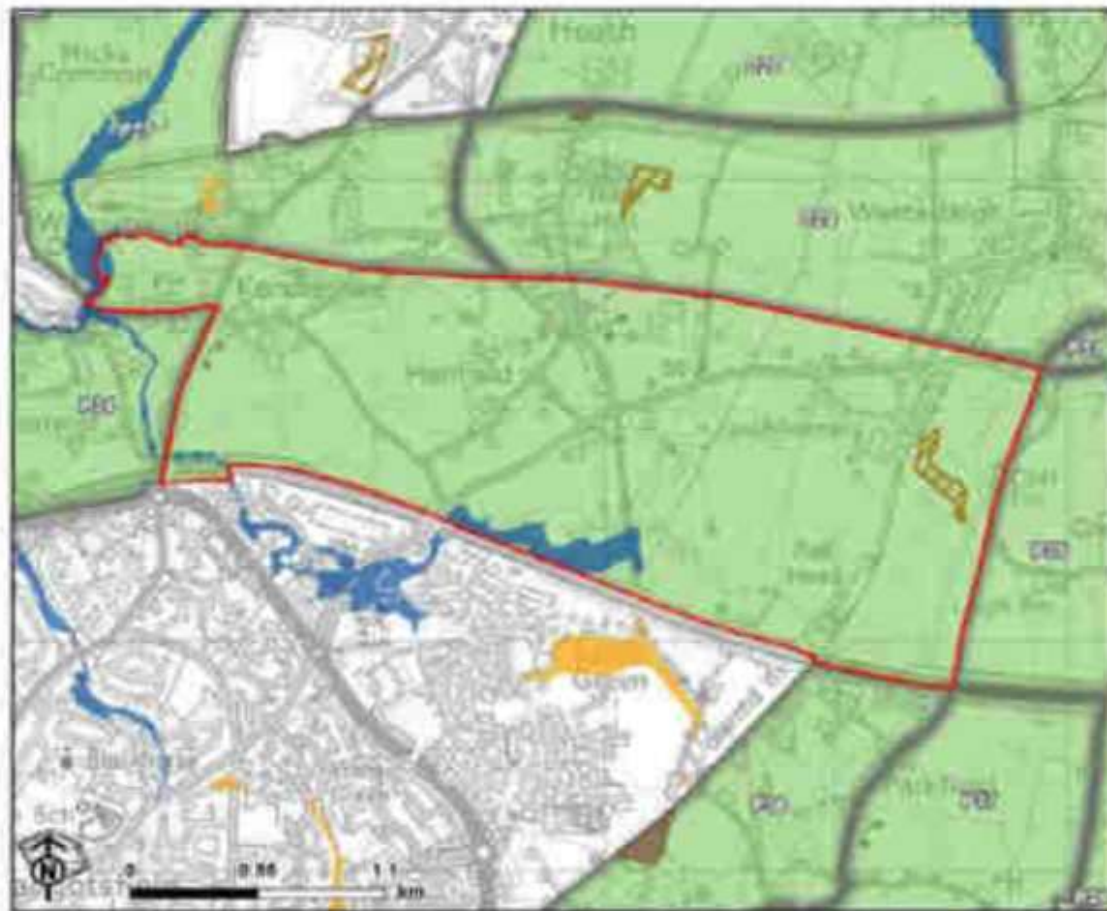


Parcel P30



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WECA boundary	Statutory constraints
Parcel	Ancient woodland
Neighbouring parcel	Cemeteries
Green Belt	Common land
Location referenced in assessment text	Scheduled monument
	Flood zone 3b

Land located to the north of the Lyde Green and Emersons Green suburbs of the Bristol urban area. The parcel is located to the north of the M4 and is comprised largely of agricultural land. There is industrial development to the north and south of Oakley Green Road in the east of the parcel, as well as residential development in the central and western regions of the parcel, but although this does create some localised urban influence it is not of sufficient scale or density to significantly affect Green Belt openness.

Strategic contribution to the Green Belt purposes

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

Significant contribution

The parcel lies adjacent to the Lyde Green suburb of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire), but it has strong distinction from it due to the presence of the M4 to the south. Development in this parcel would therefore constitute significant sprawl of Bristol.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies between the town of Yate and the Bristol urban area. There is a moderately wide gap between these towns, but this is diminished by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne. Relative to the size of the Bristol urban area and Yate (with the contiguous settlement of Chipping Sodbury), the parcel forms part of a relatively fragile gap. The valley of the River Frome creates a degree of separation close to the edge of Yate, but the railway and the A432 provide direct connections that weaken the perceived settlement separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel does contain some areas of industrial and residential development, which create localised urbanising influence, but generally retains a rural character. The presence of the M4 and tree cover to the south means that the parcel is strongly separated from the Bristol urban area. Therefore, development would constitute a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Weak / no contribution

The parcel does include higher ground along its eastern edge, but the escarpment here, to the north of the M4, has a weaker visual relationship with Bristol than is the case with the continuation of the escarpment to the south of the motorway.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the Bristol urban area (Purpose 1), preventing coalescence of towns (Purpose 2) and preventing encroachment on the countryside are likely to be the most significant considerations when determining the potential harm from release of land for development within this parcel. The M4 to the south forms a strong boundary between the parcel and the Bristol urban area, so although the gap between the Bristol urban area and Yate is slightly broader towards its eastern end any expansion beyond this boundary feature will diminish the function of the Green Belt in providing separation between towns.

Parcel P35



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- | | |
|--|------------------------------|
| WECA boundary | Statutory constraints |
| Parcel | Ancient woodland |
| Neighbouring parcel | |
| Green Belt | |
| Location referenced in assessment text | |

Land to the northeast of the Bristol urban area, beyond the rising slopes that form the immediate rural edge of the city and to the north of the M4. The slope crest defines the western edge of the parcel, and the B4465 forms its eastern boundary. The parcel is comprised largely of agricultural fields. Westerleigh crematorium is located in the eastern half of the parcel and there is some residential development on Westerleigh Hill at the northern edge of the parcel, but this development is not urban in form and has no significant impact on Green Belt openness.

Strategic contribution to the Green Belt purposes

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

Weak / no contribution

The majority of the parcel lies over 1km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). The parcel occupies significantly more elevated land than at the urban edge at Lyde Green and the M4 and adjacent Green Belt to the southwest also contribute to creating strong

physical distinction. Expansion within the parcel that does not link to the Bristol urban area would not therefore constitute expansion of the large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between the Bristol urban area and Yate, where perceived separation between the towns is reduced by contiguous, intervening development at Coalpit Heath, Frampton Cotterell and Winterbourne, and by the direct connections provided by the railway and the A432. This parcel is located on higher ground to the east of the narrowest part of the gap, which slightly weakens the extent to which development would be perceived as directly affecting it.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is characterised by rural uses and contains land which has strong distinction from the Bristol urban area due to its elevation, distance and the presence of the M4 to the southwest. Development would therefore constitute a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Weak / no contribution

The parcel occupies relatively high ground to the northeast of the Bristol urban area, but has insufficient prominence to make any significant contribution to the setting of the city as experienced on principal approaches into it. It lacks a relationship with the historic city core.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Given that the parcel also occupies part of the gap between the Bristol urban area and Yate, preventing the coalescence of towns (Purpose 2) is also likely to be a consideration. The parcel is separated from the Bristol urban area to the southwest by the M4 and adjacent Green Belt. Any expansion into the parcel would diminish this strong boundary feature and would also diminish the role of the Green Belt in providing separation between the Bristol urban area and Yate. A lack of strong alternative boundary features within the parcel means that any release would result in weakening of the contribution of adjacent Green Belt.

Parcel P36



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- | | |
|--|------------------------------|
| WECA boundary | Statutory constraints |
| Parcel | Ancient woodland |
| Neighbouring parcel | Common land |
| Green Belt | Scheduled monument |
| Location referenced in assessment text | Flood zone 3b |

Land to the east of Emersons Green and Lyde Green with the M4 lying to the north and the B4465 lying to the south. The parcel is comprised largely of agricultural land, with a quarry in the southern half of the parcel. There are well treed regions within the parcel and it slopes upwards to Coxgrove Hill and Shortwood Hill in the east.

Strategic contribution to the Green Belt purposes

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

Significant contribution

The parcel lies directly adjacent to the Emersons Green and Lyde Green suburbs of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). The well-treed slopes within the parcel provide

strong distinction between the Bristol urban area and land to the east. Development in this parcel would therefore constitute sprawl of Bristol.

Purpose 2 – Preventing neighbouring towns from merging into one another

Weak / no contribution

The parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses, and its steep, wooded slopes have strong distinction from the Bristol urban area, where development would as a result be considered a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Moderate contribution

The parcel occupies prominent slopes and therefore forms part of Bristol's visual setting. However, although Bristol is a historic city, most development on the urban edge in this area is relatively modern, so the parcel lacks a relationship with the historic city core, and it does not contribute to the setting of the city as experienced on any principal approaches into it.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

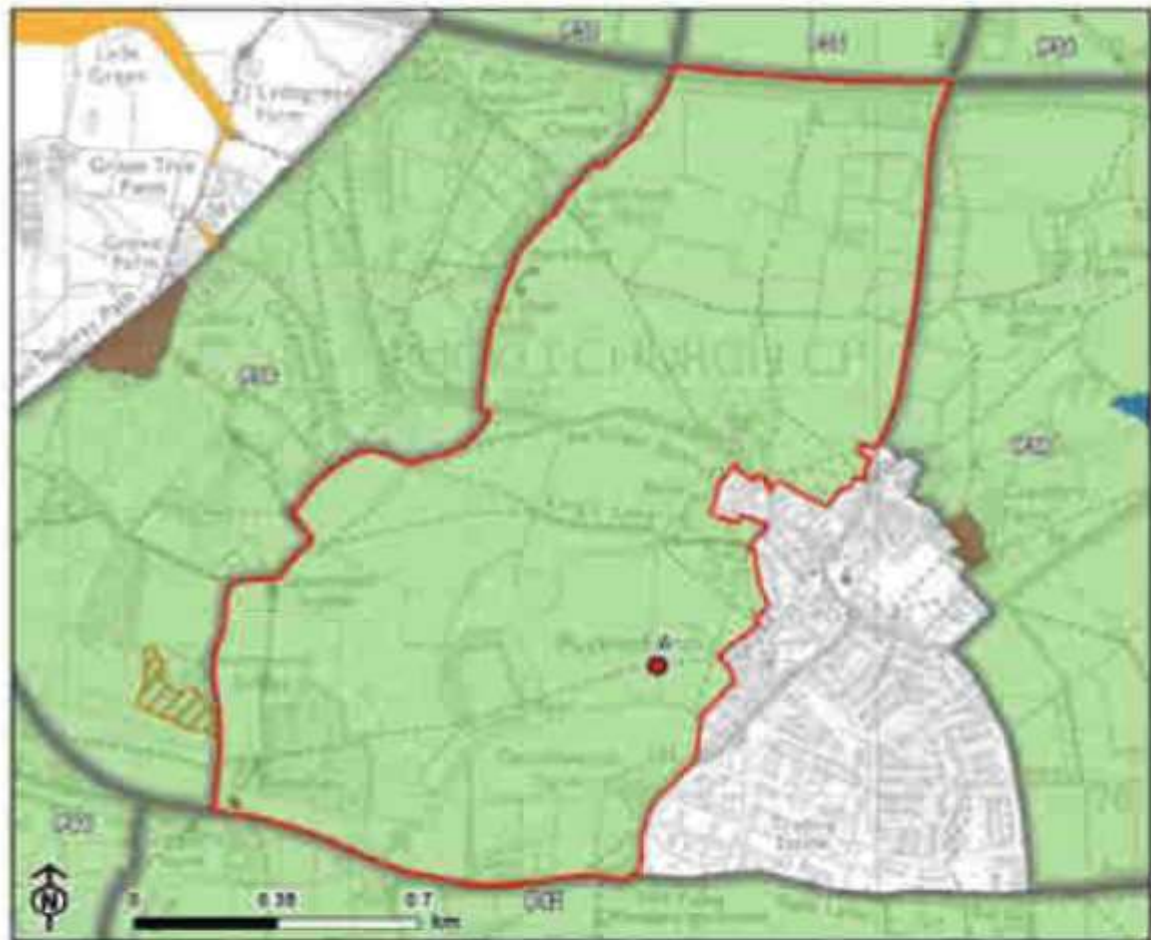
Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

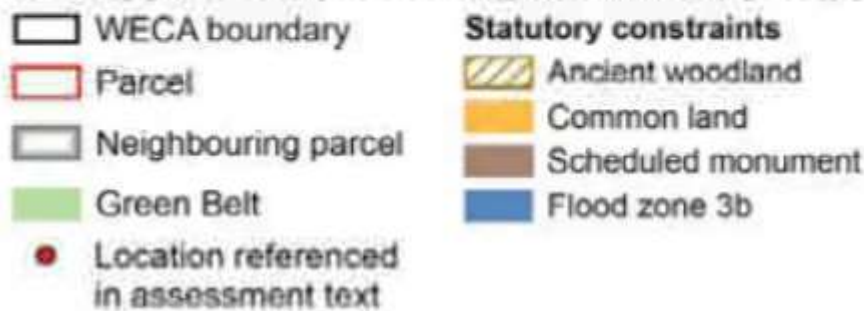
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the Bristol urban area (Purpose 1) and encroachment on the countryside (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The settlement edge to the west is defined by The Dramway, a former tram line with associated vegetation that forms a consistent physical boundary along the slope foot. Although some open, higher parts of the parcel have strong intervisibility with the urban area, the elevation of the slopes retains strong distinction. Any expansion of the urban area up to the plateau would result in a significantly weaker Green Belt boundary, and any expansion part way upslope would weaken the distinction of remaining Green Belt land on the slope. The quarry in the southwest (map point A) occupies less elevated land compared to the rest of the parcel, but expansion into this area would still constitute a weakening of the consistent urban edge formed by The Dramway between the M4 and Warmley.

Parcel P37



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Land between Pucklechurch and the Bristol urban area, from the B4465 to the south and the M4 to the north.

Strategic contribution to the Green Belt purposes

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

Weak / no contribution

Land is adjacent to Pucklechurch and lies over 1km from Emersons Green on the northeast fringe of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). The parcel is significantly more elevated than the inset edge of the Bristol urban area at Emersons Green, with steep, wooded slopes round Coxgrove Hill and Shortwood Hill creating strong distinction between the two. Development in this parcel would therefore constitute expansion of Pucklechurch.

Purpose 2 – Preventing neighbouring towns from merging into one another

Weak / no contribution

The parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses, and includes land which has strong distinction from Pucklechurch and the Bristol urban area, where development would therefore be considered a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Weak / no contribution

Land within in the parcel is visually prominent, given that it occupies elevated ground to the east of the Bristol urban area. However, it lacks association with the historic core of the city or the principal roads and watercourses leading into it.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

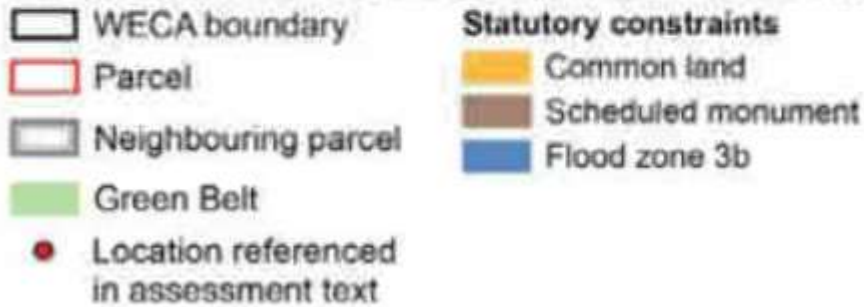
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Encroachment on the countryside (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the parcel occupies elevated ground looking over the Bristol urban area to the west. The parcel has strong distinction from the Bristol urban area due to the presence of well-treed slopes to the west. Any development up this slope into the parcel would constitute a significant expansion of the city beyond a strong natural boundary. Distinction from Pucklechurch is highest in the north and southwest of the parcel where these areas are separated from the inset area by tree cover. Whilst tree cover in the south and north of the parcel, as well as the B4465 adjacent to the Young Offenders Institution, provide moderately strong physical and visual boundaries to the urban area of Pucklechurch, a large proportion of the parcel is only separated from the settlement by back gardens at the inset edge. Land adjacent to the western side of Pucklechurch (map point A) therefore makes a weaker contribution to Purpose 3 than the parcel as a whole. As such, there is scope for some expansion of Pucklechurch westwards without losing strong distinction from Bristol. However, there are no strong alternative Green Belt boundaries so any expansion would result in weakening of the contribution of adjacent remaining Green Belt within the parcel.

Parcel P38



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Land to the east of Pucklechurch to Rookery Lane, with the M4 lying to the north. The parcel is bisected from west to east by Feltham Road and Feltham Brook crosses the parcel from north to south. The parcel is comprised of agricultural land, with several agricultural buildings and individual residential dwellings distributed throughout.

Strategic contribution to the Green Belt purposes

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

Weak / no contribution

The parcel lies adjacent to the eastern side of Pucklechurch, over 2km from the fringe of the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban

development in South Gloucestershire). Furthermore, elevated ground and wooded slopes at the edge of the Bristol urban area to the west provide strong separation. Development in this parcel would therefore constitute expansion of Pucklechurch, and would not be sprawl of Bristol.

Purpose 2 – Preventing neighbouring towns from merging into one another

Weak / no contribution

The parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is generally characterised by rural uses, and includes land which has strong distinction from Pucklechurch, where development would as a result be considered a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Weak / no contribution

The parcel does not include land which contributes to the historic setting or special character of Bristol. The presence of Pucklechurch on higher ground to the west reduces any visual relationship of the parcel with Bristol. It does not contribute to the setting of the city as experienced on any principal approaches into it.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

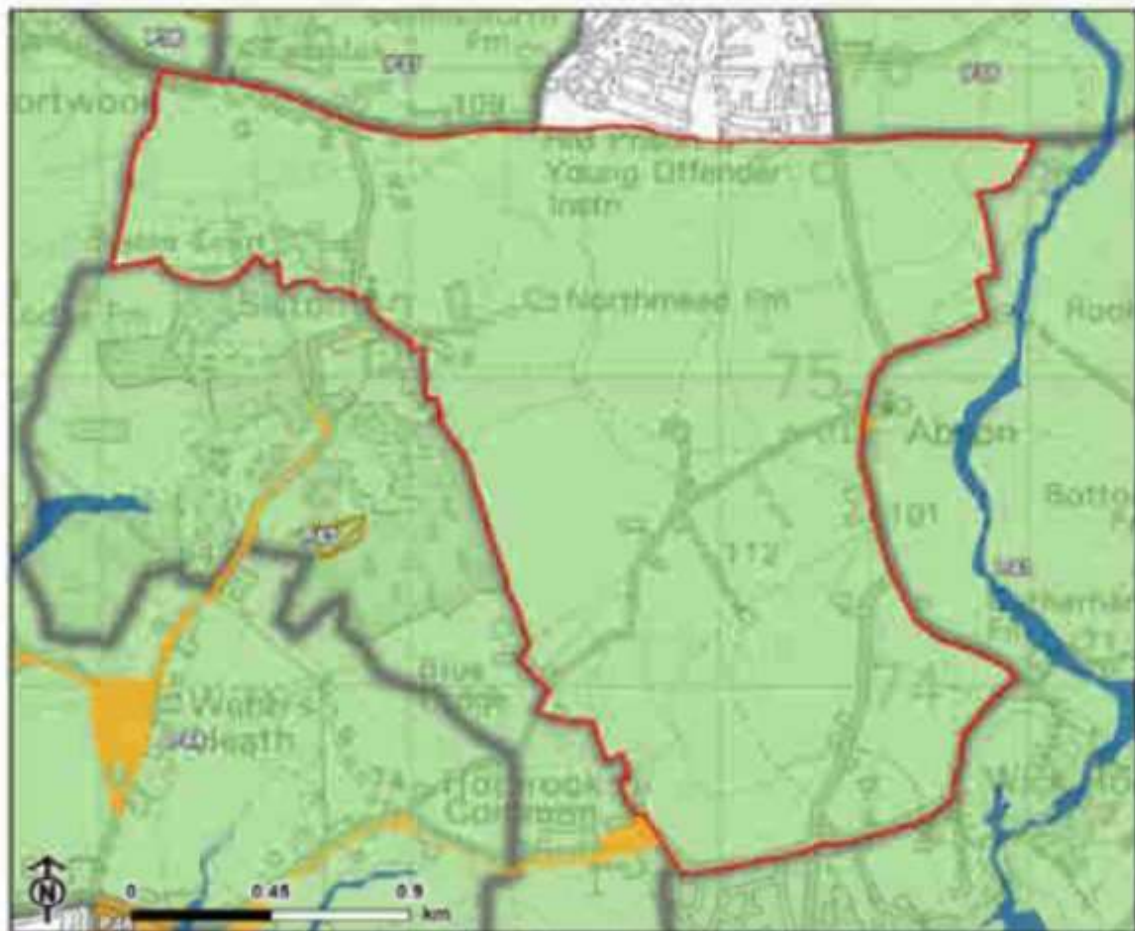
Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

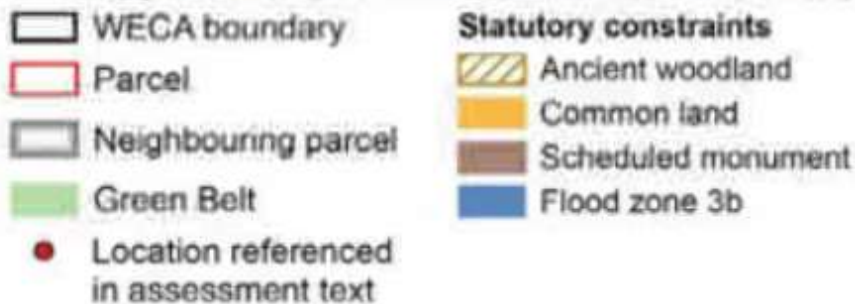
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Encroachment on the countryside (Purpose 3) would be the most significant consideration when determining the harm to the Green Belt purposes of releasing land for development within this parcel. Land in the east of the parcel has strongest distinction from Pucklechurch, given that Feltham Brook and tree cover provide separation. Adjacent to Pucklechurch, Abson Road and Castle Road, with associated hedgerows, form moderate strength boundaries, allowing some urbanising visual influence in the fields beyond, so land here (map point A) makes a slightly weaker contribution to preventing encroachment. However, a lack of strong alternative Green Belt boundaries within the parcel mean that any expansion into this area would in turn weaken the contribution of remaining land within the parcel.

Parcel P42 - outside parish but impactful



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Land to the east of the Bristol urban area between Pucklechurch and Wick. The parcel is characterised by agricultural fields and some individual residential dwellings that do not impact openness.

Strategic contribution to the Green Belt purposes

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

Weak / no contribution

Land lies adjacent to the south of Pucklechurch and the majority of the parcel lies over 1km from the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire). Woodland and slopes to the west provide

strong distinction from Bristol. Development in this parcel would therefore relate more strongly to Pucklechurch, or to washed over but urbanising development in the village of Wick to the south of the parcel, than to the large built-up area of Bristol.

Purpose 2 – Preventing neighbouring towns from merging into one another

Weak / no contribution

The parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is largely characterised by rural uses and contains land that has strong distinction from development in the Bristol urban area, Pucklechurch or Wick. Development in the parcel would therefore constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Weak / no contribution

Land within in the parcel is visually prominent, given that it occupies elevated ground to the east of the Bristol urban area. However, it lacks association with the historic core of the city or the principal roads and watercourses leading into it.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

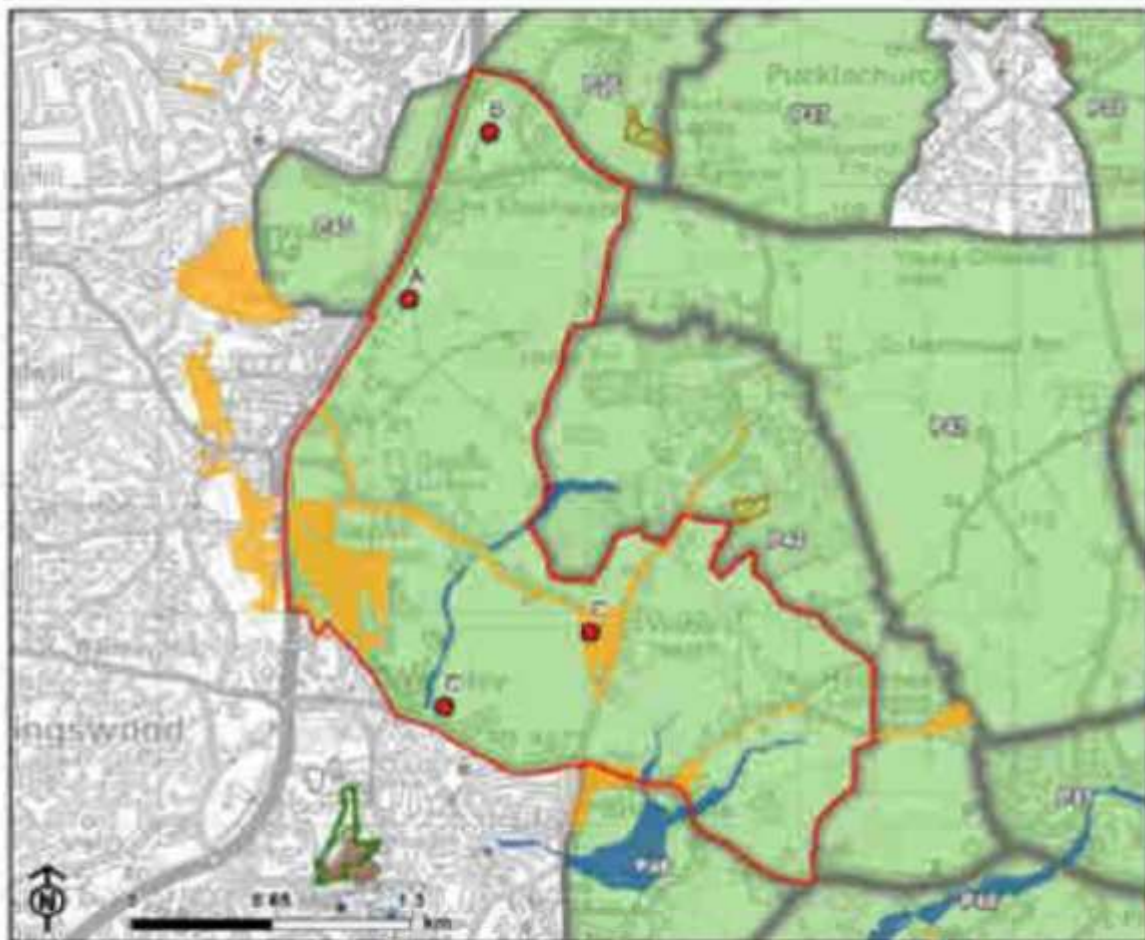
Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The parcel slopes downhill from the settlement edge of Pucklechurch and there is a well-treed boundary along Back Lane at the inset edge. Any expansion beyond these strong physical and visual boundaries would constitute significant expansion of the settlement. A lack of strong alternative boundaries within the parcel means that any release would result in weakening of the adjacent Green Belt. Land at the southern end of the parcel abuts the village of Wick which is washed over but which lacks openness. However, any expansion northwards into this parcel would encroach on steeper and higher ground than that on which Wick is located, and would breach the consistent boundary formed by Holbrook Lane. Therefore, there are no strategic areas that make a weaker contribution to Purpose 3, or which could be released without weakening adjacent Green Belt land.

Parcel P44



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WECA boundary	Statutory constraints
Parcel	Ancient woodland
Neighbouring parcel	Cemeteries
Green Belt	Registered Parks and Gardens
Location referenced in assessment text	Common land
	Scheduled monument
	Flood zone 3b

Land to the east of the Bristol urban area, stretching between the Mangotsfield and Bridgegate suburbs, comprising largely of agricultural land on terrain sloping up from the urban edge. At its southern end the parcel extends eastwards to the outskirts of Wick, and northwards from there along the ridge crest to Overscourt Wood. There are areas of residential development in the north of the parcel on Shortwood Hill Road and in the south of the parcel adjacent to the Warmley, some industrial uses at Goose Green and at Bridgegate, and residential development at Webb's Heath. The impact of all these on Green Belt openness is very localised.

Strategic contribution to the Green Belt purposes

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

Significant contribution

The southern half of the parcel lies directly adjacent to the large built-up area of Bristol (which comprises the city of Bristol and contiguous urban development in South Gloucestershire) and the northern part is close enough for any strategic-scale development to be associated with the urban area. The A4174 at the inset edge to the west and steep slopes within the parcel provide strong distinction between the parcel and the urban area, so development of this parcel would constitute significant sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Weak / no contribution

Land does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is generally characterised by rural uses and the steep slopes within the parcel and main roads along much of its urban edge provide strong distinction from Bristol. Any development up these slopes would as a result be considered a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Moderate contribution

The parcel occupies prominent slopes and therefore forms part of the Bristol urban area's visual setting. However, although Bristol is a historic city, most development on the urban edge in this area is relatively modern, so the parcel lacks a relationship with the historic city core, and it does not contribute to the setting of the city as experienced on any principal approaches into it.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Significant contribution

All Green Belt land is considered to make a significant contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the Bristol urban area (Purpose 1) and preventing encroachment on the countryside (Purpose 3) are likely to be the most significant consideration when determining the potential harm of releasing land for development within this parcel. Any expansion of the urban area upslope beyond the A4174 would constitute a significant expansion of the city. There is some lower lying ground between the A4174 and Shortwood Lodge Golf Club (map point A), but this area still has strong visual separation from the Bristol urban area given the level of tree cover, and release of land here would breach the consistent boundary formed by the main road and also the Dramway track, which marks the inset settlement edge northwards up to the M4. Land to the north of Main Road (map point B), Shortwood, has

some urbanising influence from existing development and is also contained by the road network and by tree cover, so the harm of releasing this area would be slightly lower.

There is also some existing urbanising development on lower slopes on the southern fringe of the parcel, between Warmley and Bridgegate (map point C), and at Webb's Heath (map point C), which weakens the integrity of the A420 and A4175 as Green Belt boundaries and which consequently would slightly reduce the impact of release in this area on the adjacent higher ground to the north and east.