

# Green Belt Assessment: North Keynsham Strategic Development Location

---

## ***Introduction***

Bath & North East Somerset Council, along with Bristol City Council, North Somerset Council and South Gloucestershire Council are developing a Joint Spatial Plan (2016-2036), which will, once adopted, identify the quantum of housing and economic development required for the sub-region. The Joint Spatial Plan also identifies Strategic Development Locations across the sub-region, but does not define boundaries for these locations. One such Strategic Development Location is at North Keynsham. The Local Plan (2016-2036), which is being developed in parallel, will need to identify the precise boundaries of the location.

The purpose of this assessment is to assist the definition of precise boundaries of the North Keynsham Strategic Development Location. It has been informed by the Joint Spatial Plan Stage 2 Green Belt Assessment<sup>1</sup>, which was used to advise the identification of the Strategic Development Locations. The assessment builds on the work done in the Joint Spatial Plan Stage 2 Green Belt Assessment which considered the performance of cells in respect of the purposes of the Green Belt set out in the NPPF. This assessment considers Green Belt performance in greater detail and assesses the impact of development on the Green Belt.

Cells 45A and 45B were assessed in the Green Belt Stage 2 Assessment covering land at North Keynsham. 45A covered land to the north of the railway line and 45B land in between the railway line and the A4. The cells are shown in the image below.

---

<sup>1</sup> [https://www.jointplanningwofe.org.uk/gf2.ti/-/756738/23257829.1/PDF/-/Towards\\_the\\_Emerging\\_Spatial\\_Strategy\\_Green\\_Belt\\_Assessment\\_Stage\\_2.pdf](https://www.jointplanningwofe.org.uk/gf2.ti/-/756738/23257829.1/PDF/-/Towards_the_Emerging_Spatial_Strategy_Green_Belt_Assessment_Stage_2.pdf)



Diagram 1: Joint Spatial Plan Stage 2 Green Belt Assessment Cells

## ***Study Area***

The Joint Spatial Plan Stage 2 Green Belt Assessment cells were used as the starting point for this assessment. They have been amended to take into account the concept diagram produced for the Local Plan Issues and Options Consultation (November 2017) which indicates potential areas for development. This facilitates more detailed appraisal of Green Belt land within the North Keynsham area for a potential development site allocation. Additional Green Belt land has been included so that the assessment area includes additional Green Belt land running along the River Avon and to the south of Broadmead Industrial Estate because this land is now considered as potentially forming part of the North Keynsham Strategic Development Location. Conversely, land further to the south east towards Saltford which formed part of the Joint Spatial Plan Stage 2 Green Belt Assessment cells has been omitted from this assessment as this is not considered at this stage as potentially forming part of the North Keynsham Strategic Development Location. The cells have been further subdivided to allow for a more detailed assessment of the degree of contribution of the land to meeting Green Belt purposes.

The Local Plan Green Belt Assessment cells are shown in the image below:

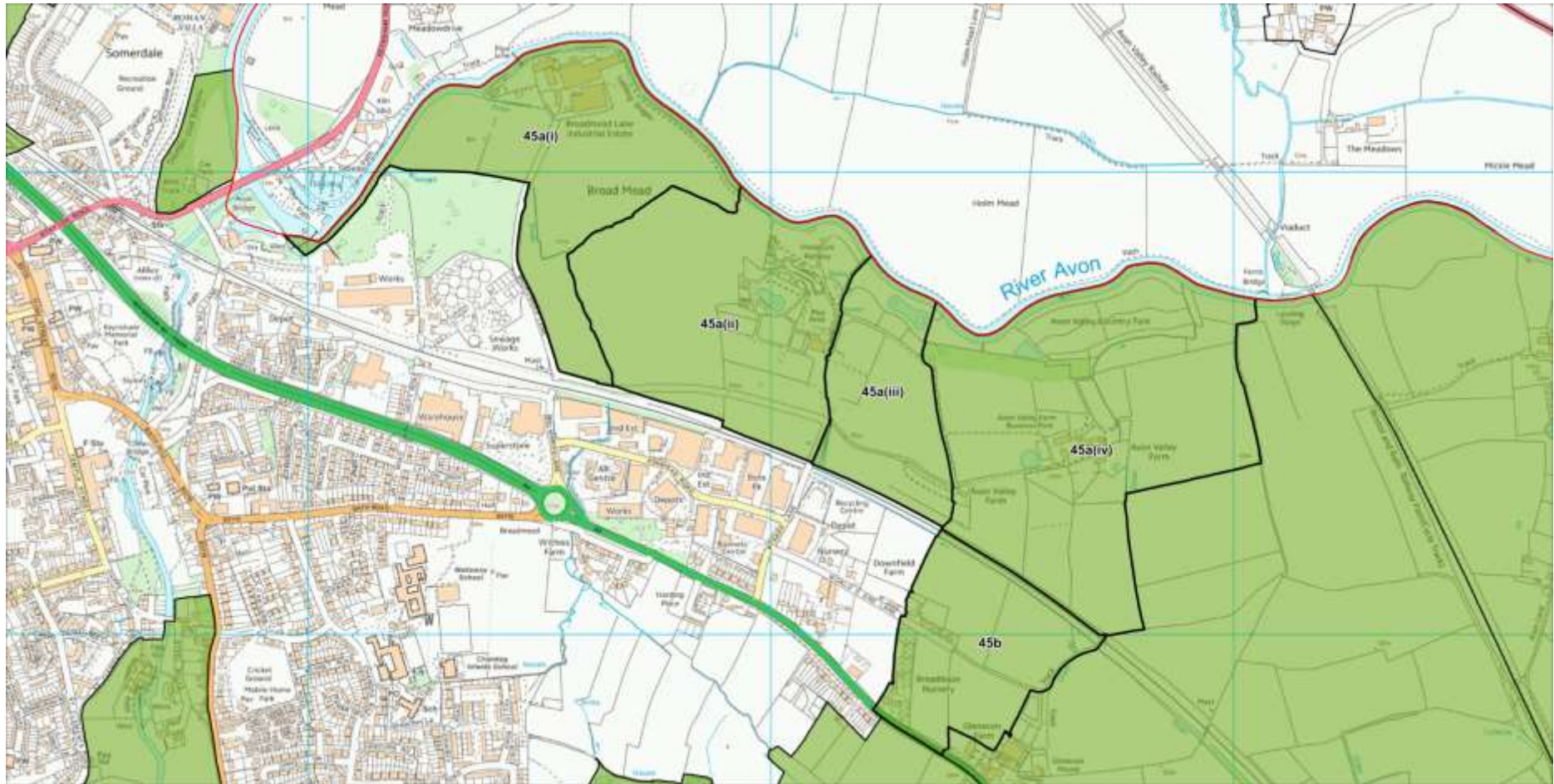


Diagram 2: Local Plan Green Belt Assessment cells

## ***Appraisal criteria***

The extent of the cell and its contribution to the purposes of the Green Belt has been assessed using the same methodology as was used for the JSP Green Belt Stage 2 Assessment. The aim of the assessment is to determine an overall contribution rating for each cell based on a combination of assessments against each relevant Green Belt purpose. The approach has been tailored to reflect the wording of the Green Belt purposes in the National Planning Policy Framework (paragraph 80):

Green Belt purposes 1, 2 and 4 are directly expressed:

- 1 - to **check** the unrestricted sprawl of large built up areas;
- 2 - to **prevent** neighbouring towns from merging into one another;
- 4 - to **preserve** the setting and special character of historic towns;

Whereas purposes 3 and 5 are expressed as assistance roles:

- 3 - to **assist** in safeguarding the countryside from encroachment;
- 5 - to **assist** in urban regeneration, by encouraging the recycling of derelict and other urban land.

These five statutory purposes of the Green Belt form the basic appraisal criteria. In addition, the appraisal takes account of a further, 'local Green Belt purpose' which seeks *"to preserve the individual character, identity and setting of Keynsham and the villages and hamlets"*. The local purpose is of continuing relevance having regard to the reasons for the original designation of the Bristol and Bath Green Belt (one of the reasons for the Green Belt given in the 1966 County of Somerset Development Plan Written Statement was to specifically prevent the merging of Bristol, Keynsham, Saltford and Bath and to preserve the identity and character of the surrounding towns, villages and hamlets; this has consequently been included in each subsequent Development Plan including the current adopted B&NES Core Strategy/Placemaking Plan).

In order to demonstrate variations between the cells in terms of the extent of their contribution, a scale with three rating levels has been devised as set out below:

Major contribution		<p>Cell makes a major contribution to serving Green Belt purposes</p> <p>These cells can be considered to be at the front line of contributing to purposes of Green Belt.</p>
Contribution		<p>Cell makes a contribution to serving Green Belt purposes</p> <p>Noting that the Green Belt is an extensive designation, not all cells are likely to be at the front line of making a contribution. The 'contribution' rating is applicable to those cells which support the purposes of Green Belt, particularly in combination with other cells.</p>
Limited contribution		<p>Cell makes a limited contribution to serving Green Belt purposes</p> <p>These are cells which are considered to have only a limited or negligible contribution to individual purposes. They do not have a significant role in themselves and do not have a significant role in supporting or assisting the purposes of Green Belt in combination with other cells.</p>

The approach to the assessment is set out in the tables below. These show the purpose being considered, questions asked in determining the contribution rating and indicators to assist the assessment process. In all cases, a cell is only assessed and rated against a Green Belt purpose if the JSP Stage 2 cell within which it wholly or partially sits was identified as serving or contributing to that purpose.

It should be noted that no assessment was made in the JSP Stage 2 Assessment against Purposes 4 (preserve special character of historic towns) and 5 (assist in urban regeneration by encouraging the recycling of derelict and other urban land). In terms of Purpose 4 it was considered that land adjoining Keynsham does not provide the setting for Keynsham Conservation Area, given the extent of modern development between the historic centre of the town and the assessment cells, and that therefore the appraisal area is not considered to serve this purpose. Purpose 5 was considered to be applicable to the Green Belt as a whole and is therefore not subject to further assessment.

Cells 45a and 45b were assessed in the JSP Stage 2 Assessment against their contribution to Purpose 1 (restricting sprawl of large built up areas). The conclusion was that they did not contribute to this purpose as Keynsham and Saltford were not considered as a 'large built up area'. Purpose 1 is therefore not subject to further assessment in this exercise.

<p><b>2. To prevent neighbouring towns merging into one another</b></p>	<p><b>Major contribution</b> Does stage 2 cell (including in combination with neighbouring cells) provide a gap between settlements in the corridors identified in the Stage 1<sup>2</sup> assessment which prevents them from merging into one another?</p> <p>Would development of a stage 2 cell (including in combination with neighbouring cells) significantly reduce gap between settlements or result in a perception of merger?</p> <p><b>Contribution</b> Does stage 2 cell contribute towards a gap between settlements in the corridor identified in the Stage 1 assessment?</p> <p><b>Limited Contribution</b> Does Stage 2 cell provide a limited contribution to the gap between settlements in the corridors identified in the Stage 1 assessment (especially where separation is provided by other cells and the overall gap is substantial)?</p>	<p>Scale and location of the stage 2 cell</p> <p>Extent of existing gap between relevant settlements</p> <p>Physical features which provide perception of separation (e.g. topography, major river)</p>
---	--	---

<p><b>3. To assist in safeguarding the countryside from encroachment</b></p>	<p><b>Contribution</b> Does the cell contain features and uses characteristic of the countryside and is it</p>	<p>Scale and location of the stage 2 cell.</p> <p>Presence of assets that are characteristic of</p>
--	--	---

<sup>2</sup> [https://www.jointplanningwofe.org.uk/gf2.ti/-/636546/17689349.1/PDF/-/JTS\\_Green\\_Belt\\_Assessment\\_Nov\\_2015.pdf](https://www.jointplanningwofe.org.uk/gf2.ti/-/636546/17689349.1/PDF/-/JTS_Green_Belt_Assessment_Nov_2015.pdf)

	<p>predominantly open?</p> <p>Does Green Belt designation assist in safeguarding stage 2 cell from encroachment?</p> <p><b>Limited Contribution</b> Does stage 2 cell contain limited recognisable features and/or contain or is surrounded by development not characteristic of the countryside to the extent that cell has a notably reduced countryside character?</p> <p>Does stage 2 cell have limited connectivity to the wider countryside?</p>	<p>countryside or provide access to countryside:</p> <ul style="list-style-type: none"> <li>• Agricultural and forestry/woodland</li> <li>• Public rights of way</li> <li>• Outdoor sport or outdoor recreation with an open character</li> </ul> <p>Extent of urbanising development within or surrounding the land</p>
--	--	--

<p><b>6. Local Green Belt Purpose: To preserve the individual character, identity and setting of Keynsham and the villages and hamlets within the Green Belt</b></p>	<p>The inclusion of the sixth “local” purpose takes account of the original intention behind the Green Belt designation and is consistent with the purposes of the Green Belt set out in the B&amp;NES Adopted Core Strategy.</p> <p>The Green Belt designation in this land parcel:</p> <ul style="list-style-type: none"> <li>• Prevents development that would result in merging of or significantly erode gaps between settlements (including villages and hamlets) and therefore protects their individual identity.</li> <li>• Contributes towards protecting the open setting of Keynsham, villages and hamlets.</li> </ul>
--	--

A judgement has been made in determining the overall contribution rating of each cell. That judgement is based on the assessment against each purpose and the commentary included in the assessment table. It was guided by the following principles that were applied in the JSP assessment:

- Where a cell secured a rating of ‘major’ against either purpose 1, 2 or 4, or the Local Green Belt purpose, the overall rating was determined to be ‘major’.
- Where the cell secured a rating of contribution against 1, 2, or 4, or the Local Green Belt purpose, the overall rating was determined to be ‘contribution’



- Where the contribution was determined to be 'limited' against purposes 1, 2 or 4 or the Local Green Belt purpose the overall rating was either 'contribution' or 'limited contribution' having regarded to the rating against purpose 3, the commentary in the assessment table and the scale and location of the cell.

Consistent with approaches taken to Green Belt assessment in plan making exercises elsewhere, this assessment does not attempt an aggregate or cumulative rating for cells. For example, if a major contribution is identified for three purposes, the rating for the cell is not greater than where a single purpose is rated as major. This is because whilst paragraph 79 of the NPPF states that the *fundamental aim* of Green Belt is to 'prevent urban sprawl' by keeping land permanently open, paragraph 80 identifies five Green Belt purposes which are distinct and in some cases complementary. There is no indication that the purposes have cumulative effect i.e. the NPPF does not suggest that the more purposes performed, the greater the value land has in Green Belt terms.

### ***Consideration of Green Belt Boundaries and Safeguarded Land***

Paragraph 85 of the NPPF reiterates points about the intended permanence of Green Belt boundaries and meeting requirements for sustainable development, but also refers to the need to use clear boundary features likely to be permanent:

*“When defining boundaries, local planning authorities should:*

- *ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *not include land which it is necessary to keep permanently open;*
- *where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- *make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
- *satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”*


The appraisal work within this study is likely to be of relevance to the process of considering and identifying new permanent Green Belt boundaries and the potential for 'safeguarded land'. This study does not make specific recommendations on these matters; these will need to be considered in due course in a separate assessment.


### ***Summary JSP Stage 2 Assessment: North Keynsham***


The full JSP Stage 2 Assessment for the cells is presented in the appendix. The table below shows a summary of the contribution to the purposes of the Green Belt each cell makes.


<b><i>Contribution to the purposes of the Green Belt - JSP Stage 2 Assessment</i></b>				
<i>Cell</i>	<i>Purpose 1 (sprawl) contribution</i>	<i>Purpose 2 (merger) contribution</i>	<i>Purpose 3 (encroachment) contribution</i>	<i>Overall contribution</i>
<i>45a</i>	-	<i>Contribution</i>	<i>Contribution</i>	<i>Contribution</i>
<i>45B</i>	-	<i>Contribution</i>	<i>Contribution</i>	<i>Contribution</i>


### *Local Plan Appraisal of Green Belt Purposes*

<b>45a(i): Green Belt Purposes 2, 3, 5, Local Purpose</b>		
<b>Contribution to Purpose 2 (merger)</b>	<i>Contribution</i>	
<p>Simultaneous development on the Bristol and Keynsham sides of the River Avon, including development on land around the Avon Valley Adventure &amp; Wildlife Park, could in theory threaten sprawl and merger of the two settlements in the long term. In reality the physical barrier to development of the River Avon and its floodplain would prevent complete merger, but development north of the railway line within the B&amp;NES area would reduce the gap between the two settlements.</p>		
<b>Contribution to Purpose 3 (encroachment)</b>	<i>Contribution</i>	
<p>The cell contains a collection of buildings at Broadmead Lane Industrial Estate. The majority of the cell is in agricultural use. The overall result is that the countryside in this area is partly compromised.</p>		
<b>Contribution to Local Purpose (preserve the individual character, identity and setting of Keynsham and the villages)</b>	<i>Contribution</i>	
<p>Simultaneous development on the Bristol and Keynsham sides of the River Avon could in theory threaten sprawl and merger of the two settlements and as such the individual identity of Keynsham in the long term. In reality the physical barrier to development of the River Avon and its floodplain would prevent complete merger, but development north of the railway line within the B&amp;NES area would reduce the gap between the two settlements, which would threaten their individual character, identity and setting.</p>		
<b>Overall Contribution</b>	<i>Contribution</i>	
<p>This cell makes a contribution to preventing merger of settlements, makes a contribution to safeguarding the countryside from encroachment, and makes a contribution to preserving the individual character, identity and setting of Keynsham.</p>		

<b>45a(ii): Green Belt Purposes 2, 3, 5, Local Purpose</b>		
<b>Contribution to Purpose 2 (merger)</b>	<i>Contribution</i>	
<p>Simultaneous development on the Bristol and Keynsham sides of the River Avon, including development on land around the Avon Valley Adventure &amp; Wildlife Park, could in theory threaten sprawl and merger of the two settlements in the long term. In reality the physical barrier to development of the River Avon and its floodplain would prevent complete merger, but development north of the railway line within the B&amp;NES area would reduce the gap between the two settlements.</p>		
<b>Contribution to Purpose 3 (encroachment)</b>	<i>Contribution</i>	
<p>The cell contains the main built facilities of the Avon Valley Adventure &amp; Wildlife Park. The cell also contains elements of the Adventure &amp; Wildlife Park towards the River Avon that are more open which are considered to comprise provision for outdoor recreation that is acceptable within the Green Belt (NPPF para. 89). Industrial development at the northern end of Broadmead Lane may be visible in views over the cell. The overall result is that the countryside in this area is partly compromised.</p>		
<b>Contribution to Local Purpose (preserve the individual character, identity and setting of Keynsham and the villages)</b>	<i>Contribution</i>	
<p>Simultaneous development on the Bristol and Keynsham sides of the River Avon could in theory threaten sprawl and merger of the two settlements and as such the individual identity of Keynsham in the long term. In reality the physical barrier to development of the River Avon and its floodplain would prevent complete merger, but development north of the railway line within the B&amp;NES area would reduce the gap between the two settlements, which would threaten their individual character, identity and setting.</p>		
<b>Overall Contribution</b>	<i>Contribution</i>	
<p>This cell makes a contribution to preventing merger of settlements, makes a contribution to safeguarding the countryside from encroachment, and makes a contribution to preserving the individual character, identity and setting of Keynsham.</p>		

<b>45a(iii): Green Belt Purposes 2, 3, 5, Local Purpose</b>		
<b>Contribution to Purpose 2 (merger)</b>	<i>Contribution</i>	
<p>Simultaneous development on the Bristol and Keynsham sides of the River Avon, including development on land around the Avon Valley Adventure &amp; Wildlife Park, could in theory threaten sprawl and merger of the two settlements in the long term. In reality the physical barrier to development of the River Avon and its floodplain would prevent complete merger, but development north of the railway line within the B&amp;NES area would reduce the gap between the two settlements. In addition, development within this cell would constitute the further eastwards spread of Keynsham towards Saltford and Bath.</p>		
<b>Contribution to Purpose 3 (encroachment)</b>	<i>Contribution</i>	
<p>The cell contains elements of the Adventure &amp; Wildlife Park towards the River Avon that are open which are considered to comprise provision for outdoor recreation that is acceptable within the Green Belt (NPPF para. 89). Elements such as the large car park mean that the countryside is partly compromised. Longer views to this area from the south are screened by intervening built form. There are still local views into the area from lanes, the railway and river, as well as longer views from the Cotswolds.</p>		
<b>Contribution to Local Purpose (preserve the individual character, identity and setting of Keynsham and the villages)</b>	<i>Contribution</i>	
<p>Simultaneous development on the Bristol and Keynsham sides of the River Avon could in theory threaten sprawl and merger of the two settlements in the long term. In reality the physical barrier to development of the River Avon and its floodplain would prevent complete merger, but development north of the railway line within the B&amp;NES area would reduce the gap between the two settlements, which would threaten their individual character, identity and setting. In addition, development within this cell would constitute the further eastwards spread of Keynsham towards Saltford and Bath. However, as the eastern extent of the cell is along the same alignment as the existing Green Belt boundary south of the railway line, the gap between the two settlements would be maintained.</p>		
<b>Overall Contribution</b>	<i>Contribution</i>	
<p>This cell makes a contribution to preventing merger of settlements, makes a contribution to safeguarding the countryside from encroachment, and makes a contribution to preserving the individual character, identity and setting of Keynsham and Saltford.</p>		

<b>45a(iv): Green Belt Purposes 2, 3, 5, Local Purpose</b>		
<b>Contribution to Purpose 2 (merger)</b>	<i>Contribution</i>	
<p>Simultaneous development on the Bristol and Keynsham sides of the River Avon, including development on land around the Avon Valley Adventure &amp; Wildlife Park, could in theory threaten sprawl and merger of the two settlements in the long term. In reality the physical barrier to development of the River Avon and its floodplain would prevent complete merger, but development north of the railway line within the B&amp;NES area would reduce the gap between the two settlements. In addition, development within this cell would constitute the further eastwards spread of Keynsham towards Saltford and Bath.</p>		
<b>Contribution to Purpose 3 (encroachment)</b>	<i>Contribution</i>	
<p>The cell contains elements of the Adventure &amp; Wildlife Park towards the River Avon that are open which are considered to comprise provision for outdoor recreation that is acceptable within the Green Belt (NPPF para. 89). Elements such as the industrial units at Avon Valley Farm mean that the countryside is partly compromised, although the majority of the land is flat and open, consisting of agricultural fields. Longer views to this area from the south are screened by intervening built form. There are still local views into the area from lanes, the railway and river, as well as longer views from the Cotswolds.</p>		
<b>Contribution to Local Purpose (preserve the individual character, identity and setting of Keynsham and the villages)</b>	<i>Contribution</i>	
<p>Simultaneous development on the Bristol and Keynsham sides of the River Avon could in theory threaten sprawl and merger of the two settlements in the long term. In reality the physical barrier to development of the River Avon and its floodplain would prevent complete merger, but development north of the railway line within the B&amp;NES area would reduce the gap between the two settlements, which would threaten their individual character, identity and setting. In addition, development within this cell would constitute the further eastwards spread of Keynsham towards Saltford and Bath. The cell extends further east than the current Green Belt boundary south of the railway line which could threaten the individual character, identity and setting of both Keynsham and Saltford; however this would be mitigated to a degree by the fact that there would still be a perceivable gap between Keynsham and Saltford due to the limited amount of development at Saltford north of the railway line and its location further to the east than the development south of the railway which is much closer to Keynsham.</p>		
<b>Overall Contribution</b>	<i>Contribution</i>	
<p>This cell makes a contribution to preventing merger of settlements, makes a contribution to safeguarding the countryside from encroachment, and makes a contribution to preserving the individual character, identity and setting of Keynsham and Saltford.</p>		

<b>45b: Green Belt Purposes 2, 3, 5, Local Purpose</b>		
<b>Contribution to Purpose 2 (merger)</b>	<i>Contribution</i>	
<p>The cell is located within the Bristol-Bath gap, an area in which Green Belt land generally contributes to some extent to the prevention of merger between Bristol, Keynsham and Bath. It is located north-west of Saltford, abutting land allocated in the Core Strategy for employment purposes at the east of Keynsham. Whilst assessment against purpose 2 is not concerned with the gap between Keynsham and Saltford (Saltford is not a town), this gap also contributes to the prevention of the merging of Bristol, Keynsham and Bath; development within this cell would constitute the further eastwards spread of Keynsham towards Saltford and therefore to a degree would increase the amount of development in the gap between Bristol and Bath. The existing Green Belt gap between Keynsham and Saltford is relatively narrow within this land cell.</p>		
<b>Contribution to Purpose 3 (encroachment)</b>	<i>Contribution</i>	
<p>Linear residential and other development (including Broadleaze Nursery) has occurred along World's End Lane, which does compromise the integrity of countryside to a degree, although the majority of the cell is in agricultural use and there are frequent views to fields to the north. Linear residential development has occurred adjacent to the cell along the A4, together with a showroom, petrol filling station and retail outlets that does compromise the integrity of countryside to a degree.</p>		
<b>Contribution to Local Purpose (preserve the individual character, identity and setting of Keynsham and the villages)</b>	<i>Major</i>	
<p>Development within the cell would constitute the further eastwards spread of Keynsham towards Saltford. The existing Green Belt gap between Keynsham and Saltford is relatively narrow within this land cell. The eastern boundary of 45b is only around 400m from the built up edge of Saltford. If the whole of this cell was to be developed then it is considered that it would significantly erode the gap between Keynsham and Saltford.</p>		
<b>Overall Contribution</b>	<i>Major</i>	
<p>This cell makes a contribution to preventing merger of settlements, makes a contribution to safeguarding the countryside from encroachment, and makes a major contribution to preserving the individual character, identity and setting of Keynsham and Saltford.</p>		

## ***Commentary on the Assessment***

### ***Contribution to the purposes of the Green Belt***

Cells around Keynsham and Saltford make a contribution or major contribution to Green Belt purposes. The cells contribute to preventing merger of towns in the Bristol-Keynsham-Saltford-Bath corridor by maintaining openness and preventing coalescence between the existing settlements. Between Keynsham and Saltford the cells prevent the merger of the settlements within the overall separation of Bristol and Bath. Of particular importance the cells contribute to preserving the individual character, identity and setting of Keynsham and Saltford, in particular cell 45B. All cells make a contribution to assisting in safeguarding the countryside from encroachment and assist in urban regeneration.

### ***Impact of development on the Green Belt***

For the purposes of this assessment, development is considered to be mixed use – in general housing-led development to the east of the SDL and employment to the west. Characteristics such as density or height are not differentiated in this assessment. The assessment compares the existing land, which is largely undeveloped land at North Keynsham SDL, to mixed use development, and the impact this would have on the Green Belt.

The Stage 2 Assessment shows that all the cells make a CONTRIBUTION to prevention of the merger of neighbouring towns. Development in all cells would therefore have a negative impact on the Green Belt against this purpose.

The Stage 2 Assessment scored all cells equally in respect of their CONTRIBUTION to assist in safeguarding the countryside from encroachment. The detailed analysis showed some minor differences in the cells, largely due to the presence of scattered buildings, but this was not considered to have a significant effect on the overall character of the cells or their Green Belt performance in respect of purpose 3. The impact of development in relation to this purpose will be negative and is also likely to be fairly uniform across the cells.

All the cells make a CONTRIBUTION to preserving the individual character, identity and setting of Keynsham and Saltford. Development in all cells would therefore have a negative impact on the Green Belt. Cell 45B is considered to make a MAJOR CONTRIBUTION in serving this Local Green Belt Purpose as the existing Green Belt gap between Keynsham and Saltford is relatively narrow within this land cell. The eastern boundary of 45B is only around 400m from the built up edge of Saltford. If the whole of this cell was to be developed then it is considered that it would significantly erode the gap between Keynsham and Saltford. Development in this cell would therefore have a significant impact on the Green Belt against this purpose. The Concept Diagram for the SDL shows some development within this cell along with an access road. Limiting the amount of development within this cell would be desirable in order to minimise Green Belt harm by limiting the reduction in the gap between Keynsham and Saltford.



### ***Next Steps***

Alongside developing a preferred option in the new Local Plan for the North Keynsham SDL during 2018, further Green Belt assessment will be undertaken to identify Green Belt harm in relation to the proposed site allocation, identify appropriate Green Belt boundaries and assess any potential for safeguarded land in accordance with the NPPF.

Assessment location: North Keynsham

### Appendix: JSP Stage2 Assessment Relevant Extracts

<b>45a (120ha)</b>	<b>Green Belt Purposes 2, 3, 5</b>
<b>Contribution to purpose 1</b>	-
<i>Not applicable</i>	
<b>Contribution to purpose 2</b>	<b>Contribution</b>
<p>The cell is located within the Bristol-Bath gap, an area in which Green Belt land generally contributes to some extent to the prevention of merger between Bristol, Keynsham and Bath. It is located immediately north/north-west of Saltford, and stretches north of Keynsham. While this assessment is not concerned with the gap between Keynsham and Saltford (as Saltford is not a town) of itself, this gap also contributes to the prevention of the merging of Bristol, Keynsham and Bath. In addition, the cell contributes to the prevention of the merger of Keynsham and Bristol north-south (i.e. towards Oldland Common). Cell 45a is therefore considered to make a contribution to this purpose.</p>	
<b>Contribution to purpose 3</b>	<b>Contribution</b>
<p>This cell is located to the north of the Great Western Railway and the trading estate at Ashmead Road. To the north of the cell lies the R. Avon and the north-eastern boundary of the cell is delineated by the Bristol Bath Railway Path. The eastern end of the cell abuts Saltford. Within the cell, the land is flat and open, consisting almost entirely of countryside, with the exception of Avon Valley Business Park &amp; Farm. The business park and farm are considered minor, in comparison to the large area of countryside contained within the cell. Also, the farm element of this development gives its character (i.e. agricultural) to the overall development. The cell is therefore considered to make a contribution to protecting the countryside from encroachment.</p>	
<b>Contribution to purpose 4</b>	-
<i>Not applicable</i>	
<b>Overall contribution</b>	<b>Contribution</b>
<p>The cell makes a contribution to preventing merger of settlements and also assists in safeguarding the countryside from encroachment.</p>	



<b>45b (30ha)</b>	<b>Green Belt Purposes 2, 3, 5</b>
<b>Contribution to purpose 1</b>	-
<i>Not applicable</i>	
<b>Contribution to purpose 2</b>	<b>Contribution</b>
<i>The cell is located within the Bristol-Bath gap, an area in which Green Belt land generally contributes to some extent to the prevention of merger between Bristol, Keynsham and Bath. It is located immediately north/north-west of Saltford, and abuts land allocated in the Core Strategy for employment purposes, considered part of Keynsham. While this assessment is not concerned with the gap between Keynsham and Saltford (as Saltford is not a town) of itself, this gap also contributes to the prevention of the merging of Bristol, Keynsham and Bath. Cell 45b is therefore considered to make a contribution to this purpose.</i>	
<b>Contribution to purpose 3</b>	<b>Contribution</b>
<i>This cell is located on largely flat land between the Great Western Railway (to the north) and the A4 (to the south). It contains Glenavon Farm and Broadleaze Nursery, with the remainder of the cell consisting of agricultural land. Glenavon Farm and Broadleaze Nursery are considered agricultural development characteristic of the countryside. It is therefore considered this cell makes a contribution to protecting the countryside from encroachment.</i>	
<b>Contribution to purpose 4</b>	-
<i>Not applicable</i>	
<b>Overall contribution</b>	<b>Contribution</b>
<i>The cell makes a contribution to preventing merger of settlements and also assists in safeguarding the countryside from encroachment.</i>	

