

South Gloucestershire Council New Local Plan Site Submission Form



GUIDANCE ON COMPLETING THIS FORM

Please return this form if you are suggesting a site to be considered in the South Gloucestershire Local Plan 2020. Previously submitted sites are available to view on an online map at: www.southglos.gov.uk/callforsites

For each site please complete a separate form and provide a map that clearly and accurately identifies the site boundary.

Please note that your submission including any supporting information will be published. We will undertake a redaction process to ensure that sensitive information is removed, however if you are aware of any sensitive information in your supporting documents please do make us aware.

Completed forms and site location plans should be emailed to: policy.consultation@southglos.gov.uk.

Identifying a potential site does not infer that the council in any way supports the development of the site. Sites will be assessed through the plan making process and will be subject to normal planning procedures.

The information collected as part this consultation will also be used by the council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data is: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

The purpose for holding your personal information is to assist in preparing development plan documents and supporting supplementary planning guidance and advice; and to contact you, if necessary, regarding the planning consultation process relating to their preparation. In order to provide the above service we may share your information with the following:

- Other South Gloucestershire Council departments
- External consultants working on behalf of South Gloucestershire Council
- Other Local Planning Authorities (LPAs)
- Other groups preparing statutory development plans relevant to South Gloucestershire

Please follow the link to our [Privacy Policy](#) and [Data Protection Policy](#) to find out more.

1. HAS THE SITE PREVIOUSLY BEEN SUBMITTED TO THE COUNCIL?

Previously submitted sites are available to view on the online map accessible from: www.southglos.gov.uk/callforsites (Click on the site to see the site reference number and information previously submitted).

		Please enter the relevant Site Reference number from www.southglos.gov.uk/callforsites
Has this site previously been submitted?	No	

If the site has already been submitted, how does the information provided in this form change the information you have previously provided to us?

2. YOUR DETAILS

Name

Company/Organisation
(if applicable)

Address

Telephone

Email

Status (please tick all that apply)

Owner of (all or part of) the site Land Agent
Planning Consultant Developer
Amenity/ Community Group Local Resident
Registered Social Housing Provider
Other (please specify)

If acting on behalf of
Landowner / developer
please provide client name
and address details:

I (or my client)...

Is sole owner of the site Owns part of the site
Do not own (or hold any legal interest in) the site whatsoever

If Owner/Part Owner, have
you attached a title plan and
deeds with this form?

Yes No

If you are not the owner, or
own only part
of the site, do you know who
owns the site
or the remainder of it (please
provide
details)?

Does the owner (or other
owner(s)) support your
proposals for the site?

Yes No

3. SITE DETAILS

Site Address (including postcode where applicable)	The Quarters, Colony Farm Hortham Lane Almondsbury South Gloucestershire BS32 4JW
Site Area (Hectares)(if known)	11.55ha
Current land use(s)	Training Ground for [REDACTED]
Adjacent land use(s)	Residential and agricultural/ farming
Relevant planning history (if known)	<ul style="list-style-type: none"> • P89/1122- Use of land for playing fields. Refused 8.6.89 • P92/2482- Change of use of 11.3 hectares of land from agriculture to sports playing fields. Permission granted 11.5.93 • P92/2483- Erection of Clubhouse, store and floodlights pedestrian access and car park. Permission granted 12.5.93 • P97/2404- Change of use of 11.3 ha from agriculture to sports playing fields (renewal of planning permission P92/2482 dated 11.5.93). Permission granted 14.1.98. • P97/2743- Erection of clubhouse, store and floodlights. Construction of vehicular and pedestrian access, and car park. Renewal of planning permission P92/2483 dated 12.5.93). Planning permission granted 9.4.98. • PT01/2726/F- Erection of clubhouse, store and floodlights; construction of vehicular and pedestrian access and car park. (Renewal of planning permission P97/27243 dated 9.4.98). Planning permission granted 13.11.01. • PT16/4965/RVC Erection of clubhouse, floodlights and store. Construction of vehicular and pedestrian access and car park. Removal of conditions 7 and 13 attached to planning permission PT01/2726/F dated 13.11.01 (which relate to building opening hours and the personal, non-professional and specific users of the site by Bristol Combination Trustees.) Planning permission granted 20.12.2016 • P21/02570/RVC Variation of condition 12 attached to planning permission PT16/4965/RVC (added by NMA P20/22225/NMA) to substitute plan numbers B92084 01-03 and B92084 01-04 with plan numbers 201092 - 1008 P02,

Please tick box to confirm you have provided a site plan []

4. POTENTIAL USES & CAPACITY

Suggested uses (please tick all that apply and where mixed use indicate % of overall site for each use)

USE		Capacity (number of units) and indication of possible residential tenures, types and housing for different groups
Residential	100 units (approx.)	2.25ha of land allocated for residential use which would seek to respond to identified local need, including 'later living' residential models.
Residential – Self-Build and Custom-Build		

USE		Floorspace (m ²) / number of floors/pitches / notes
Office, research & development, light industrial (B1)		
General industrial (B2) / warehousing (B8)		
Sports / leisure (please specify)	9.35ha	Land allocated for sports/ leisure uses in connection with the site's current use as the [REDACTED] Football Club training ground. There is an ambition to improve and enhance existing facilities on the site to meet the club's future needs.
Retail		
Gypsy and Travellers / Travelling Showpeople sites		
Other (please specify)		

Additional notes about potential uses:

Please refer to covering letter.

5. SITE SUITABILITY ISSUES

Question		Further details including details of further studies undertaken / mitigation proposed
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Does the site have any physical constraints (e.g. topography, access, severe slope, vegetation cover etc.)?	No	None that would preclude further development on the land.
Is the site subject to flooding?	No	Not the part of the site identified for residential development.
Is the site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	No – the M5 motorway runs along the wider site's eastern boundary however it is considered that the land identified for residential development is distanced and screened sufficiently not to be affected by noise/ air quality issues.
Is there a possibility that the site is contaminated?	No	It is not expected that the site is contaminated however this will be investigated as part of the development of a scheme for the site.
Can satisfactory vehicular access to the site be achieved?	Yes	Vehicular access onto the site already exists.
Has the Highways Agency been consulted?	No	Not at this stage, however this will be undertaken as part of the development of a scheme for the site.
Is the site subject to any other key constraints?	Yes	The site lies in the Green Belt, however we consider appropriate justification can be provided to justify development on the land. At this stage we have included an initial Landscape and Green Belt Review appraisal prepared by LDA Design to appreciate and understand the context of the site; these are appended to this submission. The high-level Green Belt review conducted by LDA suggests that the site currently makes a limited contribution to the Green Belt, having regard to the purposes identified in the NPPF.

UTILITIES / INFRASTRUCTURE PROVISION

Please tell us which of the following utilities are available to the site

Mains water supply	<input checked="" type="checkbox"/>	Mains sewerage	<input checked="" type="checkbox"/>
Electrical supply	<input checked="" type="checkbox"/>	Gas supply	<input checked="" type="checkbox"/>
Landline telephone	<input type="checkbox"/>	Broadband internet	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>		

Please provide any other relevant information relating to site suitability issues:

6. SITE AVAILABILITY ISSUES

Question		Comments/further details
Are there any legal/ownership constraints on the site that might prohibit or delay development of the site (e.g. ransom strip/covenants)?	No	
Must land off-site be acquired to develop the site?	No	
Are there any current uses which need to be relocated?	Yes	Ideally the existing facilities on the site including the 2 sports pitches would be relocated to a more suitable location on the site to better serve the [REDACTED] needs. This would lead to a more efficient layout and use of the land.
Is the site owned by a developer or is the owner willing to sell?	Yes	

Estimated delivery rate: When do you think the site would come forward for development? (Where a development will be phased over more than one period please indicate this)

Within the next 5 years	6-10 years	11-20 years
x		

Do you have any information to support when the site will come forward and its phasing? Please consider suitability, achievability and constraints.

The site could realistically come forward for development within the next 5 years, subject to a planning submission late 2022/ early 2023.

7. SITE ACHIEVABILITY ISSUES

Question		Comments/further details
Are there any known significant abnormal development costs (e.g. contamination remediation, demolition, access etc.)? If yes, please specify.	No	
Does the site require significant new infrastructure investment to be suitable for development? If yes, please specify.	No	
Are there any issues that may influence the economic viability, delivery rates or timing of the development? If yes, please specify.	No	
Has a viability assessment / financial appraisal of the scheme been undertaken?	No	
Have any design work studies been undertaken?	Yes	Albeit limited – please refer to appendices.

8. ADDITIONAL COMMENTS

If necessary, please continue on a separate sheet and attach to this form.

Completed forms, site location plans and any supporting information (Title and deeds etc.) should be emailed to: policy.consultation@southglos.gov.uk.

Our Ref: N/A

Your Ref: N/A

4th April 2022Email to: policy.consultation@southglos.gov.uk

Dear Sir or Madam,

The Quarters, Colony Farm Hortham Lane Almondsbury South Gloucestershire BS32 4JW**Local Plan call for sites (March 2022 update)**

I am pleased to enclose a new Call for Sites form on behalf of Bristol Rovers Football Club (BRFC) to secure a mixed allocation on land currently hosting the club's training ground and known as The Quarters. The site address is: Colony Farm, Hortham Lane, Almondsbury, South Gloucestershire, BS32 4JW.

The site and context

The site which falls under the jurisdiction of South Gloucestershire Council, lies to the north east of Almondsbury and north of Bradley Stoke, and is triangular in shape – bound by the M5 motorway to the east, Hortham Lane to the north and Woodland Lane and hedgerow to the west. The site is accessed off Hortham Lane. With regards to principal constraints, the site falls within the local Green Belt, a narrow strip of land along the site's eastern-most boundary falls in Flood Zone 3; there are no heritage assets on or within immediate proximity of the site.

The site currently only hosts the Bristol Rovers Training Ground; the surrounding area is generally rural in nature although there is a relatively recent residential development to the west of the site (Barratt/ Taylor Wimpey) on the former Hortham Hospital site.

Having reviewed their current facilities of the site, it has become clear to the Club that the current layout and on-site provision is not efficient, does not entirely suit the club's current needs and could be further enhanced to secure the club's long term residence on the site and in the area. As a result an initial exercise has been undertaken to understand the potential of the land and any opportunities for alternative additional development which may ultimately serve to cross-subsidise new facilities for both the Club and the local community. To be clear, the Club have no intentions of leaving the site, but rather to improve, reshuffle and consolidate their existing facilities as well as to allow for alternative (residential) development on part of the site which is considered surplus to their requirements.

Policy context – potential future allocations and Local Plan Phase 2

We understand that the site lies in the Green Belt; both national and local policies seek to avoid or limit any inappropriate development in this type of location unless exceptional circumstances can be demonstrated.

At the local level, Policy CS5 advises that development in the Green Belt may be allowed within the settlement boundaries of relevant villages, or if it is brought forward through a Community Right to Build Order, or if it complies with the provisions of the NPPF or other relevant local policies. Policy CS19 refers to Rural Housing Exception Sites and advises that proposals for affordable housing to meet identified local need may be permitted where market housing would not usually be supported, subject to an approved housing needs survey, support from the local Parish Council and also suitable design and siting to ensure it is well related to a rural settlement and in keeping with the local character. Policy CS20 relates specifically to Extra Care Housing and advises that schemes should be located within proximity to existing services and facilities

Policy PSP7 expands on Core Strategy Policy CS5 by advising:

In addition to the provisions of Core Strategy Policy CS5, the following explains how three specific points in the National Planning Policy Framework are to be applied in South Gloucestershire:

1. Sport and Recreation

When assessing an application for the change of use of land to create outdoor sport and recreation facilities, consideration will be given to the role the proposed development will play in providing opportunities for the outdoor sport and recreation, as a beneficial use of the Green Belt, in order to support the establishment of very special circumstances, in line with national policy.

2. New buildings for outdoor sport and recreation

New buildings for outdoor sport and recreation must:

i. preserve the openness of the Green Belt and must not conflict with the purposes of including land within it, unless very special circumstances exist; and

ii. be directly related to and ancillary to the outdoor use; and

iii. be of a scale and size proportionate to the outdoor use

3. Proportionate additions to a building Additions and alterations to buildings in the Green Belt will be acceptable provided they do not result in disproportionate additions over and above the size of the original building. As a general guide, an addition resulting in a volume increase up to 30% of the original building would be likely to be proportionate. Additions that exceed 30% volume increase will be carefully assessed, with particular regard to whether the proposal would appear out of scale and proportion to the existing building. The larger a building becomes in excess of 30% over and above its original size, the less likely it is that the new extension(s) will be considered proportionate. Additions resulting in a volume increase of 50% or more of the original building would most likely be considered a disproportionate addition and be refused as inappropriate development.

Taking the above into account, while in principle there could be policy support for enhanced sports provision on the site, we fully understand the need to clearly and adequately justify the release of the area of the site identified for residential development from the Green Belt. To this end, LDA design have prepared a Green Belt and Landscape Review enclosed with this submission which seeks to understand the quality of the Green Belt in this location and what impact development on this part of the Green Belt may have. In addition to this, we note that the Local Plan Phase 2

consultation document seeks to identify potential urban and rural locations which could accommodate further growth. Hortham Village is identified as a potential suitable location and while The Quarters site lies outside of the settlement boundary, its proximity to existing residential development could provide a suitable proposition to accommodate some of the growth identified in the draft Local Plan.

Call for sites submission

This covering letter accompanies the following documents:

- Call for Sites Response Form 2022
- Existing Site Plan
- Proposed Site Allocation Plan
- Landscape and Green Belt Review April 2022

I trust that the information submitted as part of this exercise will give you the confidence that land at The Quarter could indeed be suitable to accommodate some of the Council's future housing supply. Please do not hesitate to contact me should you require any further information at this stage.

Yours sincerely,



Veronica Barbaro
Associate Director
+44 (0)117 988 5308
veronica.barbaro@avisonyoung.com
For and on behalf of Avison Young (UK) Limited

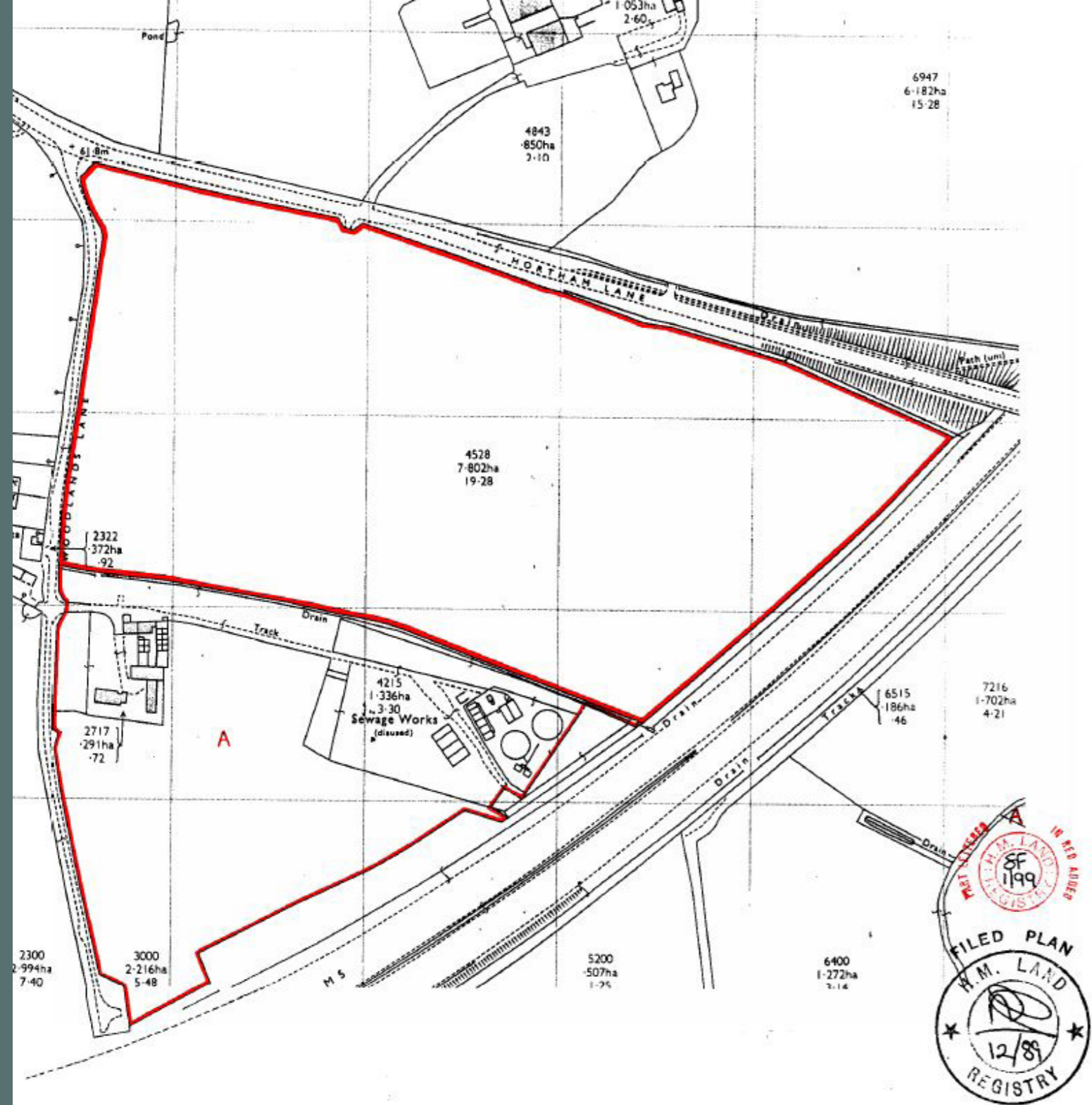


The Quarters, Hortham Lane

Green Belt and Landscape Review

April 2022

LD Æ DESIGN



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Northern Boundary towards Hortham Lane



Western Boundary towards Woodlands Lane



Eastern Boundary towards the M5



Southern Boundary towards the M5/M4 Almondsbury Interchange

1.0 Overview

Introduction

LDA Design have been appointed by Bristol Rovers Football Club to consider the proposed release of land at The Quarters, Hortham Lane from a landscape and Green Belt perspective, associated with the proposed development comprising additional facilities for the football club and new residential accommodation, as well as wider landscaping enhancements.

The Site

The site is located to the north of Bristol, separated from the urban area by the Almondsbury motorway interchange, sitting directly north of the M4 / M5 interchange. Almondsbury village is located approximately 1km west of the site on Gloucester Road (A38). This area to the north of the M4 changes from urban to rural in nature and the wider settlement pattern around the site is characterised by a network of connected villages, hamlets and ribbon settlement along the A38. The A38 is mostly enclosed by vegetation and intermittent ribbon development, leading to the perception of near continuous settlement between Almondsbury and Alveston, with a noticeable break north of Tockington Park Lane.

The site is separate from this, located approximately 1km of the A38 and to the south of Hortham Lane. There is existing residential development to the west comprising the former Hospital site. North of the site on Hortham Lane is the site of Hortham Farm which includes a camping and caravan site as well as general business and industrial uses. The wider landscape to the north of Hortham Lane and Hortham Farm comprises open countryside which is more rural in nature and largely comprising open agricultural land. The site is located within the Bristol and Bath Green Belt.

The site in part is currently previously developed land comprising existing private football pitches, gym, training centre and club house and parking for Bristol Rovers Football Club. The remainder of the site comprises fields with overgrown shrubland and vegetation. Parts of the site have been subject to the storage of earthworks material associated with the existing football club development and there is also

a small reservoir storing water from irrigation of the football pitches. There is an existing vehicle entrance into the site from Hortham Lane.

The site area is defined by strong physical features on all sides. The site boundaries are as follows:

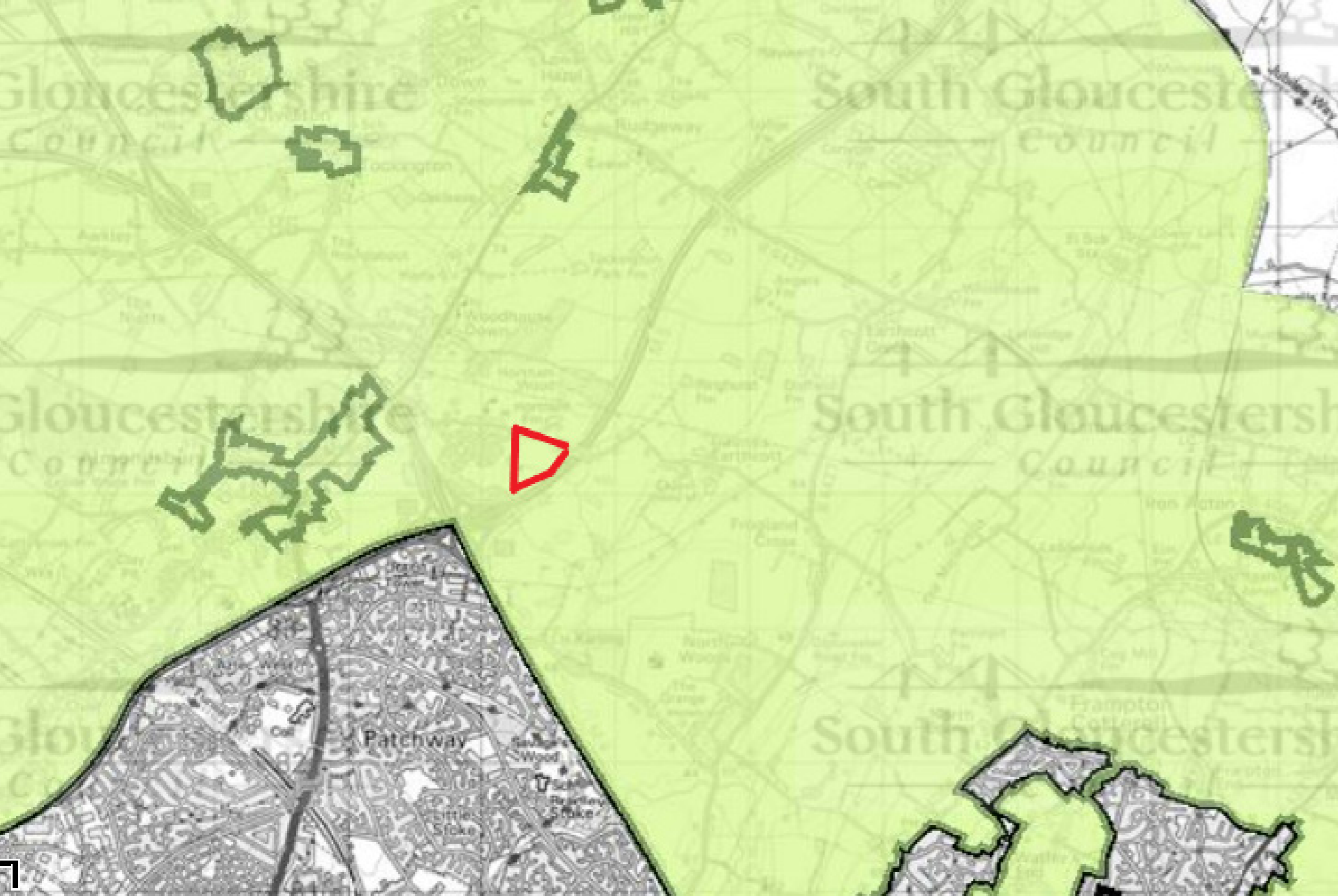
The northern boundary follows Hortham Lane. To the west of the existing vehicle entrance and north of the existing football pitches, the boundary to the Lane comprises a metal palisade fence that is open. There is limited vegetation along this boundary resulting in open views into the site with no screening.

Along the northern boundary within Hortham Lane to the east of the existing entrance, the boundary comprises a low existing earth bund and vegetation comprising overgrown trees. There are limited views into the site here.

To the east, the site is bound by the M5 motorway. There is an existing earth bund of c. 2m in height along the eastern boundary of the site with dense vegetation beyond this leading up to the highways boundary. The site is slightly raised above the motorway so there is no direct overlooking from vehicles travelling immediately adjacent to the site.

To the south, the site is bound by the Almondsbury interchange of the M4 / M5. The site is well screened by existing dense vegetation along the southern boundaries and the gradient of the site slopes down towards the southern boundary meaning it sits level with the motorway here. However, given the dense vegetation there are no clear views into the site from the interchange adjacent to the site. To the south-west of the site and from the top of the north-bound sliproad from the M5 interchange there are views looking north across the site.

To the west the site is bound by Woodlands Lane which is private road no-through road serving an existing dwellinghouse. Beyond this to the west is existing residential dwellings (former Hospital site) with significant existing vegetation and landscape buffer between the closest properties and the proposed



2.0

South Gloucester Green Belt Assessment

The site is located within the Bristol and Bath Green Belt. The site is within the administrative area of South Gloucestershire Council. The Council prepared a high level Strategic Green Belt Assessment in 2011. The Assessment did not assess specific sites but instead considered the purposes of wider land parcels within the Green Belt. The site is located in wider parcel 'Area 5 – Hortham'.

Going forward, it is anticipated that the Council will prepare a new / updated Green Belt Assessment as part of the evidence base to support the New Local Plan, including to assess the contribution of specific sites proposed for allocation.

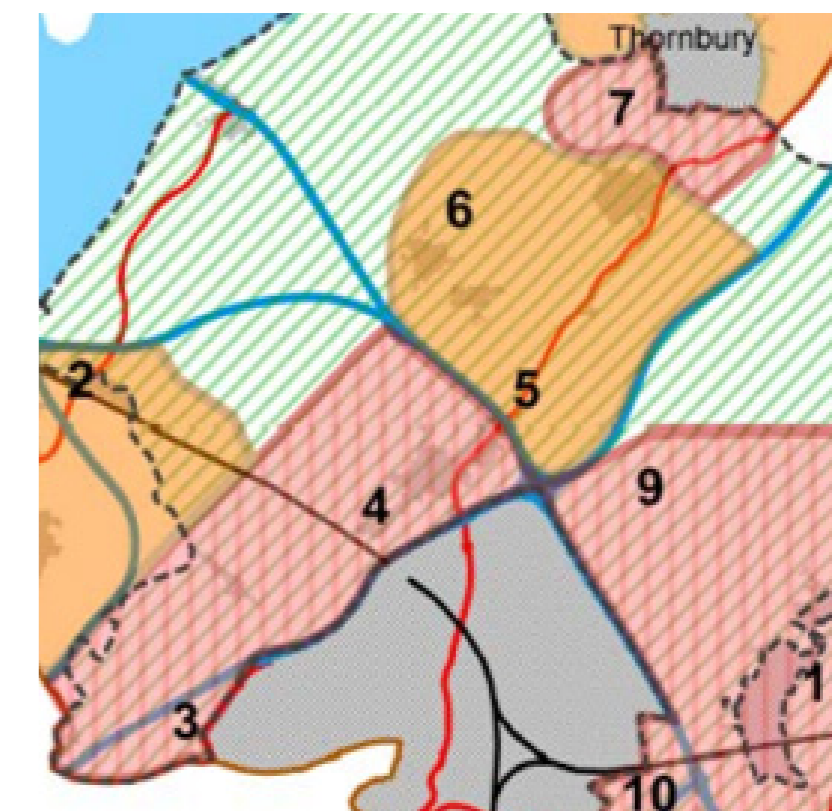
The Assessment concludes that Area 5 does not perform against all of the Green Belt purposes. Area 5 was considered to perform against the following purposes:

1. To check the unrestricted sprawl of large built-up areas
2. To prevent neighbouring towns from merging into one another
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

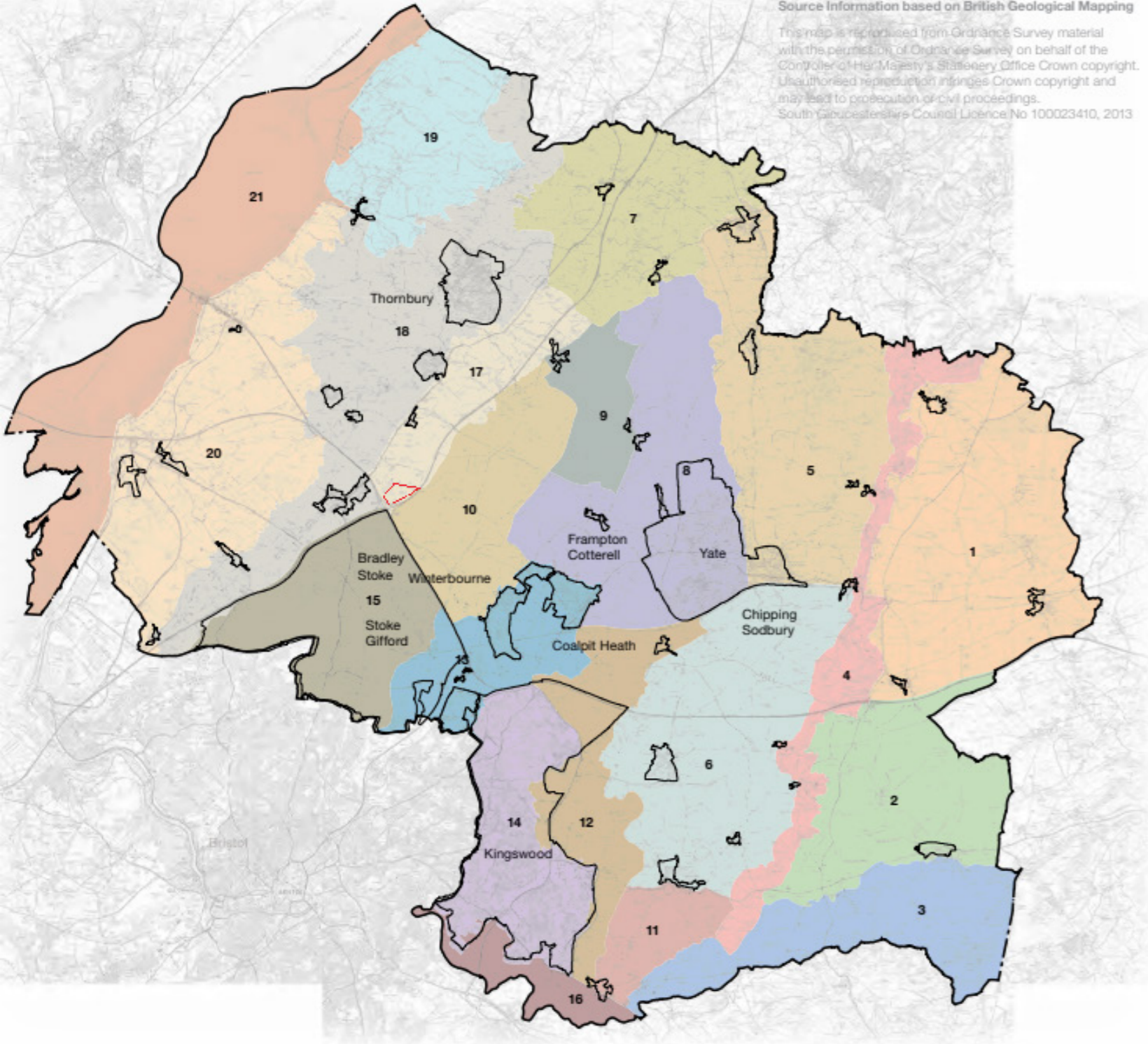
The Assessment concluded "Loss of green belt in this area would result in the coalescence with Almondsbury and extension of the urban area and be prominent in views from M5/North and enclosing A38". However, this is a dated assessment dealing with Area 5 as a whole.

The site remains separated from Almondsbury and the wider Bristol urban area by the M4. Furthermore, the significant landscape buffer around the adjacent Hortham Lane residential development and the opportunity to retain strong landscape buffers across the development site mean there is opportunity to minimise views into the site from the surrounding highways.

Furthermore, a large proportion of the site comprises previously developed land and its redevelopment would not be considered inappropriate, subject to the tests of NPPF paragraph 149(g) being met and the impact on the openness of the Green Belt being mitigated.



South Gloucestershire Green Belt Assessment (2011) Extract



- South Gloucestershire Boundary
- Badminton Plateau (1)
- Marshfield Plateau (2)
- Ashwicke Ridges (3)
- Cotswold Scarp (4)
- Wickwar Ridge & Vale (5)
- Pucklechurch Ridge & Boyd Valley (6)
- Falfield Vale (7)
- Yate Vale (8)
- Tytherington Plain (9)
- Earthcott Vale (10)
- Golden Valley (11)
- Westerleigh Vale & Oldland Ridge (12)
- Frome Valley (13)
- Kingswood (14)
- Patchway & Filton (15)
- Avon Valley (16)
- Rudgeway & Tytherington Ridge (17)
- Severn Ridges (18)
- Oldbury Levels (19)
- Pilning Levels (20)
- Severn Shoreline & Estuary (21)
- Major areas of settlement

Figure 3a
Landscape Character Areas

3.0

Landscape and Green Infrastructure

South Gloucestershire Landscape Character Assessment SPD (adopted November 2014) identifies 21 Landscape Character Areas across the administrative area, “each with its own identity, unique physical characteristics, and distinctive attributes that contribute to a particular “sense of place”.

The Quarters site is located in Character Area 17 - Rudgeway and Tytherington Ridge. The area is characterised as “a broad open ridge comprising a pastoral landscape, punctuated by woodland and copses and dissected and defined by roads”. The Assessment recognises that the “extensive road pattern of M5, M4/M5 interchange and A38 define this area”.

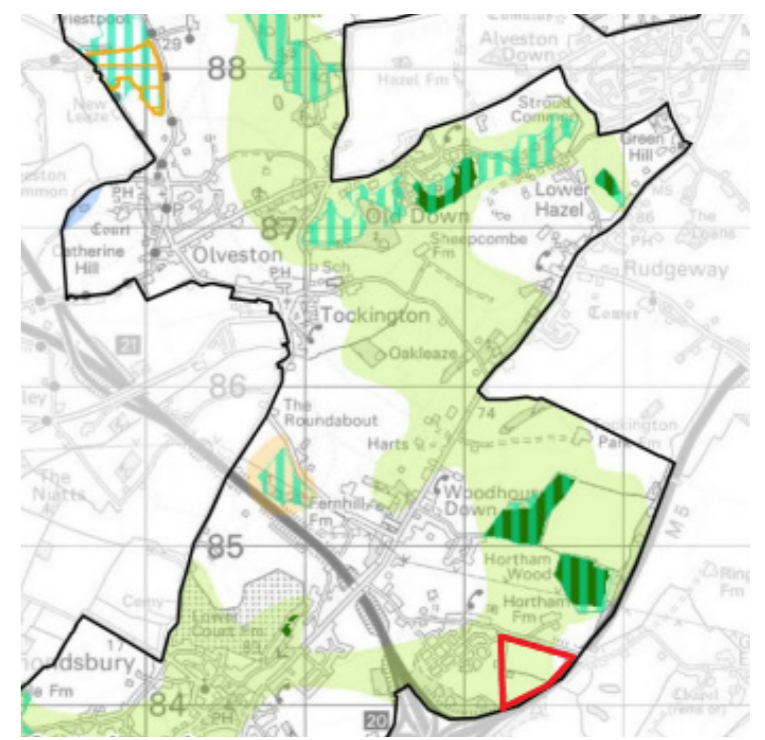
The landscape strategy for the area includes active management of the landscape structure for character conservation and biodiversity value; an increase in tree cover to reinforce landscape structure and mitigate views from the east; respecting the distinct landscape character and careful consideration to location and design of development to ensure the protection of the rural character and appearance of undisturbed rural ridges and skylines.

South Gloucestershire Council also appointed LUC to prepare a Strategic Green Infrastructure Corridor Mapping Project (2022) to inform the New Local Plan. The LUC report is published as part of the New Local Plan evidence base. The site is falls within Green Infrastructure Corridor B – Charfield – Alveston-Hallen. The LUC report finds that the primary function of this corridor is the strategic woodland network associated with a Visually Important Hillside/ridge of landform feature.

To the north of the Hortham Lane and north of Hortham Farm is an area of woodland which is designated as Ancient Woodland and also a Site of Nature Conservation Interest.

Development of the site provides opportunity to strengthen the existing landscape character of the site, providing stronger landscaped boundaries and enhanced buffers on all sides. This would help to both visually screen the development from the wider area but also to screen the proposed development

from the surrounding effects of noise and traffic impacts from the adjacent motorway infrastructure. There is also considered to be opportunity to strengthen the landscape corridor along the eastern boundary of the site to connect to wider countryside to the north of Hortham Lane. A clear strategy for landscape enhancements and links to the green infrastructure corridor identified would be provided as the proposals develop.



South Gloucestershire Green Infrastructure Corridor Mapping Project (2022) Extract

5.0 Green Belt Analysis

The site is located within the Bristol and Bath Green Belt. The New Local Plan Phase 1 Consultation Plan suggested that if it is found that parts of the Bristol and Bath Green are required to meet growth needs, the long-term purpose and function of the Green Belt must be maintained and its recreational value enhanced.

The South Gloucestershire New Local Plan Phase 2 considers that the release of some Green Belt land will be required to help meet the identified housing and employment needs.

It is important to note that the site partly comprises previously developed land. Therefore in accordance with Paragraph 149 (g) of the NPPF development would not be considered inappropriate here, subject to there

being no greater impact on the openness of the Green Belt. Whilst part of the site is not previously developed, the wider site has been used for the storage of earth and material associated with the football club's built development. The full extent of previously developed land would need to be clarified moving forwards but supports the case that development on the site would not be wholly inappropriate.

We have prepared this high-level review to further understand the contribution of the existing site to the purposes of the Green Belt designation, in accordance with the purposes identified in the NPPF, and to inform the development strategy so as to minimise any reduction in the performance of Green Belt purposes arising from release of the site for development.

To check the unrestricted sprawl of large built-up areas

The site is located in the South Gloucestershire countryside, albeit on the fringes of the urban area and approximately 900m north of the Bristol urban area and 1km east of Almondsbury and the A38. The site remains distinct from the larger urban areas given the M4/M5 interchange and is located outside of a defined settlement boundary. The closest built-up area to the site comprises residential development immediately to the west on Hortham Lane (the former hospital site) comprising c. 250 dwellings, albeit these dwellings are set within a significant landscape setting with a large area of open space to the south and east of these properties.

The site currently makes a limited contribution to preventing the sprawl of built-up areas, noting that it is separated from the wider open countryside and is contained by major highways on three of its boundaries. The western boundary of the Site is considered to be more closely related to the existing settlement area comprising the residential development along Hortham Lane, albeit the presence of Woodlands Lane and the existing landscape buffer and open space to the west would manage and contain the 'built-up' area in this location. Any development of the site would still be contained on all sides with boundaries to the wider Green Belt presented by the motorway and Hortham Lane.

Appropriate landscape buffers around the site boundaries would help to minimise impacts of built development in this location and screen the development in views from the wider area.

To prevent neighbouring towns merging into one another

The site forms part of the South Gloucester countryside, being outside of a defined settlement and is separated from the Bristol urban area by existing highways infrastructure and wider rural landscape. There is a significant amount of village scale development between Bristol and Thornbury and ribbon development along the A38 washed over by Green Belt, limiting the intervisibility between the two larger settlements of Almondsbury (1km west of the site) and Thornbury (5.5km to the north). This network of villages along the A38 have expanded over time, albeit largely remain clustered along the highways.

The Quarters site is detached from this and is located approximately 1km east of the A38 and east of existing built residential development on Hortham Lane. The site does not currently provide a strategic gap between towns, noting its containment on all sides by developed boundaries and if development were to be accommodated on the site there would be no perceptible change to the 'gap' between the closest towns. Land to the north of the site and north of Hortham Farm remains open and rural in nature with significant expanse of countryside retained to the north and distance of c. 3/5km to Alveston and 4km to Thornbury. Land to the east of the site and east of the M5 also remains open, comprising Woodlands Golf Course and wider countryside beyond this. The strategic function of the wider Green Belt landscape would therefore remain.

Sympathetic development on the site would maintain a clear separation between Bristol and Thornbury. Despite removing a small and discreet area of land from the Green Belt, clearly defined mixed use development on the site with a generous landscape boundary and multi-functional green infrastructure would be characteristic of the local landscape and is not anticipated to contribute to the real or perceived coalescence between neighbouring towns.

To assist in safeguarding the countryside from encroachment

The site is not entirely rural in nature noting the boundaries of the site with the motorway and other highways infrastructure from which noise and movement from the M4 / M5 affect the tranquillity of the rural landscape. Furthermore, large areas of the site currently comprises previously developed land, in use by the football club. The remainder of the site comprises fields with overgrown shrubland and vegetation and parts of the site have been subject to ground works and storing of material associated with the existing football club development and there is also a small reservoir storing water from irrigation of the football pitches. There is no public access to the site at present. Overall, the site currently has little value as 'open countryside' and comprises more of an urban fringe location.

Any new development on the site would need to be visually well contained and closely related to the existing built-up area along Hortham Lane, largely contained by existing and new vegetation and would not impact on the more open landscape and open countryside that would be retained to the north of the site.

It is considered that development of the site could provide opportunity to improve the landscape boundaries across site and multi-functional green infrastructure network linking into the wider countryside could enhance the existing character and rurality of development surrounding the site. There is also potential for the development to provide new areas of open space with the potential for greater public access to enjoy the countryside.

<p>To preserve the setting and special character of historic towns</p>	<p>The review does not deal with Green Belt purpose 4 as the site does not serve any function in preserving the setting or special character of an historic town, as attested by South Gloucestershire's 2011 Green Belt Assessment.</p>
<p>To assist in urban regeneration by encouraging the recycling of derelict land</p>	<p>Whilst not an urban location, the site does comprise a significant amount of previously developed land associated with the existing use by the football club. Permission was granted in 2016 for the erection of clubhouse, floodlights and store and the construction of vehicular and pedestrian access and car park (ref. PT16/4965/RVC, as amended) and this has now been constructed. As set out under Purpose 3, the remainder of the site comprises fields with overgrown shrubland and vegetation and parts of the site have been subject to ground works and storing of material and there is also a small reservoir storing water from irrigation of the football pitches.</p> <p>Development of the site would seek to make best use of the land and provide an important contribution towards providing new facilities for the football club (and possibly for wider community use), on land that is already developed, as well as new residential accommodation to meet an identified need. This would be supported by landscaping enhancements and a clear green infrastructure strategy that would improve the contribution to the site makes to the character and appearance of the wider area.</p>

6.0

Conclusion

A high-level Green Belt review suggests that the site currently makes a limited contribution to the Green Belt, having regard to the purposes identified in the NPPF. The site is completely contained on all sides, either by Woodlands Lane and existing residential properties to the west, Hortham Lane to the north or strategic motorway infrastructure to the east and south. The site has does not function as open countryside and is not rural in nature or character. The site also partly comprises previously developed land and therefore in accordance with Paragraph 149 (g) of the NPPF development would not be considered inappropriate here, subject to there being no greater impact on the openness of the Green Belt.

The site is defined by clear physical features on the ground which would facilitate a permanent and defensible revised Green Belt boundary. As a result of development of the site, it would remain contained on all boundaries by existing built development or highways infrastructure. Noting the isolated and contained nature on the site on the urban fringe of Bristol, and noting the significant amount of wider open countryside and Green Belt to the north of Hortham Lane that would remain, development would not result in the merging of towns or built-up areas or any encroachment into the countryside and would not undermine the strategic function of the wider Green Belt.

Sympathetic development of the site that respects local views and topography, incorporates existing and new landscape boundaries and strategic green infrastructure, would create new self-contained development that works with the landscape and local character.

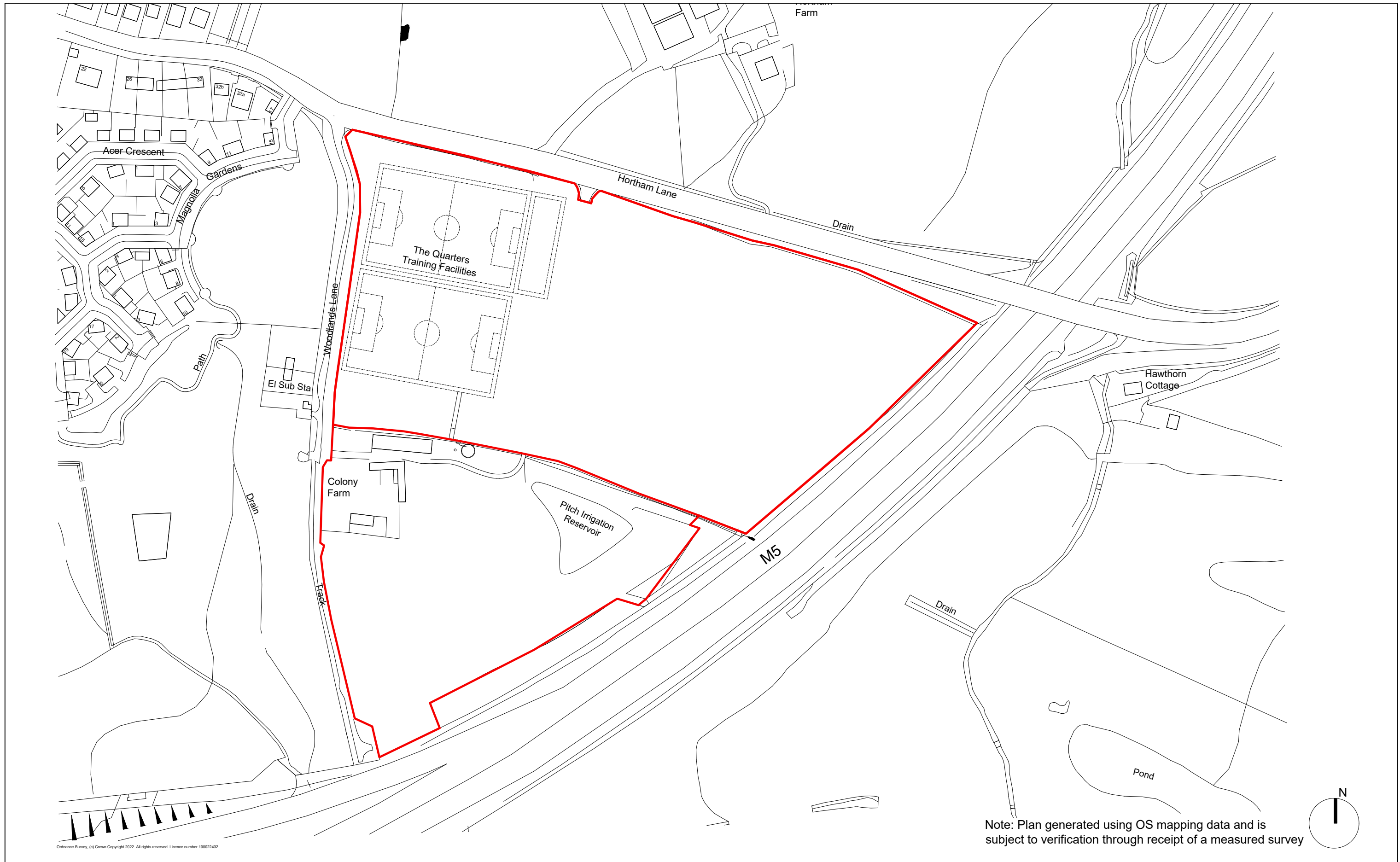
By structuring the development around a strong central multifunctional green infrastructure network, the proposed development could make a contribution to the beneficial use of the Green Belt in line with NPPF Paragraph 141 and noting the aspirations of the New Local Plan.

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Rev	Description
A	Pitch irrigation reservoir description added
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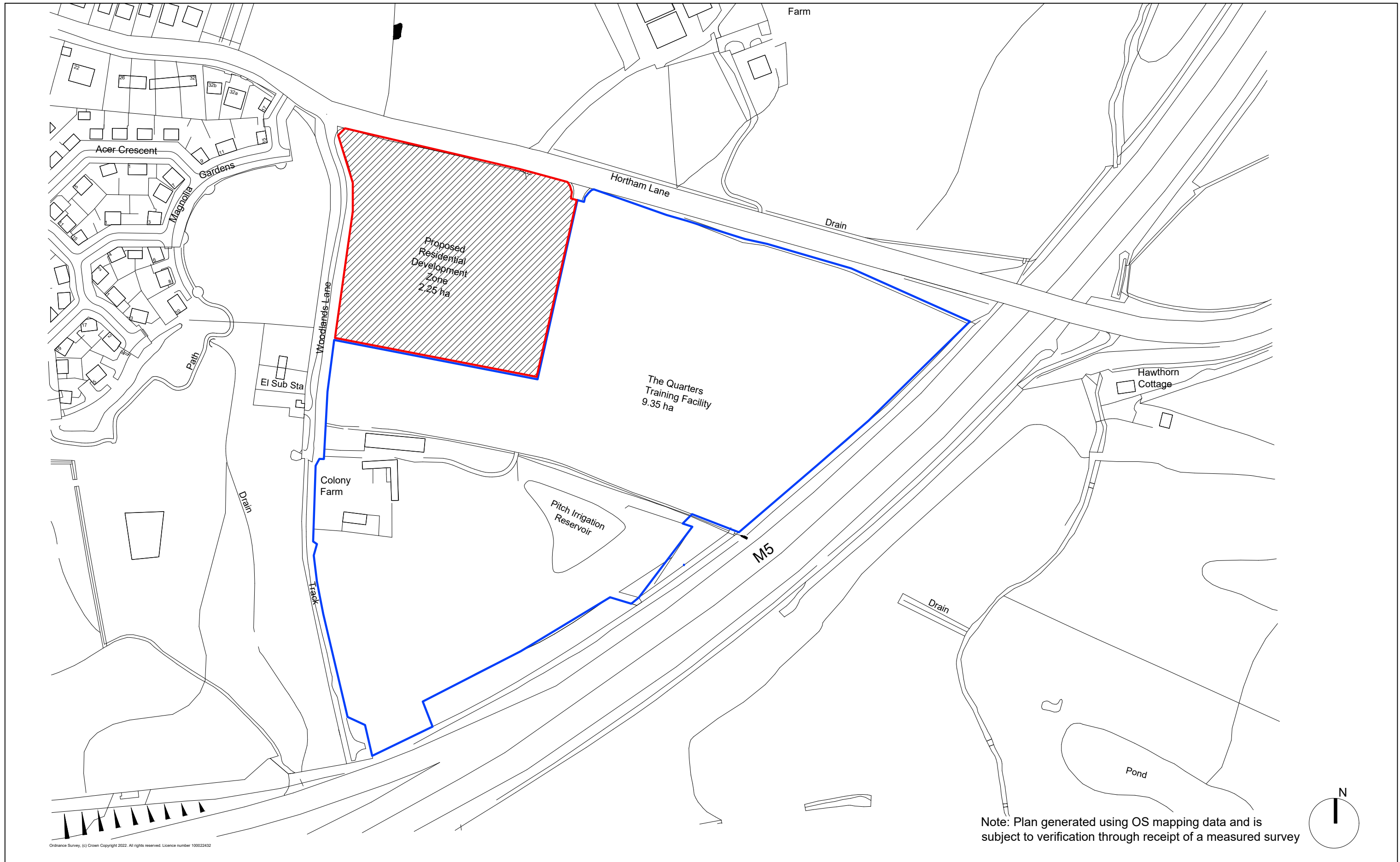
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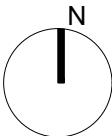
The Quarters
 Almondsbury, Bristol
 TQ-AFA-00-00-DR-A-SK001 Existing Site Plan

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The Quarters
 Almondsbury, Bristol
 TQ-AFA-00-00-DR-A-SK003 Proposed Site Allocation Plan

Scale	1:2500 @ A3	Drawn by	JA	Checked by	ND	Job No.	5294	Dwg No.	SK003	Rev.	/
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Stage RIBA STAGE 1