. There is no definition of 'neighbouring towns' provided within the assessment.
South Gloucestershire Strategic Green Belt Assessment (2006 and 2011)	Previous South Gloucestershire evidence identified that: '*in order to consider the Green Belt purpose of whether a strategic assessment area prevents neighbouring towns from merging into one another the assessors considered if development would:* • *lead to Bristol merging with Bath;* • *lead to Bristol and Bath merging with settlements near to the edge of the conurbation;* • *lead to Bristol merging with Yate / Chipping Sodbury, and the settlements in between;* • *lead to Bristol merging with Thornbury and the settlements in between; and* • *erode the visual separation both from distant views and as perceived when travelling between settlements or from within settlements*.'
South West Regional Strategy Strategic Green Belt Review (Colin Buchanan, February 2006)	The Strategic Green Belt Review identified the following 'towns' for which it would be important to prevent merging: • Bristol – Bath; • Bristol – Keynsham; • Bristol – Yate – Pucklechurch; • Bristol – Keynsham – Saltford – Bath.
Joint Spatial Plan Green Belt Assessment Stage 1 (November 2015) Joint Spatial Plan Green Belt Assessment	The Stage 1 assessment considered that cells within the following corridors perform the role of preventing neighbouring towns from merging into one another, including: • Bristol, Keynsham, Saltford and Bath • Bristol, Winterbourne/Frampton Cotterell/Coalpit Heath, Yate/Chipping Sodbury • Bristol and Thornbury The Stage 2 assessment considered a series of distinct questions regarding the size of the gap and both the physical or perception of merging. Indicators included the scale of the gap, physical

Stage 2 (November 2016)	features which provide the perception of separation, or features which could otherwise result in the perception of narrowing a gap (i.e. roads which pass between neighbouring towns).
Stage 1 Strategic Green Belt Assessment (November 2021)	Of relevance to South Gloucestershire, the Stage 1 Assessment considers Bath, Bristol urban area, Keynsham, Thornbury, and Yate (combined with Chipping Sodbury) to be significant enough to be defined as Green Belt towns. The criteria for the assessment of strategic contribution to Purpose 2 focus on the perceived size of the gap between towns, taking into consideration the presence of physical features which create separation and features which diminish it, including the presence of intervening urbanising development. Intervening urbanising development can include: Almondsbury, Alveston, Bitton, Coalpit Heath and Winterbourne, Pucklechurch, Rudgeway, and Saltford outside of South Gloucestershire. The size of the towns in question also forms part of the consideration of the Green Belt's role in maintaining separation.

Purpose 3: To assist in safeguarding the countryside from encroachment

Approach undertaken within relevant historic documents

Table 17 set out the approach to 'assist in safeguarding the countryside from encroachment' in relevant historic evidence documents and adopted plans for South Gloucestershire.

Table 17 Historic approach to Purpose 3 for South Gloucestershire

Relevant Historic Document	Approach
The County of Gloucestershire Development Plan First Quinquennial Review (1968)	The First Quinquennial Review considered that it was '*essential to preserve the open character of land between the urban areas of Bristol and Bath*'.
Avon County Structure Plan (1985)	No reference to this purpose in available information.
Joint Replacement Structure Plan (2002)	The Structure Plan (2002) seeks to *'assist in safeguarding the countryside from encroachment'*. 'Countryside' or 'encroachment' is not defined further within the assessment.
South Gloucestershire Strategic Green Belt Assessment (2006 and 2011)	The Strategic Green Belt Assessment (2011) noted that: *'In order to consider the Green Belt purpose of whether a strategic assessment area assists in safeguarding the countryside from encroachment the assessors considered if development would impact on the surrounding rural areas outside of the contained urban area.* *Assessors also considered that whilst landscape quality was not in itself an issue, the impact development would have on the role of smaller scale ridges and key landscape feature in providing a backcloth to urban areas could be considered as these features are fundamental to the appreciation of the open countryside'.*
South West Regional Strategy Strategic Green Belt Review (Colin Buchanan, February 2006)	The Strategic Green Belt Review defined those areas vulnerable to 'encroachment' as being 'land on the edge of the urban area' or the 'Cotswolds AONB'.
Joint Spatial Plan Green Belt Assessment Stage 1 (November 2015) Joint Spatial Plan Green Belt Assessment Stage 2 (November 2016)	The Stage 1 assessment considered the existing use and topography for this purpose. It concluded by stating that *'most cells were identified as serving the purpose of safeguarding the countryside from further encroachment'*. The Stage 2 assessment considered a series of 'indicators', which included: • Scale and location of the Stage 2 cell. • Presence of assets that are characteristic of countryside or provide access to countryside: agricultural and forestry/woodland; public rights of way; Outdoor sport or outdoor recreation with an open character. • Extent of urbanising development within or surrounding the land.
Stage 1 Strategic Green Belt Assessment (November 2021)	The criteria for the assessment of strategic contribution to Purpose 3 consider whether land has uses which associate it more with the urban area than with countryside, or urbanising development which diminishes openness, or sufficient urbanising influence to limit the extent to which development would be perceived as encroachment on the countryside.

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

Approach undertaken within relevant historic documents

Table 18 set out the approach to *'to preserve the setting and special character of historic towns'* in relevant historic evidence documents and adopted plans for South Gloucestershire.

Table 18 Historic approach to Purpose 4 for South Gloucestershire

Relevant Historic Document	Approach
The County of Gloucestershire Development Plan First Quinquennial Review (1968)	The First Quinquennial Review made no reference to historic towns or the need to preserve the setting or special character of specific settlements.
Avon County Structure Plan (1985)	No reference to this purpose in available information.
Joint Replacement Structure Plan (2002)	The Structure Plan (2002) seeks to '*preserve the setting and special character of villages, towns and historic cities*'. The definition of these factors was not considered further within the assessment.
South Gloucestershire Strategic Green Belt Assessment (2006 and 2011)	The Strategic Green Belt Assessment noted that: *'In order to consider the Green Belt purpose of whether a strategic assessment area preserves the setting of historic towns the assessors considered if development would impact on:* • *Bath* • *Chipping Sodbury* • *Thornbury* • *Conservation Areas* • *The setting and character of highly valued historic assets'*
South West Regional Strategy Strategic Green Belt Review (Colin Buchanan, February 2006)	The Strategic Green Belt Review defined those areas subject to the historic purpose should include: '*Bath, Stoke Park and Surrounding Historic Towns*'.
Joint Spatial Plan Green Belt Assessment Stage 1 (November 2015) Joint Spatial Plan Green Belt Assessment Stage 2 (November 2016)	The Stage 1 assessment considered that only cells around the City of Bath, and one further cell west of central Bristol, fulfilled this purpose. However, in a number of locations, Green Belt fulfilled a role preserving the setting and special character with reference to settlements designated as or containing Conservation Areas. The Stage 2 assessment considered proximity to the World Heritage Site of Bath. Key questions included: • Does Stage 2 cells include areas within World Heritage Site or setting of WHS? • Does cell contain heritage designations? Is it adjoining or providing a setting for Bath or Bristol/Clifton conservation areas? • Does cell have a role in containing the outward spread of development where this is necessary to preserve special character? • Does cell include any of the identified heritage assets? • Is cell of a scale and location which is unlikely to materially contribute towards preserving setting and special character?
Stage 1 Strategic Green Belt Assessment (November 2021)	The assessment takes the approach of identifying settlements classed as towns and considering whether any have settings or special character to which land within the Green Belt makes a contribution. Many towns have designated conservation areas, but these are commonly focused on historic buildings and spaces within towns, with any views of the Green Belt countryside being incidental rather than key to special character. On this basis, Bath, Bristol, Thornbury and Keynsham have been identified as settlements to which Green Belt Purpose 4 is applicable to some degree. The historic setting of Thornbury, alongside to a lesser degree Bristol and Keynsham is therefore relevant to this purpose and is summarised as follows (see Paragraph 3.64): • Bristol 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. • Thornbury is a planned medieval town with landscape elements in the Green Belt that relate directly to its historic core. • Keynsham's historic setting is dominated by watercourses, with the town located to either side of the steep-sided valley of the River Chew just south of its confluence with the Avon. The special character of these settlements is also set out within Paragraph 3.70 – 3.77. Paragraph 3.58 of the Method Statement explains why Chipping Sodbury has not been included: *'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.'*

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

Approach undertaken within relevant historic documents

Table 19 set out the approach to 'to assist in urban regeneration, by encouraging the recycling of derelict and other urban land' in relevant historic evidence documents and adopted plans for South Gloucestershire.

Table 19 Historic approach to Purpose 5 for South Gloucestershire

Relevant Historic Document	Approach
The County of Gloucestershire Development Plan First Quinquennial Review (1968)	The First Quinquennial Review made no reference to assisting in urban regeneration.
Avon County Structure Plan (1985)	No reference to this purpose in available information.
Joint Replacement Structure Plan (2002)	The Structure Plan (2002) seeks to 'assist in regeneration'. The definition of these factors was not considered further within the assessment.
South Gloucestershire Strategic Green Belt Assessment (2006 and 2011)	The Strategic Green Belt Assessment (2022) identified that: *'In order to consider the Green Belt purpose of whether a strategic assessment area assists in urban regeneration, by encouraging the recycling of derelict and other urban land the assessors considered if development would impact upon the likelihood of sites within the existing urban in coming forward. The assessors recognised that this purpose could only be achieved in combination with the appropriate regeneration/development plan policies'.*
South West Regional Strategy Strategic Green Belt Review (Colin Buchanan, February 2006)	The Strategic Green Belt Review defined those areas subject to assisting in urban regeneration included 'south Bristol'. This purpose was not considered to be relevant to South Gloucestershire.
Joint Spatial Plan Green Belt Assessment Stage 1 (November 2015) Joint Spatial Plan Green Belt Assessment Stage 2 (November 2016)	The Stage 1 assessment considered: *'The role of the Green Belt in assisting urban regeneration is supported by policies in Local Plans which have regeneration objectives. All cells were identified as assisting in urban regeneration as they collectively encourage the recycling of derelict and other urban land in Bristol (including Avonmouth/Severnside), Bath and the other settlements surrounded by Green Belt. The cells closest to the regeneration areas of south Bristol were specifically identified in the assessment matrix'.* The Stage 2 assessment considered: *'No assessment of stage 2 cells is made against purpose 5 which is considered to be applicable the Green Belt as a whole'.*
Stage 1 Strategic Green Belt Assessment (November 2021)	Paragraph 3.82 and 3.83 notes that: *'Collectively, the three WECA authorities contain a record of roughly 430ha of brownfield land. Only roughly 15ha of this registered brownfield land falls within the Green Belt. Unsurprisingly, the vast majority of the brownfield land, roughly 400ha, lies within the largest inset urban area:*

	the Bristol conurbation. Although other inset settlements have relatively little brownfield land in comparison, such as Bath (21ha), their strong connection and close proximity to Bristol mean all the Green Belt within the WECA authorities' collective boundary are considered to contribute to assisting the urban regeneration and recycling of derelict and other urban land in Bristol. Therefore, a meaningful distinction between the availability of brownfield land across the study area cannot be determined'. *'In the absence of any clear guidance on what percentage of brownfield land enables the Green Belt to play a stronger, or more limited, role in encouraging urban regeneration, a uniform level of contribution to Purpose 5 has been determined for all areas of Green Belt'.*

Appendix D

Site Assessment Proforma - Example

D.1 Example Assessment Proforma

Selected HELAA Site Reference		SITE PLAN
Selected HELAA Site Name		
Selected HELAA Site Size		
Stage 1 Parcel Reference		
Stage 1 Parcel Findings		
Selected HELAA Site Description		

Green Belt Purposes	**Assessment**	**Contribution**
Purpose 1: To check the unrestricted sprawl of large built-up areas		
Purpose 2: To prevent neighbouring towns merging into one another		
Purpose 3: To assist in safeguarding the countryside from encroachment		
Purpose 4: To preserve the setting and special character of historic towns		
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land		
Overall Assessment		
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?		
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?		
Are there any cumulative impacts (due to release of adjacent sites)?		
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?		

Appendix E

Stage 2 Green Belt Review Assessment Proformas

E.1 SG002 Land at, Marsh Farm, East Pucklechurch

Selected HELAA Site Reference	SG002
Selected HELAA Site Name	Land at, Marsh Farm, East Pucklechurch
Selected HELAA Site Size	23.5ha
Stage 1 Parcel Reference	Parcel 38
Stage 1 Parcel Findings	Parel 38 made a limited contribution to Purpose 1, 2 and 4 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the east of the inset settlement of Pucklechurch. The site comprises of agricultural fields, and dense hedgerow located sporadically throughout the site. Hoddon Lane passes through the middle of site from west to east. The site is bound to the north by Feltham Road, and to the south by Redford Lane. The eastern boundary of the site is mixed and contains field boundary and two residential properties and agricultural buildings. The site's western boundary is mixed and comprises of the curtilage of residential properties, and hedgerow which abuts Abson Road.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is flat and is well connected to the surrounding countryside to the east and south with open long line views in most directions. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to three purposes, a moderate contribution to one purpose and a significant 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. Although the site is open with no built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking the unrestricted sprawl of large built up areas, preventing neighbouring towns from merging, and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 23.5ha and development of the site would entail a modest incursion into undeveloped countryside relative to the size of Pucklechurch Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are five Selected HELAA Sites to the north east, east and south of Pucklechurch: SG002, SG733, SG840, SG901, and SG070. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Pucklechurch. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Feltham Road to the north and Redford Lane to the south which are existing defensible boundaries. The remainder of the sites existing outer boundary is less defensible consisting of field boundary to the east. This existing boundary would need to be strengthened to crease a recognisable and permanent new Green Belt boundary.

E.2 SG004 Land south of Gloucester Road, Almondsbury

Selected HELAA Site Reference	SG004
Selected HELAA Site Name	Land South of Gloucester Road, Almondsbury
Selected HELAA Site Size	15.9ha
Stage 1 Parcel Reference	Parcel 13
Stage 1 Parcel Findings	Parcel 13 made a significant contribution to Purpose 1 and Purpose 3, a moderate contribution to Purpose 2, and a limited contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA site is located to the north of the suburb of Bradley Stoke, forming part of the Bristol urban area. The site does not directly adjoin the Bristol urban area and is separated by the M5 motorway. The site is located to the east of the washed over village of Almondsbury. The site comprises of agricultural fields and is bound to the east by the M4. The southern boundary of the site consists of a field boundary. The northern boundary of the site is mixed and consists of the A38, the rear gardens of properties off Crantock Drive and Cope Park, and a field boundary. The western boundary of the site consists a field boundary and the curtilage of a residential property.

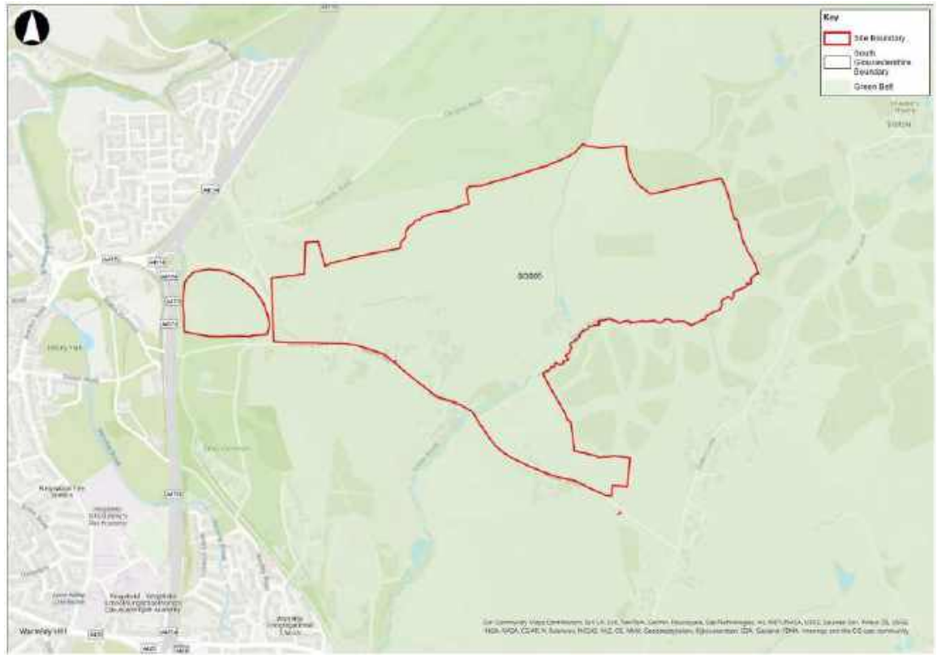


Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 6.5km across the site. Development of the site would reduce the gap to approximately 5.2km (assuming the site was connected to the Bristol urban area). The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Almondsbury, Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains no built form. The site is flat and has some urbanising influences consisting of the M4 to the east and the M5 further to the south, as well as the washed over village of Almondsbury to the immediate north. The site is connected to the open countryside to the south however the M5 and the Bristol urban area are located further south. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes a limited contribution to preventing neighbouring towns from merging and no contribution to checking the unrestricted sprawl of large built up areas or preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area).	

	Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring towns and it would not result in them merging. Purpose 3: The site is 15.9ha and development of the site would entail a modest incursion into undeveloped countryside. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Almondsbury. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 12 Selected HELAA Sites in this location to the north and north east of the Bristol urban area suburb of Bradley Stoke: SG004, SG114, SG320, SG332, SG727, SG785, SG786, SG821, SG892, SG924, SG926, SG942. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 2 as they would significantly reduce the gap between the Bristol urban area and Thornbury. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Almondsbury, therefore assuming that the boundary with Almondsbury represents the inner Green Belt boundary, part of the site's existing outer boundary is defensible consisting of the M4 to the east. The remainder of the site's existing outer boundary is less defensible consisting of field boundaries to the south and a field boundary and residential curtilage to the west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.3 SG005 Land to the north of Warmley, East Fringe

Selected HELAA Site Reference	SG005
Selected HELAA Site Name	Land to the north of Warmley, East Fringe
Selected HELAA Site Size	85ha
Stage 1 Parcel Reference	The eastern portion of the site is located in Parcel 43, the remainder of the site is located in Parcel 44
Stage 1 Parcel Findings	Parcel 43 made a limited contribution to Purpose 1, 2 and 4 and a significant contribution to Purpose 3. Parcel 44 made a significant contribution to Purpose 1 and 3, a limited contribution to Purpose 2 and a moderate contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA site is located to the north of the suburb of Warmley and to the east of the suburb of Mangotsfield forming part of the Bristol urban area. The site consists of two parcels of land separated by Carson's Road. The site comprises of mainly agricultural land, with development comprising of residential dwellings, farm buildings, and light industrial uses (Myrtle Farm) located to the south west and south of the site. There is an area of Common Land along Carson's Road and adjacent to the southern boundary of the site. The southern boundary of the site is defined by Goose Green Lane, Webbs Heath, Siston Hill, and Bristol and Bath railway path. The south eastern boundary is defined by Siston Brook. The eastern and northern boundaries are defined by hedgerow and field boundaries with areas of woodland. A small section of the northern western boundary consists of Carson's Road Link. The site's western boundary is defined by the A4174.

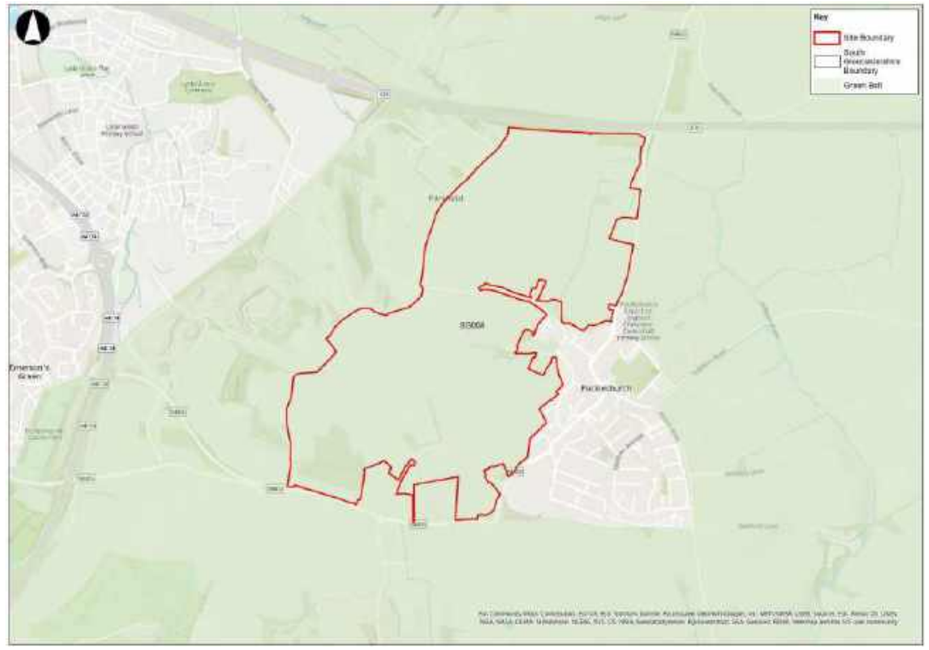


Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built-up area. The site is predominately open and there is limited evidence of existing sprawl within the site consisting of residential dwellings and land for light industrial use. The site is physically connected to the large built up area along the site's western boundary. The site's remaining boundaries are open and connected to the surrounding Green Belt. The site's western boundary is defined by the A4174. Therefore, the edge of the large built up area has a defensible boundary which could prevent unrestricted sprawl. The outer boundaries of the site are defined by Goose Green Lane, Webbs Heath, Siston Hill. and Bristol and Bath railway path to the south; Siston Brook to the south east; and hedgerow and field boundaries with areas of woodland to the east and north with a small section of Carsons Road Link to the north west. Therefore, the outer boundary of the site is mixed and may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate, with the site forming part of the gap between the Bristol urban area and the inset settlement of Pucklechurch. The existing gap between the neighbouring towns and the inset settlement is approximately 2.8km across the site. Development of the site would reduce the gap to approximately 1.4km. The site forms a gap between the Bristol urban area and Pucklechurch where there may be scope for some development, but where the overall openness and scale of the hap is important to restricting merging. There is intervening development between the Bristol urban area and Pucklechurch consisting of sporadic residential development and farm buildings as well as the washed over village of Siston, however this does not influence the assessment of Purpose 2 given it is a washed over village. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 1.51% built form consisting of residential development, farm buildings and light industrial uses (Myrtle Farm) located along the southern and western boundary of the site. The farm buildings are rural land uses and are not inappropriate development in the Green Belt. The site is connected to the surrounding open countryside to the north, east and south. The site possesses a largely rural countryside character. Overall, the site makes a moderate contribution to Purpose 3.	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA site is adjacent to the historic town of Bristol, however, it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to four purposes and no contribution to one purpose. Overall, the site makes a moderate contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: Whilst entailing growth of the large built-up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundary is mixed and would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl.	

	Purpose 2: Development of the site would reduce the gap between Pucklechurch and the Bristol urban area. The gap between the neighbouring town and inset settlement is already narrower to the north west of Pucklechurch. Development would result in a small decrease in the separation between Pucklechurch and the Bristol urban area, and it would not result in them merging. Purpose 3: The site is 85ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: The site is located adjacent to the historic town of Bristol however it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG868, SG873, SG896 SG934, and SG897. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Goose Green Lane, Webbs Heath, Siston Hill, and Bristol and Bath railway path to the south; Siston Brook.to the south east; and Carson's Road Link to the north west which are existing defensible boundaries. The site's existing outer boundaries are less defensible consisting of hedgerow and field boundaries to the north and east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.4 SG008 West Pucklechurch

Selected HELAA Site Reference	SG008
Selected HELAA Site Name	West Pucklechurch
Selected HELAA Site Size	184.0ha
Stage 1 Parcel Reference	Parcel 37
Stage 1 Parcel Findings	Parcel 37 made a limited contribution to Purpose 1, 2 and 4 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the north and west of the inset settlement of Pucklechurch. The site comprises of agricultural fields with Pucklechurch Reservoir located to the south of the site. Residential dwellings and farm buildings are sparsely located within the site, including in the south western corner of the site, to the west of the site along Parkfield Road, and to the south of Pucklechurch Reservoir. The site's northern boundary consists of hedgerow and the M4. The eastern boundary is mixed and consists of the curtilage of residential dwellings to the southeast, and the B4465 Westerleigh Road to the north east. The sites southern boundary is mixed and consists of field boundaries and the B4465 Shortwood Road. The site's western boundary is also mixed, consisting of field boundaries, access roads, and Parkfield Road/Parkfield Rank. The southwestern boundary also abuts a small section of Ancient Woodland.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate with the site forming part of the gap between the inset settlement of Pucklechurch and the Bristol urban area. The existing gap between the Bristol urban area and Pucklechurch is approximately 1.36km across the site. Development of the site would reduce the gap to approximately 0.7km. The gap consists of agricultural land, areas of woodland, and Shortwood Quarry. To the south of the site, there is intervening development between the Bristol urban area and Pucklechurch consisting of sporadic development along the B4465 and the washed over village of Shortwood however this does not influence the assessment of Purpose 2 as it is a washed over village. The site forms an essential gap where development would significantly reduce the perceived and actual distance between the Bristol urban area and Pucklechurch. The site also forms part of the gap between Yate and Pucklechurch. The existing gap between Yate and Pucklechurch is approximately 3.7km across the site. Development of the site would reduce the gap to approximately 2.85km. The site forms a less essential gap between Yate and Pucklechurch which is of sufficient scale and character that development of the site is unlikely to cause merging. Overall, the site makes a significant contribution to Purpose 2.	Significant
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.19% built form consisting of buildings associated with Pucklechurch Reservoir and sparsely located residential dwellings and farm buildings including in the south western corner of the site, to the west of the site along Parkfield Road, and to the south of Pucklechurch Reservoir. The farm buildings are rural land uses and are not inappropriate development in the Green Belt. The site is predominantly flat and there is the presence of long line views. The settlement of Pucklechurch has an urbanising influence on parts of the site however given its size, the majority of the site is not affected by urbanising influences and it possesses a strong unspoilt rural character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to two purposes, a moderate contribution to two purposes and no contribution to one purpose. Overall, the site makes a significant contribution to Green Belt purposes.	Significant

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a significant overall contribution to Green Belt purposes with the site making a significant contribution to Purposes 2 and 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would significantly reduce the gap between Pucklechurch and the Bristol urban area although it would not result in the merging of the neighbouring town and inset settlement. Development of the site would also reduce the gap between Pucklechurch and Yate however this would result in a limited decrease in the separation between Pucklechurch and Yate and it would not result in them merging. Purpose 3: The site is 184ha and would entail a large incursion into undeveloped countryside relative to the size of Pucklechurch. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	Removal of the Selected HELAA Site from the Green Belt would increase the importance of Purpose 2 for the surrounding Green Belt to the west as the remaining gap between the Bristol urban area and Pucklechurch would be significantly reduced.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG868, SG873, SG896, SG934 and SG897. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the M4 to the north, Parkfield Road/Parkfield Rank to the west, the B4465 Westerleigh Road to the east, and B4465 Shortwood Road to the south which are all existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of field boundaries and access roads to the west. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.5 SG017 Hicks Common Livery Stables and associated land

Selected HELAA Site Reference	SG017
Selected HELAA Site Name	Hicks Common Livery Stables and associated land
Selected HELAA Site Size	12.31ha
Stage 1 Parcel Reference	Parcel 27
Stage 1 Parcel Findings	Parcel 27 made a significant contribution to Purpose 2 and 3 and a limited/no contribution to Purpose 1 and 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the east of the settlement of Winterbourne. The site comprises open fields associated with Hicks Common Livery Stables but it excludes the stable buildings and the residential property along Hicks Common Road. The site's western boundary consists of Hicks Common Road with a small section consisting of the curtilage of Hicks Common Livery Stables which is surrounded by trees. The northern boundary consists of a field boundary with trees. The eastern boundary consists of field boundary with hedgerow and broken tree line. The southern boundary consists of a field boundary with hedgerow and broken tree line with a small section being entirely undefined by any features.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate with the site forming part of the gap between the inset settlements of Winterbourne and Coalpit Heath. The existing gap between Winterbourne and Coalpit Heath is approximately 957m across the site. Development of the site would reduce the gap to approximately 569m which is a similar distance to the gap to the north of Winterbourne (being approximately 560m). The gap consists of open fields, agricultural land and the River Frome. Due to the gradient of the site and the topography of the river valley, development would be highly visible across the gap with the properties on the edge of Coalpit Heath being visible from the site. The site forms an essential gap, where development would significantly reduce the visual separation between the neighbouring towns. Overall, the site makes a significant contribution to Purpose 2.	Significant
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0% built form. The topography slopes gently away from the settlement towards the river valley and there are long line views across the site and beyond to the east and south east. The railway line further to the south is raised on a viaduct and is highly visible in the distance. The properties forming the edge of Coalpit Heath are also visible in the distance. The site is well connected to the surrounding countryside. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. Overall, the site makes a significant contribution to Green Belt purposes.	Significant
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a significant overall contribution to Green Belt purposes, with the site making a significant contribution to Purpose 2 and 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would significantly reduce the gap between Winterbourne and Coalpit Heath. Due to the gap being formed of the river valley, development would significantly reduce the visual separation between the neighbouring towns although it would not result in the neighbouring towns merging. Purpose 3: The site is 12.31ha and development of the site would entail a modest incursion into undeveloped countryside relative to the size of Winterbourne. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The site excludes Hicks Common Livery Stables and the residential property along Hicks Common Road. If the site were to be removed from the Green Belt, the stables and property would also need to be removed in order to avoid islanded pockets of Green Belt remaining. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There is one other Selected HELAA Site along the eastern edge of Winterbourne: SG295. However, there are a number of other Selected HELAA Sites around the settlement of Winterbourne. Collectively, the development of these sites would have a similar impact as set out above however they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Winterbourne. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of field boundaries with hedgerow and broken tree line to the east, south and north. In addition, a small section of the southern boundary is entirely undefined. It is assumed that if the site were to be removed from the Green Belt, Hicks Common Livery Stables and the residential property along Hicks Common Road would also be removed. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.6 SG032 Land at Castle Farm Road, Hanham

Selected HELAA Site Reference	SG032
Selected HELAA Site Name	Land at Castle Farm Road, Hanham
Selected HELAA Site Size	8.31ha
Stage 1 Parcel Reference	Parcel 76
Stage 1 Parcel Findings	Parcel 76 made a significant contribution to Purpose 1 and Purpose 3. It made a moderate contribution to Purpose 2 and a limited/no contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the south west of the suburb of Hanham forming part of the Bristol urban area. The site comprises agricultural land. The site is adjacent to an area of Ancient Woodland to the north west and south west. The site's north eastern boundary consists of Water Lane (a footpath lined by trees and vegetation), the south eastern boundary consists of Castle Farm Road (a single lane made road with no pavements), the short section of boundary to the south consists of the curtilage of a residential property, the long south western and north western boundary consists of the Ancient Woodland, and the short section of boundary to the north consist of the curtilage of a residential property.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is open and there is no evidence of existing sprawl within the site. The site is physically connected to the large built up area along the site's north eastern boundary with the remaining boundaries being open and connected to the surrounding Green Belt. The north eastern boundary is predominantly defined by Water Lane which is a footpath lined by trees and vegetation beyond which are the rear gardens of properties on Hencliffe Way. Therefore, the edge of the large built up area has a less defensible boundary which may not be able to prevent unrestricted sprawl. The outer boundary of the site is defined by the edge of the Ancient Woodland forming a large part of the boundary to the south west and north west, with the remaining small section of boundary consisting of Castle Farm Road to the south east, the curtilage of a residential property to the south, and the curtilage of a residential property to the north. Therefore, the outer boundary of the site is mixed but on the whole consists of a defensible boundary which would prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Keynsham. The existing gap between the neighbouring towns is approximately 1.94km from the edge of the site. Development of the site would reduce the gap to approximately 1.89km. The gap extends across the Avon Valley which has extensive areas of woodland. In addition, there is significant road infrastructure located between the neighbouring towns (the A4174 and A4). As a result, the perception of the gap would remain unchanged. The site therefore forms a less essential gap between neighbouring towns, which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0% built form. The site consists of agricultural land. The site slopes gently down away from the settlement towards the Avon Valley. There are long line views across the site. In some parts of the site, these extend beyond the site however for the most part, the surrounding Ancient Woodland limits views beyond the site. The site is not affected by urbanising influences and is well connected to the surrounding countryside. The site therefore possesses a strong unspoilt rural character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of Bristol. The site has a weak visual relationship with the historic core consisting of the Avon Valley Conservation Area which is focused to the west of the site along the River Avon extending north up to Netham and south down to the Brislington House Estate. Views towards the Conservation Area are constrained due to the topography and the Ancient Woodland which separates the site from the River Avon. The site therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the site makes a limited contribution to Purpose 4.	Limited
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to two purposes and a limited 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. Although the site is open with no built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site	Moderate

	makes a moderate contribution to checking unrestricted sprawl, and a limited contribution to preventing towns from merging and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. Development would have a defensible outer boundary to the south west and north west consisting of the Ancient Woodland which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Keynsham. However due to the size of the site and the gap which includes the Avon Valley and extensive areas of woodland, plus significant road infrastructure (the A4174 and A4), the perception of the gap would remain unchanged. Development would result in a limited decrease in the separation of the towns and it would not result in neighbouring towns merging. Purpose 3: Although the site is 8.31ha, development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: The site is located adjacent to the historic town of Bristol however it has a weak visual relationship with the historic core of the Avon Valley Conservation Area therefore development would not impact upon the setting or character of a historic town.	
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.	
Are there any cumulative impacts (due to release of adjacent sites)?	There are two other Selected HELAA Sites in this location around the Bristol urban area (Hanham): SG760 and SG779. Collectively, the development of these sites would have a similar impact as set out above however cumulatively it would represent a slightly larger incursion (21.02ha) into undeveloped countryside, albeit this would still be small given the relative size of the Bristol urban area. The remaining surrounding Green Belt could continue to perform its Green Belt function.	
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be predominantly defined by the edge of the Ancient Woodland to the south west and north west, and Castle Farm Road to the south east which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of small sections to the south and north which follow the curtilages of residential properties, and which are currently defined by fencing and hedgerow/vegetation. These sections would need to be strengthened to create a recognisable and permanent new Green Belt boundary.	

E.7 SG047 Land to the rear of Park Farm, Barry Road, Oldland Common

Selected HELAA Site Reference	SG047
Selected HELAA Site Name	Land to the rear of Park Farm, Barry Road, Oldland Common
Selected HELAA Site Size	25.10ha
Stage 1 Parcel Reference	Parcel 46
Stage 1 Parcel Findings	Parcel 46 made a significant contribution to Purpose 1 and 3, a moderate contribution to Purpose 4, and a limited/no contribution to Purpose 2.
Selected HELAA Site Description	The selected HELAA site is located on the eastern periphery of Oldland Common, which forms part of the Bristol urban area. The entirety of the site comprises of agricultural land and is located within a mineral safeguarding area. The north western boundary is defined by the rear of residential properties and Oldland Abbotians F.C grounds. The remainder of the western boundary is defined by the A4175, light industrial use and open storage. The outer boundary of the site would be defined by the residential built form along Redfield Hill road in the north, unbroken hedgerows in the east (some containing trees), an access-track to a farm building in the south east, and a former Greengrocers, which has recently been granted planning permission for mixed use residential development (P21/05366/F).



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	The Selected HELAA Site is located at the edge of the large built up area (the Bristol urban area). The site is open and contains agricultural land and hedgerow. The site is physically connected to the large built up areas along the site's western boundary. The existing Green Belt boundary is defined by Barry Road and the linear and regular extent of residential dwellings along the A4175 in the north-west; this is indented around an area of light industrial uses and open storage. Therefore, the inner Green Belt edge of the large built-up area has a mixed boundary which may not be able to prevent unrestricted sprawl. The outer Green Belt boundary would be defined by the irregular and indented nature of residential built form along the A4175, the Castle Road playing pitches and allotments to the north west, residential built form along Redfield Hill in the north, unbroken hedgerows in the east (some containing trees), an access-track to a farm building in the south east, and a former Greengrocers, which has recently been granted planning permission for mixed use residential (P21/05366/F). Therefore, the outer boundary of the site has a less defensible boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	The Selected HELAA Site is located between the neighbouring towns of the Bristol urban area and Bath, with the site forming part of the gap between the Bristol urban area and the inset settlement of Bitton. The existing gap between the neighbouring towns is Bristol and Bath is large at this location, however the existing gap between Bristol urban area and the inset settlement of Bitton is approximately 950m across the site. Development of the site would reduce the gap to approximately 650m with the gap consisting of agricultural land and sporadic residential development. The site forms part of a less essential gap between the Bristol urban area and Bitton, which is of sufficient scale and character thar development is unlikely to cause merging. There is limited intervening development between the Bristol urban area and Bitton consisting of intermittent residential development. Although development of the site would reduce the gap between the Bristol urban area and the 'inset settlement' of Bitton when approaching from the north, this does not influence the assessment of Purpose 2. Overall, the site makes a limited contribution to Purpose 2	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	The Selected HELAA Site is open and contains 0.22% built form consisting of pylons crossing the site to the north east and south west. The site is flat and is well connected to the surrounding countryside by long distance views which are only limited by a gentle incline in topography to the east and trees in hedgerows. Although the development of the former Chief Trading Post Greengrocers does have a localised urbanising and enclosing effect on the land to the south, the site overall is not affected by any urbanising influences and possess a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	The Selected HELAA Site is located adjacent to Bristol. The site is a significant distance from the historic core and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	The Selected HELAA Site makes a significant contribution to one purpose, a moderate contribution to two purposes, a limited 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. Although the site is open with low levels of built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes a moderate contribution to checking unrestricted sprawl, a limited contribution to preventing towns from merging, and no contribution to preserving the setting and character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the of the large built up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundary is less defensible, and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would reduce the existing land gap between the Bristol urban area and Bitton when travelling from the north. However, due to the size of the site and gap, this would represent a limited decrease in the separation of the Bristol urban area and Bitton and it would not result in them merging. Purpose 3: The site is 25.1ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site is located adjacent to the historic town of Bristol, however, it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other Selected HELAA Sites around Oldland Common and therefore no cumulative impacts to be considered.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of field boundary to the east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.8 SG050 Harvey Shopfitters Ltd, Warehouse & Premise adjacent to 19 Common Road, Hanham

Selected HELAA Site Reference	SG050
Selected HELAA Site Name	Harvey Shopfitters Ltd, Warehouse & Premise adjacent to 19 Common Road, Hanham
Selected HELAA Site Size	0.65ha
Stage 1 Parcel Reference	Parcel 77
Stage 1 Parcel Findings	Parcel 77 made a moderate contribution to Purpose 1 and 4, a limited contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA Site is located to the south west of the suburb of Hanham forming part of the Bristol urban area. The site comprises of warehouses and commercial buildings with areas of hardstanding. The northern edge of the site slightly overlaps with a Regionally Important Geological Site. The site's northern boundary is defined by dense woodland, with a portion of the northern boundary abutting the Regionally Important Geological Site. The site's western boundary abuts the curtilage of residential property. Beyond the northern and western boundary is an area of Ancient Woodland. The site's eastern boundary consists of an unbroken tree belt which abuts Hanham Common. The site's southern boundary consists of Common Road and the rear gardens of residential properties.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is already subject to existing sprawl consisting of warehouses and employment land. The site is physically connected to the large built up area along the site's eastern boundary and a portion of its southern boundary. The remaining boundaries are connected to the surrounding Green Belt. The eastern boundary is defined by mature tree belt which abuts Hanham Common and the southern boundary is mixed and defined by the rear gardens of residential properties and Common Road. Therefore, the edge of the large built up area has a defensible boundary which could prevent unrestricted sprawl. The outer boundary of the site is defined by dense mature tree belt to the north, and by the curtilage of residential properties and mature tree belt to the west. Beyond these boundaries in close proximity is Ancient Woodland. Therefore, the outer boundary of the site has a mixed boundary which may not be able to prevent unrestricted sprawl. Overall, although the site already has existing sprawl within it, it still makes a limited contribution to Purpose 1 given the outer boundary of the site is mixed and may not be able to prevent unrestricted sprawl.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site contains 17% built form consisting of warehouses and commercial buildings located throughout the site. The site is flat and does not have long line views. The site has urbanising influences consisting of hard standing surfaces, car park and employment land. The site possesses an urban character. Overall, the site makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of Bristol. The site has a weak visual relationship with the historic core consisting of the Avon Valley Conservation Area which is focused to the west of the site along the River Avon extending north up to Netham and south down to the Brislington House Estate. Views towards the Conservation Area are constrained due to the topography and the Ancient Woodland which separates the site from the River Avon. The site therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the site makes a limited contribution to Purpose 4..	Limited
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to one Purpose, a limited contribution to two Purposes, and no contribution to two Purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purposes. Purpose 1: The site already has development within it therefore further development of the site would not represent unrestricted sprawl of the large built-up area. Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns.

	Purpose 3: The site already contains previously developed land, including warehouses and commercial development therefore development would not be perceived as encroachment into the countryside. Purpose 4: The site is located adjacent to the historic town of Bristol however it has a weak visual and physical relationship with the historic core therefore development would not impact upon the setting or character of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes
Are there any cumulative impacts (due to release of adjacent sites)?	There are three other Selected HELAA Sites around the Bristol urban area (Hanham): SG032, SG779 and SG760. Collectively, the development of these sites would have a similar impact as set out above however cumulatively it would represent a slightly larger incursion into undeveloped countryside, albeit this would not be significant relative to the size of Bristol urban area. The remaining surrounding Green Belt could continue to perform its Green Belt function
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by dense woodland to the north and Common Road to the south which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of the curtilage of residential properties to the west. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary

E.9 SG068 Land East of Coalpit Heath

Selected HELAA Site Reference	SG068	
Selected HELAA Site Name	Land East of Coalpit Heath	
Selected HELAA Site Size	52.7ha	
Stage 1 Parcel Reference	Parcel 28	
Stage 1 Parcel Findings	Parcel 28 made a limited contribution to Purposes 1 and 4 and a significant contribution to Purposes 2 and 3	
Selected HELAA Site Description	Selected HELAA site is located to the east of the inset settlement of Coalpit Heath. The site comprises of agricultural fields, and a residential dwelling with associated agricultural buildings located at the south of the site. A transformer station is also located to the north west of the site. The site surrounds Frog Lane where a residential development and agricultural buildings are located. The site's northern boundary is mixed and consists of Frog Lane, light industrial uses and hedgerow. To the east of the site is a solar farm. The site's eastern boundary comprises of field boundary and a section of woodland. The southern boundary consists of field boundary and part of Woodside Road (a single lane road). The site's western boundary comprises of the curtilage of residential development, with a small parcel of open land abutting the western boundary to the north.	

Green Belt Purposes	**Assessment**	**Contribution**
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate with the site forming part of the gap between Yate and the inset settlement of Coalpit Heath. The existing gap between Yate and Coalpit Heath is approximately 1.4km across the site. Development of the site would reduce the gap to approximately 0.9km. The gap consists of agricultural land and a solar farm with sporadic residential properties and farms. The site forms an essential gap, where development would significantly reduce the perceived and actual distance and the visual separation between the neighbouring town and the inset settlement although it would not result in the actual merging. Overall, the site makes a significant contribution to Purpose 2.	Significant
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.42% built form consisting of agricultural buildings and residential dwelling concentrated to the south of the site. The agricultural buildings are rural land uses and they are therefore not inappropriate development in the Green Belt. The topography of the site rises up towards the middle of the site. The site has open long line views. The site is not affected by urbanising influences and has a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. Overall, the site makes a significant contribution to Green Belt purposes.	Significant
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a significant overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 2 and 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would significantly reduce the gap between Coalpit Heath and Yate although it would not result in the merging of the neighbouring town and inset settlement. Purpose 3: The site is 52.7ha and development of the site would entail a modest incursion into developed countryside relative to the size of Coalpit Heath. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	Removal of the Selected HELAA Site from the Green Belt would increase the importance of Purpose 2 for the surrounding Green Belt to the east as the remaining gap between the Coalpit Heath and Yate would be significantly reduced.	

Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 Selected HELAA Sites located to the west of Yate and to the east of Coalpit Heath: SG068, SG454, SG110, SG100, SG111, SG382, SG470, SG477, SG613, SG704, SG707, SG820, SG855. Collectively, the development of these sites would have an even greater cumulative impact on Purpose 2 as they would significantly reduce the gap between Yate and Coalpit Heath. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the existing settlement, particularly in relation to the Coalpit Heath sites. Given that some of the sites around Yate are not directly connected to the settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Frog Lane to the north which is an existing defensible boundary. The remainder of the site's existing outer boundaries are all less defensible consisting of field boundaries, Woodside Road (a single lane road), and the curtilage of existing development to the north, east and south. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.10 SG070 Land east of Abson Road, Pucklechurch

Selected HELAA Site Reference	SG070
Selected HELAA Site Name	Land east of Abson Road, Pucklechurch
Selected HELAA Site Size	1.8ha
Stage 1 Parcel Reference	Parcel 38
Stage 1 Parcel Findings	Parel 38 made a limited contribution to Purpose 1, 2 and 4 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA Site is located to the east of the inset settlement of Pucklechurch. The site comprises of open land and residential properties located to the south of the site. The northern boundary of the site comprises of hedgerow and a single track lane which abuts field boundary. The southern boundary abuts Hodden Lane and the curtilage of a residential property. The site's eastern boundary abuts the curtilage of a residential property, and the site's western boundary abuts Abson Road.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is relatively open and contains 2.39% built form consisting of two residential properties located to the south of the site. The site is flat and is connected to the surrounding countryside to the north, east and south with open long line views in all directions. Due to the level of built form, the site makes a limited contribution to Purpose 3.	Limited
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to three purposes, a limited contribution to one purpose and a moderate contribution to one purpose. Overall, the site makes a limited contribution to Green Belt purposes.	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 1.8ha and development of the site would entail a small incursion into partly undeveloped countryside relative to the size of Pucklechurch. The site has existing development within it consisting of residential properties located within the south of the site which would reduce the perception of encroachment to an extent Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town	
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.	

Are there any cumulative impacts (due to release of adjacent sites)?	There are five Selected HELAA Sites to the north east, east and south of Pucklechurch: SG002, SG733, SG840, SG901, and SG070. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Pucklechurch. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Hodden Lane to the south which is an existing defensible boundary. The remainder of the site's existing outer boundary is less defensible consisting of field boundary to the north and east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.11 SG083 Land adjacent to 82 Gloucester Road, Rudgeway

Selected HELAA Site Reference	SG083
Selected HELAA Site Name	Land adjacent to 82 Gloucester Road, Rudgeway, BS35 3RS
Selected HELAA Site Size	2.80ha
Stage 1 Parcel Reference	Parcel 14
Stage 1 Parcel Findings	Parcel 14 made a limited/no contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the south of the washed over village of Alveston and to the north of the washed over village of Rudgeway. The site comprises of open land. The north eastern and south western boundaries comprise residential development and hedgerow. The south eastern boundary comprises hedgerow and tree line. The boundary to north west comprises of the A38 Gloucester Road.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 5.83km across the site. Development of the site would reduce the gap by approximately 0.16km however the site is not directly connected to either of the neighbouring towns and is located between the washed over villages of Rudgeway and Alveston. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0% built form. The site is flat and has open views from the A38 Gloucester Road to the south east however views in other directions are restricted by residential built form to the north and north east and residential built form to the south west. The site has some urbanising influences consisting of power lines on wooden poles. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 2.80ha and development of the site would entail a small incursion into undeveloped countryside.	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is located between the washed over villages of Alveston and Rudgeway. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are four other Selected HELAA Sites in this location between the washed over villages of Alveston and Rudgeway: SG084, SG781, SG906, SG927. Given that these sites do not adjoin the Bristol urban area or an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.12 SG084 Corner of Forty Acre Lane, Alveston

Selected HELAA Site Reference	SG084
Selected HELAA Site Name	Corner of Forty Acre Lane, Alveston
Selected HELAA Site Size	3.09ha
Stage 1 Parcel Reference	Parcel 4
Stage 1 Parcel Findings	Parcel 4 made a limited/no contribution to Purpose 1 and 4, a moderate contribution to Purpose 2, and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the south of the washed over village of Alveston. The site comprises of open fields and an alpaca farm (Wolfridge Alpaca Barn). The north western boundary consists of A38 Gloucester Road. The north eastern boundary consists of a field boundary with hedgerow. The south eastern boundary consists of tree line. The south western boundary consists of Forty Acre Lane.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 6.28km across the site. Development of the site would reduce the gap by approximately 0.22km however the site is not directly connected to either of the neighbouring towns and is located in close proximity to the washed over village of Alveston. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0% built form. The alpaca farm consists of a barn structure and fenced pens. The farm is a rural land use and is therefore not 'inappropriate' development in the Green Belt. The site is flat and has open views from the A38 Gloucester Road to the south east. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 3.09ha and development of the site would entail a small incursion into undeveloped countryside.	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is located to the south of the washed over village of Alveston. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are four other Selected HELAA Sites in this location between the washed over villages of Alveston and Rudgeway: SG083, SG781, SG906, SG927. Given that these sites do not adjoin the Bristol urban area or an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.13 SG088 Land at, Shubbery Farm, Shortwood, West Pucklechurch

Selected HELAA Site Reference	SG088
Selected HELAA Site Name	Land at, Shubbery Farm, Shortwood, West Pucklechurch
Selected HELAA Site Size	4.84ha
Stage 1 Parcel Reference	Parcel 37
Stage 1 Parcel Findings	Parcel 37 made a limited contribution to three Purposes, and a significant contribution to one Purpose.
Selected HELAA Site Description	Selected HELAA site is located to the west of the settlement of Pucklechurch although it is not directly connected to it. The site comprises of agricultural land, with agricultural buildings. The northern boundary of the site comprises of hedgerow and abuts agricultural fields, the north eastern boundary abuts land for small business use. The eastern boundary comprises of hedgerow and field boundary. A single track lane runs alongside the eastern boundary. The southern boundary consists of the B4465 Shortwood Road and the curtilage of residential properties. The western boundary comprises of hedgerow and abuts woodland.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Bristol urban area and Yate with the site forming part of the gap between the Bristol urban area and the inset settlement of Pucklechurch. The existing gap between the neighbouring town and the inset settlement is approximately 2.1km across the site. Development of the site would reduce the gap to approximately 1.39km (although the site does not directly adjoin Pucklechurch). There is intervening development between the Bristol urban area and Pucklechurch consisting of sporadic development along the B4465 and the washed over village of Shortwood however this does not influence the assessment of Purpose 2 as it is a washed over village. The site forms part of a less essential gap between the Bristol urban area and Pucklechurch which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.36% built form consisting of agricultural buildings sparsely located on site. These are rural land uses and are therefore not inappropriate development in the Green Belt. The site is predominantly flat and is well connected to the surrounding countryside along its western, northern and eastern boundaries. There are open long line views from north to south. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No Contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Pucklechurch. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 4.84ha and development of the site would entail a small incursion into undeveloped countryside.	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the settlement of Pucklechurch. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would impact upon the function and purposes of the Green Belt. If the site is considered alongside the adjacent site SG008 which adjoins Pucklechurch, the removal of both sites from the Green Belt would increase the importance of Purpose 2 for the surrounding Green Belt to the west as the remaining gap between the Bristol urban area and Pucklechurch would be significantly reduced (this is mainly due to SG008).
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG005, SG008, SG088 , SG131, SG209, SG346, SG387, SG465, SG868, SG873, SG896, SG934 and SG897. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to Pucklechurch however if the site is considered alongside the adjacent site SG008, the new Green Belt boundary would be defined by the M4 to the north, Parkfield Road/Parkfield Rank to the west, the B4465 Westerleigh Road to the east, and B4465 Shortwood Road to the south which are all existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of field boundaries and access roads to the west. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.14 SG096 Land at Vattingstone Lane, Alveston

Selected HELAA Site Reference	Land at Vattingstone Lane Alveston.
Selected HELAA Site Name	SG096
Selected HELAA Site Size	17.5ha
Stage 1 Parcel Reference	Parcel 4
Stage 1 Parcel Findings	Parcel 4 made a limited contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA Site is located to the north west of the washed over village of Alveston. Selected HELAA Site comprises of agricultural fields. The northern boundary of the site comprises of hedgerow which abuts Vattingstone Lane, the eastern boundary of the site comprises of the rear gardens of residential properties, the southern boundary comprises of Strode Common, and the western boundary is mixed comprising of the curtilage of a residential property, woodland, and field boundary. The site contains a Scheduled Monument: Bowl barrow re-used as a moot 205m SSE of Chelwood, which is located in the eastern portion of the site.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA Site is located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Thornbury. The existing gap between the Bristol urban area and Thornbury is approximately 9.3km across the site. Development of the site would reduce the gap by approximately 0.5km however the site is not directly connected to either of the neighbouring towns and is located adjacent to the washed over village of Alveston. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston, Olveston, Tockington, and Old Down, however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0% built form. The site is flat and has long line views to Alveston. The site well connected to the surrounding open countryside to the north, west, and south. The adjacent washed over village of Alveston has an urbanising influence. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to two purposes, a limited contribution to one purpose, a moderate contribution to one purpose and a significant 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Thornbury and the Bristol urban area. However, due to the size of the site and the gap, this would represent aan imperceptible decrease in the separation of the neighbouring towns and would not result in them merging. Purpose 3: The site is 17.5ha. Development of the site would entail a modest incursion into undeveloped countryside.	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Alveston. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of Selected HELAA Sites in this location between the washed over villages of Alveston and Old Down: SG096, SG102, SG292 and SG771. Given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Alveston, therefore assuming that the boundary with Alveston represents the inner Green Belt boundary, part of the site's existing outer boundary is defensible consisting of Strode Common to the south and Vattingstone Lane to the north. The remainder of the site's existing outer boundary is less defensible consisting of the curtilage of a residential property, woodland, and field boundary to the west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.15 SG100 Land at Badminton Road, Yate

Selected HELAA Site Reference	SG100
Selected HELAA Site Name	Land at Badminton Road, Yate
Selected HELAA Site Size	28.1ha
Stage 1 Parcel Reference	Parcel 20 and Parcel 28
Stage 1 Parcel Findings	The majority of the site is located within Parcel 20 which made a limited contribution to Purposes 1 and 4, and a significant contribution to Purpose 2 and 3. The north western portion of the site is located within Parcel 28 which also made a limited contribution to Purposes 1 and 4, and a significant contribution to Purpose 2 and 3.
Selected HELAA Site Description	Selected HELAA site is located to the west of Yate and comprises of agricultural fields. The site is bound to the east by Nibley Lane which abuts land comprising of light industrial use. The site's northern boundary is mostly defined by the A432 Badminton Road with the north eastern corner consisting of the curtilage of residential dwellings. The site's western boundary comprises a mix of field boundary and land for industrial use. The southern boundary comprises of hedgerow which abuts the railway track. The western boundary of the site and part of the northern section of the site are located within Flood Zone 3b.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area, with the site forming part of the gap between the inset settlement of Coalpit Heath and Yate. The existing gap between the neighbouring town and inset settlement is approximately 1.44km across the site. Development of the site would reduce the gap to approximately 0.97km (along A432 Badminton Road). The gap consists of open agricultural land with sporadic residential properties and farms. Along the A432 Badminton Road there are a number of residential properties and a pub. The site forms an essential gap, where development would significantly reduce the perceived distance and visual separation between the neighbouring town and the inset settlement particularly due to the existing development along the A432 Badminton Road. Development of the site would significantly impact upon the perception of separation by closing the gap along the A432 Badminton Road although it would not result in the actual merging of the neighbouring town and inset settlement. Overall, the site makes a significant contribution to Purpose 2.	Significant
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0.03% built form consisting of an electricity pylon located to the north of the site. The site is flat and there are open long line views across the site and beyond. The site is not affected by any urbanising influences with the exception of pylons, and it is well connected to the surrounding countryside to the west. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. Overall, the site makes a significant contribution to Green Belt purposes.	Significant
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a significant overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 2 and 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would significantly reduce the gap between Coalpit Heath and Yate due to existing development along A432 Badminton Road. Development of the site would significantly impact upon the perception of separation by closing the gap along the A432 Badminton Road although it would not result in the actual merging of the neighbouring town and inset settlement. Purpose 3: The site is 28.1ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Yate. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 Selected HELAA Sites located to the west of Yate and to the east of Coalpit Heath: SG068, SG454, SG110, SG100, SG111, SG382, SG470, SG477, SG613, SG704, SG707, SG820, SG855. Collectively, the development of these sites would have an even greater cumulative impact on Purpose 2 as they would significantly reduce the gap between Yate and Coalpit Heath. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the existing settlement, particularly in relation to the Coalpit Heath sites. Given that some of the sites around Yate are not directly connected to the settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the A432 Badminton Road to the north and the railway track to the south which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of field boundary to the west. This existing boundary would need to be strengthened to create a recognisable permanent new Green Belt boundary.

E.16 SG102 Land at Upper Hazel Farm, Strode, Common, Alveston

Selected HELAA Site Reference	SG102
Selected HELAA Site Name	Land at Upper Hazel Farm, Strode, Common, Alveston
Selected HELAA Site Size	16.3ha
Stage 1 Parcel Reference	Parcel 6
Stage 1 Parcel Findings	Parcel 6 made a limited contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the east of the washed over village of Old Down. The site comprises of an agricultural field, farm buildings, the curtilage of residential properties and open storage located within the north of the site. The site is bound to the north by Alveston Road and to the west by Pump Lane. The site's southern boundary is mixed and comprises of the rear gardens of residential properties, Hazel Lane, and mature hedgerow. The eastern boundary of the site comprises of mature tree belt. The southern boundary of the site partially abuts a Scheduled Monument: Banjo enclosure 245m north west of Lower Hazel Farm.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Thornbury. The existing gap between the Bristol urban area and Thornbury is approximately 8km across the site. Development of the site would reduce the gap by approximately 0.5km however the site is not directly connected to either of the neighbouring towns and is located adjacent to the washed over village of Old Down. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston, Olveston, Old Down, Rudgeway and Almondsbury however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site is predominantly open and contains 0.57% built form consisting of farm buildings, residential properties and open storage concentrated to the north of the site. The farm buildings are rural land uses and are therefore not inappropriate development in the Green Belt. The site is predominantly flat and is well connected to the surrounding open countryside to the north and south. The site possesses a largely rural countryside character. Overall, the site makes a moderate contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identifies historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to two purposes, a limited contribution to one purpose, a moderate contribution to one purpose and a significant 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Thornbury and the Bristol urban area. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring towns and it would not result in them merging. Purpose 3: The site is 16.3ha. Development of the site would entail a modest incursion into predominantly undeveloped countryside.	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Old Down. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of Selected HELAA Sites in this location between the washed over villages of Alveston and Old Down: SG096, SG102, SG292 and SG771. Given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Old Down, therefore assuming that the boundary with Old Down represents the inner Green Belt boundary, the site's existing outer boundary is defensible consisting of Alveston Road to the north, mature tree belt to the east, and mature hedgerow to the south.

E.17 SG104 Land at Bromley Heath Road, Bromley Heath

Selected HELAA Site Reference	SG104
Selected HELAA Site Name	Land at Bromley Heath Road, Bromley Heath
Selected HELAA Site Size	16.48ha
Stage 1 Parcel Reference	Parcel 25
Stage 1 Parcel Findings	Parcel 25 made a significant contribution to Purpose 3, and a moderate contribution to Purposes 1, 2 and 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the north of the suburb of Bromley Heath and to the north east of the suburb of Frenchay forming part of the Bristol urban area. The site predominantly comprises agricultural fields and includes a solar farm to the east, a residential property to the south, a farm property to the west (The Step Ground) and a wooded area to the western boundary along the River Frome. Bromley Heath Road runs through the site from north to south. The site's northern boundary consists of the M4. The short eastern boundary is not defined by any features on the ground. The southern boundary consists of the A4174. The western boundary consists of the River Frome. The western edge of the site falls within Flood Zone 3b due to the River Frome.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA Site is located at the edge of the large built up area (the Bristol urban area). The site is predominantly open but includes a residential property to the south, a farm property to the west, and a solar farm to the east. The site is physically enclosed by the large built up area to the south east and south. Although the washed over village of Hambrook is located to the west, the M32 beyond this forms the boundary of the large built up area which encloses this wider area of Green Belt. Due to the level of enclosure, development would round off the settlement edge and would not result in unrestricted sprawl. The edge of the large built up area is defined by the A4174 to the south which represents a defensible boundary which could prevent unrestricted sprawl. The outer boundary of the site is defined by the M4 to the north and the River Frome to the west, both of which are defensible boundaries which could prevent unrestricted sprawl. A small section of the outer boundary to the east is not defined by any features on the ground however this land is enclosed by the surrounding road network. Overall, the site makes a limited contribution to Purpose 1.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site is located between the neighbouring towns of the Bristol urban area and Yate, with the site forming part of the gap between the Bristol urban area and the inset settlement of Winterbourne. The existing gap between the Bristol urban area and Winterbourne is approximately 963m across the eastern boundary of the site. Development of the site would reduce the gap to approximately 824m. However, the gap between the Bristol urban area and Winterbourne is already narrower to the north of Hambrook (being approximately 811m) and to the east of the site (bring approximately 756m) with the M4 and A4174 forming a clear defensible boundary to the Bristol urban area. As a result, the perception of the gap would remain unchanged. The site therefore forms a less essential gap between the neighbouring town and inset settlement, which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site is open and contains 0.66% built form. The built form percentage does not include the solar farm to the east of the site which would represent inappropriate development (this has been permitted for a period of 25 years). The site consists of agricultural fields, a residential property to the south, a farm property to the west (The Step Ground) and a wooded area to the western boundary along the River Frome. The farm is a rural land use and is therefore not 'inappropriate' development in the Green Belt. The topography of the site is flat. Views across and within the site are limited due to the extensive tree coverage along the site's boundaries and along Bromley Heath Road. The M4 is visible along some parts of Bromley Heath Road which has an urbanising influence however the tree coverage restricts views for the most part. The site possesses a largely rural countryside character. Overall, the site makes a moderate contribution to Purpose 3.	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of Bristol however it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to two purposes, a limited contribution to two purposes, and no contribution to one purpose. Overall, the site makes a limited contribution to Green Belt purposes.	Limited

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl as development would round off the settlement edge and would have a defensible outer boundary to the north and west consisting of the M4 and the River Frome which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Winterbourne. The gap is already narrower to the north and east of the site and the M4 and A4174 form a clear defensible boundary to the Bristol urban area. As a result, the perception of the gap would remain unchanged. Development would result in a limited decrease in the separation of the Bristol urban area and Winterbourne in this location and it would not result in neighbouring towns merging. Purpose 3: Although the site is 16.48ha, development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of the Bristol urban area. The site has existing development within it consisting of a solar farm to the east and a residential property to the south which would reduce the perception of encroachment to an extent. Purpose 4: The site is located adjacent to the historic town of Bristol however it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt to the north would continue to perform the same Green Belt function and purposes. However the surrounding Green Belt to the west would be impacted by the removal of the site as this would become more enclosed by the Bristol urban area. If development within the urban area extended up to the M32 and Filton Road, this would reduce the sense of openness in this remaining area of Green Belt. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There is one other Selected HELAA Site in this location to the north of the Bristol urban area (Frenchay): SG399. There are also three Selected HELAA Sites to the west of the Bristol urban area (Frenchay): SG719, SG749 and SG861 Collectively, the development of these sites would have a similar impact as set out above. However cumulatively it would represent a slightly slightly larger incursion into undeveloped countryside, albeit this would not be significant relative to the size of the Bristol urban area. If development within the urban area extended up to the M32 and Filton Road, this would result in the remaining area of Green Belt becoming very enclosed by development, losing its connection to the wider surrounding countryside and reducing its sense of openness.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by existing strong defensible boundaries consisting of the M4 to the north and the River Frome to the west. The short eastern boundary is not currently defined by any features on the ground however this land is enclosed by the surrounding road network.

E.18 SG110 Land at Roundways, Coalpit Heath

Selected HELAA Site Reference	SG110
Selected HELAA Site Name	Land at Roundways Coalpit Heath
Selected HELAA Site Size	38.8ha
Stage 1 Parcel Reference	Parcel 28
Stage 1 Parcel Findings	Parcel 28 made a limited contribution to Purpose 1 and 4 and a significant contribution to Purpose 2 and 3.
Selected HELAA Site Description	Selected HELAA site is located to the east of the inset settlement of Coalpit Heath. The site comprises of agricultural fields. The site's northern boundary comprises of Woodside Road (a single lane road) and field boundaries. The eastern boundary comprises of field boundary and tree line, and the site's southern boundary consists of hedgerow abutting a railway track. The site's western boundary comprises of Roundways road and the curtilage of residential dwellings.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate, with the site forming part of the gap between the inset settlement of Coalpit Heath and Yate. The existing gap between Yate and Coalpit Heath is approximately 2.32km across the site. Development of the site would reduce the gap to approximately 1.6km. The existing gap between Coalpit heath and Yate is already narrower to the north east of Coalpit Health at 1.4km. The gap consists of agricultural land and a solar farm with sporadic residential properties and farms. The site forms part of a gap, between Coalpit Heath and Yate where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The land rises up from west to east and there are open long line views across the site and beyond. The site is not affected by any urbanising influences and possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to two Purposes, a significant 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to preventing neighbouring towns from merging and it makes no contribution to checking the unrestricted sprawl of large built up areas and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would reduce the gap between Coalpit Heath and Yate. The gap between the neighbouring town and inset settlement is already narrower to the north east of Coalpit Heath. Development would result in a small decrease in the separation between Coalpit Heath and Yate and it would not result in them merging. Purpose 3: The site is 38.8ha and development of the site would entail a modest incursion into undeveloped countryside relative to the size of Coalpit Heath. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 Selected HELAA Sites located to the west of Yate and to the east of Coalpit Heath: SG068, SG454, SG110, SG100, SG111, SG382, SG470, SG477, SG613, SG704, SG707, SG820, SG855. Collectively, the development of these sites would have an even greater cumulative impact on Purpose 2 as they would significantly reduce the gap between Yate and Coalpit Heath. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the existing settlement, particularly in relation to the Coalpit Heath sites. Given that some of the sites around Yate are not directly connected to the settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the railway track to the south which is an existing defensible boundary. The remainder of the site's existing outer boundaries are less defensible consisting of Woodside Road (a single track road) and field boundary to the north, and field boundary with tree line and hedgerow to the east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.19 SG111 Land east and west of Westerleigh Road

Selected HELAA Site Reference	SG111
Selected HELAA Site Name	Land east and west of Westerleigh Road
Selected HELAA Site Size	8.0ha
Stage 1 Parcel Reference	Parcel 62
Stage 1 Parcel Findings	Parcel 62 made a limited contribution to Purpose 1 and 4 and a significant contribution to Purpose 2 and 3.
Selected HELAA Site Description	The Selected HELAA Site is located to the south west of Yate although it is not directly connected to the settlement and is located approximately 140m away being separated by the railway line and open land. The Selected HELAA site comprises of two parcel of land separated by Westerleigh Road. The rectangular parcel is bound by Westerleigh Road to the east, the railway track to the west, a single-track lane and car dealership to the north, and hedgerow and residential property to the south. The triangular parcel is defined to the north by hedgerow which abuts a single-track lane, to the east it is defined by the railway track and its western boundary consists of Westerleigh Road. Both parcels are open fields.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate, with the site forming part of the gap between the inset settlement of Coalpit Heath and Yate. The existing gap between Yate and Coalpit Heath is approximately 2.11km across the site. Development of the site would reduce the gap to approximately 1.67km. The existing gap between Coalpit heath and Yate is already narrower to the north east of Coalpit Health at 1.4km. The gap consists of agricultural land and a solar farm with sporadic residential properties and farms. The site forms part of a gap, between Coalpit Heath and Yate where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging. The site also forms part of the gap between Yate and the Bristol urban area. The existing gap between Yate and the Bristol urban area is approximately 3.22km across the site. Development of the site would reduce the gap to approximately 2.77m. The site forms part of a less essential gap between Yate and the Bristol urban area which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0.02% built form consisting of pylons. The site slopes down from east to west and it has open long line views. The site has some urbanising influences consisting of pylons and industrial uses adjacent to the north of the site. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to two Purposes, a significant 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to preventing towns from merging and it makes no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area).	

	Purpose 2: Development of the site would reduce the gap between Coalpit Heath and Yate and between Coalpit Heath and the Bristol urban area. The gap between Coalpit Heath and Yate is already narrower to the north east of Coalpit Heath. Development would result in a small decrease in the separation between Coalpit Heath and Yate, and a limited decrease in the separation between Yate and the Bristol urban area and it would not result in them merging. Purpose 3: The site is 8.0ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Yate. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the settlement of Yate. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. If the site is considered alongside the adjacent site SG470 which adjoins the settlement of Yate, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 Selected HELAA Sites located to the west of Yate and to the east of Coalpit Heath: SG068, SG454, SG110, SG100, SG111, SG382, SG470, SG477, SG613, SG704, SG707, SG820, SG855. Collectively, the development of these sites would have an even greater cumulative impact on Purpose 2 as they would significantly reduce the gap between Yate and Coalpit Heath. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the existing settlement, particularly in relation to the Coalpit Heath sites. Given that some of the sites around Yate are not directly connected to the settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site does not directly adjoin the settlement of Yate. If the site is considered alongside the adjacent site SG740 which adjoins the settlement, the new Green Belt boundary would be defined by the railway track to the south and to the west which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of hedgerow to the south of the rectangular parcel of SG111 and a field boundary to the north of SG470. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.20 SG114 Woodlands Golf Course, Trench Lane, Almondsbury

Selected HELAA Site Reference	SG114
Selected HELAA Site Name	Woodlands Golf Course, Trench Lane, Almondsbury, (Woodlands Garden Village)
Selected HELAA Site Size	110.61ha
Stage 1 Parcel Reference	Parcel 15
Stage 1 Parcel Findings	Parcel 15 made a significant contribution to Purpose 1 and 3, a moderate contribution to Purpose 2 and a Limited/ no contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the north east of the Bristol urban area suburb of Bradley Stoke and is separated by the M4 motorway. The site is comprised of Woodlands Golf and Country Club. The site's north eastern and eastern boundaries consist of hedgerow. The southern boundary of the site consists of Trench Lane. The western boundary consists of the M4. To the north, the boundary consists of the M5.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is predominantly open and there is some evidence of existing sprawl within the site consisting of built form in connection to the Woodlands Golf and Country Club. The site is physically connected to the large built up area along the site's western boundary consisting of the M4. Therefore, the edge of the large built up area has a defensible boundary which could prevent unrestricted sprawl. The remaining boundaries are open and connected to the surrounding Green Belt. The site's southern boundary is defined by Trench Lane. The site's northern boundary is defined by the M5. The site's eastern and north eastern boundaries are defined by hedgerow. Therefore, the outer boundary of the site has a mixed boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the northeast. The existing gap between the Bristol urban area and Thornbury is approximately 6.86km across the site. Development of the site would reduce the gap to approximately 5.14km. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.14% built form consisting of pylons and facilities for outdoor sport in connection to the Woodlands Golf and Country Club to the east of the site. Facilities for outdoor sport uses are rural land uses and they are not considered inappropriate development in the Green Belt. The site has open views to the north and east. To the west, the M4 is visible and the M5 is visible to the north of the site. The site has some urbanising influences consisting of pylons and proximity to the M4 and M5. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of Bristol however it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA sites makes a significant contribution to one purpose, a moderate contribution to two purposes, a limited 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 the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is open with low levels of built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to checking unrestricted urban sprawl, a limited contribution to preventing neighbouring towns merging into one another, and no contribution to preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundaries are mixed in strength and are less defensible to the north east and east consisting of hedgerow. These boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl.	

	Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 110.61ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of Bristol urban area. Purpose 4: The site is located adjacent to the historic town of Bristol however it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 12 Selected HELAA Sites in this location to the north and north east of the Bristol urban area suburb of Bradley Stoke: SG004, SG114, SG320, SG332, SG727, SG785, SG786, SG821, SG892, SG924, SG926, SG942. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 2 as they would significantly reduce the gap between the Bristol urban area and Thornbury. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the size of Bristol urban area. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the M5 to the north and Trench Lane to the south which are existing defensible boundaries. The remainder of the site's existing outer boundaries are less defensible consisting of hedgerows to the north east and east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.21 SG131 Land at, Cossham Street, Mangotsfield

Selected HELAA Site Reference	SG131
Selected HELAA Site Name	Land at, Cossham Street, Mangotsfield
Selected HELAA Site Size	5.2ha
Stage 1 Parcel Reference	Parcel 45
Stage 1 Parcel Findings	Parcel 45 made a moderate contribution to purpose 1 and 3 and a limited contribution to purpose 2 and 4.
Selected HELAA Site Description	Selected HELAA site is located to the east of the suburb of Mangotsfield forming part of the Bristol urban area. The site comprises of open flat grassland. The northern boundary of the site comprises of hedgerow and abuts Mangotsfield United Football Club and an open field. The eastern boundary comprises of hedgerow and a narrow single track lane which backs onto Cleve Rugby Football Club playing fields. The southern boundary comprises of hedgerow and a narrow single track lane which backs onto Mangotsfield School. The site's western boundary comprises partly of rear gardens of residential properties and partly of Rodway Hill Road.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is open and there is no evidence of existing sprawl within the site. The site is physically enclosed by the large built up area to the north beyond the football club, to the west, and to the south beyond Mangotsfield School. Due to the level of enclosure, development would round off the settlement edge and would not result in unrestricted sprawl. The edge of the large built up area is defined by Rodway Hill Road and the rear garden of residential properties along the western boundary. Therefore, the edge of the large built up area has a mixed boundary which may not be able to prevent unrestricted sprawl. The outer boundary of the site is defined by a narrow single track lane which backs onto Cleve Rugby Football club to the east, and hedgerow and a narrow single track lane to the south. Therefore, the outer boundary of the site has a less defensible boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a limited contribution to Purpose 1.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns given it is enclosed by the Bristol urban area and therefore makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is relatively open and contains no built form. The site is flat however it has a limited connection to the surrounding open countryside due to it being enclosed by the Bristol urban area and due to existing development to the south (Mangotsfield School) and east (Cleve Rugby Football Club). The site possesses a semi-urban character. Overall, the site makes a moderate contribution to Purpose 3.	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA site is located adjacent to the historic town and Bristol, however, it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a limited contribution to one purpose, no contribution to two purposes and a moderate contribution to two purposes. Overall, the site makes a limited contribution to Green Belt Purposes.	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl as development would round off the settlement edge. Purpose 2: Given the site is enclosed by the Bristol urban area, development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 5.2ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: The site is located adjacent to the historic town of Bristol however it has no role in maintaining the immediate context and setting of the historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If the site is removed from the Green Belt, the area to the north of the site consisting of a field and football pitch would also need to be removed to avoid this being an islanded pocket of Green Belt. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG868, SG873, SG896, SG934 and SG897. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries consist of a narrow single track lane which backs onto Cleve Rugby Football club to the east, and hedgerow and a narrow single track lane to the south which are less defensible boundaries. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.22 SG134 Land to the South of Hardy Lane and West of Lower Tockington Road

Selected HELAA Site Reference	SG134
Selected HELAA Site Name	Land to the South of Hardy Lane and West of Lower Tockington Road
Selected HELAA Site Size	3.1ha
Stage 1 Parcel Reference	Parcel 6
Stage 1 Parcel Findings	Parcel 6 made a limited contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a limited contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the south of the washed over village of Tockington. The Site comprises of agricultural fields, hedgerow and mature tree belt located to the south of the site. The northern boundary of the site comprises of Hardy Lane, the eastern boundary comprises of Lower Tockington Road, the western boundary comprises of field boundary, and the southern boundary is mixed and comprises of field boundary, hedgerow, mature tree belt and Tockington Mill Rhine.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 9.5km across the site. Development of the site would reduce the gap by approximately 0.2km however the site is not directly connected to either of the neighbouring towns and is located in close proximity to the washed over village of Tockington. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston, Olveston and Tockington however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site is open and contains no built form. The site is flat and is not affected by any urbanising influences. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to two purposes, a limited contribution to one purpose, a significant contribution to one purpose and a moderate 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Thornbury and the Bristol urban area. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 3.1ha and development of the site would entail a small incursion into undeveloped countryside. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Tockington. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There is one other Selected HELAA Sites around the washed over village of Tockington however given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Tockington, therefore assuming that the boundary with Tockington represents the inner Green Belt boundary, part of the site's existing outer boundary is defensible consisting of mature tree belt and Tockington Mill Rhine along part of the southern boundary. The remainder of the site's existing outer boundary is less defensible consisting of field boundary to the west, and a mix of field boundary and hedgerow to the remainder of the southern boundary. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.23 SG159 Land at, Wick Quarry, Wick

Selected HELAA Site Reference	SG159
Selected HELAA Site Name	Land at, Wick Quarry, Wick
Selected HELAA Site Size	1.6ha
Stage 1 Parcel Reference	Parcel 41
Stage 1 Parcel Findings	Parcel 41 made a limited contribution to Purpose 1, 2 and 4 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the north of Wick, a washed over village. The site forms part of Wick Quarry and contains industrial buildings and a stocking area. The area to the north of the site also forms part of the quarry and the northern boundary of the site is not defined by any features on the ground. Bury Lane forms the eastern boundary of the site. There is a tarmacked entrance to the quarry along a portion of the southern boundary, with the remainder of the southern boundary abutting woodland, and woodland bounding the site to the west. The northern portion of the site is designated as a Regionally Important Geological Site. This designation extends further north beyond the site.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site contains 6.6% built form consisting of industrial buildings associated with Wick Quarry. The site has varying topography associated with the quarry and there are no long line views due to the topography, the surrounding existing development in Wick and the areas of woodland to the west and south of the site. Overall, the site makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to one purpose and no contribution to four purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns Purpose 3: The site is already developed due to the industrial buildings associated with Wick Quarry and therefore development would not be perceived as encroachment into the countryside. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Wick. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could hard the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of Selected HELAA Sites around the washed over village of Wick, however given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.

Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Wick, therefore assuming that the boundary with Wick represents the inner Green Belt boundary, part of the site's existing outer boundary is defensible consisting of Bury Lane to the east and dense woodland to the south and west. The remainder of the site's existing outer boundary is less defensible and not defined by any features on the ground to the north as the site forms part of Wick Quarry. Thise existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.24 SG172 Land to the Rear of, London Road, Wick

Selected HELAA Site Reference	SG172	
Selected HELAA Site Name	Land to the Rear of, London Road, Wick	
Selected HELAA Site Size	0.14ha	
Stage 1 Parcel Reference	Parcel 41	
Stage 1 Parcel Findings	Parcel 41 made a limited contribution to Purpose 1, 2 and 4, and a significant contribution to purpose 3.	
Selected HELAA Site Description	Selected HELAA Site is located to the north east of Wick, a washed over village. The site comprises of dense hedgerow and a large garden shed. The site is located in close proximity to Wick Quarry, approximately 30m west of the site. The Site is also approximately 90m east of a Regionally Important Geological Site. The site is bound by the rear gardens of residential properties to the south. To the north, the site is bound by the rear garden of a residential property and Lime Brook. To the east it is bound by fencing and to the west it is bound by Bury Lane.	

Green Belt Purposes	**Assessment**	**Contribution**
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA Site is not located at the edge of the large built- up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site contains 2.48% built form consisting of a large garden shed located within the centre of the site. There is also hard standing located to the south west of the site. The site is flat, and views are restricted by surrounding residential development and tree coverage. The site possesses a semi-urban character. Overall, the site makes a limited contribution to Purpose 3.	Limited
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to one purpose, a limited contribution to one purpose, and no contribution to three purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any Purpose. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built up area (the Bristol urban area). Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 0.14ha and development of the site would entail a small incursion into relatively undeveloped countryside. The site has existing development within it consisting of a large garden shed which would reduce the perception of encroachment to an extent. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Wick. Removal of the site from the Green Belt would result in an islanded pocked of Green Belt release which could harm the function and integrity of the surrounding Green Belt.

Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of Selected HELAA Sites around the washed over village of Wick, however given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Wick, therefore assuming that the boundary with Wick represents the inner Green Belt boundary, part of the site's existing outer boundary is defensible consisting of Bury Lane to the west and Lime Brook to the north. The remainder of the site's existing outer boundary is less defensible consisting of fencing to the east. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.25 SG177 Land off, Alveston Hill, Thornbury

Selected HELAA Site Reference	SG177
Selected HELAA Site Name	Land off, Alveston Hill, Thornbury
Selected HELAA Site Size	4.0ha
Stage 1 Parcel Reference	Parcel 4
Stage 1 Parcel Findings	Parcel 4 made a limited contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the north east of the washed over village of Alveston. Selected HELAA Site comprises of open land with an area for open storage and scrap within the south east corner of the site. The northern boundary of the site comprises of mature tree belt and abuts Thornbury Golf Club. The eastern boundary of the site comprises of Alveston Hill, the southern boundary of the site comprises of mature tree belt and abuts the rear garden of residential properties, the western boundary of the site abuts open land with Alveston Cemetery to the west.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Thornbury. The existing gap between the Bristol urban area and Thornbury is approximately 5.7km across the site. Development of the site would reduce the gap by approximately 0.28km however the site is not directly connected to either of the neighbouring towns and is located in close proximity to the washed over village of Alveston. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway. Although development of the site would slightly reduce the gap between Thornbury and Alveston, this does not influence the assessment of Purpose 2 due to Alveston being a washed over village. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is predominantly flat, with slight changes in gradient across the site. The site is well connected to the surrounding open countryside to the north. There are urbanising influences due to the washed over village of Alveston located to the south of the site. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to two purposes, a limited contribution to one purpose, a moderate contribution to one purpose and a significant 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Thornbury and the Bristol urban area. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring towns and would not result in them merging. Purpose 3: Development of the site would entail a small incursion into undeveloped countryside.	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Alveston. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are four other Selected HELAA Sites in this location to the south of Thornbury and to the north of the washed over village of Alveston: SG608, SG715, SG850, SG928. Collectively, the development of these sites would have a similar impact as set out above however cumulatively it would represent a slightly larger incursion into undeveloped countryside, albeit this would not be significant relative to the size of Thornbury. In relation to the sites attached to Thornbury (SG608, SG715 and SG850), the remaining surrounding Green Belt could continue to perform its Green Belt function. The sites to the north of Alveston (SG177 and SG928) do not adjoin an inset settlement and would result in islanded pockets of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.26 SG181 Site W3, Land off, Bristol Road

Selected HELAA Site Reference	SG181
Selected HELAA Site Name	Site W3, Land off, Bristol Road
Selected HELAA Site Size	4.34ha
Stage 1 Parcel Reference	Parcel 23
Stage 1 Parcel Findings	Parcel 23 made a significant contribution to Purpose 1, 2 and 3 and a limited/no contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the north west of the settlement of Winterbourne. The site comprises open fields. The site's eastern boundary consists of the limits of the surrounding commercial and residential development including a Tesco Express and petrol station, a care home and residential properties, beyond which is High Street (B4058). The site's southern boundary consists of the limits of development including the Bishop of Bristol office and residential development. The northern boundary consists of a brick wall and mature tree line which surrounds the former Silverhill School (to the north). The western boundary consists of a field boundary with hedgerows.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate, with the site forming part of the gap between the Bristol urban area and the inset settlement of Winterbourne. The existing gap between the Bristol urban area and Winterbourne is approximately 1.5km across the site. Development of the site would reduce the gap to approximately 1.3km however the gap is already narrower to the south of Winterbourne (being approximately 775m). The gap predominantly consists of open fields. The only development within the gap is Winterbourne Medieval Barn and St Michael's Church. The site forms part of a gap between a neighbouring town and an inset settlement where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0% built form. The topography is flat and there are long line views to the west. The site is affected by some urbanising influences to the west (pylons) however it is well connected to the surrounding countryside. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant 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 and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to preventing towns from merging, and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes, with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would reduce the gap between the Bristol urban area and Winterbourne. The gap between the neighbouring town and the inset settlement is already narrower to the south of Winterbourne (being approximately 775m). Development would result in a limited decrease in the separation between the neighbouring town and the inset settlement in this location and it would not result in them merging. Purpose 3: The site is 4.34ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Winterbourne. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA Sites along the western edge of Winterbourne: SG181, SG183, SG437, SG762, SG835 and SG929. Collectively, the development of these sites would have a similar impact as set out above however they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Winterbourne. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of the limits of development (the Bishop of Bristol office and residential development) to the south. To the north, the boundary consists of a brick wall and mature tree line surrounding Silverhill School. To the west, the boundary consists of a field boundary with hedgerows. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.27 SG182 Site W2, Land off, Bristol Road

Selected HELAA Site Reference	SG182
Selected HELAA Site Name	Site W2, Land off, Bristol Road
Selected HELAA Site Size	4.4ha
Stage 1 Parcel Reference	Parcel 22
Stage 1 Parcel Findings	Parcel 22 made a limited contribution to Purpose 1 and 4 and a significant contribution to Purpose 2 and 3.
Selected HELAA Site Description	Selected HELAA Site is adjacent to the settlement of Frampton Cotterell and is located to the north of the settlement of Winterbourne. The site comprises of two agricultural fields separated by a row of hedgerow. The northern boundary of the site comprises of hedgerow and abuts land used for open storage and horse stables. The eastern boundary of the site comprises of Bristol Road. The southern boundary of this site comprises of an area of dense trees and the western boundary consists of hedgerow and field boundary.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA located between the neighbouring towns of Yate and the Bristol urban area with the site forming park of the gal between the Bristol urban area and Frampton Cotterell. The existing gap between the neighbouring town and inset settlement is approximately 2.27km across the site. Development of the site would reduce the gap to approximately 2.1km. The site forms part of a less essential gap between Frampton Cotterell and the Bristol urban area which is of sufficient scale and character that development of the site is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is flat and is well connected to the surrounding countryside to the west. There are open long line views across the site and beyond. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Frampton Cotterell and the Bristol urban area. However, due to the size of the site and the gap this would represent a limited decrease in the separation of the town and inset settlement and it would not result in them merging. Purpose 3: The site is 4.4ha and development of the site would entail a modest incursion into undeveloped countryside relative to the size of Frampton Cotterell. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA sites around Frampton Cotterell: SG182, SG380, SG402, SG446, SG729, and SG885. Collectively, the development of these sites would have a similar impact as set out above, however, they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Frampton Cotterell. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of field boundary to the west and mature trees to the south. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.28 SG183 Site W1, Land off, Bristol Road

Selected HELAA Site Reference	SG183
Selected HELAA Site Name	Site W1, Land off, Bristol Road
Selected HELAA Site Size	2.6ha
Stage 1 Parcel Reference	Parcel 22
Stage 1 Parcel Findings	Parcel 22 made a limited contribution to Purpose 1 and 4, and a significant contribution to Purpose 2 and 3.
Selected HELAA Site Description	Selected HELAA site is located to the north west of the settlement of Winterbourne. The northern boundary of the site comprises of hedgerow and a single-track lane which abuts field boundary. The eastern boundary of the site is mixed and comprises of the curtilage of residential properties and Bristol Road, the southern boundary of the site consists of Crossley Farm Business Centre, a section of the western boundary also comprises of Crossley Farm Business Centre, the remainder of the western boundary comprises of field boundary. The site comprises of open land.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area with the site forming part of the gap between the inset settlement of Winterbourne and the Bristol urban area. The existing gap between the Bristol urban area and Winterbourne is approximately 2.0km across the site. Development of the site would reduce the gap to approximately 1.9km. The site forms part of a less essential gap between Winterbourne and the Bristol urban area, which is of sufficient scale and character that development of the site is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site has an undulating topography. There are open long line views from Bristol Road out into the Green Belt. There site has some urbanising influences along the site's southern and southwestern boundary consisting of Crossley Farm Business Centre. The site is well connected to the surrounding countryside along the remainder of the site's western boundary, and the site's northern boundary. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would sightly reduce the gap between the Bristol urban area and Winterbourne. However, due to the size of the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement, and it would not result in them merging. Purpose 3: The site is 2.6ha and development of the site would entail a small incursion unto undeveloped countryside relative to the size of Winterbourne. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA Sites along the western edge of Winterbourne: SG181, SG183, SG437, SG762, SG835 and SG929. Collectively, the development of these sites would have a similar impact as set out above however they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Winterbourne. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundary is less defensible consisting of field boundary to the west, the curtilage of residential properties to the east, a single-track lane abutting field boundary to the north, and Crossley Farm Business Centre to the south west and south. These boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.29 SG209 Land at Shortwood

Selected HELAA Site Reference	SG209
Selected HELAA Site Name	Land at Shortwood
Selected HELAA Site Size	13.5ha
Stage 1 Parcel Reference	Parcel 44
Stage 1 Parcel Findings	Parcel 44 made a significant contribution to Purpose 1 and 3, a moderate contribution to Purpose 4 and a limited/no contribution to Purpose 2.
Selected HELAA Site Description	The selected HELAA site is located to the east of the suburb of Mangotsfield forming part of the Bristol urban area. The site is not directly connected to the Bristol urban area however it is located approximately 100m away. The site is located immediately to the north of the washed over village of Shortwood. The site comprises of agricultural land with farm buildings and associated residential dwellings located along Cattybrook Road. The site is split into two parcels of land by Cattybrook Road. The site's northern boundary comprises of hedgerow and abuts the B4465. The site's western boundary comprises of hedgerow and abuts the A4174. The site's southern boundary consists of Main Road and the curtilage of residential properties to the south west. The site's eastern boundary consists of Cattybrook Road. The parcel to the east of Cattybrook Road is defined to the south by hedgerow abutting woodland to the southeast and grassland to the southwest.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is open and there is limited evidence of existing sprawl within the site consisting of the curtilages of two residential dwellings and agricultural buildings. The site is perceptually connected to the large built-up area along the site's southern boundary. This is due to ribbon development extending along Main Road. The edge of the large built up area is defined by the rear gardens of residential properties which is a less defensible boundary which may not be able to prevent unrestricted sprawl. The outer boundary of the site is defined by the B4465 to the north, Cattybrook Road to the east, and Main Road to the south, a small section of the southern boundary is defined by hedgerow and woodland. Therefore, the outer boundary of the site is mixed but is predominantly defensible and may be able to prevent sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate with the site forming part of the gap between the Bristol urban area and inset settlement of Pucklechurch. The existing gap between the Bristol urban area and Pucklechurch is approximately 2.1km across the site. Development of the site would reduce the gap to approximately 1.8km. There is intervening development between the Bristol urban area and Pucklechurch consisting of sporadic development along the B4465 and the washed over village of Shortwood however this does not influence the assessment of Purpose 2 as it is a washed over village. The site forms part of a less essential gap between the Bristol urban area and Pucklechurch which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 1.8% built form consisting of residential dwellings and agricultural buildings located along Cattybrook Road. Given that the agricultural buildings are rural land uses, they are not inappropriate development in the Green Belt. Pylons are also dispersed throughout the site. The site is flat and the only urbanising influences on the site are the pylons and the washed over village of Shortwood to the south. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located in close proximity to the historic town of Bristol, however, it is located a significant distance away from the historic core, and therefore has no role in maintaining the immediate context and setting of the historic town. Overall, the site makes no contribution to Purpose 4	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA sites makes a significant contribution to one purpose, a moderate contribution to two purposes, a limited 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 the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is open with low levels of built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to checking unrestricted urban sprawl, a limited contribution to preventing neighbouring towns merging into one another, and no contribution to preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built-up area, development of the site would not represent unrestricted sprawl. Development would have a defensible outer boundary to the north consisting of the B4465, to the east consisting of Cattybrook Road, and to the south consisting of Main Road which would prevent unrestricted sprawl. A small section of the southern boundary consists of hedgerow this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Pucklechurch. However, due to the site of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 13.5ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: The site is located in close proximity to the historic town of Bristol; however, it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. If the site is extended to the west to join the Bristol urban area, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG868, SG873, SG896, SG934 and SG897. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Assuming the site is extended to the west to join the Bristol urban area, the new Green Belt boundary would be defined by the B4465 to the north, Main Road and woodland to the south and Cattybrook Lane to the east which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of hedgerow to the south. This boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.30 SG212 Land north of, London Road, Wick

Selected HELAA Site Reference	SG212
Selected HELAA Site Name	Land north of, London Road, Wick
Selected HELAA Site Size	1.1ha
Stage 1 Parcel Reference	Parcel 41
Stage 1 Parcel Findings	Parcel 41 has a limited contribution to Purpose 1, 2 and 4 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA Site is located to the east of Wick, a washed over village. The site comprises of open land, a paddock with stables and land for open storage. The northern boundary of the site comprises of hedgerow and is bound by Lime Brook. The western boundary is bound by the rear garden of a residential property, the eastern boundary comprises hedgerow and abuts Lime Brook and a field boundary. The southern boundary of the site consist partly of London Road and partly of a field boundary which abuts open land and a BP Garage.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is relatively open and contains 1.36% built form consisting of a paddock with stables. Given this is a rural land use, it is not inappropriate development in the Green Belt. The site is flat and is connected to the surrounding open countryside to the north and east. There are open long line views across the site from London Road. The site has a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, and no contribution to three 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. Although the site is relatively open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area, preventing neighbouring towns from merging, and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl in the large built-up area as the site is not physically or perceptually connected to the large built-up area. Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 1.1ha and development of the site would entail a small incursion into predominantly undeveloped countryside. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Wick. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of Selected HELAA Sites around the washed over village of Wick, however given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Wick, therefore assuming that the boundary with Wick represents the inner Green Belt boundary, part of the site's existing outer boundary is defensible consisting of Lime Brook to the north and east, and London Road along part of the southern boundary. The remainder of the site's existing outer boundary is less defensible consisting of the rear garden of a residential property to the west, and a field boundary to the remainder of the southern boundary. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.31 SG246 Pitt Farm

Selected HELAA Site Reference	SG246	
Selected HELAA Site Name	Pitt Farm	
Selected HELAA Site Size	6.8ha	
Stage 1 Parcel Reference	Parcel 55	
Stage 1 Parcel Findings	Parcel 55 made a limited contribution to Purpose 1,2 and 4 and a significant contribution to Purpose 3.	
Selected HELAA Site Description	Selected HELAA Site is located to the east of the inset settlement of Marshfield. The site comprises of an agricultural field. The northern boundary of the site is mixed and comprises of Marshfield C of EVC Primary School and the A420, the site's eastern and southern boundary comprises of field boundary. The site's western boundary is mixed and comprises of the rear gardens of residential properties, and mature tree belt which abuts Withymead Playing Fields, and Withymead Skate Park and tennis courts.	

Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is flat and is well connected to the surrounding countryside to the north, east and south. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to three purposes, a significant contribution to one purpose and a moderate 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area, preventing neighbouring towns from merging, and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built up area as the site is not physically or perceptually connected to the large built-u area (the Bristol urban area). Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 6.8ha and development of the site would entail a modest incursion into undeveloped countryside relative to the size of Marshfield. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes	

Are there any cumulative impacts (due to release of adjacent sites)?	There are no adjacent sites or sites in close proximity to the selected HELAA Site to have cumulative impacts.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by mature tree belt to the west which is an existing defensible boundary. The remainder of the site's existing outer boundaries are all less defensible consisting of field boundary to the east and south. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt Boundary.

E.32 SG280 Land south of the B4055, Easter Compton

Selected HELAA Site Reference	SG280
Selected HELAA Site Name	Land south of the B4055, Easter Compton
Selected HELAA Site Size	32.9ha
Stage 1 Parcel Reference	Parcel 9
Stage 1 Parcel Findings	Parcel 9 made a significant contribution to Purpose 1 and 3, and a limited contribution to Purpose 2 and 4.
Selected HELAA Site Description	Selected HELAA Site is located to the west of the washed over village of Easter Compton and to the east of Severnside forming part of the Bristol urban area. While the majority of the site falls within the Green Belt, a small portion of the northern section of the site falls within the Bristol urban area. All Saints Compton Greenfield Church is located within the centre of the site however it is outside of the site boundary. Farm Lane (a single-track lane) runs through the middle of the site from north to south. The site comprises of agricultural fields and a number of agricultural buildings are located within the centre of the site. There is a pylon located to the south of the site. The northern boundary of the site does not follow any features on the ground. The Green Belt boundary which is slightly different to the site's northern boundary also does not follow any features on the ground. The site's eastern boundary comprises the rear gardens of residential properties off the B4055 and a small section of field boundary. The site's southern boundary comprises of Bow Street Lane, and the site's western boundary is mixed and comprises field boundary and the curtilage of a residential dwelling.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is open and there is no evidence of existing sprawl within the site with the only development consisting of agricultural buildings and a pylon. The site is physically connected to the Bristol urban area along the site's northern boundary. The site's remaining boundaries are connected to the surrounding Green Belt. The site's northern boundary extends into the Bristol urban area beyond the edge of the Green Belt boundary. Neither boundary follows any defined features on the ground. Therefore, the inner Green Belt edge of the Bristol urban area has an undefined boundary which would not be able to prevent unrestricted sprawl. The outer boundary of the site is defined by field boundary and the curtilage of residential properties to the west; the rear gardens of residential properties to the east; and Bow Street Lane to the south. Therefore, the outer boundary of the site is a mix of defensible and less defensible boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2. The site would reduce the gap between the Bristol urban area and the washed over village of Easter Compton, this does not influence the assessment of Purpose 2 due to Easter Compton being a washed over village. Overall, the site makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.7% built form consisting of agricultural buildings within the centre of the site and a pylon within the south of the site. The agricultural buildings are rural land uses and are therefore not inappropriate development in the Green Belt. The site if flat and there is the presence of long line views. The site is well connected to the surrounding countryside due to the northern and western boundaries comprising of field boundary. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant 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 and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to checking unrestricted sprawl, no contribution to preventing towns from merging, and no contribution to preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. Development would have a defensible outer boundary to the south consisting of Bow Street Lane which would prevent unrestricted sprawl. The site's existing outer boundaries to the east and west are less defensible and would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns.	

	Purpose 3: The site is 32.9ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA sites located near Easter Compton between Severnside/Severn Beach and the suburb of Patchway (forming part of the Bristol urban area): SG280, SG401, SG481, SG755, SG825, and SG890. Collectively, the development of these sites would have a similar impact as set out above however they would have a greater impact on Purpose 3 as the development of these sites would represent a larger incursion into undeveloped countryside relative to the size of the Bristol urban area. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Bow Street Lane to the south which is an existing defensible boundary. The site's existing outer boundaries are less defensible consisting of field boundary to the west, and rear gardens of residential properties to the east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.33 SG292 Land at Alveston Road, Old Down

Selected HELAA Site Reference	SG292
Selected HELAA Site Name	Land at Alveston Road, Old Down
Selected HELAA Site Size	0.2ha
Stage 1 Parcel Reference	Parcel 6
Stage 1 Parcel Findings	Parcel 6 made a limited contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA Site is located to the west of the washed over village of Old Down. The site comprises of open land. The northern boundary of the site comprises of Alveston Road, the eastern boundary comprise of The Down and the western boundary comprises of a private access track. The site's southern boundary comprises of tree boundary and the curtilage of a residential property. Garden sheds are located within the south eastern corner of the site.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Thornbury. The existing gap between the Bristol urban area and Thornbury is approximately 10.38km across the site. Development of the site would reduce the gap by approximately 0.08km however the site is not directly connected to either of the neighbouring towns and is located adjacent to the washed over village of Old Down. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston, Olveston, Old Down, Rudgeway and Almondsbury however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. There are garden sheds located within the south east corner of the site however these are not permanent structures and they are rural land uses therefore they are not inappropriate development in the Green Belt. The site is flat and it is well connected to the open countryside to the north. The washed over village of Old Down to the east and existing development in the Green Belt to the west (consisting of assisted living) has an urbanising influence on the site. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Thornbury and the Bristol urban area. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging.	

	Purpose 3: The site is 0.2ha. Development of the site would entail a small incursion into undeveloped countryside. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Old Down. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of Selected HELAA Sites in this location between the washed over villages of Alveston and Old Down: SG096, SG102, SG292 and SG771. Given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Old Down, therefore assuming that the eastern and southern boundaries with Old Down represent the inner Green Belt boundary, part of the site's existing outer boundary is defensible consisting of Alveston Road to the north. The remainder of the site's existing outer boundary is less defensible consisting of a private access track to the west. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.34 SG295 Cloisters Road, Winterbourne

Selected HELAA Site Reference	SG295
Selected HELAA Site Name	Cloisters Road, Winterbourne, BS36 1LL
Selected HELAA Site Size	6.60ha
Stage 1 Parcel Reference	Parcel 27
Stage 1 Parcel Findings	Parcel 27 made a significant contribution to Purpose 2 and 3 and a limited/no contribution to Purpose 1 and 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the east of the settlement of Winterbourne. The site comprises two land parcels to the north and south of Cloisters Road. The site consists of agricultural land. The site's northern boundary partly consists of a small section of North Road and partly of the rear gardens of residential properties on North Road. The western boundary consists of the rear gardens of residential properties along Saint Francis Drive, the curtilage of a residential property along Cloisters Road (Sunnyfields), a small section of Cloisters Road, and a field boundary with trees. The southern boundary consists of a field boundary with trees. The eastern boundary consists of field boundaries with trees and hedgerow.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate with the site forming part of the gap between the inset settlements of Winterbourne and Coalpit Heath. The existing gap between Winterbourne and Coalpit Heath is approximately 804m across the site. Development of the site would reduce the gap to approximately 652m however the gap is already narrower to the north of the site (being approximately 560m). The gap consists of open fields, agricultural land and the River Frome. Due to the topography of the river valley, the properties on the edge of Coalpit Heath are visible from the site. The site forms part of a gap between the inset settlements where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0.1% built form consisting of wooden power lines running across the site. The topography is undulating and there are long line views across the site from the settlement edge. From Cloisters Road, there are long line views towards the east and the south east due to the topography which slopes gently away from the settlement towards the river valley. The railway line further to the south is raised on a viaduct and is highly visible in the distance. The properties forming the edge of Coalpit Heath are also visible in the distance. The site is affected by some urbanising influences including power lines on wooden poles which run along Cloisters Road however the site is well connected to the surrounding countryside. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant 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 and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes a moderate contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes, with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area).	

	Purpose 2: Development of the site would reduce the gap between Winterbourne and Coalpit Heath. The gap between the inset settlements is already narrower to the north of the site (being approximately 560m). Development would result in a small decrease in the separation between the inset settlements in this location and it would not result in them merging. Purpose 3: The site is 6.60ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Winterbourne. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The southern section of the site does not directly adjoin the settlement along its western boundary therefore removal of the site from the Green Belt would result in an islanded pocket of Green Belt remaining. If the site were to be removed from the Green Belt, it would need to be extended west to the settlement edge. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There is one other Selected HELAA Site along the eastern edge of Winterbourne: SG017. However, there are a number of other Selected HELAA Sites around the settlement of Winterbourne. Collectively, the development of these sites would have a similar impact as set out above however they would have a greater impact on Purpose 2 as they would significantly reduce the gap between Winterbourne and Coalpit Heath (due to SG017). They would also have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Winterbourne. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of field boundaries with trees and hedgerow to the east and a field boundary with trees to the south. It is assumed that if the site were to be removed from the Green Belt, the southern section of the site would be extended to the west to join the settlement edge. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.35 SG310 Land at Holly Hill Farm, Iron Acton

Selected HELAA Site Reference	SG310
Selected HELAA Site Name	Land at Holly Hill Farm, Iron Acton
Selected HELAA Site Size	3.2ha
Stage 1 Parcel Reference	Parcel 19
Stage 1 Parcel Findings	Parcel 19 made a limited contribution to Purposes 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	The Selected HELAA Site is located adjacent to the washed over village of Iron Acton and to the north west of the settlement of Yate. The site has a flat topography and comprises of agricultural fields within the southern and eastern portion of the site, and land used for agricultural and industrial storage within the western section. The northern boundary of the site is mixed and comprises of Holly Hill Road, the curtilage of residential properties, and the B4059 along the north eastern boundary. The eastern and southern boundary comprises of the field boundary, and the western boundary comprises of Nibley lane.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area. The existing gap between Yate and the Bristol urban area is approximately 7.4km across the site. Development of the site would reduce the gap to approximately 6.2km. The site forms part of a less essential gap between Yate and the Bristol urban area which is of sufficient scale and character that development is the site is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over village of Iron Acton. Although development of the site would reduce the gap between Yate and Iron Acton, this does not influence the assessment of Purpose 2 due to Iron Acton being a washed over village. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site contains 3.8% built form consisting of agricultural buildings, some of which have been changed to storage use, as well as land used for external storage located within the western section of the site. The southern and eastern portions of the site consist of agricultural fields. Given that the agricultural buildings have been changed to storage use, these buildings are not inappropriate development in the Green Belt. The site is flat and has the presence of long line views. The surrounding washed over village of Iron Acton to the south and west of the site has an urbanising influence although the properties are rural in character. The site is well connected to the surrounding countryside to the east. The site possesses a largely rural countryside character. Overall, the site makes a moderate contribution to Purpose 3.	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA Site makes a limited contribution to one purpose, a moderate contribution to two purposes, and no contribution to two purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purposes. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Yate and Bristol urban area. However, due to the size of the site and the gap, this would represent a small decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 3.2ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Yate. The site has existing development within it consisting of agricultural buildings, some of which have been converted to storage use, in addition to external storage uses, which would reduce the perception of encroachment to an extent. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the settlement of Yate. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other Selected HELAA Sites around Iron Acton and therefore no cumulative impacts to be considered.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Iron Acton, therefore assuming that the boundary with Iron Acton represents the inner Green Belt boundary, the site's existing outer boundaries are less defensible consisting of field boundary to the south and east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.36 SG320 Abbots Way, Gloucester Road, Almondsbury

Selected HELAA Site Reference	SG320
Selected HELAA Site Name	Abbots Way, Gloucester Road, Almondsbury
Selected HELAA Site Size	0.27ha
Stage 1 Parcel Reference	Parcel 6
Stage 1 Parcel Findings	Parcel 6 made a limited/ no contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the north of the suburb of Bradley Stoke forming part of the Bristol urban area. The site does not directly adjoin the Bristol urban area and is separated by the M4 and M5 motorways, open fields, and the washed over villages of Woodhouse Down and Hortham. The site comprises of open land. The boundaries to the north and west comprise of tree line. The A38 Gloucester Road forms the boundary to the east of the site. The boundary to the south comprises of hedgerows.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 6.52km across the site. Development of the site would reduce the gap by approximately 0.06km however the site is not directly connected to the Bristol urban area. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0% built form. The site is flat and open however, there are no long line views due to tree line to the north, west and south and beyond the A38 Gloucester Road to the east. The site is not affected by any urbanising influences. The site possesses a largely unspoilt rural character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not directly adjoin a historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 0.27ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 12 Selected HELAA Sites in this location to the north and north east of the Bristol urban area suburb of Bradley Stoke: SG004, SG114, SG320, SG332, SG727, SG785, SG786, SG821, SG892, SG924, SG926, SG942. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 2 as they would significantly reduce the gap between the Bristol urban area and Thornbury. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area however if the site is considered alongside the adjacent sites SG114, SG926 and SG892, the site's outer boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary as the existing boundaries are less defensible consisting of tree line to the north and west and hedgerows to the south.

E.37 SG332 Land off Hortham Lane, Almondsbury

Selected HELAA Site Reference	SG332
Selected HELAA Site Name	Land off Horthan Lane, Almondsbury
Selected HELAA Site Size	2.1ha
Stage 1 Parcel Reference	Parcel 14
Stage 1 Parcel Findings	Parcel 14 made a limited contribution to Purpose 1 and Purpose 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the north of the suburb of Bradley Stoke forming part of the Bristol urban area. The site does not directly adjoin the Bristol urban area and is separated by the M4 and M5 motorways. The site is located to the east of the washed over village of Almondsbury and to the west of the washed over village of Hortham. The site comprises of open land. The northern boundary of the site comprises of Gloucester Road, the eastern boundary of the site comprises of hedgerow which abuts Hortham Lane, and the rear garden of residential properties. The site's southern boundary consists of hedgerow which abuts field boundary, and its western boundary comprises of the M4.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 6.2km across the site. Development of the site would reduce the gap to approximately 5.1km (assuming the site was connected to the Bristol urban area). The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains no built form. The site is flat and there are views across the site from Hortham Lane however views beyond are restricted by tree line along the M4. The site has urbanising influences due to the M4 and the proximity to the washed over villages of Almondsbury and Hortham with existing development in the Green Belt along Hortham Lane. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area) Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring towns and it would not result in them merging. Purpose 3: The site is 2.1ha and development of the site would entail a small incursion into undeveloped countryside.	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 12 Selected HELAA Sites in this location to the north and north east of the Bristol urban area suburb of Bradley Stoke: SG004, SG114, SG320, SG332, SG727, SG785, SG786, SG821, SG892, SG924, SG926, SG942. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 2 as they would significantly reduce the gap between the Bristol urban area and Thornbury. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.38 SG346 Land south of Shortwood Hill, Mangotsfield

Selected HELAA Site Reference	SG346
Selected HELAA Site Name	Land south of Shortwood Hill, Mangotsfield, BS16 9PF
Selected HELAA Site Size	4.5ha
Stage 1 Parcel Reference	Parcel 44
Stage 1 Parcel Findings	Parcel 44 made a significant contribution to Purposes 1 and 3, a limited contribution to Purpose 2 and a moderate contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA site is located to the east of the suburb of Mangotsfield forming part of the Bristol urban area. The site is not directly connected to the Bristol urban area being located approximately 695m away. The site is located to the east of the washed over village of Shortwood. The site comprises of agricultural land. The site's northern boundary comprises of hedgerow and Shortwood Hill with the curtilage of a residential dwelling located along the northeast boundary. The site's eastern and southern boundaries comprise of hedgerow and field boundary. The site's western boundary comprises of hedgerow and is bound by the curtilage of residential dwellings.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built-up area (the Bristol urban area). The site is open and there is no evidence of existing sprawl within the site. The site is perceptually connected to the large built-up area along the site's northern and western boundaries. This is due to ribbon development extending along Shortwood Hill. The northern boundary is defined by Shortwood Hill, and the western boundary is defined by the curtilage of residential dwellings. The edge of the large built up area is defined by the rear gardens of residential properties along its eastern boundary and Pomphrey Hill along its southern boundary. Therefore, the edge of the large built up area has a mixed boundary which may not be able to prevent unrestricted sprawl. The outer boundary of the site is defined by Shortwood Hill to the north and west, and hedgerow and field boundaries to the east and south. Therefore, the outer boundary of the site is mixed and may not be able to prevent sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Bristol urban area and Yate with the site forming part of the gap between the Bristol urban area and the inset settlement of Pucklechurch. The existing gap between the neighbouring town and the inset settlement is approximately 2.4km across the site. Development of the site would reduce the gap to approximately 1.24km. There is intervening development between the Bristol urban area and Pucklechurch consisting of sporadic development along the B4465 and the washed over village of Shortwood however this does not influence the assessment of Purpose 2 as it is a washed over village. The site forms part of a less essential gap between the Bristol urban area and Pucklechurch which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is predominantly flat. The washed over village of Shortwood to the west has an urbanising influence on the site. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA site is located in close proximity to the historic town of Bristol, however, it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town. Overall, the site makes no contribution to Purpose 4	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA sites makes a significant contribution to one purpose, a moderate contribution to two purposes, a limited 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 the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is open with no built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to checking unrestricted urban sprawl, a limited contribution to preventing neighbouring towns merging into one another, and no contribution to preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3.	

	Purpose 1: Whilst entailing growth of the large built-up area, development of the site would not represent unrestricted sprawl. Development would have a defensible boundary to the north and west consisting of Shortwood Hill which would prevent unrestricted sprawl. The site's existing outer boundary to the east and south is less defensible and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would reduce the gap between the Bristol urban area and Pucklechurch. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 4.5ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: The site is located in close proximity to the historic town of Bristol however it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would impact upon the function and purposes of the Green Belt. If the site is considered alongside the adjacent site SG868 which adjoins the Bristol urban area, the surrounding Green Belt to the west would become very enclosed by the Bristol urban area which would reduce the sense of openness in this remaining area of Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG868, SG873, SG896, SG934 and SG897. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area however if the site is considered alongside the adjacent site SG868, the new Green Belt boundary would be defined by Shortwood Hill to the north and west which is an existing defensible boundary. The remainder of the site's existing outer boundary is less defensible consisting of hedgerow and field boundary to the east. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.39 SG363 Land off the High Street, Oldland Common

Selected HELAA Site Reference	SG363
Selected HELAA Site Name	Land off the High Street, Oldland Common
Selected HELAA Site Size	22.6ha
Stage 1 Parcel Reference	Parcel 46
Stage 1 Parcel Findings	Parcel 46 made a significant contribution to Purposes one and three, a limited contribution to Purpose two and a moderate contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA Site comprises of two parcels of land located to the east of the suburb of Oldland Common forming part of the Bristol urban area. An access road is located between the two parcels. The site's comprise agricultural land, with a Meat Wholesaler/abattoir located within the centre of the northern parcel of land. The site's northern and eastern boundaries comprise field boundaries. The western boundary comprises of the curtilage of residential properties and High Street. The site features a varied topography, consisting of steeper land to the north of the site. A residential property and a farm property are enclosed by the site but are not located within the site boundary.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA Site is located at the edge of the large built up area (the Bristol urban area). The site is predominantly open with the only development consisting of a meat wholesaler/abattoir located to the north of the site. The site is physically connected to the large built up area along the site's western boundary. The remaining boundaries are open and connected to the surrounding Green Belt. The western boundary is defined by High Street. Therefore, the edge of the large built up area has a defensible which may be able to prevent unrestricted sprawl. The outer boundary of the site is defined by field boundary to the north, south and east. Therefore, the outer boundaries of the site are less defensible which may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring town of the Bristol and Bath. The existing gap between the neighbouring towns is approximately 7.2km across the site. Development of the site would reduce the gap to approximately 6.9km. The site forms part of a less essential gap between neighbouring towns which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over village of Wick however this does not influence the assessment of Purpose 2 due to Wick being a washed over village. Overall, the site makes a limited contribution to Purpose 2	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site is predominantly open and contains 1.55% built form comprising a meat wholesaler/abattoir located to the north of the site. The site features a varied topography, consisting of steeper land to the north of the site and has the presence of long line views. The site is well connected to the surrounding countryside to the north, east and south. The site possesses a largely rural countryside character. Overall, the site makes a moderate contribution to Purpose 3.	Moderate
Purpose 4: To preserve the setting and special character of historic towns	The Selected HELAA Site is located adjacent to Bristol. The site is a significant distance from the historic core and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to three purposes, a limited contribution to one purpose, and no contribution to one purpose. Overall, the site makes a moderate contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundary is less defensible and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl.	

	Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Bath. However, due to the size of the site and the gap, this would represent a small decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 22.6ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of the Bristol urban area. The site has existing development within it consisting of a meat wholesaler/abattoir which would reduce the perception of encroachment to an extent. Purpose 4: Development of the site would have no impact on a historic town as the site is located adjacent to the historic town of Bristol, however, it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes
Are there any cumulative impacts (due to release of adjacent sites)?	There are six other Selected HELAA Sites in this location to the east of the Bristol urban area (Warmley and Oldland Common): SG047, SG363, SG1001, SG910, SG999 and SG372. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 3 as the development of these sites would represent a larger incursion into undeveloped countryside relative to the size of the Bristol urban area. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of field boundary to the north, south and east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.40 SG372 The Sawmills, Bath Road, Bridge Yate

Selected HELAA Site Reference	SG372
Selected HELAA Site Name	The Sawmills, Bath Road, Bridge Yate
Selected HELAA Site Size	5.38ha
Stage 1 Parcel Reference	Parcel 46
Stage 1 Parcel Findings	Parcel 46 made a significant contribution to Purpose 1 and 3, a moderate contribution to purpose 4 and a limited contribution to purpose 2.
Selected HELAA Site Description	The Selected HELAA site is located to the east of the suburb of Warmley forming part of the Bristol urban area. The washed over village of Bridgeyate is located to the north of the site. The site comprises of agricultural land and land for light industrial use (consisting of Bendrey Brothers Ltd who undertake sawmilling and hardwood production as well as being a timber merchant). A small portion of the site's north western boundary consists of Common Land. The site is adjacent to Common Land to the north. The northern boundary of the site consists of field boundary, the curtilage of residential dwellings, and a small section of Common Land. The eastern boundary consists of field boundary with hedgerow. The southern boundary consists of hedgerow which abut the curtilage of residential dwellings and a pub car park. The site's western boundary consists of the A4175.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up are (the Bristol urban area). The site is predominantly open although there is an existing light industrial use (Bendrey Brothers Ltd). The site is physically connected to the large built up area along the site's western boundary. This consists of the A4175. Therefore, the edge of the large built-up area consists of a defensible boundary which could prevent unrestricted sprawl. The outer boundary of the site to the north is defined by a small section of Common Land, a field boundary and the curtilage of residential dwellings. To the south, the outer boundary is defined by hedgerow and bound by the curtilage of residential dwellings and a pub car park. To the east, the outer boundary is defined by field boundary with hedgerow. Therefore, the outer boundary of the site is predominantly less defensible in order to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Bristol and Bath. The existing gap between the neighbouring towns is approximately 6.86km across the site. Development of the site would reduce the gap to approximately 6.6km. The gap predominantly consists of agricultural land. The site forms part of a less essential gap between the Bristol urban area and Bath, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the Bristol Urban area and Bath consisting of the washed over village of Wick. Although development of the site would reduce the gap between the Bristol urban area and Wick, this does not influence the assessment of Purpose 2 due to Wick being a washed over village. Overall, the site makes a limited contribution to Purpose 2	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is relatively open and contains 3.14% built form consisting of light industrial uses, concentrated in the western portion of the site. This consists of Bendrey Brothers Ltd who undertake sawmilling and hardwood production as well as being a timber merchant. The company has been trading at this location since 1890. This use is not considered to be inappropriate development in the Green Belt as it consists of an agriculture and forestry use and is previously developed land in the Green Belt. The remainder of the site consists of agricultural fields. The site is flat and there are some urbanising influences to the south and north due to existing development within the Green Belt immediately adjacent to the northern and southern boundaries. There are views across the agricultural fields however there are no views from the edge of the built-up area due to the light industrial use. The site is only connected to the surrounding countryside along its eastern boundary. The site possesses a semi-urban character. Overall, the site makes a limited contribution to Purpose 3	Limited
Purpose 4: To preserve the setting and special character of historic towns	The selected HELAA site is located adjacent to the historic town of Bristol. The site is a significant distance from the historic core and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA sites makes moderate contribution to two purposes, a limited contribution to two purposes and no contribution to one purpose. Overall, the site makes a limited contribution to Green Belt purposes.	Limited

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purposes. Purpose 1: Whilst entailing growth of the large built-up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundaries are less defensible and would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Bath. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring towns and it would not result in them merging. Purpose 3: The site is 5.38ha and development of the site would entail a small incursion into the countryside relative to the size of the Bristol urban area. The site includes an existing light industrial use however this is not inappropriate development in the Green Belt. The site also borders existing development in the Green Belt to the north and south which would reduce the perception of encroachment. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are two Selected HELAA Sites in this location to the east of the Bristol urban area (Warmley) and to the south of the washed over village of Bridgeyate: SG372 and SG910. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a larger incursion into undeveloped countryside relative to the size of the Bristol urban area. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are predominantly less defensible consisting of a field boundary, the curtilage of residential dwellings and a small section of Common Land. The eastern boundary consists of field boundary with hedgerow. The southern boundary consists of hedgerow which abut the curtilage of residential dwellings and a pub car park. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.41 SG380 Land off Bristol Road

Selected HELAA Site Reference	SG380	
Selected HELAA Site Name	Land off Bristol Road	
Selected HELAA Site Size	1.7ha	
Stage 1 Parcel Reference	Parcel 22	
Stage 1 Parcel Findings	Parcel 22 made a limited contribution to Purpose 1 and 4 and a significant contribution to Purpose 2 and 3.	
Selected HELAA Site Description	Selected HELAA is located to the north west of the settlement of Frampton Cotterell. The site comprises of open fields for agricultural purposes. The site is bound to the north by Perrinpit Road, to the east by Bristol Road, to the south by the curtilage of a residential property, and to the west by field boundary and the curtilage of residential properties.	

Green Belt Purposes	**Assessment**	**Contribution**
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area with the site forming part of the gap between the Bristol urban area and Frampton Cotterell. The existing gap between the neighbouring town and inset settlement is approximately 3km across the site, Development of the site would reduce the gap to approximately 2.8km. The gap consists of agricultural fields, sporadic residential development and the M4. The site forms part of a less essential gap between Frampton Cotterell and the Bristol urban area which is of sufficient scale and character that development of the site is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is flat and there are some urbanising influences due to existing residential development in the Green Belt to the south and north, with sporadic development to the west. There are open views across the site. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Frampton Cotterell and the Bristol urban area. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 1.7ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Frampton Cotterell. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA sites around Frampton Cotterell: SG182, SG380, SG402, SG446, SG729, and SG885. Collectively, the development of these sites would have a similar impact as set out above, however, they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Frampton Cotterell. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Perrenpit Road to the north which is an existing defensible boundary. The remainder of the site's existing outer boundary is less defensible consisting of a mix of field boundary and the curtilage of residential properties to the west and the curtilage of a property to the south. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.42 SG382 Land at Pool Lodge Farm, Dyers Lane, Iron Acton

Selected HELAA Site Reference	SG382
Selected HELAA Site Name	Land at Pool Lodge Farm, Dyers Lane, Iron Acton
Selected HELAA Site Size	23.8 ha
Stage 1 Parcel Reference	Parcel 18
Stage 1 Parcel Findings	Parcel 18 made a limited contribution to Purpose 1 and Purpose 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	The Selected HELAA Site is located to the north west of the settlement of Yate. The site does not directly adjoin the settlement however it is located in close proximity to it being separated by agricultural land and a roundabout and grass verge. The site comprises of two parcels separated by fields. The site consists of agricultural land with residential properties to the south of the site. The site's northern boundary consists of field boundaries. The eastern boundary consists of Dyer's Lane. The southern boundary consists of Dyer's Lane, field boundaries and the curtilage of the farm. The western boundary consists of field boundaries and Yate Road. The boundaries in between the two parcels consist of field boundaries.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area. The existing gap between Yate and the Bristol urban area is approximately 7.75km across the site. Development of the site would reduce the gap to approximately 6.9km. The site forms part of a less essential gap between Yate and the Bristol urban area which is of sufficient scale and character that development is the site is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over village of Iron Acton. Although development of the site would reduce the gap between Yate and Iron Acton, this does not influence the assessment of Purpose 2 due to Iron Acton being a washed over village. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.25% built form consisting of residential properties to the south of the site. The site is flat and is well connected to the surrounding countryside to the north and east. The site possesses a strong unspoilt rural character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes, with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Yate and the Bristol urban area. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring towns and it would not result in them merging. Purpose 3: The site is 23.7ha and development of the site would entail a modest incursion into undeveloped countryside relative to the size of Yate. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the settlement of Yate. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 Selected HELAA Sites located to the west of Yate and to the east of Coalpit Heath: SG068, SG454, SG110, SG100, SG111, SG382, SG470, SG477, SG613, SG704, SG707, SG820, SG855. Collectively, the development of these sites would have a much greater cumulative impact on Purpose 2 as they would significantly reduce the gap between Yate and Coalpit Heath. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the existing settlement, particularly in relation to the Coalpit Heath sites. Given that some of the sites around Yate are not directly connected to the settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.43 SG387 Land at Shortwood

Selected HELAA Site Reference	SG387
Selected HELAA Site Name	Land at Shortwood
Selected HELAA Site Size	1.42ha
Stage 1 Parcel Reference	Parcel 45
Stage 1 Parcel Findings	Parcel 45 made a moderate contribution to purpose 1 and 3 and a limited contribution to purpose 2 and 4.
Selected HELAA Site Description	Selected HELAA site is located to the east of the suburb of Mangotsfield forming part of the Bristol urban area. The site is not directly connected to the Bristol urban area however it is located approximately 108m away. The site is located to the west of the washed over village of Shortwood. The site comprises of open grassland in equestrian use with stables along the western edge of the site. The site's northern boundary consists of hedgerow and a tree line which abuts Pomphrey Hill. The site's eastern boundary consists of hedgerow and a narrow lane, beyond this is the A4174. The southern boundary consists of hedgerow and abuts Carsons and Mangotsfield Cricket Club. The site's western boundary consists of broken hedgerow and abuts industrial uses.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is open and there is no evidence of existing sprawl within the site. The site forms part of a wider area of Green Belt which is physically enclosed by the large built up area to the north, west, and south west. Due to the level of enclosure, development would round off the settlement edge and would not result in unrestricted sprawl. The edge of the large built up area is defined by the rear gardens of residential properties along its eastern boundary and Pomphrey Hill along its southern boundary. Therefore, the edge of the large built up area has a mixed boundary which may not be able to prevent unrestricted sprawl. The outer boundary of the site is defined by the A4174 to the east. Therefore, the outer boundary of the site has a defensible boundary which could prevent sprawl. Overall, the site makes a limited contribution to Purpose 1	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Bristol urban area and Yate with the site forming part of the gap between the Bristol urban area and the inset settlement of Pucklechurch. The existing gap between the Bristol urban area and Pucklechurch is 2.98km across the site. Development of the site would reduce the gap to approximately 2.24km. The site forms part of a less essential gap between the Bristol urban area and Pucklechurch, which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0.72% built form consisting of stables to the west of the site and overhead power lines running across the site. The site is flat and the only urbanising influences on the site are the pylons and the adjacent industrial uses. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA site is located in close proximity to the historic town of Bristol, however, it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited 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 the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes a limited contribution to checking unrestricted sprawl of the large built up area and preventing neighbouring towns from merging and it makes no contribution to preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl as development would round off the settlement edge and would have a defensible outer boundary to the east consisting of the A4174 which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Pucklechurch. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging.	

	Purpose 3: The site is 1.42ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: The site is located in close proximity to the historic town of Bristol however it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Unless the site is extended to link to the Bristol urban area, removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would impact upon the function and purposes of the Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG868, SG873, SG896, SG934 and SG897. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site does not directly adjoin the Bristol urban area. Assuming the site was extended west to join the Bristol urban area, the new Green Belt boundary would be defined by the A4174 to the east and Pomphrey Hill to the north which are defensible boundaries. The existing southern boundary consists of hedgerow which is a less defensible boundary. This boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.44 SG397 Land at 4 Harris Barton, Frampton Cotterell

Selected HELAA Site Reference	SG397	
Selected HELAA Site Name	Land at 4 Harris Barton, Frampton Cotterell	
Selected HELAA Site Size	1.4ha	
Stage 1 Parcel Reference	Parcel 27	
Stage 1 Parcel Findings	Parcel 27 made a limited contribution to Purpose 1 and 4 and a significant contribution to Purpose 2 and 3.	
Selected HELAA Site Description	Selected HELAA Site is located to the west of the settlement of Coalpit Heath. The site is made up of two parcels on either side of Harris Barton road. The northern parcel comprises of an open field, a driveway, and a residential property. The northern and western boundaries comprises of field boundary. The eastern boundary comprises of the curtilage of residential dwellings, and the southern boundary is mixed comprising of Harris Barton road, and the curtilage of a residential property. The parcel to the south of Harris Barton road comprises of a field and a garden with greenhouses, sheds and vegetable patches. The western and southern boundaries comprise of field boundary, a public right of way (PRoW), and mature trees sporadically located along the boundary. The eastern boundary comprises of the curtilage of residential dwellings.	

Green Belt Purposes	**Assessment**	**Contribution**
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area with the site forming part of the gap between the inset settlements of Coalpit Heath and Winterbourne. The existing gap between the inset settlements is approximately 0.56km across the site. Development of the site would reduce the gap to approximately 0.5km. The gap consists of open fields, agricultural land and the River Frome. Due to the topography of the river valley, there is visibility towards Winterbourne across the gap. The site forms part of a gap between the inset settlements where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site is predominantly open and contains 2.13% built form consisting of a residential property located along Harris Barton road and greenhouses and sheds associated with the garden use. These greenhouses and sheds are rural land uses and are therefore not inappropriate development in the Green Belt. There are long line views across the site from Harris Barton road. The site is flat and has urbanising influences consisting of residential properties along Harris Barton road and residential development in the Green Belt to the east of the site. The site possesses a largely rural countryside character. Overall, the site makes a moderate contribution to Purpose 3.	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to two purposes and a moderate contribution to three purposes. Overall, the site makes a moderate contribution to Green Belt purposes.	Moderate

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site not making a significant contribution to any Purposes. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would reduce the gap between Winterbourne and Coalpit Heath. Development would result in a small decrease in the separation between the inset settlements and it would not result in them merging. Purpose 3: The site is 1.4ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of Coalpit Heath. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Although the surrounding remaining Green Belt to the east of the site would become enclosed by development, this area of Green Belt is already developed. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes
Are there any cumulative impacts (due to release of adjacent sites)?	There are no other Selected HELAA Sites on the western edge of Coalpit Heath. However, there are a number of other Selected HELAA Sites around the settlement of Coalpit Heath. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Coalpit Heath. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of the curtilage of residential properties to the east, field boundary to the north, and PRoW and field boundary to the south and west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.45 SG399 Land at Hambrook Business Park, The Stream, Hambrook

Selected HELAA Site Reference	SG399	
Selected HELAA Site Name	Land at Hambrook Business Park, The Stream, Hambrook	
Selected HELAA Site Size	0.92ha	
Stage 1 Parcel Reference	Parcel 25	
Stage 1 Parcel Findings	Parcel 25 made a significant contribution to Purpose 3, and a moderate contribution to Purposes 1, 2 and 4.	
Selected HELAA Site Description	The Selected HELAA Site is located to the north of the suburb of Frenchay forming part of the Bristol urban area and to the west of the washed over village of Hambrook. The site comprises a business park with office, light industrial and storage and distribution uses, including a car dealership and removals company. The site includes a number of buildings, some of which are traditional farm buildings which have been converted, as well as more modern agricultural buildings and other structures. The site also includes areas of hardstanding and storage areas. The site's northern boundary consists of the limits of the business park which is defined by a brick wall. The eastern boundary consists of the gated access and the brick wall surrounding the business park. The southern and western boundaries consist of the limits of the business park defined by a fence with hedgerow and tree lining. A small section of the site to the north eastern corner is located within Flood Zone 3b.	

Green Belt Purposes	**Assessment**	**Contribution**
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA Site is located at the edge of the large built up area (the Bristol urban area). The site is not physically connected to the large built up area however it is perceptually connected being approximately 63m from the boundary. The site is already subject to existing sprawl which is extensive consisting of a business park with various buildings, hardstanding and storage. Although some of these buildings are traditional farm buildings which have since been converted for other uses, the site also includes more modern buildings and structures as well as hardstanding and storage. As such, the site is not open. Overall, the site makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site contains 18.91% built form as it is completely developed consisting of a business park with office, light industrial and storage and distribution uses, including a car dealership and removals company. The site includes a number of buildings, some of which are traditional farm buildings which have been converted, as well as more modern agricultural buildings and other structures. The site also includes areas of hardstanding and storage areas. The topography of the site is flat. The site is completely enclosed by the buildings and surrounding wall and fence with trees and hedgerow. The only view into the site is from Old Gloucester Road and there are no views across the site. The eastern part of the site feels very enclosed by the surrounding development to the north, south and east. The site has a limited connection to the surrounding countryside being only connected to it to the south and to some extent to the north. The site therefore possesses an urban character. Overall, the site makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of Bristol however it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to one purpose, and no contribution to four purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: The site is perceptually connected to the large built-up area (the Bristol urban area) due to its close proximity. The site is already subject to extensive existing sprawl, and it is therefore not open. Redevelopment of the site would not represent unrestricted sprawl of the large built-up area. Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is already completely developed due to the existing business park with office, light industrial and storage and distribution uses, and therefore development would not be perceived as encroachment into the countryside.	

	Purpose 4: The site is located adjacent to the historic town of Bristol however it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would impact upon the function and purposes of the Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There is one other Selected HELAA Site in this location to the north of the Bristol urban area (Frenchay): SG104. There are also three Selected HELAA Sites to the west of the Bristol urban area (Frenchay): SG719, SG749 and SG861 Collectively, the development of these sites would have a similar impact as set out above. In particular, the combined release of SG104 would round off the settlement edge with the M4 providing a defensible boundary however the remaining Green Belt surrounding SG399 and to the west of Frenchay would be eroded. If development within the urban area extended up to the M32 and Filton Road, this would result in the remaining area of Green Belt becoming very enclosed by development, losing its connection to the wider surrounding countryside and reducing its sense of openness.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site does not directly adjoin the Bristol urban area. Assuming the site was extended west to join the Bristol urban area, the site's existing outer boundaries are all less defensible consisting of the limits of the business park which is defined by a brick will to the north. The existing eastern boundary consists of the gated access and the brick wall surrounding the business park. The existing southern and western boundaries consist of the limits of the business park defined by a fence with hedgerow and tree lining. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.46 SG401 Land Between Over Lane and the B4055, Easter Compton

Selected HELAA Site Reference	SG401
Selected HELAA Site Name	Land Between Over Lane and the B4055, Easter Compton
Selected HELAA Site Size	2.9ha
Stage 1 Parcel Reference	Parcel 9
Stage 1 Parcel Findings	Parcel 9 made a significant contribution to Purpose 1 and 3, and a limited contribution to Purpose 2 and 4.
Selected HELAA Site Description	Selected HELAA Site is located to the south of the washed over village of Easter Compton and to the north of the suburb of Patchway forming part of the Bristol urban area. The site comprises of an agricultural field. The site is triangular in shape with its northern boundary comprising of Over Lane which abuts residential dwellings. The site's eastern boundary comprises of a road (unnamed) which abuts Bristol Golf Course. The site's western boundary comprises of the B4055. Blackhorse Wood Ancient Woodland is located to the west of the B4055.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built-up area (the Bristol urban area) however it is not physically or perceptually connected to it and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2. Although development of the site would reduce the gap between the Bristol urban area and Easter Compton, this does not influence the assessment of Purpose 2 due to Easter Compton being a washed over village. Overall, the site makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is steeper to the north and is well connected to the countryside along the site's eastern and western boundary. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA Site makes a moderate contribution to one purpose, a significant 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area, preventing neighbouring towns from merging and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 2.9ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.	

Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA sites located near Easter Compton between Severnside/Severn Beach and the suburb of Patchway (forming part of the Bristol urban area): SG280, SG401, SG481, SG755, SG825, and SG890. Collectively, the development of these sites would have a similar impact as set out above however they would have a greater impact on Purpose 3 as the development of these sites would represent a larger incursion into undeveloped countryside relative to the size of the Bristol urban area. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Easter Compton, therefore assuming that the boundary with Easter Compton represents the inner Green Belt boundary, the site's existing outer boundaries are defensible consisting of Over Lane to the north, an unnamed road to the east and the B4055 to the west.

E.47 SG402 Land at New Farm, 215 Bristol Road Frampton Cotterell

Selected HELAA Site Reference	SG402
Selected HELAA Site Name	Land at New Farm, 215 Bristol Road Frampton Cotterell
Selected HELAA Site Size	1.6ha
Stage 1 Parcel Reference	Parcel 21
Stage 1 Parcel Findings	Parcel 21 made a limited contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA Site is located to the north of the settlement of Frampton Cotterell but it is not directly connected to it. The site comprises partly of open land and partly of a farm (New Farm) including a residential property and agricultural buildings. The western and southern boundaries comprise field boundaries with hedgerow. The eastern boundary comprises of Bristol Road. The northern boundary comprises a field boundary with hedgerow which abuts a storage yard.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area. The existing gap between Yate and the Bristol urban area is 6.6km across the site. Development of the site would reduce the gap by approximately 0.11km however the site does not directly adjoin Yate or the Bristol urban area. The gap consists of agricultural fields and sporadic farm buildings. The site forms part of a less essential gap between Yate and the Bristol urban area which is of sufficient scale and character that development of the site is unlikely cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is partly open and contains 6.65% built form consisting of a residential property and agricultural buildings concentrated to the south of the site (New Farm). The farm is a rural land use, and it is therefore not inappropriate development in the Green Belt. The northern part of the site consists of open land. The sit is flat and there are urbanising influences adjacent to the site consisting of a storage yard to the north and a caravan park to the south. The site possesses a largely rural countryside character. Overall, the site makes a moderate contribution to Purpose 3.	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA Site makes a moderate contribution to two purposes, a limited contribution to one purpose, and no contribution to two purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any Purpose. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 1.6ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of Frampton Cotterell. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the settlement of Frampton Cotterell. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt. If the site is considered alongside the adjacent site SG729 which adjoins Frampton Cotterell, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.	

Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA sites around Frampton Cotterell: SG182, SG380, SG402, SG446, SG729, and SG885. Collectively, the development of these sites would have a similar impact as set out above, however, they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a larger incursion into undeveloped countryside relative to the size of Frampton Cotterell. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to Frampton Cotterell however if the site is considered alongside the adjacent sites SG729, the site's outer boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary as the existing boundaries are less defensible consisting of field boundaries with hedgerow to the north, south and west.

E.48 SG437 Land to the north of the railway line, Winterbourne

Selected HELAA Site Reference	SG437
Selected HELAA Site Name	Land to the north of the railway line, Winterbourne
Selected HELAA Site Size	6.34ha
Stage 1 Parcel Reference	Parcel 23
Stage 1 Parcel Findings	Parcel 23 made a significant contribution to Purpose 1, 2 and 3 and a limited/no contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the west of the settlement of Winterbourne. The site comprises an agricultural field. The site's western and north western boundaries consist of Bristol Road (B4058). The eastern boundary partly consists of Mill Road and partly of the rear gardens of residential properties along Mill Road. The southern boundary consists of tree belt beyond which is the railway line. The northern boundary consists of a wooded area.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate, with the site forming part of the gap between the Bristol urban area and the inset settlement of Winterbourne. The existing gap between the Bristol urban area and Winterbourne is approximately 805m across the site. Development of the site would reduce the gap to approximately 536m. The gap consists of open fields and Bradley Brook. There is no existing development within the gap although the M4 forms the boundary of the Bristol urban area. The site forms a gap between Winterbourne and the Bristol urban area where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricted merging. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0% built form. The topography of the site slopes steeply down from east to west and there are open long line views across the site and beyond to the west. The railway line to the south is raised on an embankment. The site is well connected to the surrounding countryside to the west. The site is affected by some urbanising influences including power lines on wooden poles running across the site and the overhead line equipment associated with the railway line to the south. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to two purposes, a moderate contribution to two purposes and a significant 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns, and it makes a moderate contribution to preventing neighbouring towns from merging. Therefore it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes, with the site making a significant contribution to Purposes 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would reduce the gap between Winterbourne and the Bristol urban area. Development would result in a small decrease in separation between Winterbourne and the Bristol urban area although it would not result in them merging. Purpose 3: The site is 6.34ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Winterbourne.	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If the site were to be removed from the Green Belt, the northern boundary would need to be extended slightly north to include the wooded area as otherwise this remaining area of Green Belt would be enclosed by development. The eastern boundary would also need to be extended up to the settlement boundary to avoid an islanded pocket of Green Belt. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would increase the importance of the Green Belt to the west of the site, particularly in relation to Purpose 2 as the gap between the Bristol urban area and Winterbourne would be significantly reduced in this location.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA Sites along the western edge of Winterbourne: SG181, SG183, SG437, SG762, SG835 and SG929. Collectively, the development of these sites would have a similar impact as set out above however they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Winterbourne. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Assuming the northern boundary of the site is extended up to Bristol Road, the new Green Belt boundary would be defined by Bristol Road (B4058) to the west and north west and by the railway line and tree belt to the south, which all represent existing defensible boundaries.

E.49 SG446 Land at York Gardens, Winterbourne

Selected HELAA Site Reference	SG446
Selected HELAA Site Name	Land at York Gardens, Winterbourne
Selected HELAA Site Size	0.49ha
Stage 1 Parcel Reference	Parcel 22
Stage 1 Parcel Findings	Parcel 22 made a limited contribution to Purpose 1 and 4 and a significant contribution to Purpose 2 and 3.
Selected HELAA Site Description	The Selected HELAA site is located to the north of the settlement of Winterbourne. The site consists of open fields and hedgerow surrounding the adjacent sports and community uses. The site's northern boundary consists of York Gardens (a road). The site's eastern boundary consists of the curtilage of a property. The site's western boundary is not defined by any features on the ground. The site's southern boundary consists of the limits of the adjacent sports facilities and buildings including Fromeside Gymnastics Club and a community centre however this is not defined by any other features.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site is open and contains no built form. The site is flat consisting of open fields and hedgerow surrounding the adjacent sports and community uses. There are urbanising influences due to the surrounding uses including Fromeside Gymnastics Club and a community centre to the south however some of the surrounding sports uses are not inappropriate development in the Green Belt. Due to the shape and scale of the site, it is relatively enclosed by existing development and has a limited connection with the surrounding countryside. The site possesses a semi-urban character. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment.	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to three purposes, and a moderate contribution to two purposes. Overall, the site makes a limited contribution to Green Belt Purposes.	Limited

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any Purpose. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns Purpose 3: The site is 0.49ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Winterbourne, however the site is enclosed by existing development to the north, east, and south which would reduce the perception of encroachment. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.

Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA sites around Frampton Cotterell: SG182, SG380, SG402, SG446, SG729, and SG885. Collectively, the development of these sites would have a similar impact as set out above, however, they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Frampton Cotterell. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of the limits of development to the south (Fromeside Gymnastics Club and a community centre) and no defined features to the west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.50 SG448 Land at Church Farm, Moorhouse Lane, Hallen

Selected HELAA Site Reference	SG448
Selected HELAA Site Name	Land at Church Farm, Moorhouse Lane, Hallen
Selected HELAA Site Size	0.9ha
Stage 1 Parcel Reference	Parcel 10
Stage 1 Parcel Findings	Parcel 10 made a significant contribution to Purpose 1 and 3, a limited contribution to Purpose 2 and a moderate contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA site is located to the south of the washed over village of Hallen. The site comprises of the curtilage of four residential properties, three located within the east of the site and one located within the north west of the site. Open storage is located within the north of the site. The remainder of the site contains agricultural land and a single track road runs through the middle of the site from north to south. The site's northern boundary is mixed and consists of the curtilage of residential properties, a garage and Moorhouse Lane. The site's eastern boundary consists of Hallen Road and the curtilage of residential properties. The site's southern boundary consists of field boundary and an agricultural building. The site's western boundary comprises of Moorhouse Lane.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is not physically connected to the large built up area however it is perceptually connected due to ribbon development extending along Hallen Road. The site is predominantly open and there is some evidence of existing sprawl within the site consisting of the curtilage of four residential properties, three located within the east of the site and one located within the north west of the site, in addition there is open storage located within the north of the site. The site forms part of a wider area of Green Belt which is physically enclosed by the large built up area to the north, south and west. Due to the level of enclosure, development alongside the adjacent areas of land would round off the settlement edge and would not result in unrestricted sprawl. The edge of the large built up area is defined by the railway line which represents a defensible boundary which could prevent unrestricted sprawl. The outer boundary of the site would be defined by Hallen Road and Moorhouse Lane and field boundary therefore, the outer boundary of the site has a mixed boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a limited contribution to Purpose 1.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2. Although development of the site would reduce the gap between the Bristol urban area and Hallen, this does not influence the assessment of Purpose 2 due to Hallen being a washed over village. Overall, the site makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site contains 4.33% built form consisting of the curtilage of four residential properties, three located within the east of the site and one located within the north west of the site, in addition there is open storage located within the north of the site. The site is flat and has views to the M5. The site has urbanising influences consisting of residential properties within and adjacent to the site due to the washed over village of Hallen. The site possesses an urban character. Overall, the sites makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located in close proximity to the historic town of Bristol. The site has a weak visual and physical relationship with the historic core consisting of the Henbury Conservation Area and the Kingsweston and Trym Valley Conservation Area being separated by the M5 and the railway line and extensive areas of development (Lawrence Weston and Henbury). The site therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the site makes a limited contribution to Purpose 4.	Limited
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to one purpose, a limited contribution to two purposes and no contribution to two purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any Purposes. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl as development alongside the adjacent areas of land would round off the settlement edge. Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 0.9ha and development of the site would entail a small incursion into partly undeveloped countryside relative to the size of the Bristol urban area. There is already existing development within and adjacent to the site due to the washed over village of Hallen which would reduce the perception of encroachment.	

	Purpose 4: The site is located adjacent to the historic town of Bristol however it has a weak visual and physical relationship with the historic core consisting of the Henbury Conservation Area and the Kingsweston and Trym Valley Conservation Area being separated by the M5 and the railway line and extensive areas of development (Lawrence Weston and Henbury, therefore development would not impact upon the setting or character of a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are three Selected HELAA Sites around the washed over village of Hallen: SG448, SG747, and SG708. Given that these sites do not adjoin the Bristol urban area or an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Hallen, therefore assuming that the boundary with Hallen represents the inner Green Belt boundary, part of the site's existing outer boundary is defensible consisting of Hallen Road to the east and Moorhouse Lane to the west. The remainder of the site's existing outer boundary is less defensible consisting of a field boundary and an agricultural building to the south. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.51 SG452 Land at Lower Woodhouse Farm, Fernhill, Almondsbury

Selected HELAA Site Reference	SG452
Selected HELAA Site Name	Land at Lower Woodhouse Farm, Fernhill, Almondsbury
Selected HELAA Site Size	7.9ha
Stage 1 Parcel Reference	Parcel 6
Stage 1 Parcel Findings	Parcel 6 made a limited contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a limited contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the south of the washed over village of Tockington. The site comprises of agricultural fields, with a section of mature hedgerow located within the south west corner, and to the south east of the site is a section of thick hedgerow. A public right of way (PRoW) runs through the middle of the site from north to south. The eastern and western boundary of the Site is defined by hedgerow and field boundary, the northern boundary is mixed and comprise of field boundary and the rear gardens of residential properties. The Site's western boundary is mixed and comprises of Lower Tockington Road, the curtilage of a residential property and mature trees sporadically along the western boundary.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 10.6km across the site. Development of the site would reduce the gap by approximately 0.4 km however the site is not directly connected to either of the neighbouring towns and is located in close proximity to the washed over village of Tockington. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston, Olveston and Tockington however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site is open and contains 0.03% built form consisting of power lines on wooden poles. The site is flat and is not affected by any urbanising influences. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to two purposes, a limited contribution to one purpose, a significant contribution to one purpose and a moderate 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing neighbouring towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Thornbury and the Bristol urban area. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 7.9ha and development of the site would entail a small incursion into undeveloped countryside. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is in close proximity to the washed over village of Tockington. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There is one other Selected HELAA Sites around the washed over village of Tockington however given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.52 SG454 Land adjoining 294 Badminton Road, Coalpit Heath

Selected HELAA Site Reference	SG454
Selected HELAA Site Name	Land Adjoining 294 Badminton Road, Coalpit Heath
Selected HELAA Site Size	0.43ha
Stage 1 Parcel Reference	Parcel 28
Stage 1 Parcel Findings	Parcel 28 made a significant contribution to Purposes 2 and 3 and a limited contribution to Purposes 1 and 4.
Selected HELAA Site Description	Selected HELAA site is located to the north east of the inset settlement of Coalpit Heath. The site comprises of open grassland. The site's western boundary comprises of Badminton Road, the northern boundary consists of Frog Lane and the southern boundary comprises of the curtilage of a residential property defined by a brick wall. The site's eastern boundary comprises of field boundary with a wooden post fence.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate, with the site forming part of the gap between the inset settlement of Coalpit Heath and Yate. The existing gap between Yate and Coalpit Heath is approximately 1.4km across the site. Development of the site would reduce the gap to approximately 1.3km. The gap consists of open agricultural land with sporadic residential properties and farms. Along the A432 Badminton Road there are a number of residential properties and a pub. The site forms part of a gap, between Coalpit Heath and Yate where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging, particularly along the A432 Badminton Road. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site it flat and there are open long line views across the site and beyond. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to two Purposes, a significant 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes a moderate contribution to preventing towns from merging and it makes no contribution to checking the unrestricted sprawl of large built up areas and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would reduce the gap between Coalpit Heath and Yate. Development would result in a small decrease in the separation between Coalpit Heath and Yate and it would not result in them merging. Purpose 3: The site is 0.43ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Coalpit Heath. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 Selected HELAA Sites located to the west of Yate and to the east of Coalpit Heath: SG068, SG454, SG110, SG100, SG111, SG382, SG470, SG477, SG613, SG704, SG707, SG820, SG855. Collectively, the development of these sites would have an even greater cumulative impact on Purpose 2 as they would significantly reduce the gap between Yate and Coalpit Heath. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the existing settlement, particularly in relation to the Coalpit Heath sites. Given that some of the sites around Yate are not directly connected to the settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by A432 Badminton Road to the west and Frog Lane to the north which are existing defensible boundaries. The site's remaining existing outer boundaries are less defensible consisting of a field boundary with wooden post fence to the east. This boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.53 SG459 Land at Westerleigh

Selected HELAA Site Reference	SG459	
Selected HELAA Site Name	Land at Westerleigh	
Selected HELAA Site Size	161.9ha	
Stage 1 Parcel Reference	Parcel 30	
Stage 1 Parcel Findings	Parcel 30 made a significant contribution to Purpose 1,2 and 3 and a limited contribution to Purpose 4.	
Selected HELAA Site Description	Selected HELAA site is located north of the suburb of Emersons Green forming part of the Bristol urban area. The site comprises a mix of uses including a slaughterhouse to the north east (Pilgrims UK); residential properties, farm buildings and Henfield Business Park to the north west; Windmill fishery to the north; and Windmill Leisure Golf and Activity Centre to the south west. The remaining land within the site consists of agricultural fields. A small part of the site to the south is located within Flood Zone 3b along Folly brook. The site's northern boundary comprises of Westerleigh Road, its eastern boundary comprises of Oakleigh Green Farm Lane and a railway line. The southern boundary consists of hedgerow which abuts the M4. The site's western boundary comprises of hedgerow which abuts a mix of field boundary and light industrial use and the curtilage of residential dwellings along Henfield road to the northwest.	

Green Belt Purposes	**Assessment**	**Contribution**
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up are (the Bristol urban area). The site is predominantly open and there is some evidence of existing sprawl consisting of light industrial uses, residential development and leisure uses. The site is physically connected to the large built-up area along the site's southern boundary. The remaining boundaries are open and connected to the surrounding Green Belt. The southern boundary is defined by the M4. Therefore, the edge of the large built-up area has a defensible boundary which could prevent sprawl. The outer boundary of the site is defined by Westerleigh Road to the north, Oakleigh Green Farm Lane and a railway line to the east, and field boundary with hedgerow plus a short section of Henfield Road and Westerleigh Road to the west. Therefore, the outer boundary of the site has a mixed boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate. The existing gap between the neighbouring towns is approximately 3.17km across the site. Development of the site would reduce the gap to approximately 1.86km. The site forms part of a gap between the neighbouring towns where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging. There is intervening development between the neighbouring towns consisting of the washed over village of Westerleigh although this does not influence the assessment of Purpose 2 as it is a washed over village. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 1.21% built form consisting of residential properties, farm buildings, leisure uses, a slaughterhouse, and a business park located throughout the site. Some of these uses are rural land uses or outdoor sports and recreational uses which are not inappropriate development in the Green Belt. The site has an undulating topography and there are open long line views. The site is well connected to the surrounding countryside to the north, east and west. The site possesses a largely rural countryside character. Overall, the site makes a moderate contribution to Purpose 3.	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to four purposes and no contribution to one purpose. Overall, the site makes a moderate contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes moderate overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: Whilst entailing growth of the large built-up area, development of the site would not represent unrestricted sprawl. Development would have a defensible outer boundary to the north and east consisting of Westerleigh Road, the railway line and Oakleigh Green Farm Lane which would prevent unrestricted sprawl. The site's existing outer boundaries are less defensible, and these would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would reduce the gap between the Bristol urban area and Yate. Development would result in a small decrease in the separation between the neighbouring towns and it would not result in them merging.	

	Purpose 3: The site is 161.9ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of the Bristol urban area. The site has existing development within it consisting of residential properties, leisure uses, a slaughterhouse, and a business park which would reduce the perception of encroachment to an extent. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There is one other Selected HELAA Site in this location to the north of the Bristol urban area (Emersons Green): SG701. Collectively, the development of these sites would have a similar impact as set out above however cumulatively it would represent a slightly larger incursion into undeveloped countryside, albeit this would not be significant relative to the size of the Bristol urban area. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Westerleigh Road to the north, short sections of Henfield Road and Westerleigh Road to the west, and Oakleigh Green Farm Lane and the railway line to the east which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of field boundaries with hedgerow to the west. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.54 SG465 15 and 17a, London Road, Warmley

Selected HELAA Site Reference	SG465
Selected HELAA Site Name	15 and 17a, London Road, Warmley
Selected HELAA Site Size	1.56ha
Stage 1 Parcel Reference	Parcel 44
Stage 1 Parcel Findings	Parcel 44 made a significant contribution to Purpose 1 and 3, a moderate contribution to Purpose 4 and a limited contribution to Purpose 2.
Selected HELAA Site Description	Selected HELAA site is located to the north of the suburb of Warmley forming part of the Bristol urban area. The site comprises of a mixture of open land and residential dwellings. The south western boundary of the site is defined by the A420 London Road. The southern boundary of the site is defined by the curtilage of residential dwellings. The south eastern boundary of the site is defined by the rear gardens of residential properties along Winfield Road. The site's eastern and northern boundaries are defined by field boundaries.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). There is evidence of existing sprawl within the site consisting of residential dwellings concentrated to the south west of the site. The north eastern section of the site is open. The is physically connected to the large built up area along the site's south western boundary. The remaining boundaries are connected to the surrounding Green Belt although there is existing residential development in the Green Belt to the south along Winfield Road as well as along A420 London Road on either side of the site. The south western boundary is defined by the A420 London Road. Therefore, the edge of the large built up area has a defensible boundary which could prevent unrestricted sprawl. The outer boundary of the site is defined by hedgerow and field boundaries to the north and east, the rear gardens of residential properties to the south east, and the curtilage of residential properties to the south. Therefore, the outer boundary of the site has a less defensible boundary which may not be able to prevent unrestricted sprawl. Overall, due to the existing sprawl within the site, the site makes a limited contribution to Purpose 1.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate, with the site forming part of the gap between the Bristol urban area and the inset settlement of Pucklechurch. The existing gap between the neighbouring towns and the inset settlement is approximately 3.19km across the site. Development of the site would reduce the gap to approximately 2.96km. The site forms part of a less essential gap between the Bristol urban area and Pucklechurch, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the Bristol urban area and Pucklechurch consisting of the washed over village of Siston, however this does not influence the assessment of Purpose 2 given it is a washed over village. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site contains 4.29% built form consisting of residential dwellings concentrated within the south western section of the site. The site is flat and there are urbanising influences both within the site and to the south and west of the site along A420 London Road and Winfield Road due to existing development in the Green Belt. The site is connected to the open countryside to the north. The site possesses a semi-urban character. Overall, the site makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of the Bristol urban area, however it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to one purpose, a limited contribution to two purposes and no contribution to two purposes. Overall, the site makes a limited contribution to Green Belt purposes	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: Whilst entailing growth of the large built-up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundaries are less defensible and these this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl.	

	Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Pucklechurch. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and the inset settlement and it would not result in them merging. Purpose 3: The site is 1.56ha and development of the site would entail a small incursion into partly undeveloped countryside relative to the site of the Bristol urban area. The site has existing residential development within and there is existing development in the Green Belt to the south and west of the site which would reduce the perception of encroachment. Purpose 4: The site is located adjacent to the historic town of Bristol however it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG868, SG873, SG896, SG934 and SG897. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are all less defensible consisting of are lacking in durability consisting of the curtilage of residential dwellings to the south; the rear gardens of residential properties along Winfield Road to the south east; and field boundaries to the east and to the north. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.55 SG470 Land at Beech Hill Farm, Westerleigh Road, Yate

Selected HELAA Site Reference	SG470
Selected HELAA Site Name	Land at Beech Hill Farm, Westerleigh Road, Yate
Selected HELAA Site Size	14.9ha
Stage 1 Parcel Reference	Parcel 29
Stage 1 Parcel Findings	Parcel 29 made a significant contribution to Purpose 2 and 3 and a limited contribution to Purpose 1 and 4.
Selected HELAA Site Description	Selected HELAA site is located to the south west of Yate. The site is split into three parcels by Nibley Lane and Westerleigh Road. The site's northern boundary consists of a field boundary. The site's eastern and western boundaries consist of railway tracks with a small section of Nibley Lane to the west. In the middle of the site, the boundary extends around the curtilage of existing residential and commercial development. The site's southern boundary consists of Westerleigh Road and a farm track off of Westerleigh Road. The site consists of open land with a car dealership to the west and industrial uses in the middle.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate, with the site forming part of the gap between the inset settlement of Coalpit Heath and Yate. The existing gap between Yate and Coalpit Heath is approximately 1.97km across the site. Development of the site would reduce the gap to approximately 1.69km. The existing gap between Coalpit heath and Yate is already narrower to the north east of Coalpit Health at 1.4km. The gap consists of agricultural land and a solar farm with sporadic residential properties and farms. The site forms part of a gap, between Coalpit Heath and Yate where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging. The site also forms part of the gap between Yate and the Bristol urban area. The existing gap between Yate and the Bristol urban area is approximately 3.28km across the site. Development of the site would reduce the gap to approximately 3km. The site forms part of a less essential gap between Yate and the Bristol urban area which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is relatively open and contains 1.4% built form consisting of industrial uses located in the middle of the site at the corner of Nibley Lane and Westerleigh Road. The site slopes downwards and has open long line views. There are urbanising influences consisting of the industrial uses and the railway track along the site's boundaries. The site possesses a largely rural countryside character. Overall, the site makes a moderate contribution to Purpose 3.	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA sites makes a moderate contribution to three purposes and no contribution to two purposes. Overall, the site makes a moderate contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site not making a significant contribution any purpose. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would reduce the gap between Coalpit Heath and Yate and between Coalpit Heath and the Bristol urban area. The gap between Coalpit Heath and Yate is already narrower to the north east of Coalpit Heath. Development would result in a small decrease in the separation between Coalpit Heath and Yate, and a limited decrease in the separation between Yate and the Bristol urban area and it would not result in them merging.	

	Purpose 3: The site is 14.9ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of Yate. The site has existing development within it consisting of industrial uses which would reduce the perception of encroachment to an extent. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 Selected HELAA Sites located to the west of Yate and to the east of Coalpit Heath: SG068, SG454, SG110, SG100, SG111, SG382, SG470, SG477, SG613, SG704, SG707, SG820, SG855. Collectively, the development of these sites would have an even greater cumulative impact on Purpose 2 as they would significantly reduce the gap between Yate and Coalpit Heath. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the existing settlement, particularly in relation to the Coalpit Heath sites. Given that some of the sites around Yate are not directly connected to the settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the railway track to the west, and part of Westerleigh Road to the south which are existing defensible boundaries. The site's remaining existing outer boundaries are defined by the curtilage of existing residential and commercial development, a farm track off of Westerleigh Road to the south, and a field boundary to the north. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.56 SG477 Stover Bridge, Nibley Gardens, Bridge Road

Selected HELAA Site Reference	SG477
Selected HELAA Site Name	Stover Bridge, Nibley Gardens, Bridge Road
Selected HELAA Site Size	1.54ha
Stage 1 Parcel Reference	Parcel 20
Stage 1 Parcel Findings	Parcel 20 makes a limited contribution to Purpose 1 and 4 and a significant contribution to Purpose 2 and 3.
Selected HELAA Site Description	The selected HELAA site is located to the west of the settlement of Yate. The site comprises of an agricultural field. The site is bound to the north by a railway line and to the east by dense woodland and the curtilage of a residential dwelling. The southern boundary comprises of hedgerow and field boundary, and the site's western boundary is defined by Bridge Road.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area, with the site forming part of the gap between the inset settlement of Coalpit Heath and Yate. The existing gap between the neighbouring town and inset settlement is approximately 2.34km across the site. Development of the site would reduce the gap by approximately 0.14km however the site is not directly connected to Yate or Coalpit Heath. The gap consists of open agricultural land and the River Frome with a number of sparsely located farms. The site forms part of a less essential gap between Yate and Coalpit Heath which is of sufficient scale and character that development of the site is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site consists of an agricultural field. The site is flat and it is well connected to the surrounding open countryside to the north, west and south. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Yate and Coalpit Heath. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: Development of the site would entail a small incursion into undeveloped countryside. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the settlement of Yate. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 Selected HELAA Sites located to the west of Yate and to the east of Coalpit Heath: SG068, SG454, SG110, SG100, SG111, SG382, SG470, SG477, SG613, SG704, SG707, SG820, SG855. Collectively, the development of these sites would have a much greater cumulative impact on Purpose 2 as they would significantly reduce the gap between Yate and Coalpit Heath. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the existing settlement, particularly in relation to the Coalpit Heath sites. Given that some of the sites around Yate are not directly connected to the settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.57 SG481 Land to the east of the B4055, Pilning Station

Selected HELAA Site Reference	SG481
Selected HELAA Site Name	Land to the east of the B4055, Pilning Station
Selected HELAA Site Size	21.9ha
Stage 1 Parcel Reference	Parcel 9
Stage 1 Parcel Findings	Parcel 9 made a significant contribution to Purposes1 and 3, and a limited contribution to Purposes 2 and 4.
Selected HELAA Site Description	Selected HELAA site is located to the south east of village of Pilning forming part of the Bristol urban area. The site comprises of agricultural fields with The Pill watercourse running through the site. A pylon is located within the centre of the site. The site is triangular in shape. The site's northern boundary comprises the railway line. The site's southern boundary comprises of field boundary and the curtilage of Chequers Farm. The site's western boundary is mixed and comprises part of the B4055, the rear gardens of residential dwellings and mature tree belt.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built-up area (the Bristol urban area). The site is open and there is no evidence of existing sprawl within the site. The site is physically connected to the large built up area along the site's western boundary. The western boundary is defined by the B4055. Therefore, the inner Green Belt edge of the large built up area has a defensible boundary which could prevent sprawl. The outer boundary of the site is defined by the railway track to the north, and field boundary and the curtilage of Chequers Farm to the south. Therefore, the outer boundary has a mixed boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Thornbury and the Bristol urban area. The existing gap between the neighbouring towns is approximately 9.1km across the Site. Development of the Site would reduce the gap to approximately 8.7km. The site forms part of a less essential gap between the neighbouring towns which is of sufficient scale and character that development of the site is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston, Olveston, and Tockington however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.02% built form consisting of a pylon located within the centre of the site. The site is flat and is well connected to the surrounding countryside. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to two purposes, a limited contribution to one purpose, a significant 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. Although the site is open with low levels of built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes a moderate contribution to checking the unrestricted sprawl of large built up areas, a limited contribution to preventing neighbouring towns merging into one another, and no contribution to preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt Purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. Development would have a defensible outer boundary to the north consisting of the railway line which could prevent unrestricted sprawl. The site's remaining outer boundary to the south would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would reduce the gap between Thornbury and the Bristol urban area. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the towns and it would not result in them merging.	

	Purpose 3: The site is 21.9ha and development of the site would entail a small incursion into undeveloped countryside relative to the site of the Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA sites located near Easter Compton between Severnside/Severn Beach and the suburb of Patchway (forming part of the Bristol urban area): SG280, SG401, SG481, SG755, SG825, and SG890. Collectively, the development of these sites would have a similar impact as set out above however they would have a greater impact on Purpose 3 as the development of these sites would represent a larger incursion into undeveloped countryside relative to the size of the Bristol urban area. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the railway line to the north which is an existing defensible boundary. The remainder of the site's existing outer boundary is less defensible consisting of field boundary to the south. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.58 SG483 Down Road Field

Selected HELAA Site Reference	SG483
Selected HELAA Site Name	Down Road Field
Selected HELAA Site Size	2.33ha
Stage 1 Parcel Reference	Parcel 6
Stage 1 Parcel Findings	Parcel 6 made a limited contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA Site is located to the west of the washed over village of Alveston. The site comprises of an agricultural field and is bound to the north by Strode Common Road. The site has a very steep topography, with its highest point located to the north-west, adjacent to Strode Common. The site's eastern boundary comprises of the rear gardens of residential properties, the site's southern boundary comprises of dense hedgerow and field boundary. The site's western boundary compromises of tree belt and field boundary.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Thornbury. The existing gap between the Bristol urban area and Thornbury is approximately 9.3km across the site. Development of the site would reduce the gap by approximately 0.5km however the site is not directly connected to either of the neighbouring towns and is located adjacent to the washed over village of Alveston. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston, Olveston, Tockington, and Old Down, however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site is open and contains no built form. The site has a very steep topography, with its highest point located to the north-west. The site is well connected to the surrounding countryside to the north, south and west. The site possesses a strong unspoilt rural character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA Site makes no contribution to two purposes, a moderate contribution to one purpose, a limited contribution to one purpose and a significant 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a limited contribution to preventing neighbouring towns from merging, and no contribution to checking unrestricted sprawl or preserving the setting and special character of historic towns. Therefore, the site makes a moderate overall contribution to Green Belt Purposes	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However, due to the size of the site and the gap, this would represent a small decrease in the separation of the towns and it would not result in them merging.	

	Purpose 3: Development of the site would entail a small incursion into undeveloped countryside. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Alveston. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of Selected HELAA Sites around the washed over village of Alveston however given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Alveston, therefore assuming that the boundary with Alveston represents the inner Green Belt boundary, part of the site's existing outer boundary is defensible consisting of Strode Common to the north. The remainder of the site's existing outer boundary is less defensible consisting of field boundary to the south and west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.59 SG608 Land at Vilner Farm, Thornbury

Selected HELAA Site Reference	SG608
Selected HELAA Site Name	Land at Vilner Farm, Thornbury
Selected HELAA Site Size	19.9ha
Stage 1 Parcel Reference	Parcel 3
Stage 1 Parcel Findings	Parcel 3 made a limited contribution to Purpose 1, a moderate contribution to Purpose 2 and Purpose 4 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA Site is located to the south of the settlement of Thornbury. The site comprises of agricultural fields and hedgerow. The northern boundary of the site comprises of Midland Way and the Europa House business centre to the north west. The eastern boundary of the site comprises of tree belt which abut open land. The southern boundary of the site is mixed and comprises of a field boundary, the curtilage of a residential property, woodland and Abbey Lane (a private road). The site's western boundary comprises of an industrial estate.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site is located between the neighbouring towns of Thornbury and the Bristol urban area. The existing gap between the neighbouring towns is approximately 6.12km across the site. Development of the site would reduce the gap to approximately 5.9km. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site has varied topography which is highest to the south of the site. The site is well connected to the surrounding open countryside with the southern boundary of the site abutting agricultural fields and woodland. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of Thornbury. The site has a weak visual and physical relationship with the historic core due to being separated by modern development which has occurred after the designation of the Green Belt (Thornbury Industrial Estate). The site therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the site makes a limited contribution to Purpose 4.	Limited
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited 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 the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and it makes a limited contribution to preserving the setting and special character of historic towns and preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Thornbury and the Bristol urban area. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the town and inset settlement and it would not result in them merging. Purpose 3: The site is 19.9ha and development of the site would entail a modest incursion into undeveloped countryside relative to the size of Thornbury. Purpose 4: The site is located adjacent to the historic town of Thornbury, however it has a weak visual relationship with the historic core therefore development would not impact upon the setting or character of a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are two other Selected HELAA Sites around Thornbury: SG850 and SG715. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Thornbury. However, the remaining green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of a field boundary, curtilage of a residential property, woodland and a private road (Abbey Lane). These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.60 SG613 Land on the north side of Badminton Road

Selected HELAA Site Reference	SG613
Selected HELAA Site Name	Land on the north side of Badminton Road
Selected HELAA Site Size	9.36ha
Stage 1 Parcel Reference	Parcel 28
Stage 1 Parcel Findings	Parcel 28 made a limited contribution to Purposes 1 and 4 and a significant contribution to Purposes 2 and 3.
Selected HELAA Site Description	Selected HELAA site is located to the west of the settlement of Yate. The site comprises mainly of agricultural land with agricultural buildings located to the east of the site. The eastern boundary of the site is located within Flood Zone 3b. The northern and eastern boundaries of the site comprise field boundaries and the western boundary comprises a mix of field boundary and the curtilage of residential dwellings. The site's southern boundary comprises of Badminton Road, with a small section of the boundary abutting the curtilage of a residential dwelling.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area, with the site forming part of the gap between the inset settlement of Coalpit Heath and Yate. The existing gap between the neighbouring town and inset settlement is approximately 2.19km across the site. Development of the site would reduce the gap to approximately 0.68km (along A432 Badminton Road) although the site is not directly connected to Yate or Coalpit Heath. The gap consists of open agricultural land with sporadic residential properties and farms. Along the A432 Badminton Road there are a number of residential properties and a pub. The site forms an essential gap, where development would significantly reduce the perceived distance and visual separation between the neighbouring town and the inset settlement due to the existing development along the A432 Badminton Road. Development of the site would significantly impact upon the perception of separation by closing the gap along the A432 Badminton Road although it would not result in the actual merging of the neighbouring town and inset settlement. Overall, the site makes a significant contribution to Purpose 2.	Significant
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 1.33% built form consisting of pylons and agricultural buildings located to the east of the site. The agricultural buildings are rural land uses and they are not inappropriate development in the Green Belt. The site has varied topography and is not affected by any other urbanising influences apart from the pylons. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide vies to a historic town, and therefore dies not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. Overall, the site makes a significant contribution to Green Belt purposes.	Significant
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a significant overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 2 and 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would significantly reduce the gap between Coalpit Heath and Yate due to existing development along A432 Badminton Road. Development of the site would significantly impact upon the perception of separation by closing the gap along the A432 Badminton Road although it would not result in the actual merging of the neighbouring town and inset settlement. Purpose 3: The site is 9.36ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Yate. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the settlement of Yate. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt. If the site is considered alongside the adjacent site SG100 which adjoins the settlement, this would result in the surrounding Green Belt to the east of the site becoming somewhat enclosed by development.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 Selected HELAA Sites located to the west of Yate and to the east of Coalpit Heath: SG068, SG454, SG110, SG100, SG111, SG382, SG470, SG477, SG613, SG704, SG707, SG820, SG855. Collectively, the development of these sites would have an even greater cumulative impact on Purpose 2 as they would significantly reduce the gap between Yate and Coalpit Heath. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the existing settlement, particularly in relation to the Coalpit Heath sites. Given that some of the sites around Yate are not directly connected to the settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to Yate however if the site is considered alongside the adjacent site SG100, the new Green Belt boundary would be defined by A432 Badminton Road to the south which is an existing defensible boundary. The remainder of the site's outer boundaries are less defensible consisting of field boundaries and residential curtilages. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.61 SG701 Meadow Lodge Farm, The Hollows, Coalpit Heath

Selected HELAA Site Reference	SG701
Selected HELAA Site Name	Meadow Lodge Farm, The Hollows, Coalpit Heath, BS36 2UX
Selected HELAA Site Size	9.8ha
Stage 1 Parcel Reference	Parcel 30
Stage 1 Parcel Findings	Parcel 30 made a significant contribution to Purpose 1,2 and 3 and a limited contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA site is located to the north of the suburb of Emersons Green forming part of the Bristol urban area. The site comprises of agricultural fields, two residential properties located within the north of the site, and Coalsack Lane running through the centre of the site from north to south. The site's northern boundary is mixed and comprises of mature hedgerow and The Hollows and the Kendleshire Golf Club. The site's eastern boundary is defined by mature hedgerow and the curtilage of a residential property. The site's western boundary is defined by field boundary, and the site's southern boundary is defined by mature hedgerow which abuts the M4. The site's south eastern boundary is defined by Westerleigh Road.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built-up area (the Bristol urban area). The site is predominantly open and there is limited evidence of existing sprawl within the site consisting of two residential properties within the north of the site. The site is physically connected to the large built-up area along the site's southern boundary. The remaining boundaries are open and connected to the surrounding Green Belt. The southern boundary is defined by the M4. Therefore, the edge of the large built up area has a defensible boundary which could prevent unrestricted sprawl. The outer boundary of the site is defined by The Hollows to the north, the curtilage of residential properties to the east and field boundary to the west. Therefore, the outer boundary of the site has a mixed boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate. The existing gap between the neighbouring towns is approximately 3.71km across the site. Development of the site would reduce the gap to approximately 3.33km. The site forms part of a less essential gap between the neighbouring towns which is of sufficient scale and character that development of the site is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over village of Westerleigh although this does not influence the assessment of Purpose 2 as it is a washed over village. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.46% built form consisting of two residential properties within the north of the site. The site is predominantly flat and is well connected to the surrounding countryside to the north, east and west. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA Site makes a moderate contribution to two purposes, a limited contribution to one purpose, a significant 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. Although the site is open with low levels of built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes a limited contribution to preventing neighbouring towns merging into one another, a moderate contribution to checking unrestricted sprawl, and no contribution to preserving the setting and special character of historic towns. It has therefore been judged the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3.	

	Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. Development would have a defensible boundary to the south east consisting of Westerleigh Road which would prevent unrestricted sprawl. The site's existing outer boundaries are less defensible and these would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Yate. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 9.8ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There is one other Selected HELAA Site in this location to the north of the Bristol urban area (Emersons Green): SG459. Collectively, the development of these sites would have a similar impact as set out above however cumulatively it would represent a slightly larger incursion into undeveloped countryside, albeit this would not be significant relative to the size of the Bristol urban area. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Westerleigh Road to the southeast which is an existing defensible boundary. The remainder of the site's existing outer boundaries are less defensible consisting of mature hedgerow and the curtilage of a residential property to the east, and field boundary to the west, and mature hedgerow and The Hollows to the north. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.62 SG703 Land to the rear of 91 High Street, Wick

Selected HELAA Site Reference	SG703
Selected HELAA Site Name	Land to rear of 91 High Street, Wick, Bristol, BS30 5QQ
Selected HELAA Site Size	1.8ha
Stage 1 Parcel Reference	Parcel 49
Stage 1 Parcel Findings	Parcel 49 made a limited contribution to Purpose 1, 2 and 4 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located on the northern edge of the washed over village of Wick. The site's northern boundary consists of woodland and Dog Brook. The site's eastern boundary consists of tree line and the curtilage of Wick Quarry. The site's southern boundary consists of the rear gardens of residential properties and the site is bound by Woodcroft Lane to the west. The site is predominantly open grassland, however, the south west corner of the site contains a scrap yard.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site is relatively open and contains 1.1% built form consisting of a scrap yard located to the south west of the site. The site is flat and there are no long line views due to the surrounding woodland and tree lining along the site's boundaries. The site is affected by urbanising influences including development in the washed over village of Wick to the south. Wick Quarry is located to the north and east however this is screened by woodland. The site possesses a largely rural countryside character. Overall, the site makes a moderate contribution to Purpose 3	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to two purposes and no contribution to three purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 1.8 ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of Wick. The site has existing development within it consisting of a small scrap yard which would reduce the perception of encroachment to an extent. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	Selected HELAA Site is adjacent to the washed over village of Wick. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.

Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of Selected HELAA Sites around the washed over village of Wick however given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent of the washed over village of Wick, therefore assuming that the boundary with Wick represents the inner Green Belt boundary, the site's existing outer boundaries are defensible consisting of woodland and Dog Brook to the north, and Woodcroft Lane to the west.

E.63 SG704 Land south of Yate Road, Yate

Selected HELAA Site Reference	SG704	
Selected HELAA Site Name	Land south of Yate Road, Yate	
Selected HELAA Site Size	21.1ha	
Stage 1 Parcel Reference	The northern parcel of the site is located within Parcel 19. The southern parcel of the site is located within Parcel 20	
Stage 1 Parcel Findings	Parcel 19 made a limited contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3. Parcel 20 made a limited contribution to Purpose 1 and 4 and significant contribution to Purpose 2 and 3.	
Selected HELAA Site Description	The Selected HELAA Site is located to the west of the settlement of Yate. The site comprises of agricultural land. The site is split into two parcels by a disused railway line. In relation to the northern parcel, the northern boundary consists of hedgerow and is defined by the B4059, residential dwellings, Texaco Iron Acton Garage and Elite Tyre Shop. The eastern boundary comprises of Bridge Road, and the western boundary is defined by field boundaries and residential properties. In relation to the triangular southern parcel, the western boundary is defined by Nibley Lane and the eastern boundary is defined by agricultural buildings, field boundaries and a small section of Bridge Road.	

Green Belt Purposes	**Assessment**	**Contribution**
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site is located between the neighbouring towns of Yate and the Bristol urban area, with the site forming part of the gap between the Coalpit Heath and Yate. The existing gap between Yate and Coalpit Heath is approximately 2.45km across the site. Development of the site would reduce the gap to approximately 1.7km however the site is not directly connected to Yate or Coalpit Heath. The gap consists of land for agricultural use, and sporadic residential properties. The site forms part of a less essential gap between Yate and Coalpit Health which is of sufficient scale and character that development of the site is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over village of Iron Acton. Although development of the site would slightly reduce the gap between Yate and Iron Acton, this does not influence the assessment of Purpose 2 due to Iron Acton being a washed over village. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.35% built form consisting of agricultural buildings in the southern section of the site. Given this is a rural land use, it is not inappropriate development in the Green Belt. The site is flat with open long line views and is not affected by any urbanising influences. The site is well connected to the surrounding open countryside to the north, west and south. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purposes 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area).	

	Purpose 2: Development of the site would slightly reduce the gap between Yate and Coalpit Heath. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 21.1ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Yate. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the settlement of Yate. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 Selected HELAA Sites located to the west of Yate and to the east of Coalpit Heath: SG068, SG454, SG110, SG100, SG111, SG382, SG470, SG477, SG613, SG704, SG707, SG820, SG855. Collectively, the development of these sites would have a much greater cumulative impact on Purpose 2 as they would significantly reduce the gap between Yate and Coalpit Heath. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the existing settlement, particularly in relation to the Coalpit Heath sites. Given that some of the sites around Yate are not directly connected to the settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.64 SG707 Land Next to Hill Crest, Nibley Lane, Nibley

Selected HELAA Site Reference	SG707
Selected HELAA Site Name	Land Next to Hill Crest, Nibley Lane, Nibley
Selected HELAA Site Size	1.56ha
Stage 1 Parcel Reference	Parcel 20
Stage 1 Parcel Findings	Parcel 20 made a limited contribution to Purpose 1 and 4 and a significant contribution to Purpose 2 and 3.
Selected HELAA Site Description	Selected HELAA site is located to the west of the settlement of Yate. The site comprises of agricultural fields, including an animal paddock and agricultural buildings. The south western section of the site is located within Flood Zone 3b. The boundary to the north and west of the site comprises of field boundary. The southern boundary comprises of a single track lane which leads to the curtilage of residential dwellings and the eastern boundary comprises of Nibley Lane.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area, with the site forming part of the gap between the inset settlement of Coalpit Heath and Yate. The existing gap between the neighbouring town and inset settlement is approximately 2.23km across the site. Development of the site would reduce the gap by approximately 0.19km however the site is not directly connected to Yate or Coalpit Heath. The gap consists of open agricultural land with a small area of existing development in the Green Belt around Nibley and sparsely located development along A432 Badminton Road. The site forms part of a less essential gap between Yate and Coalpit Heath which is of sufficient scale and character that development of the site is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 1.17% built form consisting of agricultural development located in the centre of the site. This is a rural land use, and is not inappropriate development in the Green Belt. The site is flat and is well connected to the surrounding countryside to the north and west. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Yate and Coalpit Heath. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: Development of the site would entail a small incursion into undeveloped countryside.	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the settlement of Yate. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 Selected HELAA Sites located to the west of Yate and to the east of Coalpit Heath: SG068, SG454, SG110, SG100, SG111, SG382, SG470, SG477, SG613, SG704, SG707, SG820, SG855. Collectively, the development of these sites would have a much greater cumulative impact on Purpose 2 as they would significantly reduce the gap between Yate and Coalpit Heath. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the existing settlement, particularly in relation to the Coalpit Heath sites. Given that some of the sites around Yate are not directly connected to the settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Nibley, therefore assuming that the boundary with Nibley represents the inner Green Belt boundary, part of the site's existing outer boundary is defensible consisting Nibley Lane to the north east. The remainder of the site's existing outer boundary is less defensible consisting of a single track lane to the south west and field boundary to the north and west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.65 SG708 Hallen Wood Yard, Berwick Lane, Hallen, Bristol

Selected HELAA Site Reference	SG708
Selected HELAA Site Name	Hallen Wood Yard, Berwick Lane, Hallen, Bristol, BS10 7RR
Selected HELAA Site Size	3.5ha
Stage 1 Parcel Reference	Parcel 10
Stage 1 Parcel Findings	Parcel 10 made a significant contribution to Purpose 1 and Purpose 3, a limited contribution to Purpose 2 and a moderate contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA Site is located to the east of the washed over village of Hallen. The site comprises of agricultural fields, agricultural buildings and a paddock to the north of the site, and mature woodland within the east and centre of the site. The site is bound to the north by Berwick Lane. To the east, the boundary consists of Berwick Wood Ancient Woodland and mature tree belt. To the south, the boundary consists of mature tree belt which abuts field boundary and to the west the boundary consists of mature tree belt which abuts Berwick Lane and Hallen Road.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is not physically connected to the large built up area however it is perceptually connected due to ribbon development extending along Hallen Road. The site is predominantly open and there is no evidence of existing sprawl within the site with the only development consisting of agricultural buildings within the north of the site. The site forms part of a wider area of Green Belt which is physically enclosed by the large built up area to the north, south and west. Due to the level of enclosure, development alongside the adjacent areas of land would round off the settlement edge and would not result in unrestricted sprawl. The edge of the large built up area is defined by the railway line which represents a defensible boundary which could prevent unrestricted sprawl. The outer boundary of the site is defined by Berwick Wood Ancient Woodland to the east of the site, Berwick Lane to the north of the site and field boundary to the south of the site. Therefore, the outer boundary of the site has a mixed boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a limited contribution to Purpose 1.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2. Although development of the site would reduce the gap between the Bristol urban area and Hallen, this does not influence the assessment of Purpose 2 due to Hallen being a washed over village. Overall, the site makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site is predominantly open and contains 0.57% built form consisting of agricultural buildings located within the north of the site. These are rural land uses and they are therefore not inappropriate development in the Green Belt. The site has a steep topography to the east and is well connected to the surrounding countryside to the north and east. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located in close proximity to the historic town of Bristol. The site has a weak visual and physical relationship with the historic core consisting of the Henbury Conservation Area and the Kingsweston and Trym Valley Conservation Area being separated by the M5 and the railway line and extensive areas of development (Lawrence Weston and Henbury). The site therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the site makes a limited contribution to Purpose 4.	Limited
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited 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 the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to preventing towns from merging and it makes a limited contribution to preserving the setting and special character of historic towns and checking unrestricted sprawl of the large built up area. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl as development alongside the adjacent areas of land would round off the settlement edge.	

	Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns Purpose 3: The site is 3.5ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: The site is located adjacent to the historic town of Bristol however it has a weak visual and physical relationship with the historic core consisting of the Henbury Conservation Area and the Kingsweston and Trym Valley Conservation Area being separated by the M5 and the railway line and extensive areas of development (Lawrence Weston and Henbury, therefore development would not impact upon the setting or character of a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are three Selected HELAA Sites around the washed over village of Hallen: SG448, SG747, and SG708. Given that these sites do not adjoin the Bristol urban area or an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Hallen, therefore assuming that the boundary with Hallen represents the inner Green Belt boundary, the site's existing outer boundaries are defensible consisting of Berwick Lane to the north, Berwick Wood Ancient Woodland and mature tree belt to the east, and mature tree belt to the south.

E.66 SG711 Land at Grey Gables, Vicarage Lane, Olveston

Selected HELAA Site Reference	SG711
Selected HELAA Site Name	Land at Grey Gables, Vicarage Lane, Olveston,
Selected HELAA Site Size	3.6ha
Stage 1 Parcel Reference	Parcel 1 and Parcel 6
Stage 1 Parcel Findings	The south west corner of the site is located within Parcel 6. Both Parcel 1 and Parcel 6 made a limited contribution to Purpose 1 and 4 a moderate contribution to Purpose 2 and a Significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA Site is located to the north east of the washed over village of Olveston. The site comprises mainly of open land, however, the curtilage of a residential property is located within the south western corner of the site. In addition, the curtilage of a residential property is also located within the north western corner along with hardstanding surface. The site's northern boundary consists of a field boundary with tree lining. There is also a track located along the northern edge of the site. The site's eastern boundary consists of a single lane access track from Vicarage Lane, and a small section of Vicarage Lane. The southern boundary consists of the rear gardens of residential properties. The western boundary consists of an access road from Vicarage Lane and the curtilages of residential properties. The north western boundary consists of the curtilage of Olveston Primary School which is defined by mature trees and hedgerow.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 9km. Development of the site would reduce the gap by approximately 0.33km however the site is not directly connected to either of the neighbouring towns and is located in close proximity to the washed over village of Alveston. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Olveston and Alveston, however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is relatively open and contains 1.02% built form consisting of a residential property located within the south western corner and a residential property located within the north western corner of the site. The site does not have long line views and has urbanising influences consisting of properties to the west and south of the site forming part of the washed over village of Olveston. The site is connected to the open countryside to the north and east. The site possesses a largely rural countryside character. Overall, the site makes a moderate contribution to Purpose 3.	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to two purposes, a limited contribution to one purpose and a moderate contribution to two purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any Purpose. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Thornbury and the Bristol urban area. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging Purpose 3: The site is 3.6ha and development of the site would entail a small incursion into predominantly undeveloped countryside. The site has existing development within it consisting of residential properties located within the south west and north west corners of the site which would reduce the perception of encroachment to an extent. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Olveston. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are three Selected HELAA Sites around the washed over village of Olveston: SG711, SG769, and SG789. Given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Olveston, therefore assuming that the boundary with Olveston represents the inner Green Belt boundary, part of the site's existing outer boundary is defensible consisting of a small section of Vicarage Lane to the east and mature trees and hedgerow which define the curtilage of Olveston Primary School to the north west. The remainder of the site's existing outer boundary is less defensible consisting of field boundary and a track to the north, and a single lane access track from Vicarage Lane to the east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.67 SG715 Land at Merry Heaven Farm

Selected HELAA Site Reference	SG715
Selected HELAA Site Name	Land at Merry Heaven Farm
Selected HELAA Site Size	40.27ha
Stage 1 Parcel Reference	Parcel 4
Stage 1 Parcel Findings	Parcel 4 made a significant contribution to Purpose 3, a moderate contribution to Purpose 2, and a limited/no contribution to Purpose 1 and 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the south of the settlement of Thornbury and to the north of the washed over village of Alveston however it does not directly adjoin the settlement or the washed over village. The site consists of agricultural land and includes Merry Heaven Farm to the north of the site. The site's northern boundary partly consists of Abbey Lane (a private road) and partly of field boundaries with trees/hedgerow. The eastern boundary consists of a field boundary with broken tree line. The southern boundary consists of the A38. The western boundary consists of the rear gardens of residential properties and field boundaries with trees/hedgerow.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Thornbury. The existing gap between the Bristol urban and Thornbury is approximately 6.12km across the site. Development of the site would reduce the gap to approximately 5.17km. The site forms part of a less essential gap between the neighbouring towns, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway. Although development of the site would reduce the gap between Thornbury and Alveston, this does not influence the assessment of Purpose 2 due to Alveston being a washed over village. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 1.87% built form consisting of Merry Heaven Farm located to the north of the site. Given this is a farm, it does not represent inappropriate development in the Green Belt. There are some urbanising influences consisting of pylons running across the site. The topography of the site is undulating, and the land is at a higher topography providing unrestricted long line views across the site to the north and west and beyond to the River Severn. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not directly adjoin a historic town however it is located in close proximity and provides views into the historic town of Thornbury. The site has a weak visual and physical relationship with the historic core due to being separated by modern development which has occurred after the designation of the Green Belt (Thornbury Industrial Estate). The site therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the site makes a limited contribution to Purpose 4.	Limited
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited 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 the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and it makes a limited contribution to preserving the setting and special character of historic towns and preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area).	

	Purpose 2 - Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the towns and it would not result in neighbouring towns merging. Purpose 3 – The site is 40.27ha. Development of the site would entail a modest incursion into undeveloped countryside relative to the size of Thornbury. Purpose 4 – The site is located adjacent to the historic town of Thornbury however it has a weak visual and physical relationship with the historic core therefore development would not impact upon the setting or character of a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The site does not directly adjoin the settlement of Thornbury. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would result in the remaining Green Belt to the north becoming enclosed by development. If the site is considered alongside the adjacent site SG608 which adjoins the settlement, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are four other Selected HELAA Sites in this location to the south of Thornbury and to the north of the washed over village of Alveston: SG177, SG608, SG850, SG928. Collectively, the development of these sites would have a similar impact as set out above however cumulatively it would represent a slightly larger incursion into undeveloped countryside, albeit this would not be significant relative to the size of Thornbury. In relation to the sites attached to Thornbury (SG608, SG715 and SG850), the remaining surrounding Green Belt could continue to perform its Green Belt function. The sites to the north of Alveston (SG177 and SG928) do not adjoin an inset settlement and would result in islanded pockets of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Assuming the site is taken forward with SG608, the new Green Belt boundary would be defined by the A38 to the south which is an existing defensible boundary. The remainder of the site's existing outer boundaries are all less defensible or lacking in durability consisting partly of Abbey Lane (a private road) and partly of field boundaries with trees/hedgerow to the north, a field boundary with broken tree line to the east, and the rear gardens of residential properties and field boundaries with trees/hedgerow to the west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.68 SG719 The Meads Common, Mead Lane, Hambrook

Selected HELAA Site Reference	SG719
Selected HELAA Site Name	The Meads Common, Mead Lane, Hambrook
Selected HELAA Site Size	0.84ha
Stage 1 Parcel Reference	Parcel P26
Stage 1 Parcel Findings	Parcel P26 made a moderate contribution to Purpose 1, Purpose 3 and Purpose 4. It made a limited/no contribution to Purpose 2.
Selected HELAA Site Description	The Selected HELAA Site is located to the east of the suburb of Stoke Gifford and to the west of the suburb of Frenchay forming part of the Bristol urban area. The site comprises of a residential property and dog kennels. The site's northern boundary consists of a field boundary with trees. The site's eastern boundary consists of Common Mead Lane and a tree boundary, with the M32 further to the east of Common Mead Lane. The southern boundary of the site consists of tree line, with a surface car park located beyond this. The site's western boundary consists of existing development as part of Bristol Golf Centre.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is not physically connected to the large built up area however it is perceptually connected being approximately 135m from the boundary. There is evidence of existing sprawl within the site consisting of a residential property and dog kennels to the south of the site. The site forms part of a wider area of Green Belt which is physically enclosed by the large built up area to the east, south and west. Due to the level of enclosure, development would not result in unrestricted sprawl, with development alongside the adjacent areas of land rounding off the settlement edge. The edge of the large built up area to the north of the site is defined by the A4174 which is a defensible boundary which could prevent unrestricted sprawl. The outer boundaries of the site are defined by Common Mead Lane to the east, tree line to the south, and existing development to the west. Therefore, the outer boundary of the site is a mix of a defensible and less defensible boundaries which may not be able to prevent unrestricted sprawl. Overall, the site makes a limited contribution to Purpose 1.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is partly open and contains 6.02% built form consisting of a residential property and dog kennels to the south of the site. The site is surrounded by outdoor sport and recreation uses to the west and south including Bristol Golf Centre and Frenchay Cricket Club. The site has urbanising influences due to development within the site and adjacent to the site including a residential property to the north and surface car park to the south. Views are restricted due to the surrounding uses. The site possesses a semi-urban character. Overall, the site makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of Bristol. The site has a weak visual relationship with the historic core consisting of the Stapleton and Frome Valley Conservation Area. This is located to the south of the site and follows the administrative boundary with Bristol City Council which is not defined by any features on the ground. The Conservation Area comprises land immediately abutting the River Frome from Frenchay Village extending to Stapleton Bridge at Eastville Park, including Fishponds Village, Stoke Park, and Stapleton Village. The northern section of the Conservation Area in this location encompasses the M32 corridor. Due to the shape and form of the Conservation Area and the surrounding landscape, there are no views into the heart of the Conservation Area. The site therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the site makes a limited contribution to Purpose 4.	Limited
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA Site makes a limited contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes, with the site not making a significant contribution to any purpose. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl as development alongside the adjacent areas of land would round off the settlement edge. Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns.	

	Purpose 3: The site is 0.84ha and development of the site would entail a small incursion into partly undeveloped countryside relative to the size of the Bristol urban area. The site has existing development within it consisting of a residential property and dog kennels to the south of the site, which would reduce the perception of encroachment to an extent. Purpose 4: The site is located adjacent to the historic town of Bristol however it has a weak visual relationship with the historic core consisting of the Stapleton and Frome Valley Conservation Area. Due to the shape and form of the Conservation Area and the surrounding landscape, there are no views into the heart of the Conservation Area. Therefore, development would not impact upon the setting or character of a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would impact upon the function and purposes of the Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are three Selected HELAA Sites to the east of the suburb of Stoke Gifford and to the west of the suburb of Frenchay forming part of the Bristol urban area: SG719, SG749 and SG861. Given that SG719 and SG749 do not adjoin the Bristol urban area, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site does not directly adjoin the Bristol urban area. Assuming the site was extended to the north to join the Bristol urban area, the new Green Belt boundary would be defined by Common Mead Lane to the east which is an existing defensible boundary. The site's existing outer boundaries to the west and south are less defensible consisting of tree line and existing development. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.69 SG727 Land on the south side of Gaunts Earthcott Lane

Selected HELAA Site Reference	SG727
Selected HELAA Site Name	Land on the south side of Gaunts Earthcott Lane
Selected HELAA Site Size	6.92ha
Stage 1 Parcel Reference	Parcel 15
Stage 1 Parcel Findings	Parcel 15 made a significant contribution to Purpose 1 and 3, a moderate contribution to Purpose 2 and a Limited/ no contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the north east of the suburb of Bradley Stoke, forming part of the Bristol urban area although the site does not directly adjoin the Bristol urban area and is separated by the M4 motorway and Woodlands Golf and Country Club. The site comprises of open field with a residential property and farm buildings in the north eastern corner of the site (Gaunt's Farm). The boundary to the north consists of Gaunts Earthcott Lane. To the east, south and west the boundaries consist of hedgerows.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not physically or perceptually connected to the large built up area and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north east. The existing gap between the Bristol urban area and Thornbury is approximately 7km across the site. Development of the site would reduce the gap to approximately 5.07km (assuming the site is connected to the Bristol urban area). The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 1.06% built form consisting of a residential property and farm buildings to the north eastern corner of the site (Gaunt's Farm). The farm buildings represent a rural land use and are not inappropriate development in the Green Belt. The site has open views to the north, south and east. To the west, the M5 is visible. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not directly adjoin a historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purpose, with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 6.92ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. If the site is considered alongside the adjacent site SG114 which adjoins the Bristol urban area, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 12 Selected HELAA Sites in this location to the north and north east of the Bristol urban area suburb of Bradley Stoke: SG004, SG114, SG320, SG332, SG727, SG785, SG786, SG821, SG892, SG924, SG926, SG942. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 2 as they would significantly reduce the gap between the Bristol urban area and Thornbury. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area however if the site is considered alongside the adjacent site SG114, the new Green Belt boundary would be defined by Gaunts Earthcott Lane to the north which is an existing defensible boundary. The remainder of the site's existing outer boundary is less defensible consisting of hedgerows to the east and west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.70 SG729 Land to the east of Bristol Road

Selected HELAA Site Reference	SG729
Selected HELAA Site Name	Land to the east of Bristol Road
Selected HELAA Site Size	22.4ha
Stage 1 Parcel Reference	Parcel 28
Stage 1 Parcel Findings	Parcel 28 made a limited contribution to purpose 1 and 4, and a significant contribution to purpose 2 and 3.
Selected HELAA Site Description	Selected HELAA Site is located to the north of the settlement of Frampton Cotterell. The site is triangular in shape and the southern boundary is mixed and comprises of mature unbroken tree belt, field boundary and the rear gardens of residential properties. The western boundary comprises of Bristol Road, and the eastern boundary comprises the Frome Valley Walkway and the River Frome. The site comprises of agricultural fields and mature tree line with agricultural buildings. Poplars Farm café and Frome Valley Farm shop are located along the western edge of the site off of Bristol Road. The eastern boundary of the site is located within Flood Zone 3b.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built- up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area with the site forming part of the gap between Frampton Cotterall and Yate. The existing gap between Yate and Frampton Cotterell is 3.43km across the site. Development of the site would reduce the gap to approximately 2.7km. The gap consists of agricultural fields and sporadic farm buildings. The site forms part of a less essential gap between Yate and Frampton Cotterell which is of sufficient scale and character that development of the site is unlikely cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.27% built form consisting of Poplars Farm café and farm shop located in the western portion of the site. Poplars Farm is a rural land use and is not inappropriate development in the Green Belt. The site is flat and is well connected to the surrounding countryside. There are open views from Bristol Road across the site. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore dies not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Yate and Frampton Cotterell. However, due to the size of the site and gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement, and it would not result in them merging. Purpose 3: The site is 22.4 ha and development of the site would entail a large incursion into predominantly undeveloped countryside relative to the size of Frampton Cotterell. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA sites around Frampton Cotterell: SG182, SG380, SG402, SG446, SG729, and SG885. Collectively, the development of these sites would have a similar impact as set out above, however, they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a larger incursion into undeveloped countryside relative to the size of Frampton Cotterell. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Bristol Road to the west and the River Frome to the east which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of field boundary and the rear gardens of residential properties to the south. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.71 SG733 Land to rear of 60 Westerleigh Road, Pucklechurch, Bristol

Selected HELAA Site Reference	SG733	
Selected HELAA Site Name	Land to rear of 60 Westerleigh Road, Pucklechurch, Bristol	
Selected HELAA Site Size	2.85ha	
Stage 1 Parcel Reference	Parcel 38	
Stage 1 Parcel Findings	Parcel 38 made a limited contribution to Purpose 1,2 and 4 and a significant contribution to Purpose 3.	
Selected HELAA Site Description	Selected HELAA site is located to the north of the inset settlement of Pucklechurch although it does not directly adjoin the settlement and is located approximately 37m away separated by an open field. The site comprises of agricultural fields. The site's northern and eastern boundary consists of hedgerow and field boundary. The southern boundary consists of hedgerow and field boundary. The site's western boundary consists of Westerleigh Road.	

Green Belt Purposes	**Assessment**	**Contribution**
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between Yate and Bath, with the site forming part of the gap between Yate and the inset settlement of Pucklechurch. The existing gap between Yate and Pucklechurch is approximately 3.71km across the site. Development of the site would reduce the gap to approximately 3.42km. The site forms part of a less essential gap between Yate and Pucklechurch, which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is relatively flat sloping down from south to north. The site is not affected by urbanising influences although the M4 is visible from the southern boundary. The site has very open long line views. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Pucklechurch and Yate. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement, and it would not result in them merging. Purpose 3: The site is 2.85ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the inset settlement. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the settlement of Pucklechurch. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. If the site is considered alongside the adjacent site SG840 which adjoins Pucklechurch, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are five Selected HELAA Sites to the north east, east and south of Pucklechurch: SG002, SG733, SG840, SG901, and SG070. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Pucklechurch. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to Pucklechurch however if the site is considered alongside the adjacent site SG840, the new Green Belt boundary would be defined by Westerleigh Road to the west which is an existing defensible boundary. The remainder of the site's existing outer boundaries are less defensible consisting of hedgerow and field boundary to the north and east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.72 SG737 Land at 12, The Park, Willsbridge

Selected HELAA Site Reference	SG737
Selected HELAA Site Name	Land at 12, The Park, Willsbridge
Selected HELAA Site Size	0.6ha
Stage 1 Parcel Reference	Parcel 73
Stage 1 Parcel Findings	Parcel 73 made a significant contribution to Purpose 1,2 and 3 and a moderate contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the south of the suburb of Willsbridge, which forms part of the Bristol Urban Area. The site comprises of three new residential dwellings on the north-eastern edge, ancillary outbuildings and associated access track. The site northern boundary of the site consists of the irregular rear garden boundary of residential properties. The south eastern boundary also contains mixed uses, open storage and an outdoor play area. The north western boundary of the site is defined by the linear and regular built form along the A431 and several large trees. Therefore, the edge of the large built up area has a less defensible boundary which may not be able to prevent unrestricted sprawl. The site is not bound by any major environmental constraints.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is already subject to existing sprawl consisting of three new residential dwellings on the north-eastern edge, ancillary outbuildings and associated access track. The site is physically connected to the large built up area along the site's northern boundary, which adjoins the irregular rear garden boundary of residential properties. The site's south eastern boundary also contains mixed uses, open storage and an outdoor play area. The north western boundary of the site is defined by the linear and regular built form along the A431 and several large trees. Therefore, the edge of the large built up area has a less defensible boundary which may not be able to prevent unrestricted sprawl. The outer boundary of the site is defined by mixed uses and open storage uses to the east and south, and a broken field boundary containing several large trees to the west. Therefore, the outer boundary of the site has a less defensible boundary which lacks durability in order to prevent unrestricted sprawl. Overall, although the site already has existing sprawl within it, it still makes a limited contribution to Purpose 1 given the less defensible boundaries.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Keynsham. The existing gap between the neighbouring towns is approximately 920m from the edge of the site. Development of the site would reduce the gap to approximately 885m. There is existing development within the gap, comprising of industrial units and residential dwellings further south along the A4175. As a result, the perception of the gap would remain unchanged. The site therefore forms a less essential gap between neighbouring towns, which is of sufficient scale and character that development of the site is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site contains more than 6% built form consisting of three new residential dwellings on the north-eastern edge, ancillary outbuildings and associated access track. The site is flat and as the site contains the urbanising influences of residential properties and field boundaries with trees, there are no long line views. The site possesses an urban character. Overall, the site makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	The selected HELAA site is located adjacent to Bristol. The site is a significant distance from the historic core and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA sites makes a moderate contribution to one purpose, a limited contribution to two purposes and no contribution to two purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site no making a significant contribution to any purpose. Purpose 1: The site already has development within it therefore further development of the site would not represent unrestricted sprawl of the large built-up area. The site's existing outer boundary to the east, south and west are less defensible and would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl Purpose 2: Development of the site would reduce the gap between the Bristol Urban Area and Keynsham. The gap between the neighbouring towns is already narrower due to existing development, comprising of industrial units and residential properties further to the south of the site. Development would result in a limited decrease in the separation between the towns and it would not result in them merging.	

	Purpose 3: The site already contains development comprising of three new residential dwellings on the north-eastern edge, ancillary outbuildings and an associated access track, and therefore development of the site would not be perceived as encroachment into the countryside. Purpose 4: The site is located adjacent to the historic town of Bristol however the site is a significant distance from the historic core therefore development would not impact upon the setting or character of a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are other Selected HELAA Sites around the Bristol Urban Area (Willsbridge): SG738 and SG834. The development of these sites would have a similar impact as set out above. Collectively, the development of these sites would have a greater impact on Purpose 2, given these could reduce the gap between Bristol urban area and Keynsham. Cumulatively, it would represent a slightly larger incursion into undeveloped countryside, albeit this would not be significant relative to the size of the Bristol urban area. The remaining surrounding Green Belt could continue to perform its Green Belt function
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of mixed uses and open storage uses to the east and south, and a broken field boundary containing several trees to the west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.73 SG738 Jarretts Garden Centre, Bath Road

Selected HELAA Site Reference	SG738
Selected HELAA Site Name	Jarretts Garden Centre, Bath Road
Selected HELAA Site Size	2.53ha
Stage 1 Parcel Reference	Parcel 73
Stage 1 Parcel Findings	Parcel 73 made a significant contribution to Purpose 1,2 and 3 and a moderate contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the south of the suburb Willsbridge, which forms part of the Bristol urban area. The site comprises of a garden centre, car parking, open storage, retail uses and light industrial uses. The sites northern boundary consists of residential dwellings to the north east, the A431 Bath Road, as well as Selected HELAA Site SG737 along the north western boundary. The sites eastern boundary consists of dense field boundary which includes several large trees and the rear gardens of several residential dwellings. The southern boundary predominantly consists of densely wooded boundaries and the western boundary adjoins three new build residential properties. The site is not bound by any major environmental constraints.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up are (the Bristol urban area). The site is already subject to existing sprawl consisting of light industrial uses, residential development and leisure uses. The site is physically connected to the large built-up area along the site's southern boundary. The remaining boundaries are open and connected to the surrounding Green Belt. The southern boundary is defined by the M4. Therefore, the edge of the large built-up area has a defensible boundary which could prevent sprawl. The outer boundary of the site is defined by Westerleigh Road to the north, Oakleigh Green Farm Lane and a railway line to the east, and field boundary with hedgerow plus a short section of Henfield Road and Westerleigh Road to the west. Therefore, the outer boundary of the site has a mixed boundary which may not be able to prevent unrestricted sprawl. Overall, although the site already has existing sprawl within it, it still makes a limited contribution to Purpose 1 given the outer boundary of the site is mixed and may not be able to prevent unrestricted sprawl.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site is located between the neighbouring towns of the Bristol urban area and Keynsham. The existing gap between the neighbouring towns is approximately 925m from the edge of the site. Development of the site would reduce the gap to approximately 840m. There is existing development within the gap, comprising of industrial units and residential dwellings further south along the A4175, and the remainder of the gap extends across agricultural land as well as the River Avon. As a result, the perception of the gap would remain unchanged. The site therefore forms a less essential gap between neighbouring towns, which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	The Selected HELAA site contains more than 9.4% built form consisting of a garden centre, car parking, open storage, retail uses and light industrial uses which are located throughout the site. The site flat and possesses an urban character, due to the site being bound by residential properties and existing uses. There are no long line views. Overall, the site makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	The selected HELAA site is located adjacent to Bristol. The site is a significant distance from the historic core and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA sites makes a moderate contribution to one purpose, a limited contribution to two purposes and no contribution to two purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: The site already has development within it therefore further development of the site would not represent unrestricted sprawl of the large built-up area. The outer boundary of the site is mixed and this would need to be strengthened in part to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would reduce the gap between the Bristol Urban Area and Keynsham. The gap between the neighbouring towns is already narrower due to existing development, comprising of industrial units and residential properties further to the south of the site. Development would result in a limited decrease in the separation between the towns and it would not result in them merging.	

	Purpose 3: The site is already developed due to the presence of garden centre, car parking, open storage, retail uses and light industrial uses and therefore development would not be perceived as encroachment into the countryside. Purpose 4: The site is located adjacent to the historic town of Bristol however the site is a significant distance from the historic core therefore development would not impact upon the setting or character of a historic town..
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are other Selected HELAA Sites around the Bristol Urban Area (Willsbridge): SG738 and SG834. The development of these sites would have a similar impact as set out above. Collectively, the development of these sites would have a greater impact on Purpose 2, given these could reduce the gap between Bristol urban area and Keynsham. Cumulatively, it would represent a slightly larger incursion into undeveloped countryside, albeit this would not be significant relative to the size of the Bristol urban area. The remaining surrounding Green Belt could continue to perform its Green Belt function
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Development would have a defensible outer boundary in east, and partially within the south. The outer boundaries of the site are defined, to the east by a dense field boundary which includes several large trees and the rear gardens of several residential dwellings. The southern boundary predominantly consists of densely wooded boundaries, although this is less vegetated in places, and the western boundary adjoins Selected HELAA Site SG737 and three new build residential properties. The outer boundary of the site therefore has a mixed boundary. These existing boundaries would need to be strengthened, in part, to create a recognisable and permanent new Green Belt boundary.

E.74 SG747 Land between Hallen Road and Moorhouse Lane, Hallen

Selected HELAA Site Reference	SG747
Selected HELAA Site Name	Land between Hallen Road and Moorhouse Lane, Hallen
Selected HELAA Site Size	3.8ha
Stage 1 Parcel Reference	Parcel 10
Stage 1 Parcel Findings	Parcel 10 made a significant contribution to Purpose 1 and 3, a limited contribution to Purpose 2 and a moderate contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA site is located to the south of the washed over village of Hallen. The selected HELAA site comprises of agricultural fields and agricultural buildings within the north west corner of the site. An agricultural container is also located within the centre of the site. The eastern boundary of the site is mixed and comprises of the curtilage of residential dwellings which abuts Hallen Road. The site's northern boundary consists of field boundary. The site's southern boundary comprises of mature hedgerow which abuts the M5. The site's south western boundary comprises of mature hedgerow which abuts land used for open storage and the curtilage of residential dwellings. The site's north western boundary comprises of Moorhouse Lane.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is not physically connected to the large built up area however it is perceptually connected due to ribbon development extending along Hallen Road. The site is predominantly open and there is no evidence of existing sprawl within the site with the only development consisting of agricultural buildings. The site forms part of a wider area of Green Belt which is physically enclosed by the large built up area to the north, south and west. Due to the level of enclosure, development alongside the adjacent areas of land would round off the settlement edge and would not result in unrestricted sprawl. The edge of the large built up area is defined by the railway line which represents a defensible boundary which could prevent unrestricted sprawl. The outer boundary of the site would be defined by Moorhouse Lane, Hallen Road, and residential curtilages. Therefore, the outer boundary of the site has a mixed boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a limited contribution to Purpose 1.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2. Although development of the site would reduce the gap between the Bristol urban area and Hallen, this does not influence the assessment of Purpose 2 due to Hallen being a washed over village. Overall, the site makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 1.05% built form consisting of farm buildings located to the north west of the site. These are rural land uses therefore they are not inappropriate development in the Green Belt. The site is flat and has views of the M5. The site has some urbanising influences consisting of the northern boundary abutting residential development associated with the washed over village of Hallen. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located in close proximity to the historic town of Bristol. The site has a weak visual and physical relationship with the historic core consisting of the Henbury Conservation Area and the Kingsweston and Trym Valley Conservation Area being separated by the M5 and the railway line and extensive areas of development (Lawrence Weston and Henbury). The site therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the site makes a limited contribution to Purpose 4.	Limited
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited 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 the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to preventing towns from merging and it makes a limited contribution to preserving the setting and special character of historic towns and checking unrestricted sprawl of the large built up area. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl as development alongside the adjacent areas of land would round off the settlement edge. Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns	

	Purpose 3: The site is 3.8ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Bristol urban area. Purpose 4: The site is located adjacent to the historic town of Bristol however it has a weak visual and physical relationship with the historic core consisting of the Henbury Conservation Area and the Kingsweston and Trym Valley Conservation Area being separated by the M5 and the railway line and extensive areas of development (Lawrence Weston and Henbury, therefore development would not impact upon the setting or character of a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are three Selected HELAA Sites around the washed over village of Hallen: SG448, SG747, and SG708. Given that these sites do not adjoin the Bristol urban area or an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Hallen, therefore assuming that the boundary with Hallen represents the inner Green Belt boundary, part of the site's existing outer boundary is defensible consisting of the M5 to the south, mature hedgerow to the south west, and Hallen Road along part of the eastern boundary. The remainder of the site's existing outer boundary is less defensible consisting of field boundary to the north and the curtilage of residential dwellings along the remaining part of the eastern boundary. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.75 SG749 The Oaks, Filton Road, Hambrook

Selected HELAA Site Reference	SG749
Selected HELAA Site Name	The Oaks, Filton Road, Hambrook
Selected HELAA Site Size	8.75ha
Stage 1 Parcel Reference	Parcel P26
Stage 1 Parcel Findings	Parcel P26 made a moderate contribution to Purpose 1, Purpose 3 and Purpose 4. It made a limited/no contribution to Purpose 2.
Selected HELAA Site Description	The Selected HELAA Site is located to the east of the suburb of Stoke Gifford and to the west of the suburb of Frenchay forming part of the Bristol urban area. The site comprises of agricultural land to the south of the site and horticultural buildings and a residential property to the north. The northern boundary of the site is Filton Road. The site's eastern boundary consists of a field boundary with hedgerows. The southern boundary of the site consists of tree line. The western boundary is a combination of tree line, hedgerow and the curtilage of a residential property.

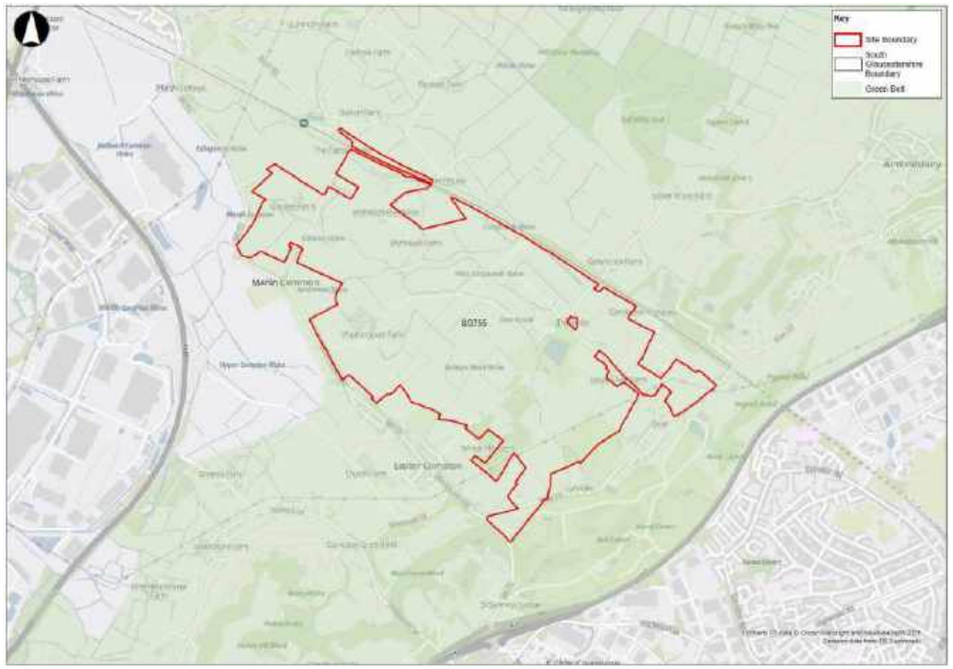


Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is not physically connected to the large built up area however it is perceptually connected being approximately 130m from the boundary. The site is predominantly open and there is limited evidence of existing sprawl within the site with the only development consisting of a residential property and horticultural buildings. The site forms part of a wider area of Green Belt which is physically enclosed by the large built up area to the east, south and west. Due to the level of enclosure, development would not result in unrestricted sprawl, with development alongside the adjacent areas of land rounding off the settlement edge. The edge of the large built up area (in proximity to the site) is defined by the rear gardens of residential properties and Ros Broomhead Close which is a mix of defensible and less defensible boundaries. Therefore, the edge of the large built up area may not be able to prevent unrestricted sprawl. The outer boundaries of the site are defined by Filton Road to the north, field boundary with hedgerow to the east and tree line to the south. Therefore, the outer boundary of the site has a less defensible boundary which would not be able to prevent unrestricted sprawl. Overall, the site makes a limited contribution to Purpose 1.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.6% built form consisting of a residential property and horticultural buildings to the north of the site. The horticultural buildings are rural land uses and are therefore not inappropriate development in the Green Belt. The site is flat however views are restricted across the site due to the trees along the boundaries. To the east and south, views are restricted due to the M32. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of Bristol. The site has a weak visual relationship with the historic core consisting of the Stapleton and Frome Valley Conservation Area. This is located to the south of the site and follows the administrative boundary with Bristol City Council which is not defined by any features on the ground. The Conservation Area comprises land immediately abutting the River Frome from Frenchay Village extending to Stapleton Bridge at Eastville Park, including Fishponds Village, Stoke Park, and Stapleton Village. The northern section of the Conservation Area in this location encompasses the M32 corridor. Due to the shape and form of the Conservation Area and the surrounding landscape, there are no views into the heart of the Conservation Area. The site therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the site makes a limited contribution to Purpose 4.	Limited
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited 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 the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes a limited contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes no contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes, with the site not making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl as development alongside the adjacent areas of land would round off the settlement edge. Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 8.75ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: The site is located adjacent to the historic town of Bristol however it has a weak visual relationship with the historic core consisting of the Stapleton and Frome Valley Conservation Area. Due to the shape and form of the Conservation Area and the surrounding landscape, there are no views into the heart of the Conservation Area. Therefore, development would not impact upon the setting or character of a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would impact upon the function and purposes of the Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are three Selected HELAA Sites to the east of the suburb of Stoke Gifford and to the west of the suburb of Frenchay forming part of the Bristol urban area: SG719, SG749 and SG861. Given that SG719 and SG749 do not adjoin the Bristol urban area, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site does not directly adjoin the Bristol urban area. Assuming the site was extended to the west to join the Bristol urban area, the new Green Belt boundary would be defined by Filton Road to the north which is an existing defensible boundary. The site's existing outer boundaries to the east and south are less defensible consisting of field boundary with hedgerow and tree line. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.76 SG755 Swanmoor Stoke

Selected HELAA Site Reference	SG755
Selected HELAA Site Name	Swanmoor Stoke
Selected HELAA Site Size	272.5 ha
Stage 1 Parcel Reference	The majority of the site is located within Parcel 9. A small section of the northwestern boundary is located within Parcel 8, and small section of the northwestern boundary is located within Parcel 7.
Stage 1 Parcel Findings	Parcel 9 made a significant contribution to Purpose 1 and 3 and a limited contribution to Purpose 2 and 4. Parcel 8 made a significant contribution to Purpose 1 and Purpose 3, a moderate contribution to Purpose 2 and a limited contribution to Purpose 4. Parcel 7 made a limited contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the north east of the washed over village of Easter Compton and to the west of Severnside forming part of the Bristol urban area. The site comprises of agricultural fields throughout the site. Within the south of the site is a section of woodland, the curtilage of a residential property, land associated with Mojo Active and land for industrial use. Pylons are also located within the south of the site. A small section of Badgers Lane also runs through the site from the south to the centre, The property located at the end of Badgers lane is enclosed by the site but not within the site red line boundary. The centre of the site contains The Wave (surfing lake) and land uses associated with it such as The Camp at the Wave, and the Wave Car Park, with a road connecting the two. Shaymoor Lane is also located within the site and runs from the north to the centre. Off Shaymoor Lane are a number of agricultural buildings and residential dwellings. Easter Compton Car Boot Sale, City Auctioneering and Eastern Compton Farm Shop and Café are located within the west of the site. A road also runs from the B4055 (the site's western boundary) into the site. The north of the site contains Station Road which runs from west to east across the site. North of Station Road, a number of agricultural buildings are located within the site and a residential dwelling. Within the north east corner of the site is an agricultural building, land for open storage, mature hedgerow and a portion of the railway track. Catty Brook Rhyne is located along the eastern portion of the site. Over Lane runs through the southern corner of the site, resulting in a triangular parcel of land to the very south of the site. The northern boundary of the site is mixed and comprises of the rear gardens of residential properties, Station Road and field boundary. The site's eastern boundary comprises of field boundary and the railway track. The Pill watercourse runs along a section of the eastern boundary to the north. A small section of Ash Lane is also located along the eastern boundary to the south. The site's southern boundary is mixed and comprises of Ash Lane, Badgers Lane, hedgerow which abuts field boundary, the curtilage of Mojo Active, Over Lane and an unnamed lane. The site's western boundary comprises of the curtilage of residential dwellings and rear gardens of residential dwellings, field boundary and the B4055.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is predominantly open and contains some evidence of existing sprawl consisting of The Wave (surfing lake and associated buildings), residential properties and land for industrial use sporadically located throughout the site. The site is physically connected to the Bristol urban area along the site's north western boundary. The remaining boundaries are connected to the Green Belt. The site's north western boundary is defined by the B4055. Therefore, the inner Green Belt edge of the large built up area has a defensible boundary which could prevent sprawl. The outer boundary of the site is defined by the railway track to the east; rear gardens of residential properties, Station Road and field boundary to the north; and Ash Lane, Badgers Lane, hedgerow which abuts field boundary, the curtilage of Mojo Active, Over Lane and an unnamed lane to the south. Therefore, the outer boundary of the site has a mixed boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site is located between the neighbouring town of the Bristol urban area (Severnside) and Thornbury. The existing gap between the neighbouring towns is approximately 9.28km across the site. Development of the site would reduce the gap to approximately 7.8km. The site forms part of a less essential gap between the neighbouring towns which is of sufficient scale and character that development of the site is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston, Olveston, and Tockington however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.79% built form consisting of a residential property, pylons, land associated with Mojo Active and land for industrial use within the south of the site. Within the centre of the site, the built form consists of agricultural buildings, residential dwellings, The Wave (surfing lake) and land uses associated with it such as The Camp at the Wave, and the Wave Car Park. Within the west of the site, the built form includes Easter Compton Car Boot Sale, City Auctioneering and Eastern Compton Farm Shop and Café. Within the north of the site there are a number of agricultural buildings and a residential dwelling. Within the north east corner of the site is an agricultural building, land for open storage, and a portion of the railway track. The site is predominantly flat and is well connected to the surrounding countryside along the site's northern, eastern and southern boundaries. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution

Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, no contribution to one purpose, a limited contribution to one purpose and a moderate 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. Although the site is open with low levels of built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes a limited contribution to preventing neighbouring towns merging into one another, it makes a moderate contribution to checking the unrestricted sprawl of large built up areas, and it makes no contribution to preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt Purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. Development would have a defensible boundary to the east consisting of the railway track which would prevent unrestricted sprawl. The site's existing outer boundaries to the south and north are less defensible and these would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 261.9ha and development of the site would entail a large incursion into predominantly undeveloped countryside relative to the size of Bristol urban area (Severnside). The site has existing development within it which is dispersed across the site however this would reduce the perception of encroachment to an extent. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.	
Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA sites located near Easter Compton between Severnside/Severn Beach and the suburb of Patchway (forming part of the Bristol urban area): SG280, SG401, SG481, SG755, SG825, and SG890. Collectively, the development of these sites would have a similar impact as set out above however they would have a greater impact on Purpose 3 as the development of these sites would represent a larger incursion into undeveloped countryside relative to the size of the Bristol urban area. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.	
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the railway track to the east which is an existing defensible boundary. The remainder of the site's existing outer boundaries are less defensible consisting of rear gardens of residential properties, Station Road and field boundary to the north; Ash Lane, Badgers Lane, hedgerow which abuts field boundary, the curtilage of Mojo Active, Over Lane and an unnamed lane to the south; and residential dwellings and rear gardens of residential dwellings and field boundary to the west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.	

E.77 SG760 Land south of Abbots Road, Hanham

Selected HELAA Site Reference	SG760
Selected HELAA Site Name	Land south of Abbots Road, Hanham
Selected HELAA Site Size	5.44ha
Stage 1 Parcel Reference	Parcel 76
Stage 1 Parcel Findings	Parcel 76 made a significant contribution to Purpose 1 and Purpose 3. It made a moderate contribution to Purpose 2 and a limited/no contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the south of the suburb of Hanham forming part of the Bristol urban area. The site comprises open fields. The site's north eastern boundary consists of Abbots Road. The north western boundary consists of Castle Farm Road. The western boundary consists of the rear gardens of residential properties surrounded by a brick wall. The southern boundary consists of a field boundary with tree line. The eastern boundary partly consists of the curtilage of a residential property on Abbots Road with the remainder consisting of a wooded area beyond which is existing development in the Green Belt.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is open and there is no evidence of existing sprawl within the site although there is existing development within the Green Belt to the north and north east of the site. The site is physically connected to the large built up area along the site's north western boundary. Only the southern boundary is open and connected to the surrounding Green Belt. The site's north western boundary consists of Castle Farm Road. Therefore, the edge of the large built up area has a defensible boundary which would prevent unrestricted sprawl. The outer boundary is defined by Abbots Road to the north east which is a defensible boundary. To the west, the boundary consists of the rear gardens of residential properties surrounded by a brick wall which is a less defensible boundary. To the south, the boundary consists of a field boundary with tree line which is a less defensible boundary. To the east, the boundary partly consists of the curtilage of a residential property on Abbots Road which is less defensible with the remainder consisting of a wooded area beyond which is existing development in the Green Belt which is a defensible boundary. On the whole, the outer boundary is a mix of defensible and less defensible features which may not be able to prevent unrestricted sprawl.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Keynsham. The existing gap between the neighbouring towns is approximately 2.04km across the site. Development of the site would reduce the gap to approximately 1.78km. The gap extends across the Avon Valley which has extensive areas of woodland. In addition, there is significant road infrastructure located between the neighbouring towns (the A4174). As a result, the perception of the gap would remain unchanged. The site therefore forms a less essential gap between neighbouring towns, which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0% built form. The site consists of open fields. The topography of the site slopes down from west to east. There are open long line views across the site. To the north of the site, these views extend beyond the site due to the topography. To the south of the site, the mature tree belt along the eastern boundary restricts view beyond the site. There is existing development within the Green Belt to the east of the site. The residential properties to the north east are visible from the urban edge and have an urbanising influence on the site however the development further east is not visible due to the wooded area. The site therefore possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of Bristol. The site has a weak visual relationship with the historic core consisting of the Avon Valley Conservation Area which is focused to the west of the site along the River Avon extending north up to Netham and south down to the Brislington House Estate. There are no views towards the Conservation Area as the site is separated from it by development within Hanham. The site therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the site makes a limited contribution to Purpose 4.	Limited
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to two purposes and a limited 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to checking unrestricted sprawl, and a limited contribution to preventing towns from merging and preserving the setting and special character of historic towns. Therefore it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundary consists of a mix of defensible and less defensible features, and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Keynsham. However due to the size of the site and the gap which includes the Avon Valley and extensive areas of woodland, plus significant road infrastructure (the A4174), the perception of the gap would remain unchanged. Development would result in a limited decrease in the separation of the towns and it would not result in neighbouring towns merging. Purpose 3: Although the site is 5.441ha, development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: The site is located adjacent to the historic town of Bristol however it has a weak visual relationship with the historic core of the Avon Valley Conservation Area therefore development would not impact upon the setting or character of a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are two other Selected HELAA Sites in this location around the Bristol urban area (Hanham): SG760 and SG779. Collectively, the development of these sites would have a similar impact as set out above however cumulatively it would represent a slightly larger incursion (21.02ha) into undeveloped countryside, albeit this would still be small given the relative size of the Bristol urban area. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be partly defined by the wooded area to the east and by Abbots Road to the north east which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of the rear gardens of residential properties surrounded by a brick wall to the west, a field boundary with tree line to the south, and the curtilage of a residential property on Abbots Road forming a small part of the eastern boundary. These sections would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.78 SG762 Land off Winterbourne Hill

Selected HELAA Site Reference	SG762
Selected HELAA Site Name	Land off Winterbourne Hill
Selected HELAA Site Size	4.93ha
Stage 1 Parcel Reference	Parcel 23
Stage 1 Parcel Findings	Parcel 23 made a significant contribution to Purpose 1, 2 and 3 and a limited/no contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the west of the settlement of Winterbourne. The site comprises open fields. The site's northern boundary consists of the rear gardens of residential properties along Beacon Lane with a small section of the boundary formed by Beacon Lane. The eastern boundary partly consists of the rear gardens of residential properties along Winterbourne Hill with a section of the boundary formed by an area of vegetation along Winterbourne Hill and a section of Winterbourne Hill. The western boundary consists of a field boundary with broken hedgerow.. To the south of the site, the boundary consists of a brick wall with vegetation and a small section of the curtilage of the business units to the south.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate with the site forming part of the gap between the Bristol urban area and the inset settlement of Winterbourne. The existing gap between the Bristol urban area and Winterbourne is approximately 775m across the northern section of the site. Development of the site would reduce the gap to approximately 680m. The gap consists of open fields and Bradley Brook. There is no existing development within the gap although the M4 forms the boundary of the Bristol urban area. The site forms a gap between Winterbourne and the Bristol urban area where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricted merging. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0.07% built form consisting of a small outbuilding adjacent to the property on Winterbourne Hill. The topography of the site slopes down from east to west and there are open long line views across the site and beyond to the west. The site is well connected to the surrounding countryside to the west. The site is affected by some urbanising influences beyond the site boundaries including residential properties immediately adjacent to the northern boundary and business units immediately adjacent to the southern boundary. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to two purposes, a moderate contribution to two purposes and a significant 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns, and it makes a moderate contribution to preventing neighbouring towns from merging. Therefore it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes, with the site making a significant contribution to Purposes 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would reduce the gap between Winterbourne and the Bristol urban area. Development would result in a small decrease in separation between Winterbourne and the Bristol urban area although it would not result in them merging.	

	Purpose 3: The site is 4.93ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Winterbourne. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would increase the importance of the Green Belt to the west of the site, particularly in relation to Purpose 2 as the gap between the Bristol urban area and Winterbourne would be significantly reduced in this location.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA Sites along the western edge of Winterbourne: SG181, SG183, SG437, SG762, SG835 and SG929. Collectively, the development of these sites would have a similar impact as set out above however they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Winterbourne. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of a field boundary with broken hedgerow to the west. To the south, the boundary consists of a brick wall with vegetation and a small section of the curtilage of the business units to the south. To the north, the boundary consists of the curtilage of a residential property on Beacon Lane with a very small section consisting of Beacon Lane. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.79 SG769 Land north of Haw Lane, Olveston

Selected HELAA Site Reference	SG769
Selected HELAA Site Name	Land north of Haw Lane, Olveston
Selected HELAA Site Size	0.8ha
Stage 1 Parcel Reference	Parcel 1
Stage 1 Parcel Findings	Parcel 1 made a limited contribution to purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the east of the washed over village of Olveston. The site comprises of open land with a small area of trees located in the southern portion of the site. The site's northern boundary comprises a field boundary, the site's southern boundary comprises of Haw Lane, the site's eastern boundary is mixed and comprises of woodland and the curtilage of a residential property and open storage.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 9.1km. Development of the site would reduce the gap by approximately 0.1km however the site is not directly connected to either of the neighbouring towns and is located in close proximity to the washed over village of Olveston. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Olveston and Alveston however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site is predominantly open and contain 0.16% built form consisting of a building associated with the curtilage of a residential property located within the southeast of the site. The site is predominantly flat and is well connected to the surrounding open countryside to the north. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to two purposes, a limited contribution to one purpose, a significant contribution to one purpose and a moderate 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. Although the site makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Thornbury and the Bristol urban area. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 0.8ha and development of the site would entail a small incursion into predominantly undeveloped countryside.	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Olveston. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are three Selected HELAA Sites around the washed over village of Olveston: SG711, SG769, and SG789. Given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.80 SG771 Land north of The Down, Old Down

Selected HELAA Site Reference	SG771
Selected HELAA Site Name	Land north of The Down, Old Down
Selected HELAA Site Size	1.2 ha
Stage 1 Parcel Reference	Parcel 6
Stage 1 Parcel Findings	Parcel 6 made a limited contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA Site is located within the washed over village of Old Down. The site comprises of open and land trees located within the southern portion of the site. The site's northern boundary comprises of Alveston Road, the eastern boundary comprises of Pump Lane, the southern boundary is mixed comprising of The Down, and the rear garden of a residential property. The site's western boundary comprises of the curtilage of residential properties.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Thornbury. The existing gap between the Bristol urban area and Thornbury is approximately 10.34km across the site. Development of the site would reduce the gap by approximately 0.1km however the site is not directly connected to either of the neighbouring towns and is located within the washed over village of Old Down. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston, Olveston, Rudgeway, Old Down, and Almondsbury however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site is open and contains no built form. The site is flat and is surrounded by existing development within the washed over village of Old Down to the north, south and west which has an urbanising influence. The site is connected to the open countryside to the east. There are open views in parts of the site from the west to the east however vegetation and trees restricts views in a north to south direction. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Thornbury and the Bristol urban area. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 1.2ha. Development of the site would entail a small incursion into undeveloped countryside.	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is located within the washed over village of Old Down. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of Selected HELAA Sites in this location between the washed over villages of Alveston and Old Down: SG096, SG102, SG292 and SG771. Given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Old Down, therefore assuming that the boundary with Old Down (to the north, south and west) represents the inner Green Belt boundary, the site's existing outer boundary is defensible consisting of Pump Lane to the east.

E.81 SG779 Land at Castle Farm Road, Hanham

Selected HELAA Site Reference	SG779
Selected HELAA Site Name	Land at Castle Farm Road, Hanham
Selected HELAA Site Size	7.26ha
Stage 1 Parcel Reference	Parcel 76
Stage 1 Parcel Findings	Parcel 76 made a significant contribution to Purpose 1, and Purpose 3. It made a moderate contribution to Purpose 2 and a limited contribution to Purpose 4
Selected HELAA Site Description	The Selected HELAA Site is located to the south of the suburb of Hanham forming part of the Bristol urban area. The site comprises of agricultural land with farm buildings located to the north west of the site. The site is adjacent to an area of Ancient Woodland along most of the eastern boundary. A section of the Ancient Woodland also extends into the middle of the site towards the east. A SSSI also wraps around the southern section of the site. The site's northern boundary consists of a field boundary with tree line. The eastern boundary consists of dense woodland (including Ancient Woodland and SSSI). The southern boundary consists of dense woodland (which is also a SSSI). The north western boundary consists of Castle Farm Road. The western boundary consists of Riverside Cottages which is a narrow private road however also follows the SSSI woodland, and partly of the curtilage of a residential property.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	The Selected HELAA site is located at the edge of the large built-up area (the Bristol urban area). The site is predominantly open and there is no evidence of existing sprawl within the site. The site is physically connected to the large built-up area along the site's north western boundary consisting of Castle Farm Road. The remaining boundaries are open and connected to the surrounding Green Belt. Therefore, the edge of the large built up area has a defensible boundary which could prevent unrestricted sprawl. The outer boundary of the site is defined by dense woodland (including Ancient Woodland) to the east which is a defensible boundary. To the south, the boundary consists of woodland (which is also a SSSI) which is a defensible boundary. To the west, the boundary consists partly of the curtilage of a residential property and partly Riverside Cottages which is a narrow private road however this follows the boundary of the SSSI woodland and therefore represents a defensible boundary. To the north, the boundary consists of a field boundary with a tree line which is less defensible. Therefore, the outer boundary of the site has a mix of features however it is predominantly a defensible boundary which would prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	The Selected HELAA site is located between the neighbouring towns of the Bristol Urban Area and Keynsham. The existing gap between the neighbouring towns is approximately 1.9km. Development of the site would reduce the gap to approximately 1.6km. The gap extends across the Avon Valley which has extensive areas of woodland. In addition, there is significant road infrastructure located between the neighbouring towns (the A4174 and A4). As a result, the perception of the gap would remain unchanged. The site therefore forms a less essential gap between neighbouring towns, which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	The Selected HELAA site is predominantly open and contains 1.51% built form consisting of agricultural buildings and a residential property along Castle Farm Road. The agricultural buildings are concentrated to the north west of the site and are rural land uses and therefore are not 'inappropriate' development in the Green Belt. The site is flat and there are views across the site from the urban edge however the Ancient Woodland limits the views beyond the site. The site is not affected by urbanising influences and is well connected to the surrounding countryside. The site therefore possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of Bristol. The site has a weak visual relationship with the historic core consisting of the Avon Valley Conservation Area which is focused to the north west of the site along the River Avon extending north up to Netham and south down to the Brislington House Estate. Views towards the Conservation Area are constrained due to the topography and the Ancient Woodland which separates the site from the River Avon. The site therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the site makes a limited contribution to Purpose 4.	Limited
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to two purposes and a limited 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to checking unrestricted sprawl and a limited contribution to preventing towns from merging and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. Development would have a defensible outer boundary to the south, east and west consisting of the dense woodland (which includes Ancient Woodland and SSSI) which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Keynsham. However due to the size of the site and the gap which includes the Avon Valley and extensive areas of woodland, plus significant road infrastructure (the A4174 and A4), the perception of the gap would remain unchanged. Development would result in a limited decrease in the separation of the towns, and it would not result in neighbouring towns merging. Purpose 3: Although the site is 7.26 ha, development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area Purpose 4: The site is located adjacent to the historic town of Bristol however it has a weak visual relationship with the historic core of the Avon Valley Conservation Area therefore development would not impact upon the setting or character of a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are two other Selected HELAA Sites in this location around the Bristol urban area (Hanham): SG032 and SG760 Collectively, the development of these sites would have a similar impact as set out above however cumulatively it would represent a slightly larger incursion (21.02ha) into undeveloped countryside, albeit this would still be small given the relative size of the Bristol urban area. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be predominantly defined by the edge of dense woodland (including Ancient Woodland and SSSI) to the south, east and west which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of field boundary with a tree line to the north. This section would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.82 SG781 Land North of A38, Alveston

Selected HELAA Site Reference	SG781
Selected HELAA Site Name	Land North of A38, Alveston
Selected HELAA Site Size	1.30ha
Stage 1 Parcel Reference	Parcel 6
Stage 1 Parcel Findings	Parcel 6 made a limited/no contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the south of the washed over village of Alveston and to the north of the washed over village of Rudgeway. The site comprises of open land with trees. The south eastern boundary consists of the A38 Gloucester Road. The south western boundary consists of tree line and the curtilage of a residential property. The northern, north eastern, and north western boundaries consist of mature tree line which is broken in parts.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not physically or perceptually connected to the large built up area and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 5.83km across the site. Development of the site would reduce the gap by approximately 0.07km however the site is not directly connected to either of the neighbouring towns and is located between the washed over villages of Rudgeway and Alveston. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0% built form. The site is flat and there are views across parts of the site from the A38 Gloucester Road however on the whole long line views are restricted due to trees within the site and along the boundaries. The site has some urbanising influences consisting of power lines on wooden poles and existing development in the Green Belt on the opposite side of A38 Gloucester Road. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 1.30ha and development of the site would entail a small incursion into undeveloped countryside.	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is located between the washed over villages of Alveston and Rudgeway. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are four other Selected HELAA Sites in this location between the washed over villages of Alveston and Rudgeway: SG084, SG083, SG906, SG927. Given that these sites do not adjoin the Bristol urban area or an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.83 SG784 The Hayfields off Cossham Street

Selected HELAA Site Reference	SG784
Selected HELAA Site Name	The Hayfields off Cossham Street
Selected HELAA Site Size	7.5ha
Stage 1 Parcel Reference	Parcel 45
Stage 1 Parcel Findings	Parcel 45 made a moderate contribution to purpose 1 and 3 and a limited contribution to purpose 2 and 4.
Selected HELAA Site Description	Selected HELAA site is located to the east of the suburb of Mangotsfield forming part of the Bristol urban area. The site comprises of Cleve Rugby Football Club including a club house and facilities, parking and numerous sports pitches with lighting. The northern boundary of the site comprises the B4465 (Cossham Street/Pomphrey Hill). The eastern boundary comprises of tree line which backs onto Pomphrey Hill open space. The southern boundary comprises of tree line and a narrow single track lane which backs onto Mangotsfield School and its sports pitches. The site's western boundary comprises hedgerow and a narrow single track lane which abuts grassland and Mangotsfield United Football Club.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is partly open although there is existing development within it consisting of the club house and facilities associated with Cleve Rugby Football Club. The site is physically enclosed by the large built up area to the north, to the west beyond Mangotsfield United Football Club and the grassland, and to the south beyond Mangotsfield School. Due to the level of enclosure, development would round off the settlement edge and would not result in unrestricted sprawl. The edge of the large built up area is defined by the B4665 (Cosshamd Street/Pomphrey Hill) to the north. Therefore, the edge of the large built up area has a defensible boundary which may be able to prevent unrestricted sprawl. The outer boundary of the site is defined by tree line to the east, tree line and a narrow single track lane to the south, and hedgerow and a narrow single track lane to the west. Therefore, the outer boundary of the site has a less defensible boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a limited contribution to Purpose 1.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns given it is enclosed by the Bristol urban area and therefore makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site contains 2.01% built form consisting of the club house and facilities associated with Cleve Rugby Football Club. The remainder of the site consists of sports pitches with lighting. The site is flat and there are some urbanising influences due to the surrounding sports pitches and playing fields to the east and west of the site, as well as Mangotsfield School and its sports pitches to the south of the site. The site possesses a semi-urban character. Overall, the site makes a limited contribution to Purpose 3.	Limited
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA site is located adjacent to the historic town and Bristol, however, it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a limited contribution to one purpose, no contribution to two purposes and a moderate contribution to two purposes. Overall, the site makes a limited contribution to Green Belt Purposes.	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl as development would round off the settlement edge. Purpose 2: Given the site is enclosed by the Bristol urban area, development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 7.5ha and development of the site would entail a small incursion into partly undeveloped countryside relative to the size of the Bristol urban area. There is existing development within the site which would reduce the perception of encroachment to an extent. Purpose 4: The site is located adjacent to the historic town of Bristol however it has no role in maintaining the immediate context and setting of the historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	If the site is removed from the Green Belt, the area to the west of the site, comprising SG131 and Mangotsfield United Football Club would also need to be removed to avoid this being an islanded pocket of Green Belt. The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 16 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG131 SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG784, SG868, SG873, SG896, SG897, SG934 and SG946. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Assuming the site is taken forward with SG131, the site's existing outer boundaries consist of tree line to the east, and tree line and a narrow single track lane to the south. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.84 SG785 Woodhouse Park

Selected HELAA Site Reference	SG785
Selected HELAA Site Name	Woodhouse Park
Selected HELAA Site Size	2.4ha
Stage 1 Parcel Reference	Parcel 6
Stage 1 Parcel Findings	Parcel 6 made a limited/ no contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the north of the suburb of Bradley Stoke forming part of the Bristol urban area. The site does not directly adjoin the Bristol urban area and is separated by the M4 and M5 motorways and the washed over village of Woodhouse Down and Hortham. The site comprises a strip of woodland separating two open fields. The boundary to the north consists of tree line and a single track lane which leads to a residential property, the boundary to the east consists of tree line with the A38 Gloucester Road beyond and the curtilage of two residential properties. To the south, the boundary consists of tree line and the curtilage of a residential dwelling, and to the west, the boundary consists of a combination of treeline and hedgerows and a portion of Woodhouse Park Road.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 6.59km across the site. Development of the site would reduce the gap by approximately 0.25km however the site is not directly connected to the Bristol urban area. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is flat however views across the site are limited due to mature tree line, vegetation, and residential properties adjacent to its boundaries. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not directly adjoin a historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose and no 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. Although the site is open with no built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of	Moderate

	contribution is considered to be lower given that the site makes a limited contribution to preventing neighbouring towns merging, and no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 2.4ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.	
Are there any cumulative impacts (due to release of adjacent sites)?	There are 12 Selected HELAA Sites in this location to the north and north east of the Bristol urban area suburb of Bradley Stoke: SG004, SG114, SG320, SG332, SG727, SG785, SG786, SG821, SG892, SG924, SG926, SG942. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 2 as they would significantly reduce the gap between the Bristol urban area and Thornbury. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the size of Bristol urban area.	
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area however if the site is considered alongside the adjacent sites SG114, SG926 and SG892, the new Green Belt boundary would be defined by Gloucester Road to the east which is an existing defensible boundary. The site's remaining outer boundaries are less defensible consisting of tree line and the curtilages of residential properties to the north, west and south. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.	

E.85 SG786 Land on the south side of Gaunts Earthcott Lane

Selected HELAA Site Reference	SG786
Selected HELAA Site Name	Land on the south side of Gaunts Earthcott Lane.
Selected HELAA Site Size	5.41ha
Stage 1 Parcel Reference	Parcel 15
Stage 1 Parcel Findings	Parcel 15 made a significant contribution to Purpose 1 and 3, a moderate contribution to Purpose 2 and a Limited/ no contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the north east of the suburb of Bradley Stoke forming part of the Bristol urban area. The site does not directly adjoin the Bristol urban area and is separated by the M4 and M5 motorways and Woodlands Golf and Country Club. The site comprises of open fields. The boundary to the north east consists of Gaunts Earthcott Lane. To the north and west, the boundary consists of Hortham Lane. To the south and east, the boundary consists of hedgerows.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not physically or perceptually connected to the large built up area and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north east. The existing gap between the Bristol urban area and Thornbury is approximately 7km across the site. Development of the site would reduce the gap to approximately 4.84km (assuming the site is connected to the Bristol urban area). The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited

Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0.07% built form. The site is flat and has longline views to the south. There is visibility of the M5 to the north west which has an urbanising influence. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not directly adjoin a historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes, with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 5.41ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. If the site is considered alongside the adjacent site SG114 which adjoins the Bristol urban area, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.	
Are there any cumulative impacts (due to release of adjacent sites)?	There are 12 Selected HELAA Sites in this location to the north and north east of the Bristol urban area suburb of Bradley Stoke: SG004, SG114, SG320, SG332, SG727, SG785, SG786, SG821, SG892, SG924, SG926, SG942. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 2 as they would significantly reduce the gap between the Bristol urban area and Thornbury. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the size of Bristol urban area.	
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area however if the site is considered alongside the adjacent site SG114, the new Green Belt boundary would be defined by Gaunts Earthcott Lane to the north east and Hortham Lane to the north west, which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of hedgerows to the south east. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.	

E.86 SG789 Land by Aust Road and Elberton Road, Olveston

Selected HELAA Site Reference	SG789
Selected HELAA Site Name	Land by Aust Road and Elberton Road, Olveston
Selected HELAA Site Size	1.8ha
Stage 1 Parcel Reference	Parcel 1
Stage 1 Parcel Findings	Parcel 1 made a limited contribution to Purpose 1 and 4, a moderate contribution to Purpose 2, and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the north of the washed over village of Olveston. The site comprises of an agricultural field. The northern boundary of the site comprises of woodland and the curtilage of a residential property. The eastern boundary of the site comprises of Elberton Road, the southern boundary comprises a field boundary with trees, beyond which is land used for allotments. The western boundary of the site comprises of Aust Road. Approximately 34m to the north of the site is a Regionally Important Geological Site.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 9.7km. Development of the site would reduce the gap by approximately 0.2 km however the site is not directly connected to either of the neighbouring towns and is located in close proximity to the washed over village of Olveston. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Olveston and Alveston however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site is open and contains no built form. The site is flat and is not affected by any urbanising influences. The site is well connected to the surrounding open countryside. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to two purposes, a limited contribution to one purpose, a significant contribution to one purpose and a moderate 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Thornbury and the Bristol urban area. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 1.8ha. Development of the site would entail a small incursion into undeveloped countryside. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Olveston. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are three Selected HELAA Sites around the washed over village of Olveston: SG711, SG769, and SG789. Given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.87 SG820 Nibley Road Bird Farm, Nibley Lane

Selected HELAA Site Reference	SG820
Selected HELAA Site Name	Nibley Road Bird Farm, Nibley Lane
Selected HELAA Site Size	1.37ha
Stage 1 Parcel Reference	Parcel 20
Stage 1 Parcel Findings	Parcel 20 made a limited contribution to Purposes 1 and 4 and a significant contribution to Purposes 2 and 3
Selected HELAA Site Description	Selected HELAA site is located to the west of the settlement of Yate. The site comprises of open grassland, a residential dwelling, agricultural buildings and a small business. The River Frome runs along the northern edge of the site and the site's northern border is located within Flood Zone 3b. The site is bound to the north by the River Frome, to the east by Nibley Lane and to the south by the A432 Badminton Road. The site's western boundary consists of field boundary.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area, with the site forming part of the gap between the inset settlement of Coalpit Heath and Yate. The existing gap between the neighbouring town and inset settlement is approximately 2.14km across the site. Development of the site would reduce the gap by approximately 0.18km however the site is not directly connected to Yate or Coalpit Heath. The gap consists of open agricultural land with a small area of existing development in the Green Belt around Nibley and sparsely located development along A432 Badminton Road. The site forms part of a less essential gap between Yate and Coalpit Heath which is of sufficient scale and character that development of the site is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 2.30% built form consisting of agricultural buildings, a residential dwelling and a small business located to the east and south of the site. The agricultural buildings are rural land uses, and they are not inappropriate development in the Green Belt. The site is flat and is connected to the surrounding countryside along the site's western boundary. The site possesses largely rural countryside character. Overall, the site makes a moderate contribution to Purpose 3.	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to two purposes, no contribution to two purposes and a limited contribution to one purpose. Overall, it has been judged that the site makes a limited contribution to Green Belt purposes.	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2 - Development of the site would slightly reduce the gap between the Yate and Coalpit Heath. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 1.37ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of Yate. There is some existing development on the site which would reduce the perception of encroachment to an extent. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the settlement of Yate. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt. If the site is considered alongside the adjacent site SG100 which adjoins the settlement, this would result in the surrounding Green Belt to the east of the site becoming somewhat enclosed by development.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 Selected HELAA Sites located to the west of Yate and to the east of Coalpit Heath: SG068, SG454, SG110, SG100, SG111, SG382, SG470, SG477, SG613, SG704, SG707, SG820, SG855. Collectively, the development of these sites would have a much greater cumulative impact on Purpose 2 as they would significantly reduce the gap between Yate and Coalpit Heath. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the existing settlement, particularly in relation to the Coalpit Heath sites. Given that some of the sites around Yate are not directly connected to the settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to Yate however if the site is considered alongside the adjacent site SG100, the new Green Belt boundary would be defined by Nibley Lane to the east and the River Frome to the north which are existing defensible boundaries. The site's western boundary is less defensible consisting of a field boundary. This boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.88 SG821 Recreation Ground Oaklands Drive, Almondsbury

Selected HELAA Site Reference	SG821
Selected HELAA Site Name	Recreation Ground Oaklands Drive, Almondsbury
Selected HELAA Site Size	1.1ha
Stage 1 Parcel Reference	Parcel 13
Stage 1 Parcel Findings	Parcel 13 makes a significant contribution to Purpose 1 and Purpose 3, a moderate contribution to Purpose 2 and a limited contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA site is located to the north of the suburb of Bradley Stoke, forming part of the Bristol urban area. The site does not directly adjoin the Bristol urban area and is separated by the M5 motorway. The site is located to the south of the washed over village of Almondsbury. The site comprises of open land, trees, hard standing surfaces and scrap material. The site is triangular in shape, the eastern boundary of the site comprises of Gloucester Road. The site's western boundary consists of Woodside Drive which adjoins Roman Glass St George Football Club. The northern boundary of the site is mixed and comprises of Woodside Drive and the curtilage of residential properties off Oaklands Drive.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is open and there is no evidence of existing sprawl within the site except for areas of hardstanding and scrap material storage. The site is perceptually connected to the large built up area along the site's western boundary and to the south of the site. This is due to existing development in the Green Belt extending along Woodside Drive and Gloucester Road up to the M5 motorway. The edge of the large built up area is defined by the M5 motorway which is a defensible boundary which could prevent unrestricted sprawl. The site's boundaries consist of Gloucester Road to the east, Woodside Drive to the west, and a mix of features to the north including Woodside Drive, Oaklands Drive and the curtilage of residential properties off Oaklands Drive. Although the site's boundaries are a mix of defensible and less defensible features, the presence of the washed over village of Almondsbury to the north of the site would prevent unrestricted sprawl in this direction. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury. The existing gap between the Bristol urban area and Thornbury is approximately 7.6km across the site. Development of the site would reduce the gap to approximately 6.9km (assuming the site was connected to the Bristol urban area). The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Almondsbury, Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form although there are areas of hard standing and scrap material storage sparsely located across the site. The site is flat and there are urbanising influences consisting of the M5 motorway, development associated with the washed over village of Almondsbury to the immediate north of the site, and development along Woodside Drive and Gloucester Road including National Highways Almondsbury Depot, electricity infrastructure, and outdoor sports and recreational facilities. The site is therefore relatively enclosed by existing development and is not connected to the open countryside. The site possesses a semi-urban character. Overall, the site makes a moderate contribution to Purpose 3.	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to three purposes, a limited contribution to one purpose and no contribution to one purpose. Overall, the site makes a moderate contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: The site is perceptually connected to the large built-up area (the Bristol urban area) due to existing development to the north of the M5. Development of the site would not represent unrestricted sprawl as development would have a defensible outer boundary to the east consisting of Gloucester Road and existing development in the washed over village of Almondsbury to the north would prevent unrestricted sprawl in this direction.	

	Purpose 2: Development of the site would slightly reduce the gap between the Thornbury and the Bristol urban area. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 1.1ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. The site is enclosed by existing development in the Green Belt to the north, south, east, and west which would reduce the perception of encroachment. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Almondsbury. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 12 Selected HELAA Sites in this location to the north and north east of the Bristol urban area suburb of Bradley Stoke: SG004, SG114, SG320, SG332, SG727, SG785, SG786, SG821, SG892, SG924, SG926, SG942. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 2 as they would significantly reduce the gap between the Bristol urban area and Thornbury. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Almondsbury, therefore assuming that the boundary with Almondsbury represents the inner Green Belt boundary, the site's existing outer boundaries are defensible consisting of Gloucester Road to the east and Woodside Drive to the west.

E.89 SG825 Land off Blackhorse Hill

Selected HELAA Site Reference	SG825
Selected HELAA Site Name	Land off Blackhorse Hill
Selected HELAA Site Size	16.1ha
Stage 1 Parcel Reference	Parcel 10
Stage 1 Parcel Findings	Parcel 10 made a significant contribution to Purpose 1 and Purpose 3, a limited contribution to Purpose 2 and a moderate contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA site is located to the south east of the washed over village of Easter Compton and to the north of the suburb of Patchway forming part of the Bristol urban area. The site comprises of agricultural fields and mature tree belt located within the north of the site. The site's northern boundary comprises of Bow Street lane, its eastern boundary comprises of the B4055, and the site's western boundary comprises of Hollywood Lane. The site's southern boundary consists of Blackhorse Wood Ancient Woodland.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built-up area (the Bristol urban area) however it is not physically or perceptually connected to it and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2. Although development of the site would reduce the gap between the Bristol urban area and Easter Compton, this does not influence the assessment of Purpose 2 due to Easter Compton being a washed over village. Overall, the site makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA Site is open and contains no built form. The site is flat however views are restricted due to the mature tree belt in the north of the site and the Ancient Woodland to the south. The site is well connected to the surrounding countryside. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA Site makes a moderate contribution to one purpose, a significant 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area, preventing neighbouring towns from merging, and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 16.1ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt. If the site is considered alongside the adjacent site SG280 which adjoins the Bristol urban area (Severnside), the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.	

Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA sites located near Easter Compton between Severnside/Severn Beach and the suburb of Patchway (forming part of the Bristol urban area): SG280, SG401, SG481, SG755, SG825, and SG890. Collectively, the development of these sites would have a similar impact as set out above however they would have a greater impact on Purpose 3 as the development of these sites would represent a larger incursion into undeveloped countryside relative to the size of the Bristol urban area. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area. Assuming the site is taken forward with the adjacent site SG280 which adjoins the Bristol urban area (Severnside), the new Green Belt boundary around the site would be defined by the B4055 to the east, Hollywood Lane to the west and Ancient Woodland to the south, all of which are existing defensible boundaries.

E.90 SG834 Willsbridge Nursery, off Keynsham Road (A4175)

Selected HELAA Site Reference	SG834
Selected HELAA Site Name	Willsbridge Nursery, off Keynsham Road (A4175), Willsbridge
Selected HELAA Site Size	6.48ha
Stage 1 Parcel Reference	Parcel 73
Stage 1 Parcel Findings	Parcel 73 made a significant contribution to Purpose 1, 2 and 3 and a moderate contribution to Purpose 4.
Selected HELAA Site Description	The selected HELAA site is located to the south of the suburb Willsbridge forming part of the Bristol urban area. The site comprises previously developed land, including two residential dwellings, access track, disused large-scale greenhouses, open storage, workshops and light industrial uses. The north western corner of the site abuts Keynsham Road. Other boundaries are formed by a mix of features. The site is not bound by any major environmental constraints.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is already subject to existing sprawl consisting of a garden centre, car parking, open storage, retail uses and light industrial uses. The site is perceptually connected to the large built up area along the site's north-western boundary. This is due to ribbon development extending along A4175 Keynsham Road. There is no inner boundary of the Green Belt adjoining the site, and instead the northern boundary adjoining the ribbon development along the A4175 Keynsham Road is defined by a residential dwelling and access track. Therefore, the edge of the large built up area has a boundary which lacks durability in order to prevent unrestricted sprawl. The outer boundary of the site would be defined by a mix of features: In the north by residential dwellings, field boundaries containing trees and a mature unbroken tree boundary, in the south and east by the edge of Meadow Wood and a footpath, the extent of open storage and a residential dwelling, and in the south west by a broken and sparse hedgerow and an unbroken tree belt. Therefore, the outer boundary of the site is mixed with some parts being defensible and some parts lacking durability in order to prevent unrestricted sprawl. Overall, although the site already has existing sprawl within it, it still makes a limited contribution to Purpose 1 given the outer boundary of the site is mixed and may not be able to prevent unrestricted sprawl.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	The Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Keynsham. The existing gap between the neighbouring towns is approximately 800m from the edge of the site. Development of the site would reduce the gap to approximately 560m. There is existing development within the gap comprising of industrial units and residential properties further to the south of the site, the remainder of the gap extends across agricultural land as well as the River Avon. As a result, the perception of the gap would remain unchanged. The site therefore forms a less essential gap between neighbouring towns, which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	The Selected HELAA site contains more than 15.4% built form consisting of two residential dwellings, access track, disused large-scale greenhouses, open storage, workshops and light industrial uses which are located throughout the site. The site is flat and there are no long distance views as a result of existing uses. As such, the site possesses an urban character. Overall, the site makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	The selected HELAA site is located adjacent to Bristol. The site is a significant distance from the historic core and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA sites makes a moderate contribution to one purpose, a limited contribution to two purposes, and no contribution to two purposes. Overall, the site makes a limited contribution to Green Belt purposes	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: The site already has development within it therefore further development of the site would not represent unrestricted sprawl of the large built-up area. The site's existing outer boundaries are mixed in strength, and contain weaker elements in the north, south and east. These would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl.	

	Purpose 2: Development of the site would reduce the gap between the Bristol Urban Area and Keynsham. The gap between the neighbouring towns is already narrower due to development comprising of industrial units to and residential dwellings. Development would result in a limited decrease in the separation between the towns and it would not result in them merging. Purpose 3: The site already contains previously developed land, including two residential dwellings, an access track, disused large-scale greenhouses, open storage, workshops and light industrial uses therefore development would not be perceived as encroachment into the countryside. Purpose 4: The site is located adjacent to the historic town of Bristol however the site is a significant distance from the historic core therefore development would not impact upon the setting or character of a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are other Selected HELAA Sites around the Bristol Urban Area (Willsbridge): SG737 and SG738. Collectively, the development of these sites would have a similar impact as set out above, however, cumulatively it would represent a slightly larger incursion into undeveloped countryside, albeit this would not be significant relative to the size of the Bristol urban area. The remaining surrounding Green Belt could continue to perform its Green Belt function
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of a mix of features. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.91 SG835 Former Silverhill School, Swan Lane, Winterbourne

Selected HELAA Site Reference	SG835
Selected HELAA Site Name	Former Silverhill School, Swan Lane, Winterbourne, Bristol, BS36 1RL
Selected HELAA Site Size	3.58ha
Stage 1 Parcel Reference	Parcel 23
Stage 1 Parcel Findings	Parcel 23 made a significant contribution to Purpose 1, 2 and 3 and a limited/no contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the north west of the settlement of Winterbourne. The site was previously used as the Silverhill School and as such, comprises of former school buildings, a sports pitch, and playing fields. A brick wall runs around the perimeter of the site. The site's northern boundary consists of Swan Lane. The eastern boundary consists of the brick wall surrounding the site which abuts the rear gardens of residential properties along the B4058. The southern boundary consists of the brick wall and mature tree line. The western boundary consists of the brick wall adjacent to mature trees and which partly abuts the curtilage of a residential property on Green Lane.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate, with the site forming part of the gap between the Bristol urban area and the inset settlement of Winterbourne. The existing gap between the Bristol urban area and Winterbourne is approximately 1.65km across the site. Development of the site would reduce the gap to approximately 1.4km however the gap is already narrower to the south of Winterbourne (being approximately 775m). The gap predominantly consists of open fields. The only development within the gap is Winterbourne Medieval Barn and St Michael's Church. The site forms part of a gap between a neighbouring town and an inset settlement where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site contains 8.53% built form consisting of the former Silverhill School. The topography of the site is flat and there are no longline views into or out of the site as a brick wall runs around the perimeter of the site with mature tree line along the southern boundary. There are urbanising influences to the north and north west of the site due to existing development within the Green Belt which surrounds the northern section of the site. The site has a limited connection with the surrounding Green Belt. The site therefore possesses an urban character. Overall, the site makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to two purposes 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. Overall, the site makes a limited contribution to Green Belt purposes.	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes, with the site not making a significant contribution to any purpose. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would reduce the gap between the Bristol urban area and Winterbourne. The gap between the neighbouring town and the inset settlement is already narrower to the south of Winterbourne (being approximately 775m). Development would result in a small decrease in the separation between the neighbouring town and the inset settlement in this location and it would not result in them merging. Purpose 3: The site is 3.58ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Winterbourne. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA Sites along the western edge of Winterbourne: SG181, SG183, SG437, SG762, SG835 and SG929. Collectively, the development of these sites would have a similar impact as set out above however they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Winterbourne. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Swan Lane to the north which is an existing defensible boundary albeit there is already existing development in the Green Belt to the north of it. The remainder of the site's existing outer boundary is less defensible consisting of the brick wall which surrounds the perimeter of the site adjacent to mature tree line to the south and adjacent to the curtilage of a residential property on Green Lane to the west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.92 SG840 Land to rear of 60 Westerleigh Road, Pucklechurch, Bristol

Selected HELAA Site Reference	SG840
Selected HELAA Site Name	Land to rear of 60 Westerleigh Road, Pucklechurch, Bristol
Selected HELAA Site Size	0.4ha
Stage 1 Parcel Reference	Parcel 38
Stage 1 Parcel Findings	Parcel 38 made a limited contribution to Purpose 1, 2 and 4 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the north of the inset settlement of Pucklechurch. The site comprises of overgrown grassland. The site's northern boundary consists of hedgerow and field boundary, the site's south eastern boundary consists of a footpath and a metal fence around Pucklechurch Primary School. The site's south western boundary consists of the curtilage of a residential dwelling and the site's western boundary consists of Westerleigh Road.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between Yate and Bath, with the site forming part of the gap between Yate and the inset settlement of Pucklechurch. The existing gap between Yate and Pucklechurch is approximately 3.71km across the site. Development of the site would reduce the gap to approximately 3.65km. The site forms part of a less essential gap between Yate and Pucklechurch, which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is flat and contains overgrown grassland. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Yate and Pucklechurch. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 0.4ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Pucklechurch. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are five Selected HELAA Sites to the north east, east and south of Pucklechurch: SG002, SG733, SG840, SG901, and SG070. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Pucklechurch. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Westerleigh Road to the west which is an existing defensible boundary. The site's remaining existing outer boundaries are less defensible consisting of hedgerow and field boundary to the north, and a footpath and metal fence around Pucklechurch Primary School to the south east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.93 SG850 Land west of B4061

Selected HELAA Site Reference	SG850	
Selected HELAA Site Name	Land west of B4061	
Selected HELAA Site Size	6.2ha	
Stage 1 Parcel Reference	Parcel 2	
Stage 1 Parcel Findings	Parcel 2 made a limited contribution to Purpose 1, a moderate contribution to Purpose 2 and Purpose 4 and a significant contribution to Purpose 3.	
Selected HELAA Site Description	Selected HELAA Site is located to the south east of the settlement of Thornbury. The site comprises of open land and mature tree belt located to the west and south of the site. Within the south of the site is Loverose Way which runs from east to west. A PRoW also runs along the western boundary of the site. The northern boundary of the site is bound by mature tree belt which abuts agricultural fields, as well as land for allotments. The eastern boundary of the site is defined by Bristol Road, the southern boundary of the site is defined by Alveston Hill and the curtilage of a residential property. The western boundary of the site is defined by mature tree belt which abuts Thornbury Golf Club.	

Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site is located between the neighbouring towns of Thornbury and the Bristol urban area. The existing gap between the neighbouring towns is approximately 5.86km from the edge of the site. Development of the site would reduce the gap to approximately 5.76km. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site has varied topography and is at a slightly lower gradient than Thornbury. The site is well connected to the countryside to the north and west with a golf course and allotments being adjacent to the site. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of Thornbury. The site protects open land which has a strong immediate connection with the historic core given that the northern half of the site includes Thornbury Conservation Area. This part of the site is important to the historic character of Thornbury and in providing vistas of the Church Tower and estuary. The site therefore plays an important role in maintaining the immediate context and setting of the historic town. Overall, the site makes a significant contribution to Purpose 4.	Significant
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to two purposes, a moderate contribution to one purpose, a limited contribution to one purpose and no contribution to one purpose. Overall, site makes a significant contribution to Green Belt purposes.	Significant
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a significant overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3 and 4. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Thornbury and the Bristol urban area. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 6.2ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Thornbury. Purpose 4: The site is located adjacent to the historic town of Thornbury. The site plays an important role in maintaining the immediate context and setting of the historic town due to the northern half of the site being within Thornbury Conservation. Development of the site would therefore have a significant impact upon the setting or character of a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are two other Selected HELAA Sites around Thornbury: SG715 and SG608. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Thornbury. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by mature tree belt and a PRoW to the west, Alveston Hill to the south, and mature tree belt to the north which are existing defensible boundaries.

E.94 SG855 Land at Dyers Lane

Selected HELAA Site Reference	SG855
Selected HELAA Site Name	Land at Dyers Lane
Selected HELAA Site Size	0.42ha
Stage 1 Parcel Reference	Parcel 18
Stage 1 Parcel Findings	Parcel 18 made a limited contribution to Purposes 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the west of the settlement of Yate. The site does not directly adjoin the settlement however it is located in close proximity to it being separated by a roundabout and a grass verge. The site comprises of open grassland and scrap material. The site is bound to the north by a tree line with a small section of the site extending further north to Dyers Lane. The eastern boundary consists of Wade Road. The site's western boundary comprises of the curtilage of a nursery school (Little Ducklings), and the southern boundary comprises of hedgerow beyond which is a pavement and Yate Road.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area. The existing gap between the neighbouring towns is approximately 6.76km across the site. Development of the site would reduce the gap to approximately 6.6km. The site forms part of a less essential gap between Yate and the Bristol urban area which is of sufficient scale and character that development of the site is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.85% built form consisting of pylons. The site is flat and there are some urbanising influences to the west of the site consisting of a nursery school. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Yate. However due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 0.42ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of Yate. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the settlement of Yate however it is in close proximity to it. The site does adjoin land which is not in the Green Belt along its eastern boundary and therefore removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes. The area to the immediate north of the site between the site and Dyer's Lane would need to be removed alongside the site in order to round off the pattern of development. The surrounding Green Belt would continue to perform the same Green Belt function and purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 Selected HELAA Sites located to the west of Yate and to the east of Coalpit Heath: SG068, SG454, SG110, SG100, SG111, SG382, SG470, SG477, SG613, SG704, SG707, SG820, SG855. Collectively, the development of these sites would have a much greater cumulative impact on Purpose 2 as they would significantly reduce the gap between Yate and Coalpit Heath. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the existing settlement, particularly in relation to the Coalpit Heath sites. Given that some of the sites around Yate are not directly connected to the settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Dyers Lane to the north and the pavement/hedgerow along Yate Road to the south which are existing defensible boundaries. The site's remaining outer boundary is less defensible consisting of the curtilage of the nursery school to the west. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.95 SG861 Bolbrek, Filton Road

Selected HELAA Site Reference	SG861	
Selected HELAA Site Name	Bolbrek, Filton Road	
Selected HELAA Site Size	0.34ha	
Stage 1 Parcel Reference	Parcel P26	
Stage 1 Parcel Findings	Parcel P26 made a moderate contribution to Purpose 1, Purpose 3 and Purpose 4. It made a limited/no contribution to Purpose 2.	
Selected HELAA Site Description	The Selected HELAA Site is located to the east of the suburb of Stoke Gifford and to the west of the suburb of Frenchay forming part of the Bristol urban area. The site comprises of agricultural land which is largely overgrown however construction works are taking place on the site to construct four dwellings. The northern boundary of the site is Filton Road. The site's eastern and western boundaries comprise the curtilage of existing residential development and the site's southern boundary comprises of a wooded area.	

Green Belt Purposes	**Assessment**	**Contribution**
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is physically connected to the large built up area along the site's south western corner comprising of a wooded area. The site is partly open however construction works are taking place on the site to construct four dwellings. Once complete, the site will be completely developed and not open. Overall, the site makes no contribution to Purpose 1. e	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is partly open however construction works are taking place on the site to construct four dwellings. The site will therefore be completely developed. Views are restricted by vegetation and the surrounding development to the east and west of the site. The site is therefore enclosed by existing development in the Green Belt and has an urban character. Overall, the site makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of Bristol. The site has a weak visual relationship with the historic core consisting of the Stapleton and Frome Valley Conservation Area. This is located to the south of the site and follows the administrative boundary with Bristol City Council which is not defined by any features on the ground. The Conservation Area comprises land immediately abutting the River Frome from Frenchay Village extending to Stapleton Bridge at Eastville Park, including Fishponds Village, Stoke Park, and Stapleton Village. The northern section of the Conservation Area in this location encompasses the M32 corridor. Due to the shape and form of the Conservation Area and the surrounding landscape, there are no views into the heart of the Conservation Area. The site therefore plays a limited role in maintaining the immediate context and setting of the historic town. Overall, the site makes a limited contribution to Purpose 4.	Limited
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA Site makes a moderate contribution to one purpose, a limited contribution to one purpose, and no contribution to three purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes, with the site not making a significant contribution to any purposes. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl as development alongside the adjacent areas of land would round off the settlement edge. Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 0.34ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Bristol urban area however, the site is enclosed by existing development to the east and west which would reduce the perception of encroachment.

	Purpose 4: The site is located adjacent to the historic town of Bristol however it has a weak visual relationship with the historic core consisting of the Stapleton and Frome Valley Conservation Area. Due to the shape and form of the Conservation Area and the surrounding landscape, there are no views into the heart of the Conservation Area. Therefore, development would not impact upon the setting or character of a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are three Selected HELAA Sites to the east of the suburb of Stoke Gifford and to the west of the suburb of Frenchay forming part of the Bristol urban area: SG719, SG749 and SG861. Given that SG719 and SG749 do not adjoin the Bristol urban area, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site only adjoins the Bristol urban area along the site's south western corner. Assuming the site was extended to the west to join the Bristol urban area, the new Green Belt boundary would be defined by Filton Road to the north and a wooded area to the south which are existing defensible boundaries. The site's existing outer boundary to the east is less defensible consisting of a residential curtilage. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.96 SG868 Lower Shortwood

Selected HELAA Site Reference	SG868
Selected HELAA Site Name	Lower Shortwood
Selected HELAA Site Size	105 ha
Stage 1 Parcel Reference	Parcel 44
Stage 1 Parcel Findings	Parcel 44 made a significant contribution to Purpose 1 and 3, a limited contribution to Purpose 2 and a moderate contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA site is located to the east of the suburb of Mangotsfield forming part of the Bristol urban area. The site is also located to the south of the washed over village of Shortwood. The site comprises of agricultural land, a disused golf course within the centre of the site, a children's nursery within the site to the south west, the residential properties and open storage within the centre of the site (Lodge Farm), mature trees and pylons throughout the site and an access road running into the centre of the site from the south west corner of the site. The site's northern boundary is mixed and comprises of the rear gardens of residential properties, field boundary and Shortwood Hill. The site's eastern boundary comprises of field boundary and the curtilage of a farm. The southern boundary of the site comprises of Glenfern Yard, mature hedgerow and field boundary. The site's western boundary comprises of Carsons Road, Syston Farm, the curtilage and rear gardens of residential properties, and mature tree belt and PRoW which abuts the A4174.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built-up area. The site is predominantly open and there is some evidence of existing sprawl within the site consisting of residential properties, a children's nursery, and open storage. The site is physically connected to the large built-up area along the site's western boundary. The remaining boundaries are open and connected to the surrounding Green Belt. The western boundary is defined mainly by the A4174. Although the boundary extends around Syston Farm, the A4174 is beyond this. Therefore, the edge of the large built-up area has a defensible boundary which could prevent sprawl. The outer boundary of the site is defined by the rear gardens of residential properties, field boundary and Shortwood Hill to the north, field boundary and the curtilage of a farm to the east, Glenfern Yard, mature hedgerow and field boundary to the south, and Carsons Road, the A4174 and the curtilage and rear gardens of residential properties, and mature tree belt to the north west. Therefore, the outer boundary of the site has a mixed boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate with the site forming part of the gap between the inset settlement of Pucklechurch and the Bristol urban area. The existing gap between the neighbouring town and inset settlement is approximately 2.42km across the site. Development of the site would reduce the gap to approximately 1.05km. The gap consists of agricultural land although there is intervening development consisting of sporadic development along the B4465 and the washed over village of Shortwood however this does not influence the assessment of Purpose 2 as it is a washed over village. The site forms a gap, or part of a gap between the Bristol urban area and Pucklechurch where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.24% built form consisting of residential development and open storage located within the centre of the site at Lodge Farm, and a children's nursery located to the south west of the site. Lodge Farm consists of rural land uses and is not inappropriate development in the Green Belt. The site has varied topography and is well connected to the surrounding open countryside to the east and south. The site possesses a largely rural countryside character.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent the historic town of Bristol however it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to three purposes, a significant 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. Although the site is open with low levels of built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to preventing neighbouring towns from merging and checking the unrestricted sprawl of large built up areas, and it makes no contribution to preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built-up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundary is mixed and predominantly less defensible, and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would reduce the gap between the Bristol urban area and Pucklechurch. Development would result in a small decrease in the separation between the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 105ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	Removal of the Selected HELAA Site from the Green Belt would result in the remaining area of Green Belt to the west becoming very enclosed by development, losing its connection to the wider surrounding countryside and reducing its sense of openness.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG868, SG873, SG896, SG934 and SG897. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the A4174 to the west, Carsons Road to the south west, and partially by Shortwood Hill to the north which are existing defensible boundaries. The remainder of the site's existing outer boundaries are less defensible consisting of rear gardens of residential properties and field boundary to the north; field boundary and the curtilage of a farm to the east; and Glenfern Yard, mature hedgerow and field boundary to the south. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.97 SG873 Land east of Webbs Heath

Selected HELAA Site Reference	SG873
Selected HELAA Site Name	Land east of Webbs Heath
Selected HELAA Site Size	38.4ha
Stage 1 Parcel Reference	Parcel 44
Stage 1 Parcel Findings	Parcel 44 made a significant contribution to Purpose 1 and 3, a moderate contribution to Purpose 4 and a limited contribution to Purpose 2.
Selected HELAA Site Description	Selected HELAA site is located to the north east of the suburb of Warmley forming part of the Bristol urban area. The site is also located to the north of the washed over village of Bridgeyate. The site consists of agricultural land and hedgerows and two farms and associated residential dwellings within the west of the site. The northern boundary consists of field boundaries with hedgerow. The north western boundary of the site comprises of field boundary and a small section to the west consists of the curtilage of residential dwellings. The western boundary consists of Webbs Heath. The southern boundary consists of a section of the A420 London Road and the curtilage of residential properties and local businesses including the White Harte pub and land for light industrial use. The south eastern boundary consists of the curtilage of residential properties and a section of Chelsey Hill. The eastern boundary consists of field boundary which abuts a small pond. A small section of the north eastern boundary consists of the curtilage of a residential dwelling.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area. The site is open and there is no evidence of existing sprawl within the site. The site is physically connected to the large built up area at the sites south western corner. The south western corner of the site is defined by the junction of Webbs Heath and the A420 London Road. Therefore, the inner Green Belt edge of the large built up area has a defensible boundary which may be able to prevent unrestricted sprawl. The outer boundary of the site is defined by field boundaries with hedgerow to the north; field boundaries and the curtilage of residential dwellings to the north west; Webbs Heath to the west; the curtilage of residential properties and local businesses to the south; and a section of Chelsey Hill, field boundaries and residential curtilages to the south east and north east. Therefore, the outer boundary of the site is mixed however it is predominantly less defensible and may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate, with the site forming part of the gap between the inset settlement of Pucklechurch and the Bristol urban area. The existing gap between the Bristol urban area and Pucklechurch is approximately 3.08km across the site. Development of the site would reduce the gap to approximately 1.98km. The site forms part of a less essential gap between Pucklechurch and the Bristol urban area, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over village of Siston however this does not influence the assessment of Purpose 2 given it is a washed over village. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.75% built form consisting of two farms and associated residential dwellings within the within of the site. Given the farms are rural land uses, they are not inappropriate development in the Green Belt. The site is predominately flat and it is well connected to the surrounding open countryside. The washed over village of Bridgeyate has an urbanising influence on the southern edge of the site however the properties are rural in character. The site therefore possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA site is located within the historic town of Bristol however, it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to two purposes and a limited 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to checking unrestricted sprawl, a limited contribution to preventing towns from merging, and no contribution to preserving the setting and special character of historic towns. Therefore it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built-up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundary is predominantly less defensible and this would need to be strengthened to create recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Pucklechurch. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and would not result in them merging. Purpose 3: The site is 31.7ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: The site is located adjacent to the historic town of Bristol however, it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG868, SG873, SG896, SG934 and SG897. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Webbs Heath to the west and a section of Chelsey Hill to the south east and south which are existing defensible boundaries. The remainder of the site's existing outer boundaries are less defensible consisting of field boundaries with hedgerow to the north; field boundaries and the curtilage of residential dwellings to the north west; the curtilage of residential properties and local businesses to the south; and field boundaries and residential curtilages to the south east and north east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.98 SG885 Site W2, Land off Bristol Road

Selected HELAA Site Reference	SG885
Selected HELAA Site Name	Site W2, Land off Bristol Road
Selected HELAA Site Size	29.2ha
Stage 1 Parcel Reference	Parcel 22
Stage 1 Parcel Findings	Parcel 22 made a limited contribution to Purpose 1 and 4, and a significant contribution to Purpose 2 and 3
Selected HELAA Site Description	Selected HELAA site is located to the west of the settlement of Frampton Cotterell and to the northwest of the settlement of Winterbourne however it does not adjoin either settlement. Selected HELAA site is bound to the west and south by field boundary, the northern boundary comprises mostly of field boundary with a small section of mature tree line, and the eastern boundary comprises mostly of field boundary and a small section of mature trees. The site comprises of agricultural fields and hedgerow, with a residential property and open storage located within the south east corner of the site.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area with the site forming part of the gap between Frampton Cotterell and the Bristol urban area. The existing gap between the neighbouring town and inset settlement is approximately 2.31km. Development of the site would reduce the gap to approximately 1.8km. The gap consists of sporadic residential properties, land for agricultural purposes and the M4. The site forms part of a less essential gap between Frampton Cotterell and the Bristol urban area, which is of sufficient scale and character that development of the site is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.22% built form consisting of a residential property and open storage located to the southeast corner of the site. The Site is flat and is well connected to the surrounding countryside. The site has open long line views. The site possesses a strong unspoilt rural character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking the unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce that gap between Frampton Cotterell and the Bristol urban area. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 29.2ha and development of the site would entail a large incursion into undeveloped countryside relative to the size of Frampton Cotterell. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the settlements of Frampton Cotterell or Winterbourne. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt. If the site was considered alongside the adjacent site SG182 which is connected to the settlement of Frampton Cotterell, the surrounding Green Belt to the east of these sites (which is already fairly enclosed) would become completely enclosed, losing its connection to the wider surrounding countryside and reducing its sense of openness.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA sites around Frampton Cotterell: SG182, SG380, SG402, SG446, SG729, and SG885. Collectively, the development of these sites would have a similar impact as set out above, however, they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Frampton Cotterell. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to an inset settlement. Assuming the site is considered alongside SG182, the site's existing outer boundaries are all less defensible consisting of field boundary to the north, south, east and west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.99 SG890 Land at the Paddock

Selected HELAA Site Reference	SG890
Selected HELAA Site Name	Land at the Paddock
Selected HELAA Site Size	0.9ha
Stage 1 Parcel Reference	Parcel 9
Stage 1 Parcel Findings	Parcel 9 made a significant contribution to Purpose 1 and 3, and a limited contribution to Purpose 2 and 4.
Selected HELAA Site Description	Selected HELAA Site is located to the south of the washed over village of Easter Compton and to the north of the suburb of Patchway forming part of the Bristol urban area. The site comprises of an agricultural field and contains an agricultural building within the site to the north, and a pylon within the north west corner of the site. The northern boundary of the site comprises of the rear gardens and curtilage of residential properties. The site's north eastern boundary consists of the B4055. The site's southern boundary comprises of Bow Street Lane, and the site's western boundary comprises of field boundary.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built-up area (the Bristol urban area) however it is not physically or perceptually connected to it and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2. Although development of the site would reduce the gap between the Bristol urban area and Easter Compton, this does not influence the assessment of Purpose 2 due to Easter Compton being a washed over village. Overall, the site makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.91% built form consisting of an agricultural building located within the north of the site and a pylon located within the north east corner of the site. The agricultural building is a rural land use and is not inappropriate development in the Green Belt. There are urbanising influences on the site due to the adjacent washed over village of Easter Compton to the north and north west. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA Site makes a moderate contribution to one purpose, a significant 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking the unrestricted sprawl of the large built up area, preventing neighbouring towns from merging, and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 0.9ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt. If the site is considered alongside the adjacent site SG280 which adjoins the Bristol urban area (Severnside), the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA sites located near Easter Compton between Severnside/Severn Beach and the suburb of Patchway (forming part of the Bristol urban area): SG280, SG401, SG481, SG755, SG825, and SG890. Collectively, the development of these sites would have a similar impact as set out above however they would have a greater impact on Purpose 3 as the development of these sites would represent a larger incursion into undeveloped countryside relative to the size of the Bristol urban area. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area. Assuming the site is taken forward with the adjacent site SG280 which adjoins the Bristol urban area (Severnside), the new Green Belt boundary around the site would be defined by Bow Street Lane to the south and the B4055 to the north east which are existing defensible boundaries. The site's existing boundary to the north is less defensible consisting of rear gardens and curtilage of residential properties. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.100 SG892 Land at Hortham Lane, Almondsbury

Selected HELAA Site Reference	SG892
Selected HELAA Site Name	Land at Hortham Lane, Almondsbury,
Selected HELAA Site Size	202.8ha
Stage 1 Parcel Reference	Parcel 14
Stage 1 Parcel Findings	Parcel 14 made a limited contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located north of the suburb of Bradley Stoke forming part of the Bristol urban area. The site does not directly adjoin the Bristol urban area and is separated by the M4 and M5 motorways and the washed over village of Hortham which is located to the immediate south of the site. The washed over village of Rudgeway is located to the immediate north of the site. The site is made of two parcels: a small triangular parcel (SG892a) and a large rectangular parcel to the north east of this (SG892b). SG892a comprises of an agricultural field, and a lattice pylon and a section of land used for open storage at the south of the site. SG892a is bound to the north by mature trees and the rear garden of residential properties, to the east by field boundary and agricultural building, to the west by Gloucester Road, and to the south by land for open storage and the curtilage of a residential dwelling. SG892b comprises mostly of agricultural fields with two areas of Ancient Woodland in the south west and south east of the site. The site also contains a camping site and land for a mix of employment uses within the south, Park farm and two residential properties within the east of the site, and Tockington Park cottage and farm within the centre of the site, accessed by Tockington Park Lane. Hortham brook is located along the eastern boundary of the site. Within the north of the site is land for open storage and car scrap yard. SG892b is bound to the north by Church Road, and the curtilage of Old Church Farm Hotel, to the east by Hortham Brook and the M5, to the south by Hortham Lane and Bristol Gospel Hall and open land. The western boundary of the site is mixed and comprises of hedgerow abutting field boundary, the rear gardens of properties off Rudgeway Park and Gloucester Road, the rear gardens of properties off South Road, and South Road play area.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 6.41km across the site. Development of the site would reduce the gap to approximately 2.8km (assuming the site was connected to the Bristol urban area). The site forms part of a gap between the Bristol urban area and Thornbury where there may be scope for some development, but where the overall openness and the scale of the gap is important in restricting merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.39% built form with SG892b containing a camping site and land for a mix of employment uses within the south, Park farm and two residential properties within the east of the site, and Tockington Park cottage and farm within the centre of the site. SG892a contains a lattice pylon and land for open storage to the south of the site. Some of these uses are rural land uses and are therefore not inappropriate development in the Green Belt. SG892b contains areas of Ancient Woodland and woodland along Hortham Brook plus tree lining along field boundaries which restricts views across the site. SG892a has open long line views across the site from Gloucester Road. There are urbanising influences in both parcels consisting of pylons and existing buildings. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore, does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA Site makes no contribution to two purposes, a moderate contribution to two purpose and a significant contribution to one purpose. Professional judgement had been applied taking into account the overall aims and purposes of the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower as the site makes no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns, and it makes a moderate contribution to preventing towns from merging. Therefore it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area).	

	Purpose 2: Development of the site would reduce the gap between the Bristol urban area and Thornbury. Development would result in a small decrease in the separation between the neighbouring towns and it would not result in them merging. Purpose 3: The site is 202.8ha. Development of the site would entail a large incursion into undeveloped countryside. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would result in the remaining Green Belt to the south becoming enclosed by development. If the site is considered alongside the adjacent sites SG926 and SG114 which adjoins the Bristol urban area, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 12 Selected HELAA Sites in this location to the north and north east of the Bristol urban area suburb of Bradley Stoke: SG004, SG114, SG320, SG332, SG727, SG785, SG786, SG821, SG892, SG924, SG926, SG942. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 2 as they would significantly reduce the gap between the Bristol urban area and Thornbury. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area however if the site is considered alongside the adjacent sites SG926 and SG114, the new Green Belt boundary would be defined by Church Road to the north, the M5 to the east, and Gloucester Road to the west which are existing defensible boundaries. The remainder of the site's existing outer boundaries are less defensible consisting of field boundary to the west of SG892b and east of SG892a. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.101 SG896 Glenfern and Land to East of Carsons Road

Selected HELAA Site Reference	SG896
Selected HELAA Site Name	Glenfern and Land to East of Carsons Road
Selected HELAA Site Size	2.6ha
Stage 1 Parcel Reference	Parcel 44
Stage 1 Parcel Findings	Parcel 44 makes a significant contribution to Purposes 1 and 3, a limited contribution to Purpose 2 and a moderate contribution to purpose 4.
Selected HELAA Site Description	The Selected HELAA site is located to the east of the suburb of Mangotsfield, forming part of the Bristol urban area. The site is not directly connected to the urban area however it is approximately 127m away. The site comprises of open land to the south with light industrial use (storage containers and a car dealership) occupying the northern half of the site. The site is adjacent to an area of Common Land along its western boundary. The site's southern boundary consists of the curtilage of a residential dwelling and cattery. The eastern boundary consists of hedgerow and field boundary. The site's northern boundary consists of a single track lane, and the site's western boundary consists of hedgerow which abuts Carsons Road.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is not physically connected to the large built up area however it is perceptually connected being approximately 127m away and due to existing development in the Green Belt between the built up area and the site (a household waste recycling centre). There is evidence of existing sprawl within the site consisting of light industrial uses (storage containers and car dealership) concentrated within the northern half of the site. The southern half of the site is open. The edge of the large built up area is defined by the A4174 which is a defensible boundary which could prevent unrestricted sprawl. The outer boundary of the site is defined the curtilage of a residential dwelling and cattery to the south; hedgerow and field boundary to the east; a single track lane to the north; and Carsons Road to the west. Therefore the outer boundary of the site is less defensible and may not be able to prevent unrestricted sprawl. Overall, due to the existing sprawl within the site, the site makes a limited contribution to Purpose 1.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate with the site forming part of the gap between the Bristol urban area and the inset settlement of Pucklechurch. The existing gap between the Bristol urban area and Pucklechurch is approximately 3.01km across the site. Development of the site would reduce the gap to approximately 2.57km. The site forms part of a less essential gap between the Bristol urban area and Pucklechurch which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the Bristol urban area and Pucklechurch consisting of sporadic residential development and farm buildings as well as the washed over village of Siston, however this does not influence the assessment of Purpose 2 given it is a washed over village. Overall, the site makes a limited contribution to Purpose 2	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site contains 3.82% built form consisting of light industrial uses (storage containers and a car dealership) concentrated within the northern half of the site. The site is flat and there are urbanising influences both within the site and adjacent to the site due to the household waste recycling centre to the west. The site possesses a semi-urban character. Overall, the site makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA site is located in close proximity to the historic town of Bristol, however, it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to one purpose, no contribution to two purposes and a limited contribution to two purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any Purposes. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl as the site's existing outer boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Pucklechurch. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging.	

	Purpose 3: The site is 2.6ha and development of the site would entail a small incursion into partly undeveloped countryside relative to the size of the Bristol urban area. The site has existing development within it consisting of light industrial uses in the northern half of the site which would reduce the perception of encroachment to an extent. Purpose 4: The site is located in close proximity to the historic town of Bristol however it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would impact upon the function and purposes of the Green Belt. If the site is considered alongside the adjacent site SG868 which adjoins the Bristol urban area, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG868, SG873, SG896, SG934 and SG897. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Assuming the site is taken forward with site SG868, the new Green Belt boundary would be defined by the curtilage of a residential dwelling and cattery to the south; and hedgerow and field boundary to the east which are less defensible boundaries. These existing boundaries would need to be strengthened to create a recognisable and permanent new green Belt boundary.

E.102 SG897 Land north of A420 and south of Goose Green

Selected HELAA Site Reference	SG897
Selected HELAA Site Name	Land north of A420 and south of Goose Green
Selected HELAA Site Size	92.5ha
Stage 1 Parcel Reference	Parcel 44
Stage 1 Parcel Findings	Parcel 44 made a significant contribution to Purpose 1 and 3, a limited contribution to purpose 2 and a moderate contribution to purpose 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the north of the suburb of Warmley forming part of the Bristol urban area. The site comprises of agricultural land with farm buildings located in the north western corner and the south eastern corner. There is also a residential dwelling and light industrial uses located in the south western corner fronting A420 London Road. The site contains Common Land in the north eastern corner and adjacent to the northern and north western boundary. The northern boundary of the site is mixed consisting of sections of Goose Green and Webbs Heath, with short sections consisting of the curtilage of residential dwellings and hedgerow. The eastern boundary is mixed consisting Webbs Heath and the curtilage of residential dwellings and field boundaries. The southern boundary is mixed and comprises sections of A420 London Road and sections of hedgerow and the curtilages of residential dwellings. The western boundary of the site consists of a section of Siston Brook and field boundaries.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the end of the large built up area (the Bristol urban area). The site is open and there is no evidence of existing sprawl within the site. The site is physically connected to the large built-up area along the site's southern boundary. The southern boundary is defined by the A420 London Road. Therefore, the inner Green Belt edge of the large built-up area has a defensible boundary which may be able to prevent unrestricted sprawl. The outer boundary of the site is defined by sections of Goose Green and Webbs Heath, with short sections consisting of the curtilage of residential dwellings and hedgerow to the north; Webbs Heath and the curtilage of residential dwellings and field boundaries to the east; and a section of Siston Brook and field boundaries to the west. Therefore, the outer boundary of the site has a mixed boundary however it is predominantly defensible and may be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate with the site forming part of the gap between the Bristol urban area and the inset settlement of Pucklechurch. The existing gap between the Bristol urban area and Pucklechurch is approximately 3.17km across the site. Development of the site would reduce the gap to approximately 2.33km. The site forms part of a less essential gap between the Bristol urban area and Pucklechurch, which is of sufficient scale and character that development is unlikely to cause merging. The gap consists of agricultural land although there is intervening development between the Bristol urban area and Pucklechurch consisting of the washed over village of Siston however this does not influence the assessment of Purpose 2 given it is a washed over village. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.48% built form consisting of farm buildings located in the north western corner and the south eastern corner, and a residential dwelling and light industrial uses located in the south western corner fronting A420 London Road. The farm buildings are rural land uses and are therefore not inappropriate uses in the Green Belt. The land rises up from A420 London Road with the north of the site sitting on higher ground that the south. The site is connected to the open countryside to the north and east. There are some urbanising influences due to existing development in the Green Belt along A420 London Road and Winfield Road. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA site is adjacent to the historic town of Bristol, however, it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to two purposes, a significant contribution to one purpose, a limited 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to checking unrestricted sprawl, a limited contribution to preventing neighbouring towns from merging, and no contribution to preserving the setting and special character of historic towns. Therefore it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built-up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundary is mixed however it is predominantly defensible with road boundaries to the north and east and Siston Brook partly to the west which would prevent unrestricted sprawl Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Pucklechurch. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and the inset settlement and it would not result in them merging. Purpose 3: The site is 92.5ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: The site is located adjacent to the historic town of Bristol, however, it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt to the north and east would continue to perform the same Green Belt function and purposes. However, the surrounding Green Belt to the west would be impacted by the removal of the site as this would become more enclosed by the Bristol urban area. Development of the site would result in the remaining area of Green Belt to the west becoming very enclosed by development, losing its connection to the wider surrounding countryside and reducing its sense of openness. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes. Removal of the site should avoid islanded pockets of Green Belt remaining along A420 London Road.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG868, SG873, SG896, SG934 and SG897. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Goose Green and Webbs Heath to the north; Webb Heath to the east; and Siston Brook to the west which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of the curtilages of residential dwellings, field boundaries and hedgerow to the remainder of the northern, eastern and western boundaries. These existing boundaries would need to be strengthened to create recognisable and permanent new Green Belt boundary.

E.103 SG901 Absons Road, Pucklechurch

Selected HELAA Site Reference	SG901
Selected HELAA Site Name	Abson Road, Pucklechurch
Selected HELAA Site Size	1.1ha
Stage 1 Parcel Reference	Parcel 42
Stage 1 Parcel Findings	Parcel 42 made a limited contribution to Purpose 1, 2 and 4 and a Significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the south of the inset settlement of Pucklechurch. Selected HELAA site comprises of open land. The northern boundary of the site comprises of mature tree belt and a single track lane named Back Lane. The site's southern boundary comprises of mature tree belt which abuts open land. The site's eastern boundary comprises of the curtilages of residential properties, open storage and open grass land, and the site's western boundary comprises of tree belt which abuts agricultural fields.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and Bath with the site forming part of the gap between Bath and the inset settlement of Pucklechurch. The existing gap between the neighbouring town and inset settlement is approximately 8.73km across the site. Development of the site would reduce the gap to approximately 8.6km. The site forms part of a less essential gap between Pucklechurch and Bath, which is of sufficient scale and character that development of the site is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is flat and is well connected to the surrounding countryside due to the site's southern and western boundary comprising of open land and agricultural fields. The site has open long line views. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3 Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between Pucklechurch and Bath. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement, and it would not result in them merging Purpose 3: The site is 1.1ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of Pucklechurch Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes
Are there any cumulative impacts (due to release of adjacent sites)?	There are five Selected HELAA Sites to the north east, east and south of Pucklechurch: SG002, SG733, SG840, SG901, and SG070. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Pucklechurch. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are all less defensible consisting of the curtilage of residential properties to the east, and field boundary to the south and west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.104 SG906 Land adjacent to 82 Gloucester Road, Rudgeway

Selected HELAA Site Reference	SG906
Selected HELAA Site Name	Land adjacent to 82 Gloucester Road, Rudgeway, BS35 3RS
Selected HELAA Site Size	1.54ha
Stage 1 Parcel Reference	Parcel 14
Stage 1 Parcel Findings	Parcel 14 made a limited/no contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the north of the washed over village of Rudgeway, between the washed over villages of Rudgeway and Alveston. The site comprises of open land to the south east, tree line to the west and a small amount of built form to the north consisting of residential development and associated outbuildings. The boundary to the north comprises of hedgerows and existing residential development. To the east and south, the boundary consists of tree line. To the west, the site boundary is the A38 Gloucester Road.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 5.83km across the site. Development of the site would reduce the gap by approximately 0.14km however the site is not directly connected to either of the neighbouring towns and is located to the north of the washed over village of Rudgeway. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 1.52% built form consisting of residential development and associated outbuildings located to the north of the site. The site is flat and there are no long line views across the site due to tree lining along the site's boundaries. The site possesses a largely rural countryside character. Overall, the site makes a moderate contribution to Purpose 3.	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to two purposes, a limited contribution to one purpose and no contribution to two purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 1.54ha and development of the site would entail a small incursion into predominantly undeveloped countryside. The site has existing development within it consisting of residential development and associated outbuildings located to the north of the site, which would reduce the perception of encroachment to an extent. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is located to the north of the washed over village of Rudgeway. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are four other Selected HELAA Sites in this location between the washed over villages of Alveston and Rudgeway: SG084, SG083, SG781, SG927. Given that these sites do not adjoin the Bristol urban area or an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.105 SG910 Homeapple Close

Selected HELAA Site Reference	SG910
Selected HELAA Site Name	Homeapple Close
Selected HELAA Site Size	0.3ha
Stage 1 Parcel Reference	Parcel 44
Stage 1 Parcel Findings	Parcel 44 made a significant contribution to Purpose 1 and 3, a limited contribution to Purpose 2 and a moderate contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA Site is located to the south east of the washed over village of Bridgeyate and to the west of the washed over village of Wick. The site comprises of open land and a redundant agricultural building to the south west of the site. The site also contains pylons adjacent to Homeapple Hill. The northern and eastern boundaries of the site consist of hedgerow and field boundary. The western boundary of the site is defined by field boundary. The southern boundary of the site is defined by Homeapple Hill.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Bristol and Bath. The existing gap between the neighbouring towns is approximately 6.86km across the site. Development of the site would reduce the gap by approximately 0.05km however the site does not directly adjoin either of the neighbouring towns. The gap predominantly consists of agricultural land. The site forms part of a less essential gap between the Bristol urban area and Bath, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the Bristol Urban area and Bath consisting of the washed over village of Wick however this does not influence the assessment of Purpose 2 due to Wick being a washed over village. Overall, the site makes a limited contribution to Purpose 2	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is relatively open and contains 2.28% built form consisting of a redundant agricultural building to the south west of the site and pylons adjacent to Homeapple Hill. Given the agricultural building is a rural land use, it is therefore not inappropriate development in the Green Belt. The site is flat and it is well connected to the surrounding open countryside. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking the unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Bath. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring towns and it would not result in them merging Purpose 3: The site is 0.3ha and development of the site would entail a small incursion into predominantly undeveloped countryside.	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area or an inset settlement. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are two Selected HELAA Sites in this location to the east of the Bristol urban area (Warmley) and to the south of the washed over village of Bridgeyate: SG372 and SG910. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a larger incursion into undeveloped countryside relative to the size of the Bristol urban area. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.106 SG924 Land off Tockington Lane

Selected HELAA Site Reference	SG924
Selected HELAA Site Name	Land off Tockington Lane
Selected HELAA Site Size	1.4ha
Stage 1 Parcel Reference	Parcel 11
Stage 1 Parcel Findings	Parcel 11 made a limited contribution to Purpose 1 and 4, a moderate contribution to Purpose 2 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA Site is located to the north of the suburb of Bradley Stoke forming part of the Bristol urban area. The site does not directly adjoin the Bristol urban area and is separated by the M5 motorway and the washed over village of Almondsbury. The site is located to the north of the washed over village of Almondsbury. The site comprises residential dwellings to the south of the site as well as a scrap yard and open storage. The remainder of the site to the east consists of a large garden with trees and a pond. The western half of the site consists of an open field. The site's northern and eastern boundaries consists of a wall and hedgerow around the curtilage of the property. Beyond these boundaries is land used as an orchard. The site's southern boundary consists partly of Lower Court Road and partly of the curtilages of residential properties. The site's western boundary consists of the rear gardens of residential properties and a small section of Tockington Lane.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 9.8km across the site. Development of the site would reduce the gap by approximately 0.61km however the site is not directly connected to the Bristol urban area or Thornbury. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Almondsbury, Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site contains 3.34% built form consisting of residential dwellings and a scrap yard to the south of the site, in addition to landscaping works to the north of the site. There are no long line views across the site due to the surrounding residential development forming part of the washed over village of Almondsbury to the west and south of the site, as well as the surrounding orchard to the north and east which restricts views. The surrounding development and the development within the site have an urbanising influence. The site possesses a semi-urban character. Overall, the site makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to one purpose, a limited contribution to one purpose, and no contribution to three purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any Purposes. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Thornbury and the Bristol urban area. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 1.4 ha and development of the site would entail a small incursion into partly undeveloped countryside. The site has existing development within it consisting of residential properties to the south of the site which would reduce the perception of encroachment to an extent.	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Almondsbury. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 12 Selected HELAA Sites in this location to the north and north east of the Bristol urban area suburb of Bradley Stoke: SG004, SG114, SG320, SG332, SG727, SG785, SG786, SG821, SG892, SG924, SG926, SG942. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 2 as they would significantly reduce the gap between the Bristol urban area and Thornbury. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Almondsbury, therefore assuming that the boundary with Almondsbury represents the inner Green Belt boundary, the site's existing outer boundaries are less defensible consisting of a wall and hedgerow to the north and east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.107 SG926 The Quarters Colony Farm

Selected HELAA Site Reference	SG926
Selected HELAA Site Name	The Quarters Colony Farm
Selected HELAA Site Size	11.5ha
Stage 1 Parcel Reference	Parcel 13
Stage 1 Parcel Findings	Parcel 13 made a significant contribution to Purpose 1 and 3, a moderate contribution to Purpose 2 and limited/ no contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA site is located to the north of the suburb of Bradley Stoke, forming part of the Bristol urban area. Site does not directly adjoin the Bristol urban area and is separated by the M4 and M5 motorways and Woodlands Golf and Country Club. The washed over village of Hortham is located to the west of the site. The site comprises of a football training facility and associated built form to the north west, open field to the north east, a waterbody to the south east and open field to the south west. The boundary to the north consists of Hortham Lane. The east and south east of the site is bounded by the M5. The boundary to the north west is Woodlands Lane and to the south west the sites boundary consists of mature unbroken tree belt.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not physically or perceptually connected to the large built up area and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 6.41km across the site. Development of the site would reduce the gap to approximately 5.3km (assuming the site was connected to the Bristol urban area). The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is relatively open and contains 0.55% built form consisting of pylons and a football training facility and associated built form to the north west of the site. Outdoor sport facilities are not considered inappropriate development in the Green Belt provided they preserve openness. There are restricted views across the site with the presence of pylons and the M5 to the east and south east. The site has urbanising influences consisting of pylons and the proximity to the M5 to the east and south east. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not directly adjoin a historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent a limited decrease in the separation of the towns and it would not result in them merging.	

	Purpose 3: The site is 11.5ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release. If the site is considered alongside the adjacent site SG114 which adjoins the Bristol urban area, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 12 Selected HELAA Sites in this location to the north and north east of the Bristol urban area suburb of Bradley Stoke: SG004, SG114, SG320, SG332, SG727, SG785, SG786, SG821, SG892, SG924, SG926, SG942. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 2 as they would significantly reduce the gap between the Bristol urban area and Thornbury. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area however if the site is considered alongside the adjacent site SG114, the new Green Belt boundary would be defined by Hortham Lane to the north, Woodlands Lane to the north west and mature unbroken tree belt to the south west, which are existing defensible boundaries.

E.108 SG927 The Old Vicarage

Selected HELAA Site Reference	SG927
Selected HELAA Site Name	The Old Vicarage
Selected HELAA Site Size	0.73ha
Stage 1 Parcel Reference	Parcel 6
Stage 1 Parcel Findings	Parcel 6 made a limited/no contribution to Purpose 1 and 4, a moderate contribution to Purpose 2, and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the south of the washed over village of Alveston and to the north of the washed over village of Rudgeway. The site comprises a large residential property (former Vicarage) with surrounding garden. The site's boundaries are formed by mature trees on all sides although the tree line is broken in parts. The eastern most boundary of the site extends to the A38 Gloucester Road incorporating the access road into the site.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the north. The existing gap between the Bristol urban area and Thornbury is approximately 5.95km across the site. Development of the site would reduce the gap by approximately 0.07km however the site is not directly connected to either of the neighbouring towns and is located between the washed over villages of Rudgeway and Alveston. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway however this does not influence the assessment of Purpose 2 due to these being washed over villages. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site contains 4.21% built form consisting of a large residential property (former Vicarage) with surrounding garden. The site is relatively flat and includes an access road from A38 Gloucester Road. There are trees on the site including around the boundaries. Long line views are therefore limited. There is existing development in the Green Belt on the other side of the A38 Gloucester Road which has an urbanising influence. The site possesses a semi-urban character. Overall, the site makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to one purpose, a limited contribution to one purpose, and no contribution to three purposes. Overall, the site makes a limited contribution to Green Belt purposes.	Limited

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purpose. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 0.73ha and development of the site would entail a small incursion into partly undeveloped countryside. The site already has existing development due to the residential property (former Vicarage) which would therefore limit the perception of encroachment. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is located between the washed over villages of Alveston and Rudgeway. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are four other Selected HELAA Sites in this location between the washed over villages of Alveston and Rudgeway: SG084, SG083, SG781, SG906. Given that these sites do not adjoin the Bristol urban area or an inset settlement, they would result in islanded pockets of Green Belt release which could impact on the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.109 SG928 Land to the North of Berkeley Vale Motors

Selected HELAA Site Reference	SG928
Selected HELAA Site Name	Land to the North of Berkeley Vale Motors
Selected HELAA Site Size	0.45ha
Stage 1 Parcel Reference	Parcel 4
Stage 1 Parcel Findings	Parcel 4 made a significant contribution to Purpose 3, a moderate contribution to Purpose 2, and a limited/no contribution to Purpose 1 and 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the north east of the washed over village of Alveston. The site consists of open land and includes a small area of car parking to the south associated with Berkeley Vale Motors. The site's eastern boundary consists of the mature tree line and the A38 Gloucester Road. The site's northern and western boundaries consist of mature tree line. The southern boundary is not defined by any features on the ground as it cuts across the existing car park.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Thornbury. The existing gap between the Bristol urban and Thornbury is approximately 5.86km across the site. Development of the site would reduce the gap by approximately 0.12km however the site is not directly connected to either of the neighbouring towns and it is located to the north east of the washed over village of Alveston. The site forms part of a less essential gap between the neighbouring towns, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over villages of Alveston and Rudgeway. Although development of the site would slightly reduce the gap between Thornbury and Alveston, this does not influence the assessment of Purpose 2 due to Alveston being a washed over village. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0% built form. The site does include a small area of car parking to the south associated with Berkeley Vale Motors however this area of hardstanding has not been included in the built form percentage. The site is relatively flat and consists of open land. There are no long line views across the site due to the mature tree lining along all of the site boundaries. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to one purpose, a limited contribution to one purpose, and no 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes no contribution to checking the unrestricted sprawl of the large built up area and preserving the setting and special character of historic towns, and it makes a limited contribution to preventing towns from merging. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2 - Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However due to the size of the site and the gap, this would represent an imperceptible decrease in the separation of the towns and it would not result in neighbouring towns merging. Purpose 3 – Development of the site would entail a small incursion into undeveloped countryside. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is located to the north east of the washed over villages of Alveston. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Are there any cumulative impacts (due to release of adjacent sites)?	There are four other Selected HELAA Sites in this location to the south of Thornbury and to the north of the washed over village of Alveston: SG177, SG608, SG715, SG850. Collectively, the development of these sites would have a similar impact as set out above however cumulatively it would represent a slightly larger incursion into undeveloped countryside, albeit this would not be significant relative to the size of Thornbury. In relation to the sites attached to Thornbury (SG608, SG715 and SG850), the remaining surrounding Green Belt could continue to perform its Green Belt function. The sites to the north of Alveston (SG177 and SG928) do not adjoin an inset settlement and would result in islanded pockets of Green Belt release which could harm the function and integrity of the surrounding Green Belt.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area, an inset settlement, or a washed over village and there are no adjacent sites which could link the site to the urban area or an inset settlement, therefore it is not possible to define boundaries for the site at this stage. This will follow on separately if required.

E.110 SG929 Land at Swan Lake

Selected HELAA Site Reference	SG929
Selected HELAA Site Name	Land at Swan Lake
Selected HELAA Site Size	35.3ha
Stage 1 Parcel Reference	The southern portion of the site is located within Parcel 23, the northern portion of the site is located within Parcel 22.
Stage 1 Parcel Findings	Parcel 23 made a Significant contribution to Purpose 1,2 and 3 and a limited contribution to Purpose 4. Parcel 22 made a limited contribution to Purpose 1 and 4 and a significant contribution to Purpose 2 and 3.
Selected HELAA Site Description	Selected HELAA Site is located to the north west of the settlement of Winterbourne. The site comprises of agricultural fields, hedgerow, and a single track lane, Swan Lane, located within the southern portion of the site, running from west to east. An area of land use for open storage is also located just off Swan Lane within the south western portion of site. The northern boundary of the site comprises of field boundary with a single track lane located along the north eastern boundary. The site's eastern boundary is mixed and consists of part of Swan Lane and field boundary. The field boundary abuts the curtilage of residential properties and the curtilage Crossley Farm Business Centre to the south east. The site's southern boundary comprises an agricultural track adjacent to Ferndale Farm and field boundary. The site's western boundary consists of hedgerow and the curtilage of residential properties off High Lane.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built-up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Yate and the Bristol urban area with the site forming part of the gap between the Bristol urban area and Winterbourne. The existing gap between the Bristol urban area and Winterbourne is approximately 2.12km across the site. Development of the site would reduce the gap to approximately 1.37km. The gap consists of Bradley Brook, agricultural fields, sporadic residential development and the M4. The site forms a gap between Winterbourne and the Bristol urban area where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricted merging. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is predominantly open and contains 0.07% built form consisting of pylons running across the site as well as open storage located in the south west portion of the site. The site is predominantly flat; however, the eastern portion of the site is slightly raised. There are long line views across the site and the site is well connected to the surrounding countryside. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes no contribution to two purposes, a moderate contribution to two purposes and a significant 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. Although the site is open with low levels of built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns, and it makes a moderate contribution to preventing neighbouring towns from merging. Therefore it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would reduce the gap between Winterbourne and the Bristol urban area. Development would result in a small decrease in separation between Winterbourne and the Bristol urban area although it would not result in them merging. Purpose 3: The site is 35.3ha. Development of the site would entail a modest incursion into undeveloped countryside relative to the size of Winterbourne. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town	

What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA site does not directly adjoin the settlement of Winterbourne. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding. If the site is considered alongside the adjacent site SG183 which adjoins Winterbourne, the surrounding remaining Green Belt to the south west of the site would become relatively enclosed by development losing its connection to the wider surrounding countryside and reducing its sense of openness.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six Selected HELAA Sites along the western edge of Winterbourne: SG181, SG183, SG437, SG762, SG835 and SG929. Collectively, the development of these sites would have a similar impact as set out above however they would have a greater cumulative impact on Purpose 3 as the development of these sites would represent a large incursion into undeveloped countryside relative to the size of Winterbourne. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to Winterbourne. Assuming the site is considered alongside SG183, the site's existing outer boundaries are all less defensible consisting of field boundaries, agricultural track, Swan Lane and the curtilage of residential properties. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.111 SG934 West of Carsons Road

Selected HELAA Site Reference	SG934
Selected HELAA Site Name	West of Carsons Road
Selected HELAA Site Size	4.35ha
Stage 1 Parcel Reference	Parcel 44
Stage 1 Parcel Findings	Parcel 44 made a significant contribution to Purposes 1 and 3, a limited contribution to Purpose 2 and a moderate contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA Site is located east of the suburb of Mangotsfield forming part of the Bristol urban area. The site comprises of vacant land to the north, a garden associated with a private property to the south east and an open field within the south of the site. The site is bound to the north and east by Carsons Road and Carsons Road Link. The eastern boundary of the site abuts an area of Common Land. The western boundary of the site comprises of dense tree belt which abuts the A4174. The southern boundary comprises of hedgerow which abuts an area of Common Land off Siston Hill. The south eastern boundary abuts Sunnyview Homestay.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built-up area (the Bristol urban area). The site is open and there is no evidence of existing sprawl within the site. The site is physically connected to the large built up area along the site's western boundary. The site's remaining boundaries are open and connected to the surrounding Green Belt. The site's western boundary is defined by the A4174. Therefore, the edge of the large built up area has a defensible boundary which could prevent unrestricted sprawl. The outer boundaries of the site are defined by Carsons Road and Carsons Road Link to the north and east, and hedgerow to the south. Therefore, the outer boundary of the site is mixed and may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate with the site forming part of the gap between the Bristol urban area and the inset settlement of Pucklechurch. The existing gap between the Bristol urban area and Pucklechurch is approximately 3.1km across the site. Development of the site would reduce the gap to approximately 2.8km. The site forms part of a less essential gap between the Bristol urban area and Pucklechurch which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the Bristol urban area and Pucklechurch consisting of the washed over village of Siston, however this does not influence the assessment of Purpose 2 given it is a washed over village. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is flat and is not directly affected by any urbanising influences although there is existing development in the Green Belt further to the north (Mangotsfield recycling centre) and further to the east of the site (along Goose Green Road). The site is connected to the surrounding countryside to the east and south. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent the historic town of Bristol however it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA Site makes a significant contribution to one purpose, a moderate contribution to two purposes, a limited 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. Although the site is open with no built form and it makes a significant contribution to safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to checking the unrestricted sprawl of the large built-up area, it makes a limited contribution to preventing neighbouring towns from merging, and it makes no contribution to preserving the setting and special character of historic towns. Therefore, the site makes a moderate overall contribution to Green Belt Purposes	Moderate

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built-up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundary is mixed and the southern boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Pucklechurch. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring town and inset settlement, and it would not result in them merging. Purpose 3: The site is 4.35ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: The site is located adjacent to the historic town of Bristol however it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes
Are there any cumulative impacts (due to release of adjacent sites)?	There are 13 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG868, SG873, SG896, SG934 and SG897. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Carson Road Link to the north and Carsons Road to the east which are existing defensible boundaries. The remainder of the site's existing outer boundary is less defensible consisting of hedgerow to the south. This would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.112 SG942 Land to south of Trench Lane, Winterbourne

Selected HELAA Site Reference	SG942
Selected HELAA Site Name	Land to south of Trench Lane, Winterbourne
Selected HELAA Site Size	18.5ha
Stage 1 Parcel Reference	Parcel 15
Stage 1 Parcel Findings	Parcel 15 made a significant contribution to Purposes 1 and 3, a moderate contribution to Purpose 2 and a limited contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA Site is located to the north east of the Bristol urban area suburb of Bradley Stoke and is separated by the M4 motorway. The site comprises of an agricultural field with trees distributed within the centre and a single track lane running through the north eastern section of the site. The site is triangular. The western boundary consists of the M4. The north eastern boundary consists of Trench Lane. Beyond this is Woodlands Golf and Country Club and West Country Water Park. The site's southern boundary comprises of tree belt and hedgerow, beyond which are fields. A small section to the north of the site is located within Flood Zone 3b.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is open and there is no evidence of existing sprawl within the site. The site is physically connected to the large built up area along the site's western boundary. The remaining boundaries are open and connected to the surrounding Green Belt. The western boundary is defined by the M4. Therefore, the edge of the large built-up area has a defensible boundary which could prevent sprawl. The outer boundary of the site is defined by Trench Lane to the north east, and tree belt and hedgerow to the south. Therefore, the outer boundary of the site is mixed and may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site forms part of the gap between the Bristol urban area and Thornbury to the northeast. The existing gap between the Bristol urban area and Thornbury is approximately 7.12km across the site. Development of the site would reduce the gap to approximately 6.71km. The site forms part of a less essential gap between the Bristol urban area and Thornbury, which is of sufficient scale and character that development is unlikely to cause merging. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site's proximity to the M4 has an urbanising influence on the site. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of Bristol however it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA sites makes a significant contribution to one purpose, a moderate contribution to two purposes, a limited 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 the Green Belt in preventing urban sprawl and keeping land permanently open. Although the site is open with no built form, and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to checking unrestricted urban sprawl, a limited contribution to preventing neighbouring towns merging into one another, and no contribution to preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundaries are mixed and are less defensible to the south consisting of tree belt and hedgerow. This boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Thornbury. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the towns, and it would not result in them merging.	

	Purpose 3: The site is 18.5ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of Bristol urban area. Purpose 4: The site is located adjacent to the historic town of Bristol however it has no role in maintaining the immediate context and setting of the historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes
Are there any cumulative impacts (due to release of adjacent sites)?	There are 12 Selected HELAA Sites in this location to the north and north east of the Bristol urban area suburb of Bradley Stoke: SG004, SG114, SG320, SG332, SG727, SG785, SG786, SG821, SG892, SG924, SG926, SG942. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 2 as they would significantly reduce the gap between the Bristol urban area and Thornbury. They would also have a greater cumulative impact on Purpose 3 as development would represent a much larger incursion into undeveloped countryside relative to the size of Bristol urban area. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Trench Lane to the north east which is an existing defensible boundary. The remainder of the site's existing outer boundary to the south consists of tree belt and hedgerow which is less defensible. This boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.113 SG946 Pomphrey Hill, Mangotsfield

Selected HELAA Site Reference	SG946
Selected HELAA Site Name	Pomphrey Hill, Mangotsfield
Selected HELAA Site Size	0.21 ha
Stage 1 Parcel Reference	Parcel 45
Stage 1 Parcel Findings	Parcel 45 made a moderate contribution to Purpose 1 and 3, a limited contribution to Purpose 2 and 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the east of the suburb of Mangotsfield forming part of the Bristol urban area. The site comprises of a single vacant field with a flat topography and is bound to the north by the B4465. The site's eastern, southern and western boundaries consist of tree line. To the east of the site is vacant land, and to the west and south are sports pitches associated with Cleve Rugby Football Club.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built-up area. The site is open and there is no evidence of existing sprawl within the site. The site is located in an area of Green Belt which is physically enclosed by the large built up area to the north, to the west beyond the football club and sports pitches, and to the south beyond the sports pitches and Mangotsfield school. Due to the level of enclosure, development would round off the settlement edge and would not result in unrestricted sprawl. The edge of the large built up area is defined by the B4465 along the site's northern boundary. Therefore, the edge of the large built up area has a defensible boundary which may be able to prevent unrestricted sprawl. The outer boundary of the site is defined by tree line. Therefore, the outer boundary of the site has a less defensible boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a limited contribution to Purpose 1.	Limited
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns given it is enclosed by the Bristol urban area and therefore makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. This site is flat and there are some urbanising influences due to the surrounding sports pitches and playing fields to the south of the site. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, no contribution to two purposes, a limited contribution to one purpose and a moderate 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. Although the site is open with no built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes a limited contribution to checking unrestricted sprawl and no contribution to preventing neighbouring towns merging and preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt Purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built-up area, development of the site will not represent unrestricted sprawl as development would round off the settlement edge. Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns. Purpose 3: The site is 0.21 ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area	

	Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 16 selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG131 SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG784, SG868, SG873, SG896, SG897, SG934 and SG946. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of tree line to the east, south and west. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.114 SG963 CEMEX Floors, London Road, Wick

Selected HELAA Site Reference	SG963
Selected HELAA Site Name	CEMEX Floors, London Road, Wick,
Selected HELAA Site Size	5.3ha
Stage 1 Parcel Reference	Parcel 41
Stage 1 Parcel Findings	Parcel 41 made a limited contribution to Purpose 1,2 and 4 and a significant contribution to Purpose 3.
Selected HELAA Site Description	Selected HELAA site is located to the north east of the washed over village of Wick. The site is located to the south of Wick Quarry and contains buildings used by a construction materials supplier for the production and sale of concrete products. The site is bound to the north by Wick Quarry defined by the dense tree belt and fence line. To the east, the boundary consists of London Road and the rear gardens of residential properties off Bury Lane. The site's southern boundary is defined by the rear gardens of residential properties and vacant land. The site's western boundary is defined by woodland, Dog Brook and land use for industrial use. The northern boundary of the site abuts a Regionally Important Geological Site.



Green Belt Purposes	**Assessment**	**Contribution**
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is not located at the edge of the large built up area (the Bristol urban area) and therefore makes no contribution to Purpose 1.	No contribution
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA Site does not protect a gap between neighbouring towns and therefore makes no contribution to Purpose 2.	No contribution
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site contains 8.3% built form consisting of buildings associated with the construction materials supplier located throughout the site. The site varies in topography and possess an urban character. Overall, the site makes no contribution to Purpose 3.	No contribution
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site does not adjoin an identified historic town or provide views to a historic town, and therefore does not meet this purpose	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a limited contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. Overall, th site makes a limited overall contribution to Green Belt purposes.	Limited

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a limited overall contribution to Green Belt purposes with the site not making a significant contribution to any purposes. Purpose 1: Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not physically or perceptually connected to the large built-up area (the Bristol urban area). Purpose 2: Development of the site would have no impact on preventing neighbouring towns from merging as the site does not protect a gap between neighbouring towns Purpose 3: The site is already developed therefore development would not be perceived as encroachment into the countryside. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site is adjacent to the washed over village of Wick. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which could harm the function and integrity of the surrounding Green Belt.

Are there any cumulative impacts (due to release of adjacent sites)?	There are a number of Selected HELAA Sites around the washed over village of Wick, however given that these do not adjoin an inset settlement, they would result in islanded pockets of Green Belt release which would could impact on the surrounding Green Belt
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site is not directly connected to the Bristol urban area or an inset settlement and there are no adjacent sites which could link the site to the urban area or an inset settlement. The site is adjacent to the washed over village of Wick, therefore assuming that the boundary with Wick represents the inner Green Belt boundary, part of the site's existing outer boundary is defensible consisting of woodland and Dog Brook to the west, and London Road to the east. The remainder of the site's existing outer boundary is less defensible consisting of tree belt and fences to the north, the rear gardens of residential properties off Bury Lane to the east, and the rear gardens of residential properties and vacant land to the south. These would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.115 SG980 Land adjacent to Bitton Sports and Social club

Selected HELAA Site Reference	SG980
Selected HELAA Site Name	Land adjacent to Bitton Sports and Social club
Selected HELAA Site Size	2.0ha
Stage 1 Parcel Reference	Parcel 47
Stage 1 Parcel Findings	Parcel 47 made a significant contribution to Purpose 1 and 3, a limited contribution to Purpose 2, and a moderate contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA Site is located to the south of the suburb of Willsbridge forming part of the Bristol urban area. The site is undeveloped and has a flat topography. It comprises of two agricultural fields with a dense hedgerow running through the middle of the site from west to each splitting the two fields. The site's northern boundary comprises of the A431 and the eastern boundary comprises of sports fields associated with Bitton Sports and Social Club. The site's southern boundary comprises of the railway track. The site's western boundary comprises of metal fencing which abuts the curtilage of the adjacent industrial use.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is open and there is no evidence of sprawl within the site. The site is physically connected to the large built up areas along the site's western boundary and partially the northern boundary. The remaining boundaries are open and connected to the surrounding Green Belt. The western boundary is defined by metal fencing which abuts for the adjacent industrial use. The northern boundary is defined by the A431. Therefore, the edge of the large built up area has a mixed boundary which may not be able to prevent unrestricted sprawl. The outer boundary of the site is defined by sports fields to the east and a railway track to the south. Therefore, the outer boundary of the site has a mixed boundary which may not be able to prevent sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Bath with the site forming part of the gap between the Bristol urban area and the inset settlement of Bitton. The existing gap between the neighbouring town and inset settlement is approximately 514km across the site. Development of the site would reduce the gap to approximately 374km. The gap consists of sports pitches, a garden centre, and a campsite. The site forms part of a gap, between the Bristol urban area and Bitton where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging. Overall, the site makes a moderate contribution to Purpose 2.	Moderate
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is flat however longline views are restricted due to vegetation. The adjacent railway line and industrial use have an urbanising influence on the site. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA Site is located adjacent to the historic town of Bristol however it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to three 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. Although the site is open no built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes a moderate contribution to checking the unrestricted sprawl of large built up areas and preventing neighbouring towns merging into one another, and it makes no contribution to preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt Purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3.	

	Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. Development would have a defensible boundary to the north consisting of the A431 and to the south consisting of the railway line which would prevent unrestricted sprawl. The site's eastern boundary is less defensible and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would reduce the gap between the Bristol urban area and Bitton. Development would result in a small decrease in the separation of the neighbouring towns and inset settlement and it would not result in them merging. Purpose 3: The site is 2ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: The site is located adjacent to the historic town of Bristol however it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are three other Selected HELA Sites around the Bristol urban area (Willsbridge): SG737, SG738, SG834. Collectively, the development of these sites would have a similar impact as set out above however cumulatively it would represent a slightly larger incursion into undeveloped countryside, albeit this would not be significant relative to the size of the Bristol urban area. The remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by the railway line to the south and the A431 to the north which are existing defensible boundaries. The remainder of the site's existing outer boundary is less consisting of playing fields to the east. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.116 SG990 Mounds Court Farm, Siston Hill, Warmley, Bristol (BS30 5LU)

Selected HELAA Site Reference	SG990
Selected HELAA Site Name	Mounds Court Farm, Siston Hill, Warmley, Bristol (BS30 5LU)
Selected HELAA Site Size	2.07ha
Stage 1 Parcel Reference	Parcel 44
Stage 1 Parcel Findings	Parcel 44 makes a significant contribution to Purpose 1 and 3, a limited contribution to Purpose 2 and a moderate contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA Site is located north east of the suburb of Warmley forming part of the Bristol urban area. The site is not adjacent to the Bristol urban area and is located approximately 613m away. The site is flat and consists of Mounds Court Farm with residential properties and farm buildings to the east of the site and agricultural land to the west. Some of the residential properties are farm buildings which have been converted. The site is bound to the north by Webbs Heath Road, and to the east, south and west by agricultural fields. The site's eastern, southern and western boundaries are not defined by any features of the ground.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is predominantly open however there is existing development within the site consisting of farm buildings and residential properties to the east of the site. The site is perceptually connected to the large built up are along the site's northern boundary. This is due to ribbon development extending along Webbs Heath/Goose Green. The edge of the large built up area is defined by the A4174 to the west of the site and by the A420 to the south of the site. Therefore the edge of the large built up area has a defensible boundary which could prevent unrestricted sprawl. The outer boundaries of the site are defined by Webbs Heath to the north and no features on the ground to the east, west and south. Therefore, the outer boundaries of the site are mixed and may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of the Bristol urban area and Yate with the site forming part of the gap between the Bristol urban area and the inset settlement of Pucklechurch. The existing gap between the Bristol urban area and Pucklechurch is approximately 3.24km across the site. Development of the site would reduce the gap to approximately 2.40km. The site forms part of a less essential gap between the Bristol urban area and Pucklechurch, which is of sufficient scale and character that development is unlikely to cause merging. The gap consists of agricultural land although there is intervening development between the Bristol urban area and Pucklechurch consisting of the washed over village of Siston however this does not influence the assessment of Purpose 2 given it is a washed over village. Overall, the site makes a limited contribution to Purpose 2	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site contains 6.6% built form consisting of farm buildings and residential properties. Some of these residential properties are farm buildings which have been converted. Given the farm buildings are a rural land use, these buildings are not inappropriate development in the Green Belt. Although the residential properties on the site have an urbanising influence, the site is well connected to the surrounding Green Belt to the north, east, south and west. Overall, the site makes a moderate contribution to Purpose 3	Moderate
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA site is adjacent to the historic town of Bristol, however, it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to three purposes, a limited contribution to one purpose and no contribution to one purpose. Overall, the site makes a moderate contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site not making a significant contribution to any purposes.	

	Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. Development would have a defensible outer boundary to the north consisting of Webbs Heath Road which would prevent unrestricted sprawl. The site's remaining existing outer boundaries are less defensible and would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Pucklechurch. However, due to the size of the site and the gap, this would represent a small decrease in the separation of the neighbouring town and inset settlement and it would not result in them merging. Purpose 3: The site is 2.07ha and development of the site would entail a small incursion into predominantly undeveloped countryside relative to the size of the Bristol urban area. The site has existing development within it consisting of residential properties within the east of the site which would reduce the perception of encroachment to an extent. Purpose 4: The site is located adjacent to the historic town of Bristol however it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would impact upon the function and purposes of the Green Belt. If the site is considered alongside the adjacent site SG897 which adjoins the Bristol urban area, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are 14 other selected HELAA Sites in this location to the east of the Bristol urban area, between the Bristol urban area and the inset settlement of Pucklechurch: SG005, SG008, SG088, SG131, SG209, SG346, SG387, SG465, SG868, SG873, SG896, SG934 and SG897. Collectively, the development of these sites would have a similar impact as set out above, however they would have a greater impact on Purpose 2, as they would significantly reduce the gap between the Bristol urban area and Pucklechurch. In particular, if sites SG008 and SG868 were both developed, this would result in the merging of the Bristol urban area and Pucklechurch. Collectively, the development of these sites would also have greater cumulative impact on Purpose 3 as it would represent a large incursion into undeveloped countryside relative to the size of Bristol urban area.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Assuming the site is taken forward with SG897, the new Green Belt boundary would be defined by Webbs Heath to the north which is an existing defensible boundary.

E.117 SG999 Land on the East side of Bath Road, North Common, Warmley

Selected HELAA Site Reference	SG999
Selected HELAA Site Name	Land on the East side of Bath Road, North Common Warmley
Selected HELAA Site Size	2.4ha
Stage 1 Parcel Reference	Parcel 46
Stage 1 Parcel Findings	Parcel 46 made a significant contribution to Purpose 1 and 3, a limited contribution to Purpose 2 and a moderate contribution to Purpose 4.
Selected HELAA Site Description	The Selected HELAA site is located to the east of the suburb of Warmley forming part of the Bristol urban area. The site has a flat topography and comprises of two adjoining agricultural fields. The northern boundary of the site is mixed and comprises of Bath Road, the curtilage of residential properties and field boundary. The eastern boundary of the site comprises of field boundary. The southern boundary of the site comprises of the rear gardens of residential properties which abut Cann Lane. The site's western boundary comprises of the A4175.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is open and there is no evidence of existing sprawl within the site. The site is physically connected to the large built up area along the site's western boundary. The remaining boundaries are open and connected to the surrounding Green Belt. The western boundary is defined by the A4175 therefore the edge of the large built up area has a defensible boundary which could prevent unrestricted sprawl. The outer boundary of the site is defined by rear gardens of residential properties which abut Cann Lane to the south, Bath Road and the curtilage of residential properties to the north and field boundary to the east. Therefore, the outer boundary of the site has a mixed boundary which may not be able to prevent unrestricted sprawl. Overall the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Bristol and Bath. The existing gap between the neighbouring towns is approximately 6.65km across the site. Development of the site would reduce the gap to approximately 6.45km. The gap predominantly consists of agricultural land. The site forms part of a less essential gap between the Bristol urban area and Bath, which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the Bristol urban area and Bath consisting of the washed over village of Wick however this does not influence the assessment of Purpose 2 due to Wick being a washed over village. Overall, the site makes a limited contribution to Purpose 2	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains 0.49% built form consisting of agricultural sheds along the northern boundary. These are for agricultural use which is a rural land uses and they are therefore not inappropriate development in the Green Belt. The site is flat and not affected by any urbanising influences. The site possesses a largely rural countryside character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	The selected HELAA site is located adjacent to the historic town of Bristol. The site is a significant distance from the historic core and therefore does not meet this purpose. Overall, the site makes no contribution to Purpose 4	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a moderate contribution to two Purposes, a limited contribution to one Purpose, a significant 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. Although the site is open with low levels of built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given that the site makes a moderate contribution to checking unrestricted urban sprawl, a limited contribution to preventing neighbouring towns merging into one another, and no contribution to preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate

Assessment of Green Belt Harm	
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA makes a moderate overall contribution to Green Belt purposes within the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built-up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundaries are less defensible and would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl. Purpose 2: Development of the site would slightly reduce the gap between the Bristol urban area and Bath. However, due to the size of the site and the gap, this would represent a limited decrease in the separation of the neighbouring towns and it would not result in them merging. Purpose 3: The site is 2.4ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site does not adjoin an identified historic town or provide views to a historic town
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The surrounding Green Belt would continue to perform the same Green Belt function and purposes. Removal of the Selected HELAA Site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six other Selected HELAA Sites in this location to the east of the Bristol urban area (Warmley and Oldland Common): SG047, SG363, SG1001, SG910, SG1000 and SG372. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 3 as the development of these sites would represent a larger incursion into undeveloped countryside relative to the size of the Bristol urban area. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary would be defined by Cann Lane to the south and partially by Bath Road to the north which are existing defensible boundaries. The remainder of the site's existing boundary is less defensible consisting of field boundary to the east. This existing boundary would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.118 SG1000 Land Adjoining Bath Road, Bridgeyate

Selected HELAA Site Reference	SG1000
Selected HELAA Site Name	Land adjoining Bath Road, Bridgeyate
Selected HELAA Site Size	3.5ha
Stage 1 Parcel Reference	Parcel 46
Stage 1 Parcel Findings	Parcel 46 made a significant contribution to Purposes one and three, a limited contribution to Purpose two and a moderate contribution to Purpose 4.
Selected HELAA Site Description	Selected HELAA site is located to the east of the suburb of Warmley forming part of the Bristol urban area. The site comprises of a flat expanse of agricultural fields. The site's eastern and southern boundaries consist of field boundary with broken hedgerow. The site's northern boundary abuts the rear gardens of residential properties. The site's western boundary is mixed and comprises of the rear gardens of residential properties, Bath Road, and land used as a car park and garage.



Green Belt Purposes	Assessment	Contribution
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large built up area (the Bristol urban area). The site is open and there is no evidence of existing sprawl within the site. The site is physically connected to the large built up area along a small section of the site's western boundary. The western boundary is defined by the Bath Road. Therefore, the edge of the large built up area has a defensible boundary which may be able to prevent unrestricted sprawl. The outer boundary of the site is defined by field boundary to the east and south and rear gardens of residential properties to the north. Therefore, the outer boundary of the site has a less defensible boundary which may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring towns of Bristol and Bath. The existing gap between the neighbouring towns is approximately 6.6km across the site. Development of the site would reduce the gap to approximately 6.5km. The site forms part of a less essential gap between neighbouring towns which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over village of Wick however this does not influence the assessment of Purpose 2 due to Wick being a washed over village. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is predominantly flat and is not affected by any urbanising influences. The site possesses a strong unspoilt rural character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA site is located within the historic town of Bristol however, it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to two purposes, a limited 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. Although the site is open with no built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes a moderate contribution to checking unrestricted sprawl, a limited contribution to preventing towns from merging, and no contribution to preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. The sites existing outer boundary is less defensible and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl.	

	Purpose 2: Development of the site would slightly reduce the gap between Bath and Bristol. However, due to the size of the site and the gap, this would represent a small decrease in the separation of the tonws and it would not result in them merging. Purpose 3: The site is 3.5ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site is located adjacent to the historic town of Bristol, however, it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site adjoins the Bristol urban area along a small section of the site's western boundary. Removal of the site from the Green Belt would result in the remaining areas of Green Belt to the west of the site becoming enclosed, albeit these areas already consist of development in the Green Belt. If the site was extended to the west so that Bath Road formed the full extent of the western boundary, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes
Are there any cumulative impacts (due to release of adjacent sites)?	There are six other Selected HELAA Sites in this location to the east of the Bristol urban area (Warmley and Oldland Common): SG047, SG363, SG1001, SG910, SG999 and SG372. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 3 as the development of these sites would represent a larger incursion into undeveloped countryside relative to the size of the Bristol urban area. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The site's existing outer boundaries are less defensible consisting of field boundary to the south and east, and the rear gardens of residential properties to the north. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.

E.119 SG1001 Land on the East side of Bath Road, North Common, Warmley

Selected HELAA Site Reference	SG1001	
Selected HELAA Site Name	Land on the East side of Bath Road, North Common Warmley	
Selected HELAA Site Size	1.8ha	
Stage 1 Parcel Reference	Parcel 46	
Stage 1 Parcel Findings	Parcel 46 made a significant contribution to Purposes one and three, a limited contribution to Purpose two and a moderate contribution to Purpose 4.	
Selected HELAA Site Description	Selected HELAA Site is located to the east of the suburb of Oldland Common forming part of the Bristol Urban Area. The site has a flat topography and comprises of agricultural land and is bound to the north and east by field boundary. The site's southern boundary is Redfield Hill and its western boundary comprises of the curtilage of residential dwellings beyond which is High Street.	

Green Belt Purposes	**Assessment**	**Contribution**
Purpose 1: To check the unrestricted sprawl of large built-up areas	Selected HELAA site is located at the edge of the large build up area (the Bristol urban area). The site is open and there is no evidence of existing sprawl within the site. The site is perceptually connected to the large built up area along the site's western boundary. This is due to the site being approximately 27m to the east of the Bristol urban area with residential development in the Green Belt along High Street separating the site from the Bristol urban area. The edge of the large built up area is defined by High Street which is a defensible boundary which could prevent unrestricted sprawl. The outer boundary of the site is defined by field boundary to the north and east and Redfield Hill to the south. Therefore, the outer boundaries of the site are mixed and may not be able to prevent unrestricted sprawl. Overall, the site makes a moderate contribution to Purpose 1.	Moderate
Purpose 2: To prevent neighbouring towns merging into one another	Selected HELAA site is located between the neighbouring town of the Bristol and Bath. The existing gap between the neighbouring towns is approximately 5.9km across the site. Development of the site would reduce the gap to approximately 5.8km. The site forms part of a less essential gap between neighbouring towns which is of sufficient scale and character that development is unlikely to cause merging. There is intervening development between the neighbouring towns consisting of the washed over village of Wick however this does not influence the assessment of Purpose 2 due to Wick being a washed over village. Overall, the site makes a limited contribution to Purpose 2.	Limited
Purpose 3: To assist in safeguarding the countryside from encroachment	Selected HELAA site is open and contains no built form. The site is flat and is not affected by any urbanising influences. The site possesses a strong unspoilt rural character. Overall, the site makes a significant contribution to Purpose 3.	Significant
Purpose 4: To preserve the setting and special character of historic towns	Selected HELAA site is located within the historic town of Bristol however, it is located a significant distance away from the historic core and therefore has no role in maintaining the immediate context and setting of the historic town. Overall, the site makes no contribution to Purpose 4.	No contribution
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	All Green Belt is considered to play a role in contributing to Purpose 5 by encouraging re-use of urban land. All Selected HELAA Sites therefore make a moderate contribution to Purpose 5.	Moderate
Overall Assessment	Selected HELAA site makes a significant contribution to one purpose, a moderate contribution to two purposes, a limited 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. Although the site is open with no built form and it makes a significant contribution to assisting in safeguarding the countryside from encroachment, the overall level of contribution is considered to be lower given the site makes a moderate contribution to checking unrestricted sprawl, a limited contribution to preventing towns from merging, and no contribution to preserving the setting and special character of historic towns. Therefore, it has been judged that the site makes a moderate overall contribution to Green Belt purposes.	Moderate
Assessment of Green Belt Harm		
What is the impact on Green Belt function and purposes of removing the site from the Green Belt?	Selected HELAA Site makes a moderate overall contribution to Green Belt purposes with the site making a significant contribution to Purpose 3. Purpose 1: Whilst entailing growth of the large built up area, development of the site would not represent unrestricted sprawl. The site's existing outer boundary is less defensible and this would need to be strengthened to create a recognisable and permanent new Green Belt boundary which would prevent unrestricted sprawl.	

	Purpose 2: Development of the site would slightly reduce the gap between Bath and Bristol. However, due to the size of the site and the gap, this would represent a small decrease in the separation of the towns and it would not result in them merging. Purpose 3: The site is 1.8ha and development of the site would entail a small incursion into undeveloped countryside relative to the size of the Bristol urban area. Purpose 4: Development of the site would have no impact on a historic town as the site is located adjacent to the historic town of Bristol, however, it has no role in maintaining the immediate context and setting of the historic town.
What is the impact on the function and purposes of the surrounding Green Belt of removing the site?	The Selected HELAA Site does not directly adjoin the Bristol urban area. Removal of the site from the Green Belt would result in an islanded pocket of Green Belt release which would result in the remaining Green Belt to the west becoming enclosed by development. If the site was extended to the west to connect to the Bristol urban area, the surrounding Green Belt could continue to perform the same Green Belt function and purposes. Removal of the site from the Green Belt would not increase or decrease the importance of certain purposes.
Are there any cumulative impacts (due to release of adjacent sites)?	There are six other Selected HELAA Sites in this location to the east of the Bristol urban area (Warmley and Oldland Common): SG047, SG363, SG1001, SG910, SG999 and SG372. Collectively, the development of these sites would have a similar impact as set out above however, they would have a greater impact on Purpose 3 as the development of these sites would represent a larger incursion into undeveloped countryside relative to the size of the Bristol urban area. However, the remaining surrounding Green Belt could continue to perform its Green Belt function.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	Assuming the site was extended to the west to connect to the Bristol urban area, the new Green Belt boundary would be defined by Redfield Hill to the south which is an existing defensible boundary. The site's remaining existing outer boundaries are less defensible consisting of field boundary to the north and east. These existing boundaries would need to be strengthened to create a recognisable and permanent new Green Belt boundary.