Land North of Nailsea

Green Belt Review

Prepared by:
The Environmental Dimension Partnership Ltd

On behalf of
Nailsea Holdings LVA LLP

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ENVIRONMENTAL PLANNING, DESIGN AND MANAGEMENT SERVICES
FOR ALL INVOLVED IN PROPERTY AND DEVELOPMENT

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THE ENVIRONMENTAL DIMENSION PARTNERSHIP

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Section 1
Introduction and Purpose

Introduction

1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Nailsea Holdings LVA LLP (the prospective developer) to undertake a Green Belt review of land to the north of Nailsea (the site).

Purpose

1.2 The purpose of this Green Belt review is to assess the extent to which the site to be promoted through the planning process performs in terms of the five purposes of the Green Belt, as stated in paragraph 80 of the National Planning Policy Framework (NPPF). It also seeks, as a comparative exercise, to understand the extent to which other parts of the North Somerset Green Belt perform in this respect.

1.3 EDP is an independent environmental planning consultancy with offices in Cirencester, Shrewsbury and Cardiff. The practice provides advice in the fields of landscape, ecology, archaeology, arboriculture, masterplanning, rights of way and agricultural land matters.

1.4 The site is located to the east of Clevedon Road and immediately north of the existing settlement edge of Nailsea, as illustrated on **Plan EDP 1**. This settlement edge is represented by residential development off Southfield Road and the Southfield Road Trading Estate. The northern boundary of the site is defined by the 'Land Yeo' watercourse, beyond which a narrow band of floodpalin gives way to steep topography that rises up towards Tickenham Hill. The site broadly consists of arable farmland with trimmed hedgerows and some mature hedgerow trees.

1.5 This report sets out the findings of the Green Belt review for the site (with reference to a preliminary masterplan of indicative land use) and provides supporting evidence to the representations to the West of England Joint Spatial Plan (November 2015) being prepared by Ian Jewson Planning (IJP). Specifically, EDP's work has included the following key items:

- A review of the Green Belt documentation for the site, specifically the 'Joint Spatial Plan Green Belt Assessment', produced by the Council and published in November 2015;

- A comparison of the findings of the Council's Assessment against EDP's own Green Belt testing methodology (see **Appendix EDP 2**);

- A desktop study and web search of relevant background documents and maps. EDP's study has included reviews of aerial photographs, web searches, LPA publications and other landscape character assessments. We have also obtained where possible, information about relevant landscape designations such as National Parks, areas of Green Belt, Areas of Outstanding Natural Beauty and Registered Parks and Gardens;

- Consideration of the North Somerset Landscape Character Assessment (LUC; September 2005); and

- A field assessment of local site circumstances including a photographic survey of the character and fabric of the site and its surroundings. The field assessment was undertaken by a Chartered Landscape Architect in good weather (winter) conditions.

1.6 The above scope of works is provided as a number of distinct sections, which in themselves can be read in isolation and removed from the wider document as necessary:

- **Section 2**: Green Belt Review; and

- **Section 3**: Discussion of Findings.

1.7 A number of plans have been provided in support of the separate inputs, and these can be found at the rear of the report:

Background

1.8 The West of England Joint Spatial Plan (JSP) is currently being prepared, and as part of this process, consultation on its *Issues and Options* document is running from 09 November 2015 to 29 January 2016.

1.9 This Pre-Submission Publication document will set out the core policies including housing and employment distribution and specific site allocations. This will also include any necessary amendments to the Green Belt boundary to facilitate development.

Section 2
Green Belt Review

2.1 This Green Belt Study has been prepared by the prospective developer of land North of Nailsea to demonstrate that the bringing forward of sustainable development on this site will not result in harm to the key purposes of the Green Belt, and that consequently, a continued sense of openness and permanence (National Planning Policy Framework [NPPF] paragraph 79) can be maintained around Nailsea, thereby ensuring the protection of the remaining Green Belt areas from unacceptable sprawl or encroachment.

2.2 By providing a comparative assessment of other areas of the Green Belt within the study area, this presents a balanced review in the context of all land potentially available in proximity to Nailsea.

Background to the Green Belt Designation

2.3 The current Government attaches great importance to Green Belts, stating at paragraph 79 of the NPPF 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."

2.4 The NPPF presents updated policy that requires it to be demonstrated that land contributes towards these two essential characteristics of openness and permanence by meeting one or more of five purposes:

i. To check the unrestricted sprawl of large built-up areas;

ii. To prevent neighbouring towns merging into one another;

iii. To assist in safeguarding the countryside from encroachment;

iv. To preserve the setting and special character of historic towns; and

v. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.5 At a local level, protection of the Green Belt is afforded by North Somerset Council's Core Strategy (adopted 2012), policy CS6, which states that:

"Within North Somerset the boundaries of the Bristol - Bath Green Belt will remain unchanged during the plan period. Further amendments to the Green Belt at Bristol Airport will only be considered once long-term development needs have been identified and exceptional circumstances demonstrated."

2.6 However, following a successful legal challenge in 2013, Policy CS6 and other policies relating to the scale and distribution of development, were remitted back for re-examination. This process has yet to be concluded and, although weight may be afforded to Policy CS6, it currently remains unadopted.

West of England Joint Spatial Plan Green Belt Assessment (November 2015)

Purpose and Methodology

2.7 According to the JSP Green Belt Assessment, it provides a strategic assessment of the Green Belt across the West of England plan area, which includes North Somerset, "*in relation to the purposes of Green Belts as set out in the National Planning Policy Framework."* The Green Belt Assessment has been prepared to form part of the evidence base for the West of England JSP and development options.

2.8 As part of its wider study area encompassing the West of England (WoE) Plan area, the Council has identified the current Green Belt area as defined in the North Somerset Replacement Local Plan 2007. The JSP Assessment divided the Green Belt into 79 cells for the purposes of the assessment (see map extract at **Appendix EDP 1**). It states that in order to identify the assessment cells:

"Clear physical features have been used wherever possible in identifying assessment cells. These include motorways, roads, railways, rivers or water features, belts of trees and woodland. Consideration has also been given to landscape character and/or topography, including existing land use, plus any boundaries of designated historic/ecological sites (where they have identifiable boundaries). Administrative boundaries have not been used in defining cells."

2.9 The JSP Assessment has applied the methodology given in **Table EDP 2.1** for its cell analysis:

Table EDP 2.1: JSP Green Belt Assessment methodology

National policy: Purposes of Green Belt	Cell Analysis
1. To check the unrestricted sprawl of large built-up areas	Assessment of whether cell performs the purpose of checking the unrestricted sprawl of the Bristol and Bath built-up areas.
2. To prevent neighbouring towns merging into one another	Assessment of the cell and whether it prevents neighbouring towns merging into one another. Consideration of whether the cell contributes to Purpose 2 by preserving the individual character, identity and setting of villages and hamlets within the Green Belt.
3. To assist in safeguarding the countryside from encroachment	Assessment of the cell and whether it performs the role of assisting in safeguarding the countryside from encroachment. Assessment informed by consideration of existing use and topography.
4. To preserve the setting and special character of historic towns	Assessment of the cell and whether it performs the role of preserving the setting and special character of historic towns. Consideration given to historic areas and their setting and special character with reference to settlements designated as or containing conservation areas.
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Assessment of the cell and whether it performs the role of assisting urban regeneration. Noting that this purpose is served by all Green Belt areas, particular note is taken of the relationship of the cell with areas of urban regeneration.

2.10 The JSP Assessment methodology also includes a description and summary

Table EDP 2.2: JSP Assessment Methodology Description and Summary

Description and Summary	An overall description of the features of each cell with particular reference to openness. Identification of any changes in the cell since the Green Belt was most recently designated in the Local Plan. A summary of whether the cell contributes to serving any of the five purposes.

2.11 The JSP Assessment process comprised four stages of analysis, which included examination of aerial photography for each cell and site-based analysis. Other stages included a review of designations ('mapped features') and planning applications records.

2.12 Whilst the JSP Assessment has sought to undertake a review of the current Green Belt and test it against NPPF paragraph 80, it does not go so far as recommending where the boundaries should be re-drawn. At paragraph 5.10 of the Assessment, reference is made to the need for subsequent stages to carry out this process. At present (January 2016), there are no other stages of the Green Belt Assessment available for review.

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2.13 The Applicant's site lies within the JSP Cell 65, as shown on **Plan EDP 1**. The result of the JSP Assessment for Cell 65 is provided below (italicised text added by EDP).

Table EDP 2.2: JSP Green Belt Assessment – Findings of methodology tests for Cell 65

Cell no.	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 preserve the setting and special character of historic towns
65	*No comments*	To the east prevents the merger of Nailsea with the Bristol urban area and to the north merger of Nailsea and Portishead. Maintains the separation of villages (between Nailsea and Tickenham and Wraxhall)	✓ Safeguards mainly open agricultural land from encroachment	*No comments*	✓
Description and Summary					
The cell comprises open agricultural land to the north of Nailsea, with a stream along the northern edge of the cell. The Green Belt in this cell directly serves purposes 2, 3 and 5.					

2.14 The Assessment provides only a very high level description of the cell and the extent to which it serves each of the purposes and there is no specific reference to it in the Conclusion section. The only reference to the function of each cell is they "*directly serves two or more of the five purposes defined in the NPPF*".

2.15 Whilst these 'tests' are entirely representative of the purposes of the Green Belt as set out in the NPPF, this very simplified methodology and weighting system makes the

Assessment less flexible and subtle when applied to smaller land parcels. It does not, for example, allow for a more detailed analysis of the extent to which the cells contribute to each of the purposes and what makes one cell any better or worse at serving each of the purposes. This is relevant particularly for making recommendations for re-drawing the boundaries – that is, the subsequent stage that is currently unavailable to inform the options consultation.

2.16 Whilst this simplification is in some way addressed through the consideration of all areas in the subsequent review provided in Appendix 1 of it, as stated above, the nature in which the cells were seemingly identified from a very large land area appears somewhat cursory.

2.17 To give greater clarity on this matter, and provide the next stage in the evidence gathering process, the detailed cell analysis (saved in **Appendix EDP 3**) presents the results of the test of the main purposes of Green Belt, applying additional criteria in line with a more detailed, site-specific study against the cells defined in the JSP Assessment. This test is undertaken in accordance with a review methodology developed by EDP which is contained at **Appendix EDP 2**, and informed by an understanding of the landscape context and environmental designation (see **Appendix EDP 4**, and **Plans EDP 3**, **4** and **5**).

Study Area

2.18 The Study Area for this Green Belt review has taken into consideration the relevance of the cells identified in the JSP Assessment to the study area containing the applicant's site, this being where a potential for merging with Nailsea has been identified in the JSP Assessment. Through this process, the study area for the review contained herein was reduced from 79 cells identified in the whole West of England plan area, to 8 cells, these being cells 64, 65, 66, 67, 68, 71, 72 and 75 as shown on **Plan EDP 1**. Supporting photos from each of the cells, which have undergone detailed analysis are provided on the photosheets at the rear of this review.

2.19 During the site visits undertaken by EDP, it was clear that several of these cells clearly would not serve at least one of the purposes of the NPPF Green Belt designation as intended. Two criteria in the EDP methodology allow for careful consideration of the potential for merging of settlements (NPPF test 2). Within the study area, these settlements are Long Ashton, the urban area of Bristol and Portishead. It was found that, due to the considerable geographic distance, which diminished views and, the intervening landform and landscape features, cells 67, 68 and 75 could not conceivably have a role (in the forthcoming WoE plan period) of preventing the merging of any of these surrounding large settlements with Nailsea.

2.20 Accordingly, the JSP cells to be analysed in further detail, as part of this comparative review, are 64, 65, 66, 71 and 72.

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Section 3
Discussion of Findings

3.1 A summary of the criteria scores for each NPPF para. 80 purpose, for each of the sites assessed, is presented in **Table EDP 3.1**.

Table EDP 3.1: Summary of Scores

JSP Cell	Green Belt Purpose 1	Green Belt Purpose 2	Green Belt Purpose 3	Green Belt Purpose 4	Green Belt Purpose 5	Overall Score
64	3	2	5	3	3	16/24
65	4	4	2	2	3	15/24
66	5	6	4	3	3	21/24
71	5	6	6	3	3	23/24
72	5	6	6	2	3	22/24

3.2 The findings demonstrate that, out of a maximum score of 24, which would indicate that a site would be performing a strong role in achieving all Green Belt purposes, three of the study cells perform strongly, whilst two cells make a moderate contribution. The findings against each of the purposes are discussed below.

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

3.3 This assessment considered how the cell and its features contributed towards the openness of the Green Belt and the potential to create a permanent boundary, should it be taken out of the designation. Cells 64 and 65 are distinct because they share a settlement boundary with Nailsea and therefore serve the direct purpose of preventing sprawl. However, of these, cell 64 has a more important role in terms of preventing unrestricted sprawl between Nailsea and Backwell. The cell, however, only performs part of this function, given that it does not extend westwards to encompass the full opposing settlement edge. The low-lying nature of Station Road is not as substantial a defensible boundary as the more distinct topographical change in levels which follow the south-west edge of Nailsea and the north-west edge of Backwell, culminating with the rising of topography to meet with Chelvey.

Purpose 2: To prevent neighbouring towns merging into one another

3.4 The extent to which the site fits with the existing settlement is a determinant of whether or not there is potential for increasing coalescence with the next nearest settlement edge. The test of intervisibility was used to determine whether, if the land was removed

and developed, there would be potential views of the next nearest settlement edge, which would reduce the sense of openness in the Green Belt.

3.5 Of the two lower performing cells, clearly cell 64 has a very important function in preventing merging between Nailsea and Backwell, whereas there is no conceivable potential for merging between the northern edge of Nailsea and Portishead.

3.6 The proximity of Nailsea to Backwell in the vicinity of the train station is such that even very small developments would considerably increase intervisibility between these two settlements and considerably reduce openness between them. The lack of a continuous Green Belt around the southern edge of Nailsea and north-western edge of Backwell exhibits a lack of permanence to this more open, agricultural landscape.

Purpose 3: To assist in safeguarding the countryside from encroachment

3.7 The integrity of key characteristics of the countryside can be undermined by the urbanising influences of man-made features and infrastructure. Cells 64, 65 and 66 perform the worst against this purpose. Cell 66 is somewhat of an anomaly in this case; it is hardly surprising that it contains more urbanising features than other cells, on account of its considerably larger geographical scale.

3.8 The criteria of the EDP methodology allows for a more detailed consideration of differences in the contribution the cells make to the openness of the Green Belt. Specifically, overhead pylons within the western portion of Cell 65 exert a considerably greater urbanising influence on the Green Belt than the railway that runs through cell 64. Additionally, cell 65 has only limited representativeness of the landscape character areas which the cell occupies. The result is that cell 64 does not successfully safeguard the key characteristics of the countryside from encroachment.

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

3.9 Performance against this test is principally a test of the permanence of the Green Belt. The lack of a conservation area and limited or no influence of other higher status heritage assets indicates that the cell performs less strongly as an area that can be kept permanently open. Cell 65 and 72 score the lowest against the criteria compared to the other cells, but does not score the lower '1' because of the proximity to Grade I heritage assets, which have intervisibility from the wider area. In cell 65, the vertical scale and proximity to the trading estate, as well as the considerable mass of warehouse and office buildings, and the overhead pylons, are two factors that are negative detractors in views towards this local landmark.

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

3.10 All cells score equally for this purpose as all are within the Green Belt.

Recommendations for Amendments to Green Belt Boundary

3.11 Through the process of detailed analysis, several boundaries to JSP cells have been identified as being less defendable. Specifically, cells 64, 65 and 66 have the potential to offer more in terms of contributing towards the five purposes of the Green Belt. Accordingly, recommendations have been made as part of the detailed analysis, contained in **Appendix EDP 3**.

3.12 Additional testing of the cells, in response to the proposed changes to the Green Belt boundaries and inner boundaries of the cells, are also included in **Appendix EDP 3**, and presented in the summary table below.

Table EDP 3.2: Summary of current scores and scores following recommended amendments

JSP Cell	Green Belt Purpose 1	Green Belt Purpose 2	Green Belt Purpose 3	Green Belt Purpose 4	Green Belt Purpose 5	Overall Score
Current Scores						
64	3	2	5	3	3	16/24
65	4	4	2	2	3	16/24
66	5	6	4	3	3	21/24
Scores Following Recommended Amendments						
64	4	3	5	3	3	18/24
65	6	5	4	2	3	20/24
66	6	6	4	3	3	22/24

3.13 The results of the amendments to the cell boundaries clearly demonstrate that cells 64 and 65 will make a stronger contribution towards fulfilling the purposes of the Green Belt. Cell 66 undergoes some boundary changes. However, these do not change the function of the overall cell area and it still continues to perform very strongly, despite the changes.

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Section 4
Conclusions

4.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Nailsea Holdings LVA LLP (the prospective developer) to undertake a Green Belt review of land to the north of Nailsea (the site). To provide a balanced assessment, this land area has been compared against other parts of the Green Belt within the study area as shown on **Plan EDP 1**.

4.2 The purpose of the review is to determine the extent to which the cells defined in the Council's Green Belt Assessment evidence base contribute towards the purposes of the Green Belt as defined in the NPPF, paragraph 80.

4.3 This review has identified separate, distinct criteria to enable more detailed consideration of the purposes of the Green Belt in landscape and visual terns. This allows for the fact that, whilst all cells serve one or more of the purposes of the Green Belt, concluded by the JSP Assessment, there remains relevant distinctions between these cells that identify whether there are determining factors in re-defining the boundaries of this part of the North Somerset Green Belt.

4.4 The review has identified a number of shortcomings in the performance of three JSP cells around Nailsea, prompting recommendations to redraw them. Consequently, these amended boundaries of the Green Belt will better serve the function of maintaining openness and permanence around Nailsea. The proposed Green Belt boundary, which is illustrated on **Plan EDP 6,** will achieve the following:

- **Purpose 1**: Utilise, more fully, the Land Yeo watercourse to the north of Nailsea as a defensible boundary, using a distinctive change in topography, extend the Green Belt boundary around the southern edge of Nailsea and northern edge of Backwell to maintain openness between these two settlements. Permanence is further achieved as the boundaries will follow existing public rights of way, which feature as part of locally promoted recreation routes;

- **Purpose 2**: The primary change will ensure greater certainty in terms of maintaining clear separation between Nailsea and Backwell and prevent merging of them;

- **Purpose 3**: The Green Belt will encompass land which features fewer urbanising features and a stronger landscape fabric that better represents local landscape character;

- **Purpose 4**: The permanence of the proposed Green Belt between Nailsea and Backwell is reinforced by Chelvy Conservation Area and Chelvy church; and

- **Purpose 5**: The redefined cells are contiguous with the current Green Belt, thus ensuring that the designation can be amended without compromising the integrity of adjacent stronger performing areas of this designation.

4.5 For these reasons, EDP recommends that the prospective developer's site is removed as part of the recommendations to redraw the Green Belt, given its limited contribution to it, and the strongly performing area of land to the south, between Nailsea and Backwell.

Appendix EDP 1
JSP Green Belt Assessment Map of Cells

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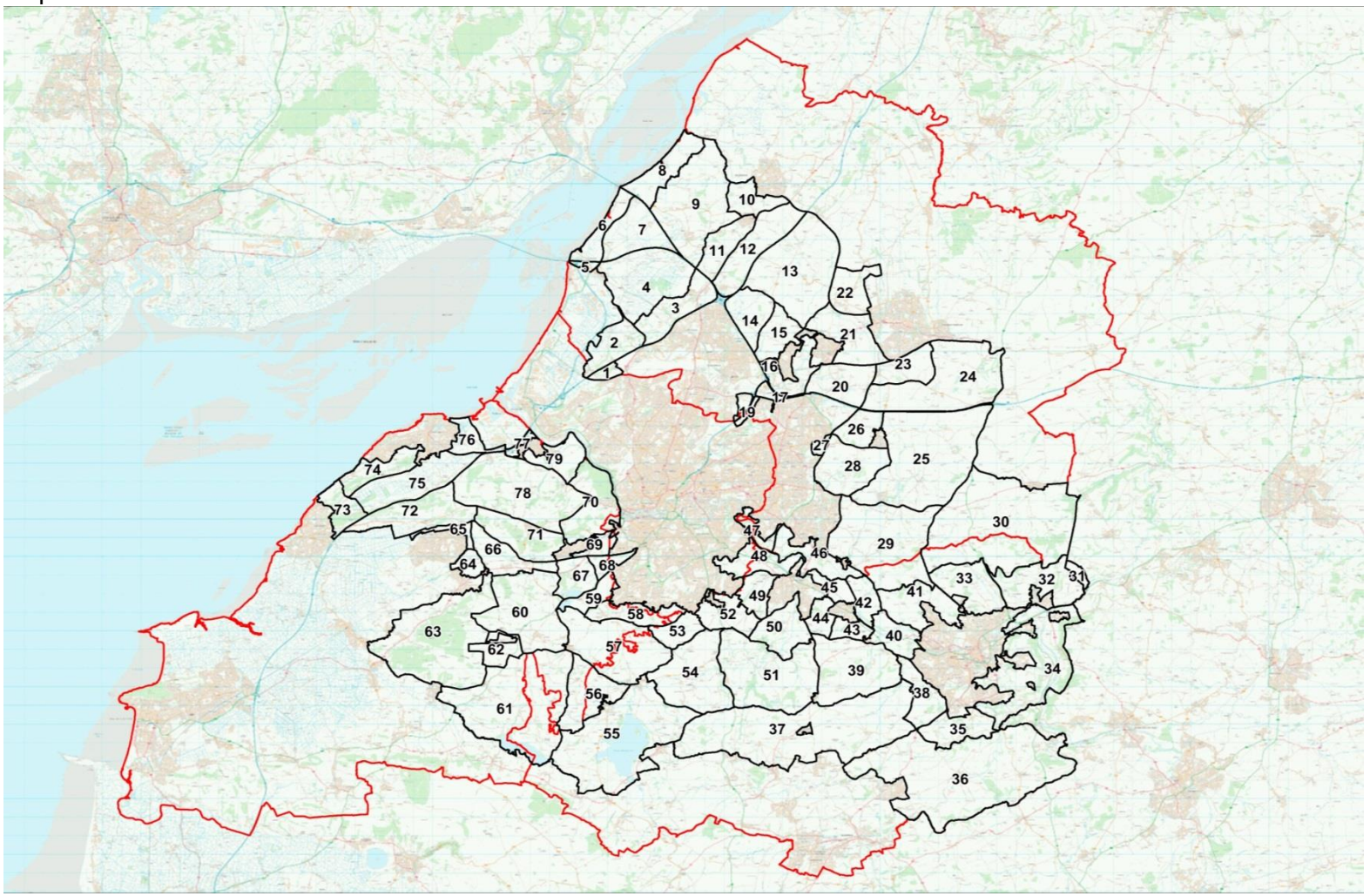
Appendix 1 – Assessment Matrix

Map of cells



Appendix EDP 2
Review Methodology

A2.1 This Green Belt review forms part of the suite of documents prepared by the Prospective Developer to demonstrate that the bringing forward of sustainable development on this site will not result in harm to the key purposes of the Green Belt, and that consequently, a continued sense of openness can be maintained thereby ensuring the protection of the remaining Green Belt areas from unacceptable sprawl or encroachment. By providing a comparative assessment of other sites within the study area, this presents a balanced review in the context of all land potentially available as part of the review.

Assessment Criteria

A2.2 For each NPPF purpose, criteria have been determined in this review that allows the site to be considered in a number of different ways, allowing for a more comprehensive analysis to be undertaken, in landscape and visual terms, of the contribution the site makes to the function of the Green Belt in this location. The criteria are listed against each purpose as shown in **Table EDP A2.1**. Four of the purposes are described in more detail below.

A2.3 Purpose 5 – the ability of Green Belt land to assist in urban generation – is not assessed within this study, as all land parcels within the Green Belt serve this purpose. The criteria for each purpose are described below.

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

A2.4 This is a test that considers whether any built form is contained within the site or if the site is able to prohibit further development. Commonly this is ribbon development, but may also be piecemeal development in isolated areas or along settlement edges. A site may have already been compromised by some form of development, in which case it is relevant to consider the extent to which that development has eroded the sense of openness – this being whether or not there is a sense that the site within the Green Belt is still open and absent of development.

A2.5 Sprawl may also be prohibited by defensible boundaries that are either natural (e.g. topography, woodland, water course/body) or man-made features such as a main road, railway or energy infrastructure (e.g. a wind farm or solar farm). These may be within the site or share a boundary with it. Sites that do not contain defensible boundaries contribute towards greater openness. Conversely, features that appear on plan view as distinctive defensible boundaries, may be low-lying and so maintain openness across boundaries.

Purpose 2: To prevent neighbouring towns merging into one another

A2.6 Consideration is given to the potential for merging of neighbouring settlement edges as well as distinct settlement areas which might be defined as towns. In essence, the purpose seeks to avoid coalescence of built-up areas.

A2.7 The interpretation of 'merging', in terms of geographic distances, differs according to the study area. Whilst a review of distinct towns might need to account for distances over several miles, settlements at a smaller scale may have intervisibility that spans a considerably shorter distance.

Purpose 3: To assist in safeguarding the countryside from encroachment

A2.8 In terms of Green Belt, the 'countryside' is the landscape outside of the current development limits, and which is generally defined by key landscape characteristics such as hedgerow networks, varying field patterns, presence/absence of woodland, downland character, topographical features or open space, etc. Countryside is likely to be undeveloped land that is typically rural and often managed for agriculture or forestry, or simply kept as an open natural or semi-natural landscape. It may, however contain man-made features such as historic landmarks or isolated properties, or smaller isolated settlements.

A2.9 The key characteristics of the landscape are typically assessed, published and adopted as Landscape Character Assessment, usually comprising landscape areas and types. This review provides an analysis of the LT or LCA that applies to the site as part of the analysis tables in **Appendix EDP 3**.

A2.10 Sites which are highly representative of these key characteristics and exhibit them in good condition, make a stronger contribution towards safeguarding the countryside than land which is less representative of the countryside or contains features that are in poorer condition. This allows a qualitative 'value' element to be applied to Green Belt land.

A2.11 The matter of 'encroachment' is also a judgement which considers whether or not built form (such as residential development and/or related urbanising features such as street lighting, speed limit signs, road infrastructure, etc.) is found in the site or affects it and also the degree to which it has preserved the key characteristics or severed them from the wider countryside. A site which has limited or no urbanising influences has a stronger role in safeguarding countryside.

A2.12 Finally, encroachment can also be prohibited by the presence or absence of particular natural or man-made features which separate existing settlement edges from the wider countryside. Typically, it is large man-made features such as dual carriageways, motorways, or energy infrastructure; natural features might include woodland, large water bodies such as lakes and rivers or deep, steeply sloped valleys. Such features may border a site or be contained wholly or partially within it.

A2.13 However, natural features in particular may suffer a loss of their integrity as prominent features within the landscape if development was progressed upon, or near, them. Such features include rivers or ridgelines. Green Belts should also safeguard these features.

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

A2.14 The subject of setting and special character in the context of heritage assets should be examined on a site by site basis, by specialist heritage consultants. However, the Conservation Area local heritage designation allows the assessment to acknowledge that historic cores exist. For this study area, such historic cores may once have been part of separate 'towns', but now form part of the same suburban context.

Criteria Scoring

A2.15 To better evaluate the variation in the extent to which a site meets each test, each criterion is scored as shown in **Table EDP A2.1** below. Colours are represented in the assessment tables in **Section 3**.

Table EDP A2.1: Criteria scoring

Criteria Score	Contribution to the Green Belt Purpose
1	No contribution
2	Limited contribution
3	Strong contribution

A2.16 For Purpose 5, if sites are in the Green Belt they score 3. Partial coverage scores 2, and outside but sharing the Green Belt boundary scores 1.

A2.17 The grading of overall scores reflects the contribution each site makes towards meeting the purposes of the Green Belt. This ensures that, whilst the NPPF does not require all five purposes, or tests, to be met simultaneously, the extent to which a site contributes to the criterion of a specific purpose will better inform the decision for it to be removed from the Green Belt, or retained within it.

A2.18 Each site is scored against the criteria listed for each purpose and these are included in the analysis tables. The assessments have been undertaken as part of a desk-based process, and also informed by site visits by a qualified Landscape Architect, carried out on 18-19 January 2016.

A2.19 This report does not include consideration of the potential of the sites to address other NPPF paragraphs relating to the Green Belt, such as their potential to deliver benefits according to the list set out in para. 81 of the NPPF. This is, however, provided as part of the submitted representations.

Table EDP A2.2: EDP Criteria Tests

NPPF Para 80 Green Belt Purpose	EDP Criteria	Application of Criteria and Criteria Score
<u>Purpose 1</u> **To check the unrestricted sprawl of large built-up areas**	1.1 Creates a clear, recognisable distinction between urban fringe and open countryside/nearest settlement • These may be within the site or form part of its boundary. Such boundaries can be permanent, such as roads, railways, steep topography, woodland or require additional reinforcement such as hedgerows, tree belts, streams. Fences do not form defensible boundaries; and • The extent to which a settlement edge is visible can be affected by additional planting to reduce the sense of openness and increase the permanence of the edge as a defensible boundary.	Does the cell form a contiguous open buffer between the existing settlement edge and the wider countryside? a. Yes, the cell is free of continuous development from a large built up area, such as ribbon development and strongly contributes to the openness of the Green Belt (score: 3); b. There is an absence of continuous development within the cell but it is overlooked by adjacent/nearby development (score: 2); or c. No, the cell contains continuous development and/or does not clearly define a distinction between the settlement edge and the open countryside/nearest settlement (score: 1).
	1.2 Defensible boundaries have a role in limiting unrestricted sprawl as they create the boundaries to Green Belt parcels. These may be within the cell or form part of its boundary. • Such boundaries can be permanent, such as roads, steep topography, woodland or require additional reinforcement such as hedgerows, tree belts, streams. Fences do not form defensible boundaries.	Does the cell has a defensible boundary which can prevent sprawl? a. The cell does not have a defensible boundary and therefore openness is greater (score: 3); b. The cell has a defensible boundary/boundaries, which would need additional reinforcement (score: 2); or c. The cell has a defensible boundary/boundaries, which do not require additional reinforcement (score: 1).

NPPF Para 80 Green Belt Purpose	EDP Criteria	Application of Criteria and Criteria Score
<u>Purpose 2</u> **To prevent neighbouring towns merging into one another**	2.1 Settlements maintain a sinuous edge which acts as a recognisable defensible boundary to the outer edge of the Green Belt.	Is the cell well-associated with the existing settlement edge? a. The cell is isolated from the settlement boundary and appears divorced from it (score: 3); b. The cell abuts one settlement boundary but is not divorced from it (score: 2); or c. The cell abuts two or more settlement boundaries and therefore forms part of an indent (score: 1).
	2.2 Prevent loss or noticeable reduction in distance between towns/settlement edges; this may also be affected by agricultural land use or topography: a larger distance or more prominent topographical change would be better capable of accommodating change than a narrow gap; and 2.3 The gaps may contain different elements, be it natural (e.g. topography, woodland, agricultural land or large open spaces) or man-made features, which prevent merging	Given the distance between the whole of the cell and next nearest settlement edge, what is the effect of the perceived and actual intervisibility on potential for coalescence? a. Limited or no visual association with next nearest settlement edges (score: 3); b. Partial visual association with next nearest settlement edges (score: 2); or c. Immediate and clear intervisibility with next nearest settlement edge (score: 1).

NPPF Para 80 Green Belt Purpose	EDP Criteria	Application of Criteria and Criteria Score
<u>Purpose 3</u> **To assist in safeguarding the countryside from encroachment**	3.1 The countryside comprises 'key characteristics' which define the landscape and the way it is perceived, both visually and physically.	To what extent does the cell represent the key characteristics of the countryside? a. The cell is strongly representative of the key characteristics and clearly connects with off-cell key characteristics (score: 3); b. The cell comprises some representative key characteristics but there are few connections with off-cell characteristics (score: 2); or c. The cell comprises little or no key characteristics and there is limited or no connection with off-cell characteristics (score: 1).
	3.2 Encroachment: features such as speed signage and street lighting affect the extent to which the countryside changes from rural to urban .	To what extent is the cell urbanised, either by on-cell or off-cell features? d. There are no urbanising features within the cell or directly influencing it (score: 3); e. There are several off-cell urbanising features affecting the cell (score: 2); or f. There are many off-cell urbanising features affecting the cell, which reduces its representativeness of the countryside (score: 1).

NPPF Para 80 Green Belt Purpose	EDP Criteria	Application of Criteria and Criteria Score
<u>Purpose 4</u> **To preserve the setting and special character of historic towns**	4.1 In the absence of professional judgement on setting and special character on a cell-by-cell basis by heritage consultants, the criteria considers the proximity of the cell to a conservation area (CA) which relates to the historic character of a town; 4.2 Are there other heritage designations such as Grade I listed buildings, which may have a bearing on the 'historic core'?	The proximity of the cell to the CA must also be balanced with the nature of intervisibility with the historic core of the CA, as this is a reflection of the extent to which the CA designation and its boundaries still applies: a. The cell shares a boundary with the CA or the cell is partially or wholly within it and has clear intervisibility with its historic core (score: 3); b. The cell shares a boundary with the CA or the cell is partially or wholly within it but has limited intervisibility with its historic core (score: 2); or c. The cell does not share a boundary with the CA and/or there is no intervisibility with its historic core (score: 1).
<u>Purpose 5</u> **To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**	5.1 By association with the Green Belt designation, would assist in urban regeneration by directing development away from it.	The cell is in the Green Belt (score: 3)

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Appendix EDP 3
Cell Analysis Tables

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Table EDP A3.1: Detailed analysis of Green Belt Purposes and recommendations for amended Green Belt boundaries

Cell 64	
JSP Description and Summary of the Cell *This cell comprises mainly open agricultural land. It is crossed north/south by the main railway line. This land directly serves purposes 2, 3 and 5.*	**EDP Summary of Findings and Boundary Recommendations** The cell with its current boundaries has a key role not only in maintaining a sense of openness within the countryside, but also has an anti-coalescence role between Nailsea and Backwell. However, the lack of continuous Green Belt designation, to the west of the cell, leaves this land area vulnerable to development, which could result in merging of the two settlements and reduction in openness. **Recommendations** It is recommended that the boundaries of the cell are re-drawn to encompass land further to the west, ensuring that this larger cell performs the function of checking all five purposes of the Green Belt and reinforcing the anti-coalescence gap along Station Road.
EDP Description of the cell The cell lies to the south of Nailsea and north of Backwell. It contains a hamlet of development around Dibden's Farm in the northern portion, and part of the village of Farleigh in the southern portion. Blackwell Bow forms the eastern boundary of the cell, existing residential development in Nailsea forms the northern boundary, which tapers to a narrow pinch point at Station Road. The train station is located outside of the cell but the cell crosses the railway and skirts around the western boundary of edge of Backwell, which comprises residential properties and a school. Several public right of way (PRoW) cross the cell, providing recreational links between the two settlements. Part of the route of the Backwell Round passes through the south-western portion of the cell whilst the part of the Nailsea Round passes through the northern portion of the cell. The cell is currently in use primarily as agricultural land and benefits from visual containment in the southern portion created by mature plantation copses and vegetation alongside the railway line. **Key Environmental Designations** North-western portion of cell shares boundary with an SSSI and a SNCI and, features TPO hedgerows and trees. The north-eastern portion is only constrained by TPO hedgerows and trees. **For supporting photos, see Plan EDP 5.**	

Cell 64				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
<u>Purpose 1:</u> To check the unrestricted sprawl of large built-up areas	**Does the cell form feature a contiguous open buffer between the existing settlement edge(s) and the wider countryside?**	There is no separate identity between Backwell and Farleigh due to continuous development along the A370. Dibden's Farm retains its own identity due to the open agricultural land surrounding it, albeit considerably more sensitive between Nailsea and the hamlet.	There is no Green Belt designation to prevent Nailsea and Backwell from losing their own identity to the west of the cell.	1/3
	Are there any defensible boundaries?	The cell contains a number of man-made linear features, these being Backwell Bow, the railway line and Backwell Common (road). The lack of development either side of them reinforces the openness in this part of the Green Belt.	Station Road has been identified as a defensible boundary in the JSP. However, should development come forward to the west of it, its low lying position wouldn't prevent a sharp reduction in openness across this boundary.	2/3
<u>Purpose 2:</u> To prevent neighbouring towns merging into one another	**Is the cell well-associated with the existing settlement edge?**	The cell abuts one edge of each settlement.	The narrow gap along Station Road is protected by the Green Belt designation only on one side (east). There is currently no Green Belt to the west of Station Road.	1/3
	What is the intervisibility with the next nearest settlement edge?	There is partial intervisibility across parts of the cell to the two settlement edges (1.4km spanning Farleigh to Nailsea). This is principally due to the built form	In the central portions of the cell, which are lower lying than the outer edges, the frequency of field boundaries, trees and copses reduces the extent to which the settlement	1/3

Cell 64				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
		character exerting a greater influence from higher ground. However, the considerably shorter distance between Nailsea and Backwell (300m at the closest point) results in clear intervisibility between the two settlement edges.	edge influences the view from local rights of way. This maintains the sense of openness. The western portion of the cell is squeezed and intervisibility between facing settlement edges is greater.	
<u>Purpose 3:</u> To assist in safeguarding the countryside from encroachment	**How representative is the cell of the key characteristics of the countryside?**	In terms of documented landscape character, the cell is within the B1 and J5 Landscape Character Types. With regard to the B1 Land Yeo floodplain, the northern portion of the cell is broadly representative of the key characteristics, with mature trees, hedgerows and water bodies reinforcing this character. The openness of the J5 Land Yeo rolling farmland is well represented by the agricultural land use within the cell. This assists in reinforcing the rural pastoral landscape in the southern portion of the cell.	The rural countryside is represented strongest in the eastern portion of the cell. The frequent hedgerow trees assist in reinforcing the rural character away from the settlement edges along Backwell, Nailsea and Farleigh.	3/3
	What is the influence of urbanising features?	The main urbanising feature within the cell is the railway line. However, along its edges, existing development either side of main roads limits the extent to which street	Within the interior of the cell, the absence of modern development, frequency of detached properties and several farms, maintain a rural character.	2/3

Cell 64				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
		lighting and street signage exerts an urbanising influence on the cell.		
<u>Purpose 4:</u> To preserve the setting and special character of historic towns	**Is there potential for intervisibility with an historic core?**	The cell shares its southern boundary with Farleigh Conservation Area (CA).	Farleigh CA is situated on higher ground and has potential intervisibility with the historic core. A heritage setting assessment would provide further details about the positive features of landscape that contribute to the setting of the CA. There are also five listed buildings within the cell, which may have heritage setting considerations.	3/3
<u>Purpose 5:</u> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Is the cell within the Green Belt?**	The cell is in the Green Belt		3/3
			Overall Score	**16/24**

Cell 65	
JSP Description and Summary of the Cell *The cell comprises open agricultural land to the north of Nailsea, with a stream along the northern edge of the cell. The Green Belt in this cell directly serves purposes 2, 3 and 5.*	**EDP Summary of Findings and Boundary Recommendations** The cell features a number of permanent defensible boundaries which, whilst they maintain overlapping openness, do not assist in creating a strong buffer to the existing settlement edge. Furthermore, the shape of the cell results in it having at least three boundaries from which the next nearest settlement edge can be perceived. **Recommendations** It is recommended that the boundaries of the cell are re-drawn to exclude the higher elevated agricultural land from the low-lying marsh areas and new hedgerows are established along the full length of the Land Yeo watercourse to create a continuous, strong defensible boundary to the settlement. The revised cell area would also contain the SSSI and SNCI to reinforce the permanence of the Green Belt.
EDP Description of the cell The cell lies to the north of Nailsea, sandwiched between the settlement edge and the Land Yeo watercourse. It spans Clevedon Road, which features Jackman's Bridge, through the centre of the cell, follows the settlement edge and links with a series of drainage channels, denuded field boundary edges and Causeway Bridge to form its southern and western boundaries. The cell straddles Clevedon Road, which connects with Bristol Road to the east, and doglegs around the eastern edge of Nailsea. The eastern boundary of the cell follows a southern branch of the Land Yeo water course, to create a narrow, roughly linear shaped buffer to cell 66 further to the east. Several PRoW cross the cell, providing recreational links between Nailsea, the wider countryside and Stone-edge-Batch. The cell is currently in use primarily as agricultural land, featuring a varied field pattern. An SSSI partially blankets the western portion of the cell. **Key Environmental Designations** A scheduled monument and a number of group and single TPOs cover trees in the vicinity of Wraxhall House in the north-eastern portion of the cell. TPO trees are found within the hedgerow along the outer Green Belt boundary shared with the eastern edge of Nailsea. The western portion lies outwith a nationally designated SSSI that is also a locally designated Site of Nature Conservation Interest (SNCI). **For supporting photos, see Plan EDP 5.**	

Cell 65				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
<u>Purpose 1:</u> To check the unrestricted sprawl of large built-up areas	**Does the cell form a contiguous open buffer between the existing settlement edge and the wider countryside?**	The cell does not contain continuous development but is overlooked by the adjacent properties and the trading estate along the northern and eastern settlement edge of Nailsea. A short distance to the north of the cell, residential dwellings on high ground overlook the cell, reducing the sense of openness within it.	The vertical scale of the buildings within the trading estate reduce the sense of openness, particularly in the land to the east of Jackman's Bridge, along Clevedon Road.	2/3
	Are there any defensible boundaries?	The cell's main defensible boundaries are Clevedon Road with associated mature trees to the east; Clevedon Road/Jackman's Bridge are relatively low lying and maintain a sense of openness as does the Causeway Bridge, which maintains an openness across the boundary to the land further west that is not designated as Green Belt.	In this relatively low-lying wedge of landscape between Nailsea and West Hill, there is a distinct change in topography along the boundary between the Land Yeo watercourse and the slightly higher elevated land within the south-eastern portion of the parcel. The parcel of the cell to the west of Jackman's Bridge features a thick, mature hedgerow which contributes towards creating a more defensible boundary. With sufficient planting along the watercourse east of the bridge, this would create a strong defensible boundary along the full length of the cell.	2/3
<u>Purpose 2:</u> To prevent neighbouring towns merging into one another	**Is the cell well-ssociated with the existing settlement edge?**	The cell abuts one edge of Nailsea, which reinforces its physical association with the settlement.		2/3

Cell 65				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
	What is the intervisibility with the next nearest settlement edge?	There is no intervisibility with Portishead (3.5km spanning the cell from Nailsea) and the urban area of Bristol (8km spanning the cell) to the east due to considerable intervening landscape features and topography. Wraxhall is located 825m to the north-east where the perception of merging is marginally higher, due to the elevated land on which the village is located. However, the size of settlement ensures it is not perceived as another town.	Development along the eastern edge of Nailsea would increase intervisibility with Wraxhall, Backwell and Backwell Common. This area of Green Belt has a key role in preventing merging between these settlements.	2/3
Purpose 3: To assist in safeguarding the countryside from encroachment;	**How representative is the cell of the key characteristics of the countryside?**	In terms of documented landscape character this large cell spans character areas K1, J5 and E5. The cell bears limited representativeness of the E5 Tickenham Ridges and Combes character area due to the distinctively different topography and woodland character; there is some representativeness of the J5 Land Yeo rolling farmland, this being low hedgerows and mature trees and several agricultural fields in pastoral use. The K1 Nailsea Farmed Coal Measures are not represented within this cell. This character is more fully represented to the west of Nailsea.	Given the limited key characteristics in the cell and almost complete absence of the K1 characteristics, it could not be described as 'countryside' due to the lack of interrelationship with the wider area to the north along the ridgeline and to the west of Nailsea.	1/3

Cell 65				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
	What is the influence of urbanising features?	Overhead pylons considerably urbanise the western portion of the cell. The eastern portion is influenced by street and car-park lighting within the trading estate.	The vertical scale of the overhead pylons and warehouse style buildings within the trading estate, combined with the greater mass of the warehouses, exerts a considerable urbanising influence on the southern portion of the cell.	1/3
Purpose 4: To preserve the setting and special character of historic towns;	**Is there potential for intervisibility with an historic core?**	There is no intervisibility with the Nailsea CA.	There are two Grade I listed buildings (Tickenham Church, Wraxall Church) to the north-west and north-east of the settlement, which may have heritage setting considerations. However, both are contained within cell 72 of the JSP Assessment.	2/3
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	**Is the cell within the Green Belt?**	The cell is in the Green Belt.		3/3
			Overall Score	**15/24**

Cell 66	
JSP Description and Summary of the Cell *Predominantly open agricultural land and some woodland. This land cell follows the lower-lying land between steeply sloping land to the north and south. It is bounded to the northeast by Clevedon Road and includes the A370 corridor as well as the village of Flax Bourton and the newer development at the former Farleigh hospital cell.* *The Green Belt directly serves purposes 2, 3 and 5.*	**EDP Summary of Findings and Boundary Recommendations** The cell benefits from visual containment and physical enclosure provided by considerable land form and distance, which would prevent the perceived coalescence and actual merger of Nailsea with Long Ashton and Bristol. The cell retains the separate identity of Wraxhall, Flax Bourton and Cambridge Batch. Within the lower-lying landscape, the cell is strongly representative of the local landscape character area, with a high frequency of mature hedgerow trees and thick, trimmed hedgerows combining to create a distinctive field pattern that contrasts with the more wooded ridgelines to the north and south. The cell features a number of permanent defensible boundaries created by steeply sloping topography and woodland, but has a comparatively weaker boundary in the vicinity of Long Ashton and a less distinct boundary to the south of Flax Bourton. **Recommendations** It is recommended that the boundaries of the cell are re-drawn to utilise the more distinct cluster of defensible features at Cambridge Batch, which will still maintain the openness experienced from Monarch's Way to the east.
EDP Description of the cell The cell is located to the east of Nailsea. Much of the cell comprises lower-lying agricultural land which contrasts with the pasture and woodland on the comparatively steeper high ground to the north and south. The cell tapers to a thin wedge to the east of Cambridge Batch, where two opposing spurs of land appear to lock and create a distinctive low-lying feature. This creates a physical and perceptual separation between the land area containing the main towns of Long Ashton and Bristol to the east and the area containing Nailsea and Backwell to the west. The northern boundary of the cell is defined by Bristol Road, which crosses the railway line in the eastern portion, to meet with the A370. The far eastern boundary is defined by a minor road, Wild Country Lane, which is designated as a Sustrans route, and crosses the A370 to meet with the south-western corner of Long Ashton. The southern boundary is defined by a partially wooded boundary on the hillside. The western boundary is defined by Backwell Bow and the Land Yeo water course. Within this large cell, a network of PRoW provide recreational links between the settlements and surrounding high ground. **Key Environmental Designations** The cell contains a number of Sites of Nature Conservation Interest, listed buildings, group and blanket TPOs and shares a boundary with Farleigh CA. **For supporting photos, see Plan EDP 5.**	

Cell 66				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
<u>Purpose 1:</u> To check the unrestricted sprawl of large built-up areas	**Does the cell form a contiguous open buffer between the existing settlement edge and the wider countryside?**	The cell does not contain continuous development. The settlements of Wraxhall, Flax Bourton and Cambridge Batch do not exhibit ribbon development and so retain their own separate identities.		3/3
	Are there any defensible boundaries?	The steeply sloping topography and Bristol Road combine to create a permanent defensible boundary. However, the southern boundary has been defined in the JSP Assessment as following a variety of wooded areas and denuded field boundary hedgerows on the hillside, which do not combine to create a distinctive, permanent defensible boundary. The far eastern boundary of the cell follows a minor road which the JSP Assessment notes as maintaining openness either side of Monarch's Way.	The far eastern boundary along a minor road is a weaker defensible boundary when compared with the combined features of the mature woodland and treebelt in the vicinity of the B3130 adjacent to Cambridge Batch, the railway to the north and the A370 and ridgeline to the south. There is potential to redraw the southern and far eastern boundaries of the cell to follow more distinctive, permanent defensible boundaries and features.	2/3
<u>Purpose 2:</u> To prevent neighbouring towns merging into one another	**Is the cell well associated with the existing settlement edge?**	The cell is isolated from Nailsea, which maintains openness in the Green Belt.	The south-western corner of the cell abuts Farleigh, which in turn is connected to Backwell by ribbon development along the A370. This contributes towards a slight	3/3

Cell 66				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
			reduction in the perceptual sense of complete isolation and openness within the Green Belt. The lack of primary environmental designations in the western portion of the cell reduces its permanence.	
	What is the intervisibility with the next nearest settlement edge?	The cell is isolated from Nailsea. The considerable geographic distance (3.7km spanning the cell from the railway bridge at Backwell Bow) and intervening landform and landscape features ensures that there is no perceived or actual intervisibility with Long Ashton to the east. An intervening spur limits intervisibility between Flax Bourton and Farleigh (630m). There is partial visibility between Flax Bourton and Cambridge Vatch.	Development would have to span cell 64 and reach Backwell Bow in order for this test to be triggered between neighbouring towns.	3/3
Purpose 3: To assist in safeguarding the countryside from encroachment	**How representative is the cell of the key characteristics of the countryside?**	Much of the cell occupies the B1 landscape character area and is strongly representative of its key characteristics. The southern portion of the cell is strongly representative of the J5 Land Yeo and Kenn Valley Rolling Farmland.	The spatial openness of this cell ensures the key characteristics are a strong feature within much of its area. However, the more settled eastern portion of the cell is less representative of the B1 character area and the mature poplar tree belt dominates the landscape alongside the railway.	2/3

Cell 66				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
	What is the influence of urbanising features?	The cell's key urbanising features are the railway. However, this occupies a reasonably confined, low lying landscape, and the depot and sewage plant. Street lights associated with the isolated settlements within the cell contribute to localised increase in urbanisation.	Given the large scale of the cell, the perceived urbanisation resulting from settlement lighting and signage is generally confined to these areas.	2/3
<u>Purpose 4:</u> To preserve the setting and special character of historic towns	**Is there potential for intervisibility with an historic core?**	Part of Farleigh CA shares its boundary with the south-western corner of the cell.	Several listed buildings are situated within Flax Bourton, including Priory Farm, which lies on the outskirts of the village. Tyntesfield Park Registered Park and Garden lies immediately to the north, within cell 72, which shares its boundary with cell 66 along Bristol Road.	3/3
<u>Purpose 5:</u> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Is the cell within the Green Belt?**	The cell is in the Green Belt		3/3
			Overall Score	**21/24**

Cell 71	
JSP Description and Summary of the Cell *This area forms part of the steep sided ridge in the vicinity of Wraxhall and Failand and includes the Tyntesfield estate (National Trust). The area is primarily open and undeveloped, with heavily wooded areas, agricultural land and open recreation uses.* *The Green Belt in this cell directly serves purposes 2, 3 and 5.*	**EDP Summary of Findings and Boundary Recommendations** The cell benefits from visual containment and physical enclosure provided by considerable land form and distance, which would prevent the perceived coalescence and actual merger of Nailsea with Long Ashton and Bristol. The cell retains the separate identity of Wraxhall and Failand. The steeply sloping landscape is strongly representative of the local landscape character area, with coverage of woodland, hemmed by pasture farmland. The cell effectively comprises one large defensible boundary, this being the steeply sloping hillside combined with plantation woodland. Several roads at the transition between topographical forms, are used to define permanent boundaries. The north-western settlement edge of Long Ashton could be reinforced with additional planting to maintain openness and reduce the sense of proximity to built form.
EDP Description of the cell The cell covers a large portion of the high ground to the north-east of Nailsea, which exerts a considerable physical impression on the lower-lying land to the south and south-west. The well-wooded hillside, primarily comprising plantation woodland, extends along the middle band of the cell, helping to keep the hillside free of development. This is in contrast to the steeper, more wooded slope to the west of Wraxhall, overlooking the northern settlement edge of Nailsea. Despite the large size of the cell, there are few roads and public rights of way. **Key Environmental Designations** Much of the cell is environmentally designated: • Tyntesfield Park is a Registered Park and Garden that covers much the central portion; • Pockets of ancient woodland feature on the hill side; • Two large SNCIs cover plantation woodland to the west and east of Tyntesfield Park; • A scheduled monument distinguishes the location of a Roman settlement at Ashton Watering in the eastern portion of the cell; • Numerous TPO covered features; and • Three main clusters of listed buildings, these being at Ashton Watering and Gatcombe Court, Tyntesfield Park and Wraxhall Church **For supporting photos, see Plan EDP 5.**	

Cell 71				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
<u>Purpose 1:</u> To check the unrestricted sprawl of large built-up areas	**Does the cell form a contiguous open buffer between the existing settlement edge and the wider countryside?**	The cell does not contain continuous development between large built-up areas. Wraxhall and Failand maintain their own sense of identity. In particular, Wraxhall's setting is distinguished by its wooded hillside backdrop.		3/3
	Are there any defensible boundaries?	The steeply sloping topography and wooded character forms the principal defensible boundary which is defined by Bristol Road, creating a permanent southern defensible boundary. The northern boundary maintains cross-boundary openness. The western boundary along Wraxhall Hill road also follows a break in the hillside and maintains cross-boundary openness.	The eastern boundary is weakest, utilising the existing settlement edge of Long Ashton and would require additional reinforcement to maintain permanence.	2/3
<u>Purpose 2:</u> To prevent neighbouring towns merging into one another	**Is the cell well associated with the existing settlement edge?**	Nailsea does not lie within this cell and therefore there is no potential for development on the edge of Nailsea to result in merging with these other towns.		3/3
	What is the intervisibility with the next nearest settlement edge?	The considerable geographic distance (4.45km spanning the edge of Nailsea to Long Ashton, passing through cell 71) and intervening landform and landscape features ensures that there is no perceived or actual	Development along the edge of Nailsea would not result in intervisibility with the two larger settlements to the east, principally due to the intervening topography.	3/3

Cell 71				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
		intervisibility between Nailsea and Long Ashton or the Bristol urban area to the east.		
<u>Purpose 3:</u> To assist in safeguarding the countryside from encroachment	**How representative is the cell of the key characteristics of the countryside?**	The cell is mainly within the E5 Tickenham Ridges and Combes character area, and is representative of its key characteristics. The southern portion of the cell is within the J5 character area, along which this thin band of the character area is strongly represented.	Collectively, the inter-relationship between these two character areas and representative of key characteristics within the cell, combine to create a strong impression of 'countryside'.	3/3
	What is the influence of urbanising features?	There are few urbanising features within this cell - they are primarily restricted to the road lighting around Failand and Long Ashton. The extent of mature plantation woodland and topography ensures that the effects of these man-made features are localised.		3/3
<u>Purpose 4:</u> To preserve the setting and special character of historic towns	**Is there potential for intervisibility with an historic core?**	There are no CA designations sharing intervisibility with the site.	A Grade I listed building, Tyntesfield Manor, is set within the Registered Park and Garden, comprising woodland and parkland, that maintains a clear sense of openness. The size of the RPG contributes considerably to the permanence of the cell.	3/3
<u>Purpose 5:</u> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Is the cell within the Green Belt?**	The cell is in the Green Belt.		3/3
			Overall Score	**23/24**

Cell 72	
JSP Description and Summary of the cell *Steeply sloping ridge to the north of Nailsea and south of the M5. Primarily open land which includes the village of Tickenham and residential development at Cadbury Camp Lane.* *Directly serves purposes 2, 3 and 5.*	**EDP Summary of Findings and Boundary Recommendations** The cell benefits from visual containment and physical enclosure provided by considerable land form and distance, which would prevent the perceived coalescence and actual merger of Nailsea with Portishead. The cell retains the separate identity of Tickenham and Stone-edge-Batch. The steeply sloping landscape is strongly representative of the local landscape character area, with coverage of woodland, hemmed by low lying water moors. The cell effectively comprises one large defensible boundary, this being the steeply sloping hillside combined with plantation woodland. Several roads at the transition between topographical forms, are used to define permanent boundaries. However, parts of the southern boundary follow less distinct lines along field drainage routes.
EDP Description of the cell The triangular shaped cell covers a large portion of the high ground to the north of Nailsea, with a considerable wooded southern aspect over Nailsea. The southern portion of the cell is hemmed by low-lying land comprising the edge of Tickenham Moor which contrasts with the ridgeline. Rights of way generally follow the contours along the ridge, and provide filtered and occasionally more open views over Nailsea to the south. **Key Environmental Designations** • Several designated SNCIs feature along the southern boundary portion of the cell, whilst the most significant designation is the SSSI, blanketed by a SNCI, on Tickenham Moor; and • A cluster of listed buildings are located within the southern portion of the cell, at Tickenham Court and Stone-edge-Batch. **For supporting photos, see Plan EDP 5.**	

Cell 72				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
<u>Purpose 1:</u> To check the unrestricted sprawl of large built-up areas	**Does the cell form a contiguous open buffer between the existing settlement edge and the wider countryside?**	The cell does not contain continuous development between large built-up areas.	The M5 assists in creating a defensible boundary to Clevedon, whilst Tickenham and Stone-edge-Batch retain their own identity.	3/3
	Are there any defensible boundaries?	The steeply sloping topography and wooded character forms the principle defensible boundary. However, whilst the northern boundary utilises the M5 motorway as a permanent feature, part of the southern boundary follow a less distinct route along minor field drainage channels within the SSSI.	By continuing the southern boundary along the raised bund, demarcated by a local right of way, this would utilise a more distinctive, permanent boundary.	2/3
<u>Purpose 2:</u> To prevent neighbouring towns merging into one another	**Is the cell well associated with the existing settlement edge?**	The cell does not abut a settlement edge and maintains a sense of openness between Tickenham and Stone-edge-Batch.	The cell is isolated from Portishead and Nailsea and maintains openness between cells 65 and 75.	3/3
	What is the intervisibility with the next nearest settlement edge?	The considerable geographic distance (3.6km spanning the cell) and intervening landform and landscape features ensures that there is no perceived or actual intervisibility between Nailsea and Portishead.	Development along the edge of Nailsea would not result in intervisibility with Portishead, principally due to the intervening topography.	3/3
<u>Purpose 3:</u> To assist in safeguarding the	**How representative is the cell of the key**	The cell is almost entirely contained within the E5 Tickenham Ridges and Combes landscape	The strong representativeness of the key characteristics ensures that the cell assists in safeguarding the countryside. Further	3/3

Cell 72				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
countryside from encroachment	**characteristics of the countryside?**	character area and is strongly representative of its key characteristics. The southern portions of the cell, lying within the A3 and J5 character areas make a smaller contribution to the character areas due to their limited coverage	infill development along Tickenham Ridge would, however, threaten this openness. The sharp topographical change results in a sharp contrast with adjacent character areas A3 and J5 within the southern portions of the cell.	
	What is the influence of urbanising features?	There are few urbanising features within this cell – they are primarily restricted to Tickenham Road. The extent of mature plantation woodland and topography ensures that the effects of these man-made features are localised.		3/3
<u>Purpose 4:</u> To preserve the setting and special character of historic towns	**Is there potential for intervisibility with an historic core?**	There are no CA designations sharing intervisibility with the site	A Grade I listed building, Tickenham Church is located within the southern portion of the cell. Its location on a localised spur of ground ensures that it is visible from a wide area.	2/3
<u>Purpose 5:</u> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	**Is the cell within the Green Belt?**	The cell is in the Green Belt		3/3
			Overall Score	**22/24**

Table EDP A3.2: Updated analysis of Green Belt Purposes following amendment to Green Belt boundaries

Cell 64				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
<u>Purpose 1:</u> To check the unrestricted sprawl of large built-up areas	**Does the cell form feature a contiguous open buffer between the existing settlement edge(s) and the wider countryside?**	The cell contains continuous development along the A370 between Backwell and Farleigh and is overlooked by the adjacent properties within the existing settlement edge of Nailsea and Backwell and one sided development along the A370 between Backwell and Farleigh.		1/3 (unchanged)
	Are there any defensible boundaries?	The cell contains a number of man-made linear features, these being Backwell Bow, the railway line and Backwell Common (road). Additionally, the amended boundary extends beyond Station Road and is defined by topography and minor roads which contain the parcel and represent permanent defensible boundaries.		3/3 (change)
<u>Purpose 2:</u> To prevent neighbouring towns merging into one another	**Is the cell well associated with the existing settlement edge?**	The cell abuts one edge of each settlement.	The westward extension to the cell and extension of the Green Belt Boundary ensures that there is a continuous boundary along the southern settlement edge of Nailsea and the northern settlement edge of Backwell.	2/3 (change)
	What is the intervisibility with the next nearest settlement edge?	There is partial intervisibility across parts of the cell to the two settlement edges (1.4km spanning Farleigh to Nailsea). This is principally due to the built form character	In the central portions of the cell, which are lower lying than the outer edges, the frequency of field boundaries, trees and copses reduces the extent to which the settlement edge influences the view from	1/3 (no change)

Cell 64				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
		exerting a greater influence from higher ground. The western cell extension ensures that the intervisibility distance between the western parts of Nailsea and Backwell will remain unchanged in the forthcoming plan period.	local rights of way. This maintains the sense of openness.	
<u>Purpose 3:</u> To assist in safeguarding the countryside from encroachment;	**How representative is the cell of the key characteristics of the countryside?**	In terms of documented landscape character, the cell is within the B1 and J5 Landscape Character Types. With regard to the B1 Land Yeo floodplain, the northern portion of the cell is broadly representative of the key characteristics, with mature trees, hedgerows and water bodies reinforcing this character. The openness of the J5 Land Yeo rolling farmland is well-represented by the agricultural land use within the cell. This assists in reinforcing the rural mixed agricultural landscape in the southern portion of the cell.	The rural countryside is represented strongest in the eastern portion of the cell. The frequent hedgerow trees assist in reinforcing the rural character away from the settlement edges along Backwell, Nailsea and Farleigh.	3/3 (no change)
	What is the influence of urbanising features?	The main urbanising feature within the cell is the railway line. However, along its edges, existing development either side of main	Within the interior of the cell, the absence of modern development, frequency of detached	2/3 (no change)

Cell 64				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
		roads limits the extent to which street lighting and street signage exerts an urbanising influence on the cell.	properties and several farms, maintains a rural character.	
<u>Purpose 4:</u> To preserve the setting and special character of historic towns;	**Is there potential for intervisibility with an historic core?**	The cell shares its southern boundary with Farleigh Conservation Area (CA). The westward cell extension will ensure the permanence of the Green Belt is reinforced by sharing its boundary with Chelvey CA and associated listed buildings.	Farleigh CA is situated on higher ground and has is potential intervisibility with the historic core. A heritage setting assessment would provide further details about the positive features of landscape that contribute to the setting of the CA. There are also five listed buildings within the cell, which may have heritage setting considerations.	3/3 (no score change; however, permanence is reinforced)
<u>Purpose 5:</u> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	**Is the cell within the Green Belt?**	The cell is in the Green Belt.	The cell extends the Green Belt area.	3/3 (no change)
Overall Score				**19/24**

Cell 65			
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Criteria Score**
<u>Purpose 1:</u> To check the unrestricted sprawl of large built-up areas	**Does the cell form a contiguous open buffer between the existing settlement edge and the wider countryside?**	The amended boundary ensures that openness is maintained along the full length of the southern boundary of the cell. There is no continuous development within it. The trading estate exerts less of an influence on the openness in this cell.	3/3 (change)
	Are there any defensible boundaries?	Defensible boundaries are represented by the eastern boundary with Clevedon Road and the TPO group of mature of trees; the northern boundary is represented by the foot of the ridgeline; the western boundary is represented by Causeway Bridge and the full length of the southern boundary is represented by Land Yeo watercourse, associated vegetation and the distinction in levels.	3/3 (change)
<u>Purpose 2:</u> To prevent neighbouring towns merging into one another	**Is the cell well associated with the existing settlement edge?**	Allowing for the prospective developer's site to be consented, the cell will abut the new north-eastern edge of Nailsea, which reinforces its physical association with the settlement.	2/3 (no change)
	What is the intervisibility with the next nearest settlement edge?	There continues to be no intervisibility with Portishead (3.5km spanning the cell from Nailsea) and the urban area of Bristol (8km spanning the cell). The amended cell is now separated from Wraxall to the east by the Clevedon Road defensible boundary and the eastern dogleg is subsumed into cell 66	3/3 (change)
<u>Purpose 3:</u> To assist in safeguarding the countryside from encroachment	**How representative is the cell of the key characteristics of the countryside?**	The cell bears moderate representativeness of the J5 and A3 landscape character areas, principally due the small size of the cell. The permanence of the western portion of the cell is reinforced by its SSSI and SNCI designations.	2/3 (change)

Cell 65			
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Criteria Score**
	What is the influence of urbanising features?	Overhead pylons continue to urbanise the western portion of the amended cell. The prospective developer's site proposes to include areas of amenity space, reducing the sense of proximity to the trading estate,	2/3 (change)
Purpose 4: To preserve the setting and special character of historic towns	**Is there potential for intervisibility with an historic core?**	There is no intervisibility with the Nailsea CA. The cell continues to ensure that there is an open, undeveloped line of sight between Tickenham church and Wraxhall church.	2/3 (no change)
Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	**Is the cell within the Green Belt?**	The cell is in the Green Belt.	3/3 (no change)
		Overall Score	**20/24**

Cell 66				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
<u>Purpose 1:</u> To check the unrestricted sprawl of large built-up areas	**Does the cell form a contiguous open buffer between the existing settlement edge and the wider countryside?**	The cell does not contain continuous development. The settlements of Wraxhall, Flax Bourton and Cambridge Batch do not exhibit ribbon development and so retain their own separate identities.		3/3 (no change)
	Are there any defensible boundaries?	The southern boundary follows the A370, which is a distinct, permanent defensible boundary. The eastern boundary follows the B3130, crossing the railway and passing through a mature tree belt. Collectively, these features create a strong, defensible boundary.		3/3 (change)
<u>Purpose 2:</u> To prevent neighbouring towns merging into one another	**Is the cell well associated with the existing settlement edge?**	The cell is extended to meet with the settlement edge of Nailsea. The permanence of this newly formed western portion of the cell is reinforced by a large Scheduled Monument and several TPO groups.		3/3 (unchanged, however Green Belt permanence is reinforced)
	What is the intervisibility with the next nearest settlement edge?	The increased width of the cell ensures that the Green Belt still fully serves the purpose of preventing merging of towns by ensuring there would be no perceived or actual coalescence with Long Ashton.		3/3 (unchanged)
<u>Purpose 3:</u> To assist in safeguarding the countryside from encroachment	**How representative is the cell of the key characteristics of the countryside?**	Much of the cell occupies the B1 landscape character area and is strongly representative of its key characteristics.	The spatial openness of this cell ensures the key characteristics are a strong feature within much of its area. However the more settled eastern portion of the cell is less representative	2/3 (no change)

Cell 66				
NPPF Green Belt Test	**Application of EDP Criteria**	**Assessment**	**Additional Comments**	**Criteria Score**
		The southern portion of the cell is strongly representative of the J5 Land Yeo and Kenn Valley Rolling Farmland.	of the B1 character area and the mature poplar tree belt dominates the landscape alongside the railway.	
	What is the influence of urbanising features?	The cell's key urbanising features are the railway, however this occupies a reasonably confined, low lying landscape, and the depot and sewage plant. Street lights associated with the isolated settlements within the cell contribute to localised increase in urbanisation.	Given the large scale of the cell, the perceived urbanisation resulting from settlement lighting and signage is generally confined to these areas.	2/3 (no change)
<u>Purpose 4:</u> To preserve the setting and special character of historic towns;	**Is there potential for intervisibility with an historic core?**	Part of Farleigh CA shares its boundary with the south-western corner of the cell. In addition to listed buildings in Flax Bourton, the westward extension of the cell now encompasses listed buildings at Wraxhall House and the nearby Scheduled Monument		3/3 (no change but Green Belt permanence is reinforced)
<u>Purpose 5:</u> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	**Is the cell within the Green Belt?**	The cell is in the Green Belt		3/3 (no change)
			Overall Score	**22/24**

Appendix EDP 4
Cell Analysis Environmental Designations

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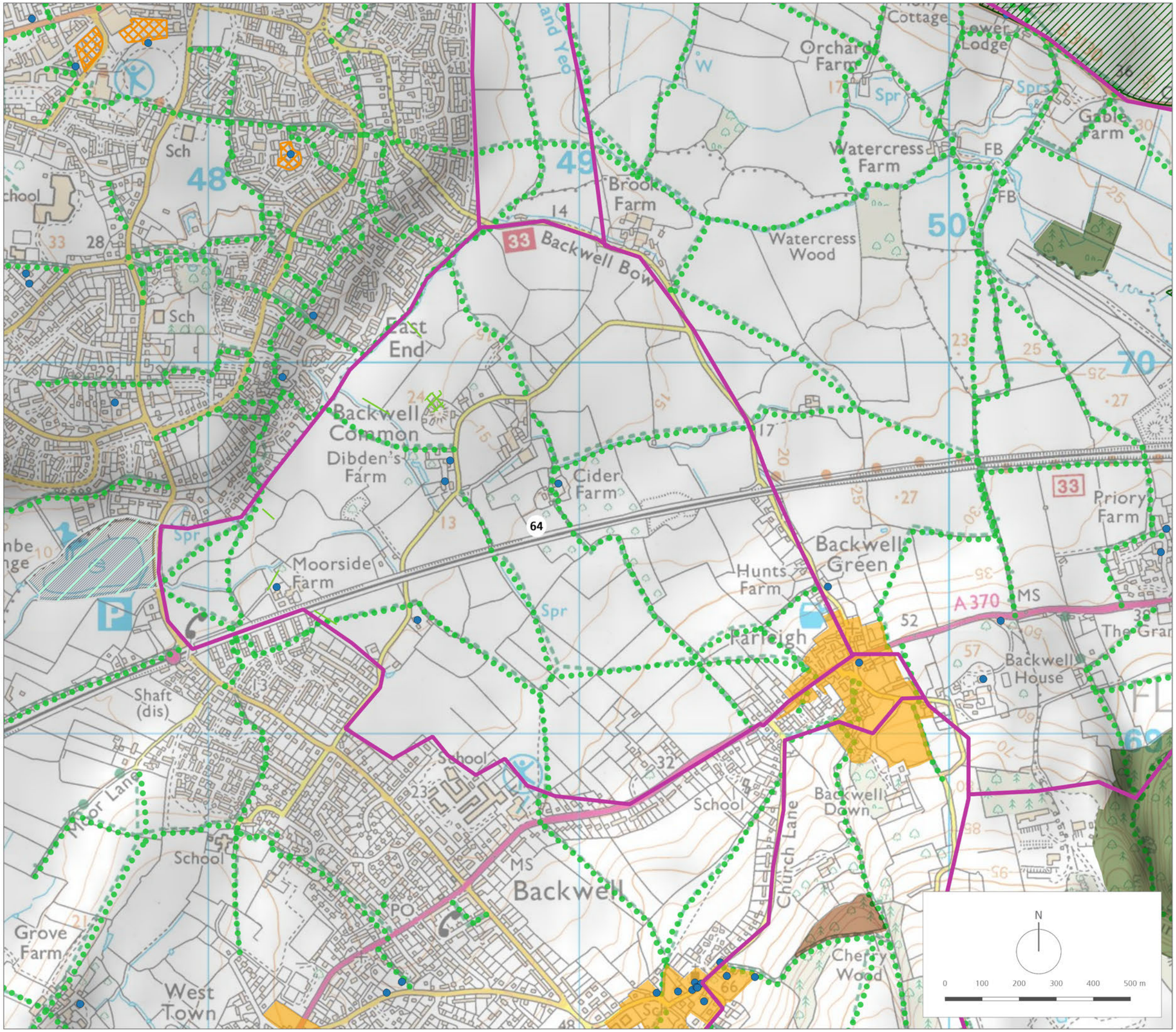

Note:
* Joint Spatial Plan Green Belt Assessment (November 2015)
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client

Nailsea Holdings LVA LLP

project title

Land North of Nailsea

drawing title

Appendix 4: Cell 64 - Environmental Designations

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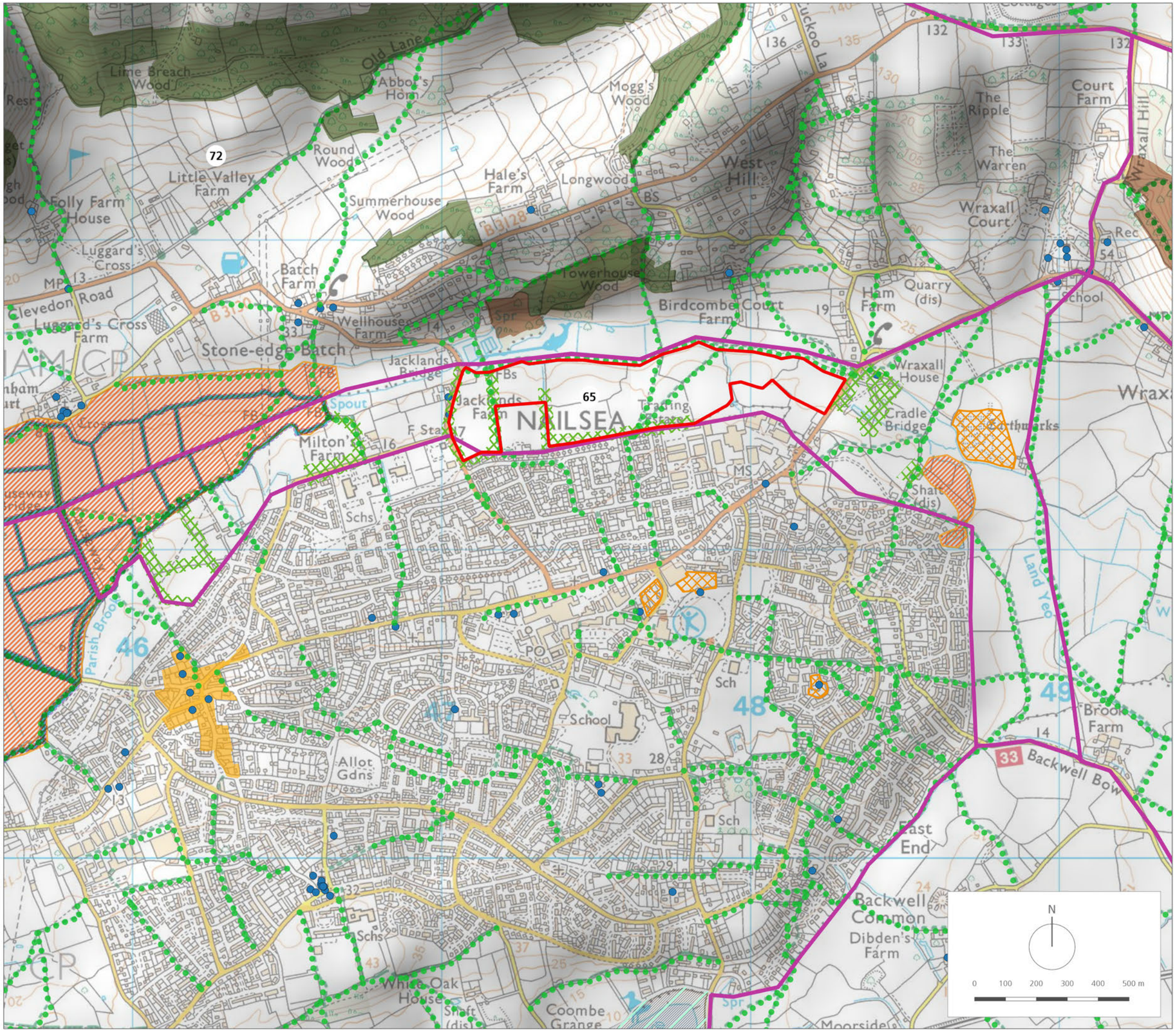

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Appendix 4: Cell 65 - Environmental Designations

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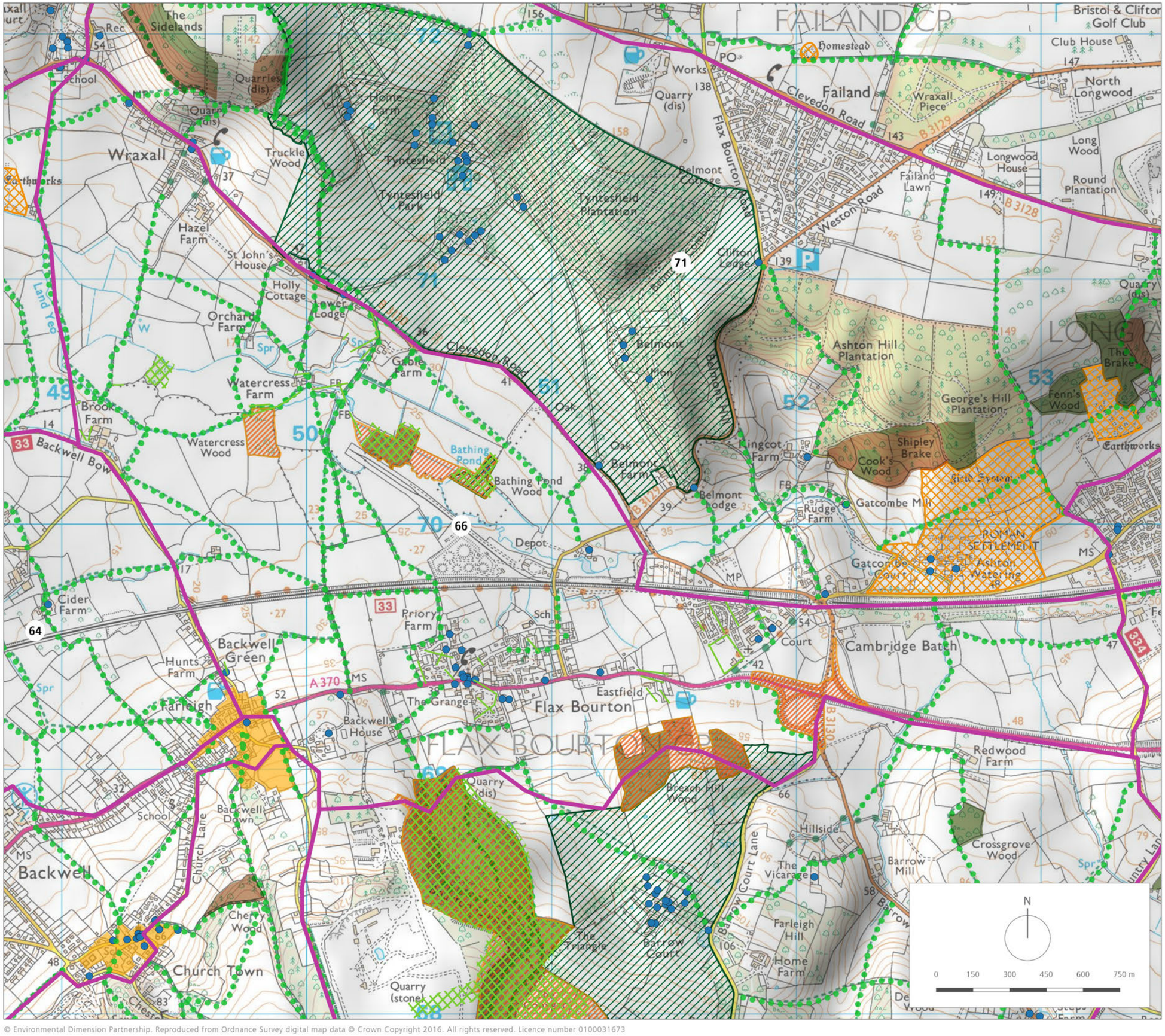

Cell boundaries as defined in JSP GBA*

Ecology Designations

- Ancient Semi-Natural Woodland
- Planted Ancient Woodland Sites

Heritage Designations

- Registered Parks and Gardens
- Grade I, II* and II Listed Buildings
- Scheduled Monument
- Conservation Area

Landscape Designations

- Public Rights of Way

North Somerset Environmental Designations

- Tree Protection Order**
- Sites of Nature Conservation Interests

Note:
* Joint Spatial Plan Green Belt Assessment (November 2015)
** Illustrative, based on blanket TPO's (North Somerset District Council)

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Appendix 4: Cell 66 - Environmental Designations

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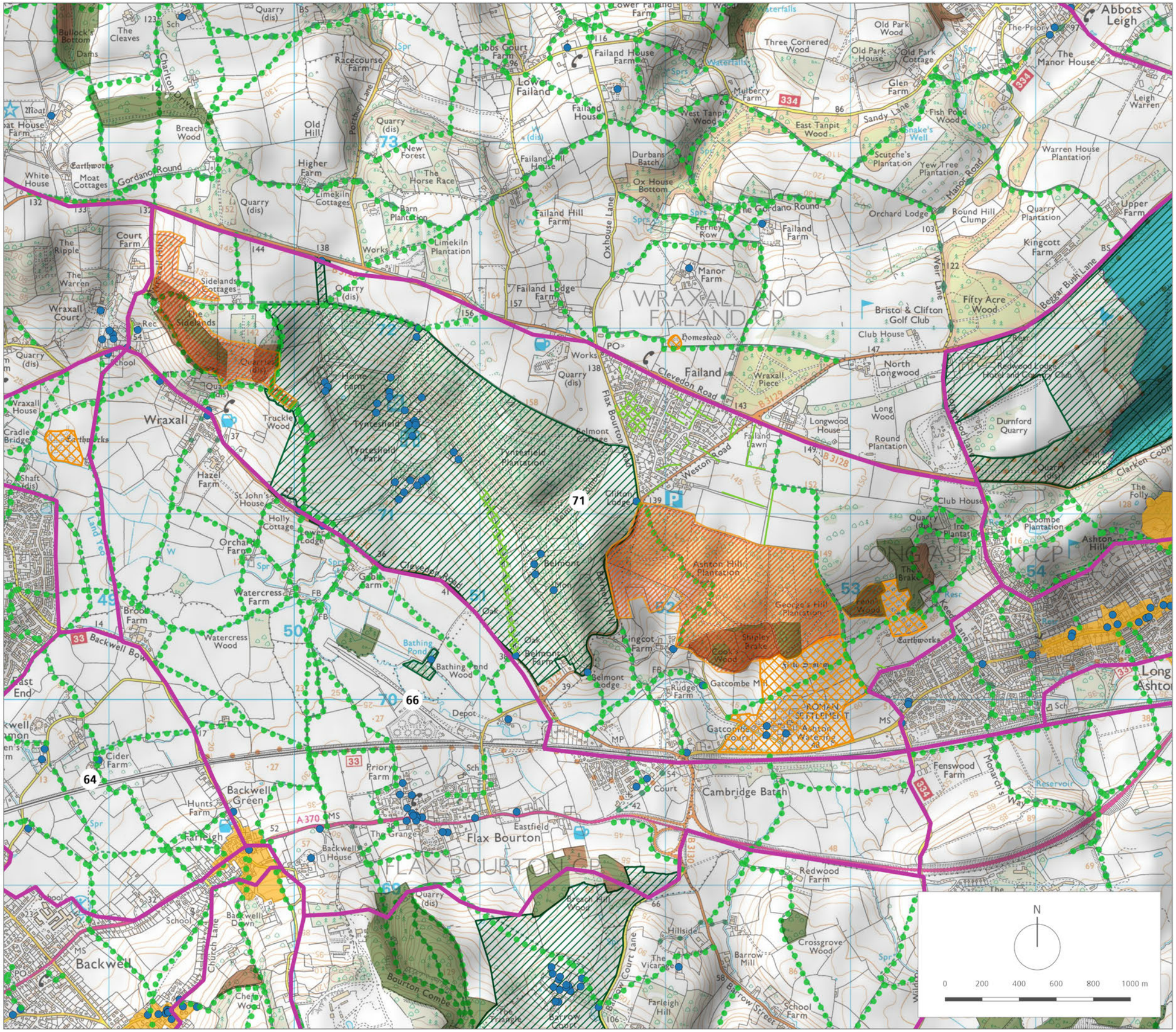

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Cell boundaries as defined in JSP GBA*

Ecology Designations

- SSSI (England)
- Ancient Semi Natural Woodland
- Planted Ancient Woodland Sites

Heritage Designations

- Registered Parks and Gardens
- Grade I, II* and II Listed Buildings
- Scheduled Monument
- Conservation Area

Landscape Designations

- Public Rights of Way

North Somerset Environmental Designations

- Tree Preservation Order**
- Sites of Nature Conservation Interests

Note:
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Appendix 4: Cell 71 - Environmental Designations

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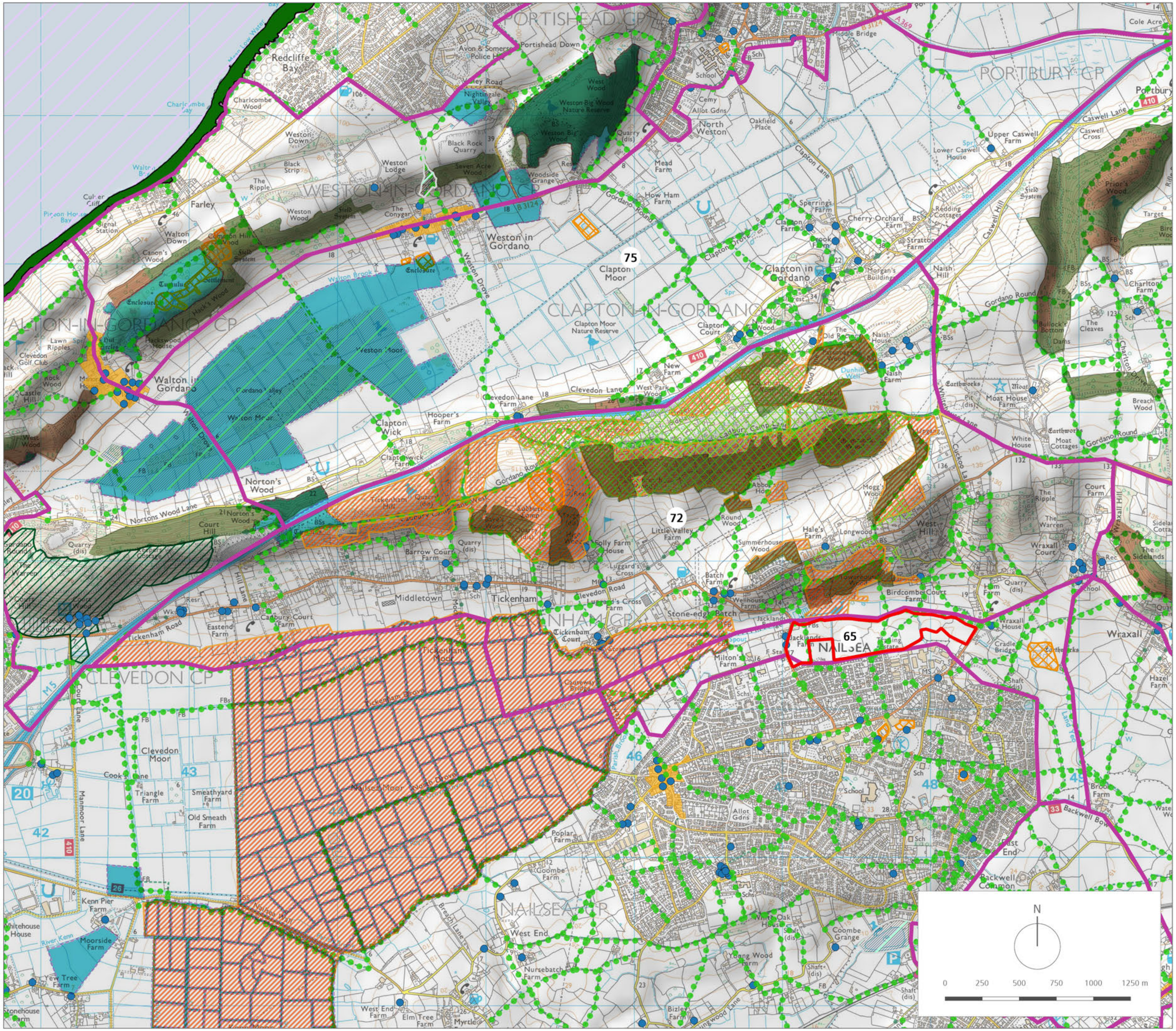

Cell 65 (Prospective Developer's Site)

Cell boundaries as defined in JSP GBA*

Ecology Designations

- SSSI (England)
- SSSI (England)
- Ancient Semi Natural Woodland
- Planted Ancient Woodland Sites
- Local and National Nature Reserves
- RAMSAR Wetlands
- Special Area Conservation

Heritage Designations

- Grade I, II* and II Listed Buildings
- Scheduled Monument
- Conservation Area

Landscape Designations

- Public Rights of Way

North Somerset Environmental Designations

- Tree Preservation Orders**
- Sites of Nature Conservation Interests

Note:
* Joint Spatial Plan Green Belt Assessment (November 2015)
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Appendix 4: Cell 72 - Environmental Designations

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Appendix EDP 5
Landscape Character Areas

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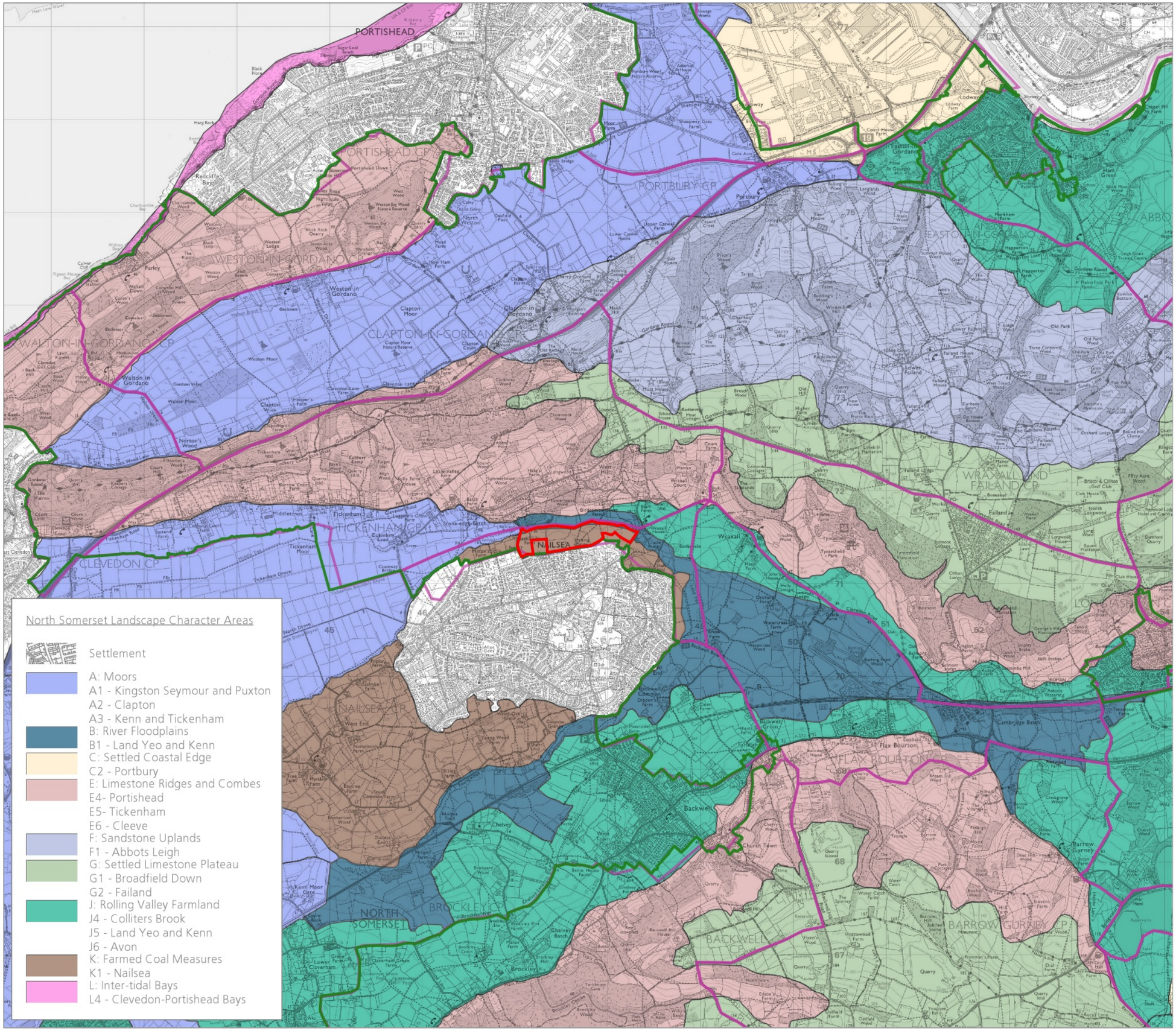

Cell 65 (Prospective Developer's Site)

Cell boundaries as defined in JSP GBA*

North Somerset Green Belt Boundary**

Notes
* Joint Spatial Plan Green Belt Assessment (November 2015)
** As defined in North Somerset Replacement Local Plan (Adopted 2007)

N

0 400 800 1200 1600 2000 m

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Appendix EDP 5: Landscape Character Areas

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Plans

Plan EDP 1 Study Area
(EDP3125/01a 28 January 2016 LB/MJ)

Plan EDP 2 Topographical Relief
(EDP3125/13 27 January 2016 JTF/MJ)

Plan EDP 3 Cell Analysis Photoviewpoint Locations
(EDP3125/20 26 January 2016 VS/MJ)

Plan EDP 4 Cell Analysis Photosheets
(EDP3125/15 26 January 2016 VS/MJ)

Plan EDP 5 Considered Amendments to JSP GBA Cells
(EDP3125/19 29 January 2016 LB/MJ)

Plan EDP 6 Proposed Amendments to North Somerset Green Belt
(EDP3125/16 28 January 2016 LB/MJ)

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Cell 65 (Prospective Developer's Site)

Cell boundaries as defined in JSP GBA*

Study Area

North Somerset Green Belt Boundary**

Notes
* Joint Spatial Plan Green Belt Assessment (November 2015)
** As defined in North Somerset Replacement Local Plan (Adopted 2007)

N

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Plan EDP 1: Study Area

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Steeply sloping hillside, floodplain and Land Yeo watercourse combine to create defensible boundary

Hillside narrows with Nailsea plateau. Combined with road and mature (TPO) trees, this creates a distinctive defensible boundary

Higher ground (including highest ground in Nailsea) combine with road to create defensible boundary

Higher ground and road combine to create defensible boundary

Cell 65 (Prospective Developer's Site)

Cell boundaries as defined in JSP GBA

North Somerset Green Belt Boundary

High Ground
(Steeply sloping ridges)

Low ground
(Flood plain)

N

0 400 800 1200 1600 2000 m

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Plan EDP 2: Topographical Relief

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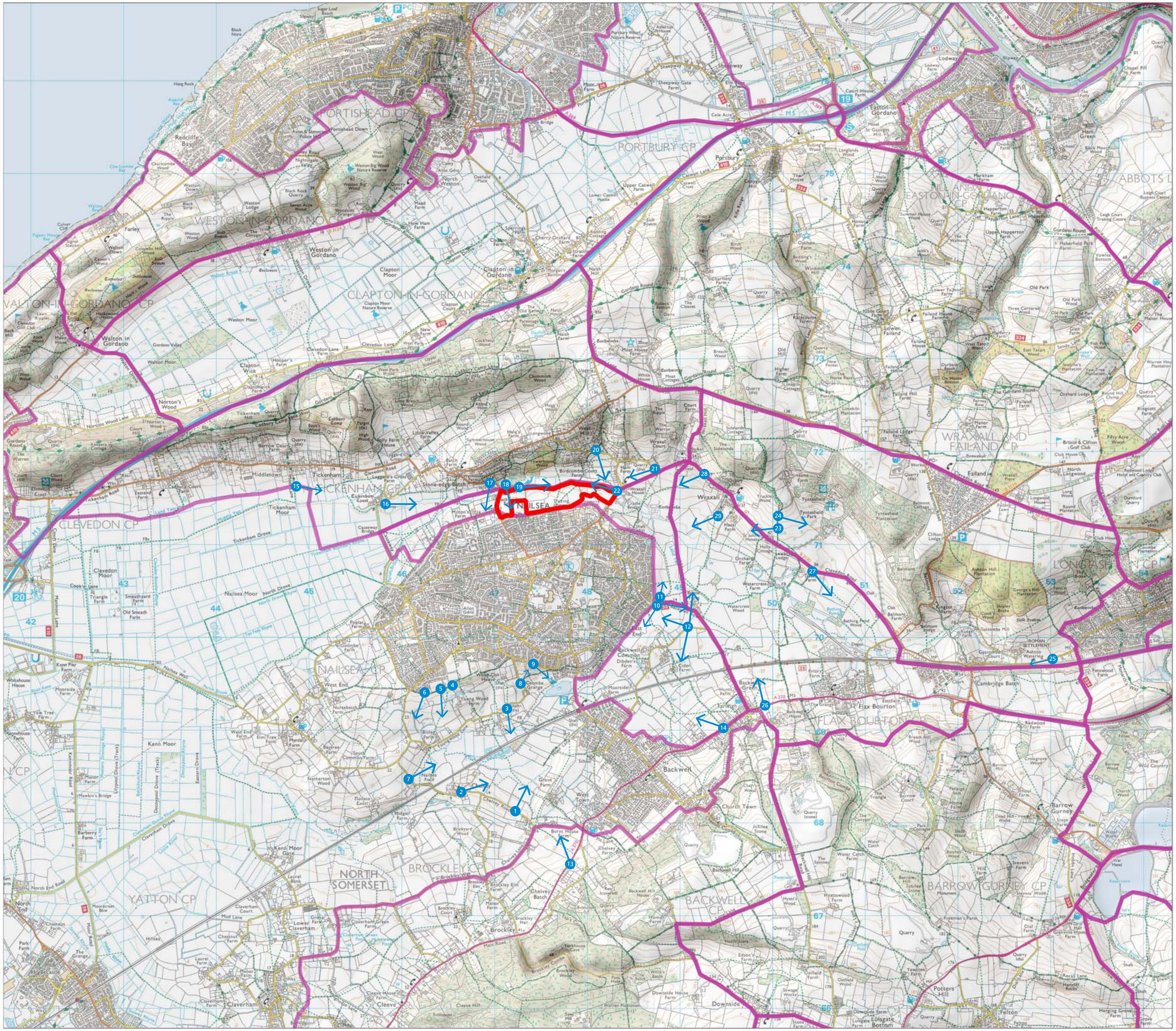

Cell 65 (Prospective Developer's Site)

Cell boundaries as defined in JSP GBA

3 Photoviewpoint Location

N

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Plan EDP 3: Cell Analysis Photoviewpoint Locations

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PVP 1: View north-east towards Grove Farm on high ground

PVP 2: View north-east towards Grove Farm from Chelvey

PVP 3: View south towards railway line and high ground that contains Backwell

PVP 4: View west along Nailsea Round

PVP 5: View south-west to Chelvey church

PVP 6: View south-west towards high ground

PVP 7: View east, demonstrating openness of proposed Green Belt

PVP 8: High ground and mature vegetation create defensible boundary

PVP 9: Potential defensible boundary maintains gap between Nailsea and Backwell

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QA:	

Project title:	**Land North of Nailsea**
Client:	**Nailsea Holdings LVA LLP**
Drawing Title:	**Plan EDP 4: Cell Analysis Photosheet**

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PVP 10: View east along Backwell Bow (existing defensible boundary)

PVP 10: View west demonstrates openness within existing Green Belt

PVP 11: View north-east demonstrates relatively distant intervisibility between Nailsea and Wraxhall

PVP 12: View south-west demonstrates openness between Backwell Common and Backwell

PVP 12: View north-west demonstrates limited openness between Nailsea (on highground) and Backwell Common

PVP 12: Tickenham Ridge contributes to openness north of Nailsea

PVP 13: View north demonstrates perceived gap between (middle ground) Grove Farm and Nailsea (on high ground)

PVP 14: View north-west demonstrates perceived gap between Backwell (on low ground) and Nailsea (on high ground)

PVP 15: View east along existing Green Belt boundary, towards Tickenham church

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QA:	

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Client:	**Nailsea Holdings LVA LLP**
Drawing Title:	**Plan EDP 4: Cell Analysis Photosheet**

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PVP 16: View east, demonstrates openness across SSSI. Pylons urbanise north-western boundary

PVP 17: View south-west towards proposed defensible boundary

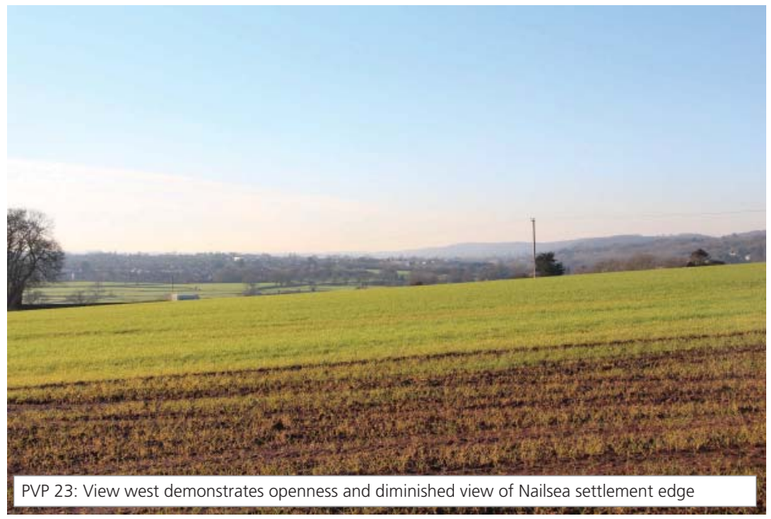
PVP 18: View south towards denuded hedgerow boundary alongside Land Yeo watercourse

PVP 19: Floodplain, wooded hillside and bund combined to create defensible boundary

PVP 20: View south-east towards proposed defensible boundary at Clevedon Road. Southfield Trading Estate reduces sense of openness.

PVP 21: View west in which mature (TPO) trees alongside Clevedon Road combine to create a strong defensible boundary

PVP 22: Lower lying farmland and wooded hillseide combine with Land Yeo watercourse (to left in view) to create stronger defensible boundary



PVP 23: View west demonstrates openness and diminished view of Nailsea settlement edge

PVP 24: View east of Tyntesfield Manor against backdrop of wooded hillside

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Drawing Title:	**Plan EDP 4: Cell Analysis Photosheet**

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PVP 25: No potential for perceived merging between Nailsea and Long Ashton

PVP 26: View north demonstrates openness between Farleigh and Nailsea

PVP 27: Mature woodland curtails intervisibility with settlements within the low lying farmland

PVP 28: Openness is maintained between Wraxhall and Nailsea settlement edge

PVP 29: Within the low lying farmland, frequent mature trees and hedgerows reduce intervisibility between Wraxhall and Nailsea

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Date:	29 JANUARY 2016
Drawing number:	EDP3125/15
Drawn by:	VS
Checked by:	MJ
QA:	

Project title:	**Land North of Nailsea**
Client:	**Nailsea Holdings LVA LLP**
Drawing Title:	**Plan EDP 4: Cell Analysis Photosheet**

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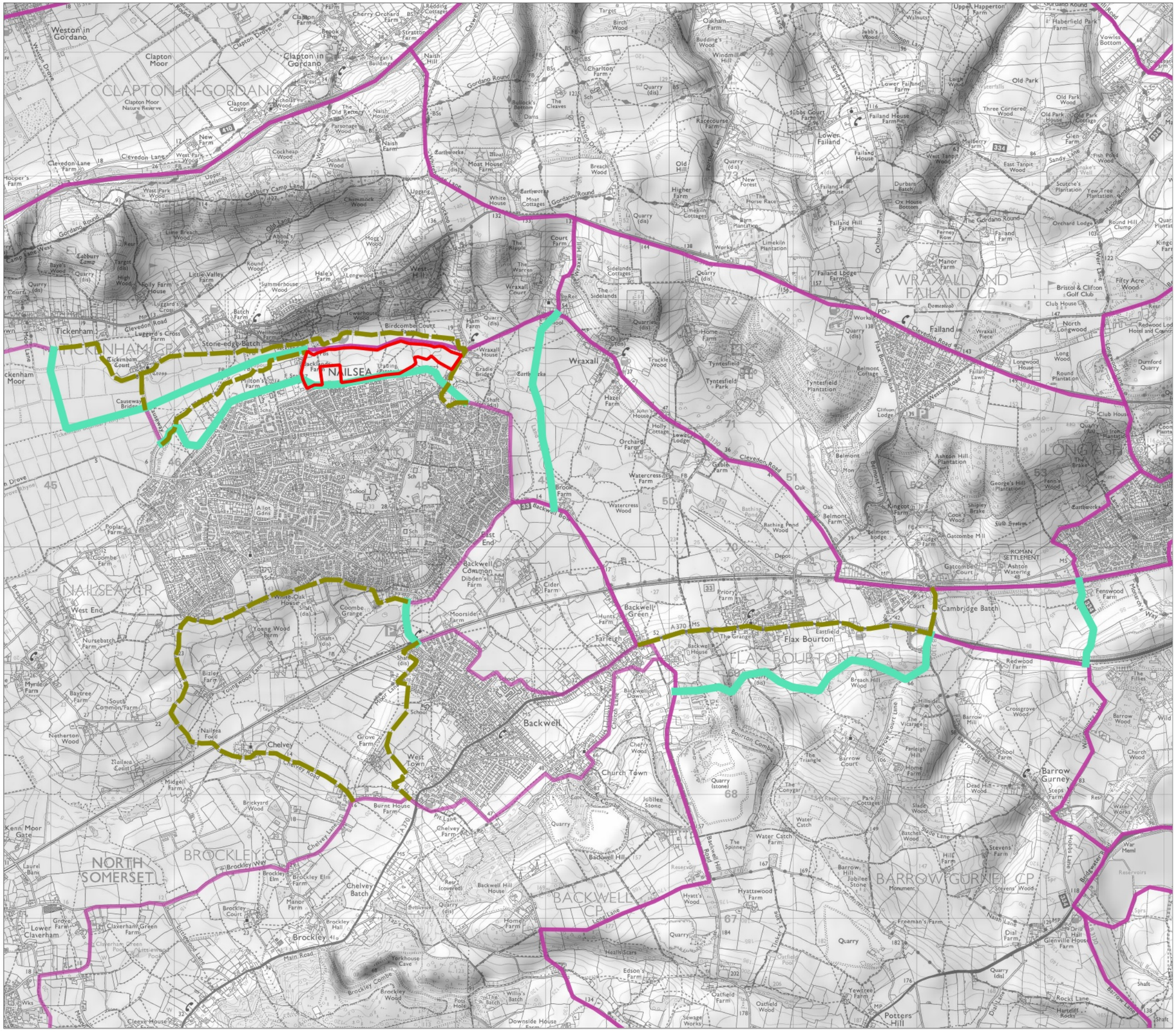

Prospective Developer's Site

Cell boundaries as defined in JSP GBA*

Cell Boundaries Considered for Amendments

Proposed alternative defensible boundaries

This plan illustrates the JSP GBA cell boundaries considered to be weaker defensible boundaries and, those identified during the EDP review process to be stronger defensible boundaries. This analysis has been used to inform recommendations for proposed Green Belt boundaries (see Plan EDP 6).

Note:
* Joint Spatial Plan Green Belt Assessment (November 2015)

N

0 300 600 900 1200 1500 m

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Land North of Nailsea

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Plan EDP 5: Considered Amendments to JSP GBA Cells

date	29 JANUARY 2016	drawn by	LB
drawing number	EDP3125/19	checked	MJ
scale	1:30,000 at A3	QA	MC

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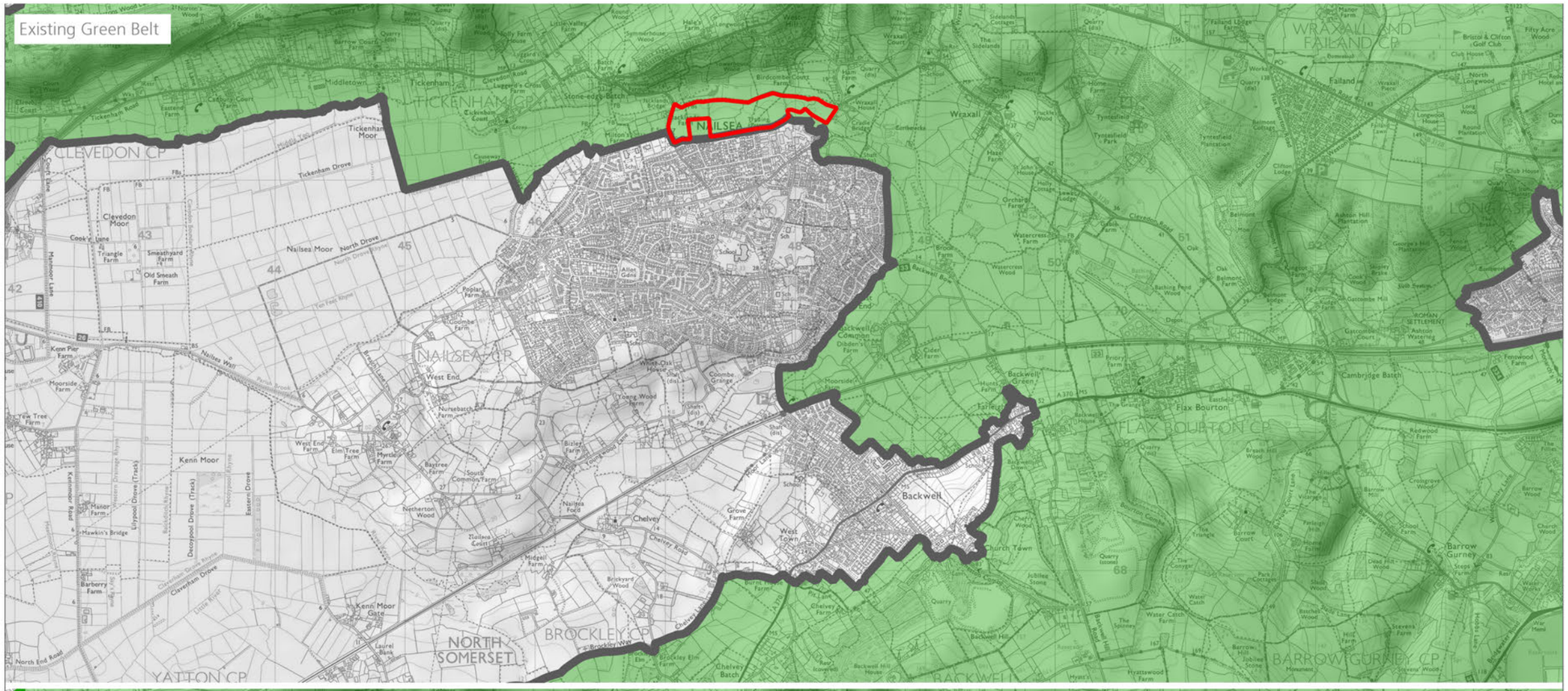

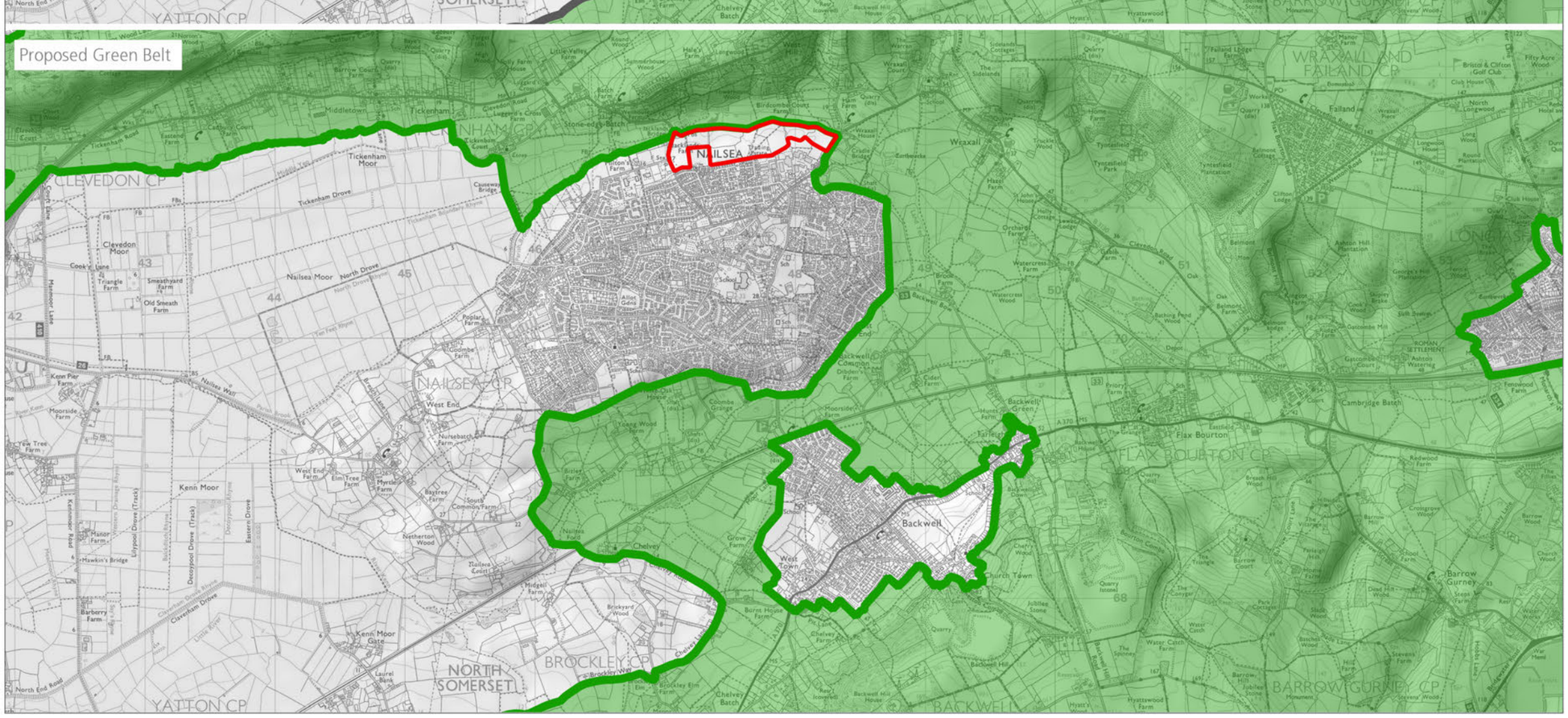

Prospective Developer's Site

North Somerset Green Belt Boundary (2007)

Green Belt Boundaries

Proposed Green Belt Boundary

N

0 400 800 1200 1600 2000 m

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project title

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drawing title

Plan EDP 6: Proposed Amendments to North Somerset Green Belt

date	28 JANUARY 2016	drawn by	LB
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scale	1:38,000 at A3	QA	MC

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