

Land adjoining the western end of Long Ashton

Welcome & Introduction

This public consultation relates to proposals for land adjoining the western end of the village of Long Ashton.

Nash Partnership on behalf of the landowners, Long Ashton Land Company, are preparing an Outline Planning Application for residential development.

The purpose of this consultation is to show the emerging design proposals and provide an opportunity for the public to comment before the Outline Planning Application is submitted early next year.

The Site

The site borders part of Warren Lane and associated properties with gardens to the east/north-east, Weston Road to the south, and Gatcombe farm to the west.

It comprises a part of Bridgemans Field, currently in agricultural use extending to circa 2.2 hectares / 5.4 acres.

Housing Needs

There is a high level of housing need. A Housing Needs Survey undertaken in 2018 identified a requirement for:

- 93 additional market homes over 5 years
 - The requirement is mostly for 1, 2 and 3 bedroom homes
 - 3 bedroom homes are the largest part of the requirement
 - Some bungalows are also needed
- 59 affordable homes per year, equating to 295 over 5 years
 - The need is for 1, 2 and 3 bedroom homes
 - The greatest need is for 1 bedroom homes



Previous Consultation

A consultation event was held in March 2014 which showed proposals on a larger site than now proposed.

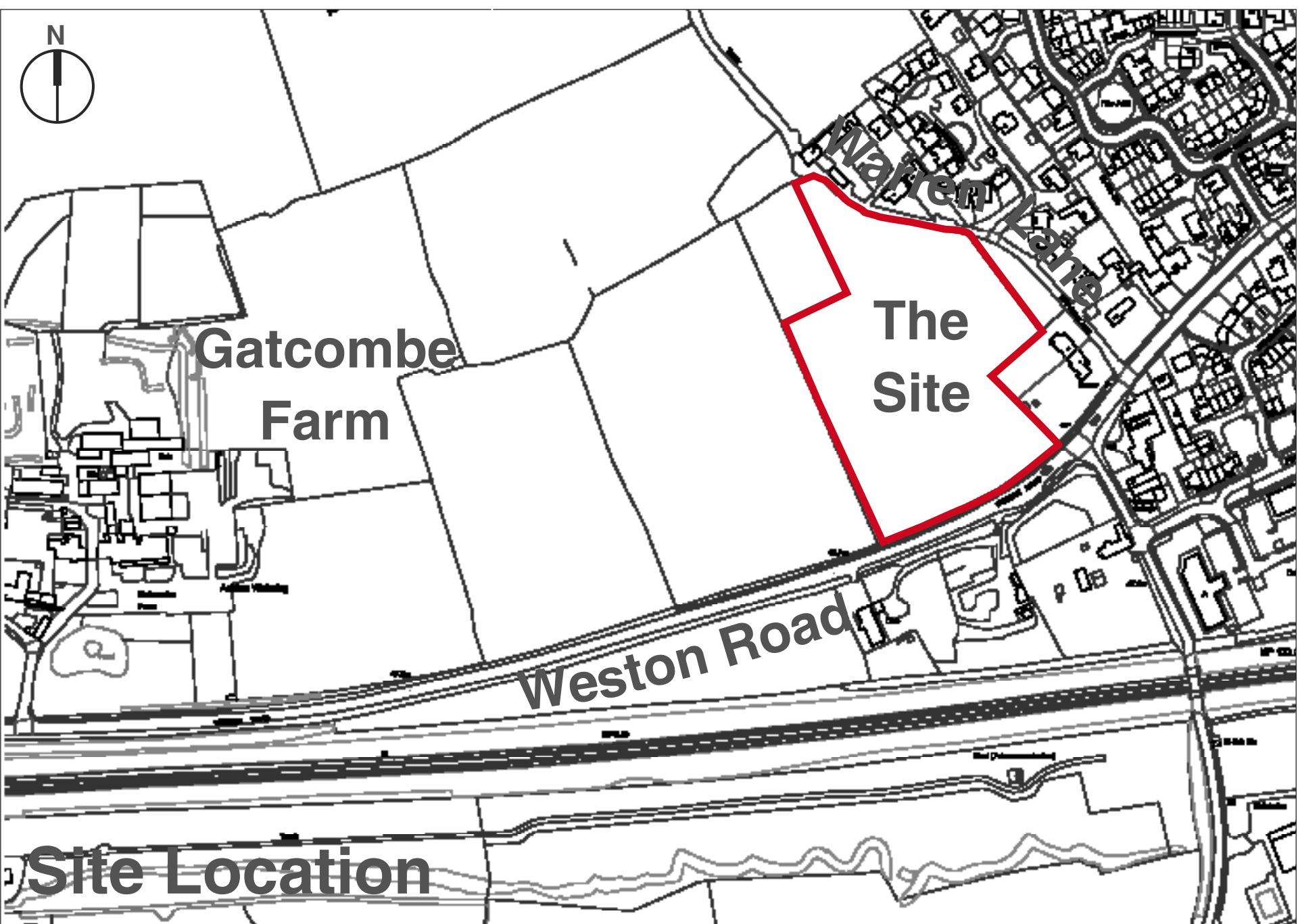
The extent of the Scheduled Monument area around Gatcombe Farm was extended by Historic England at this time and the proposals were put on hold.

Proposed Development

The Outline Planning Application proposal will be for around 35 new homes.

It will also provide:

- Allotments
- New tree planting on the site boundaries and within the new residential environment
- A landscaped frontage incorporating habitat for a range of wildlife



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The Context

Planning Policy

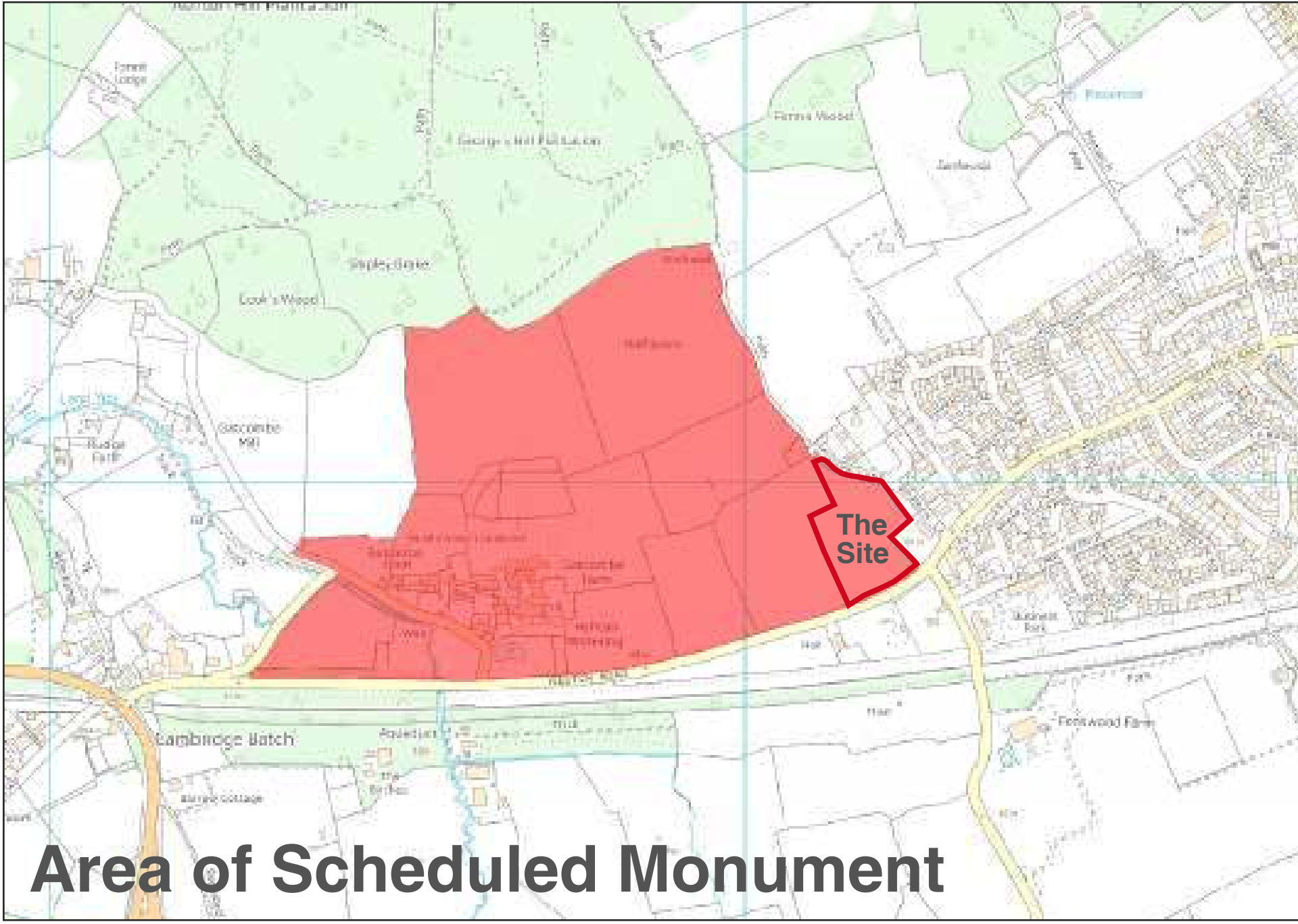
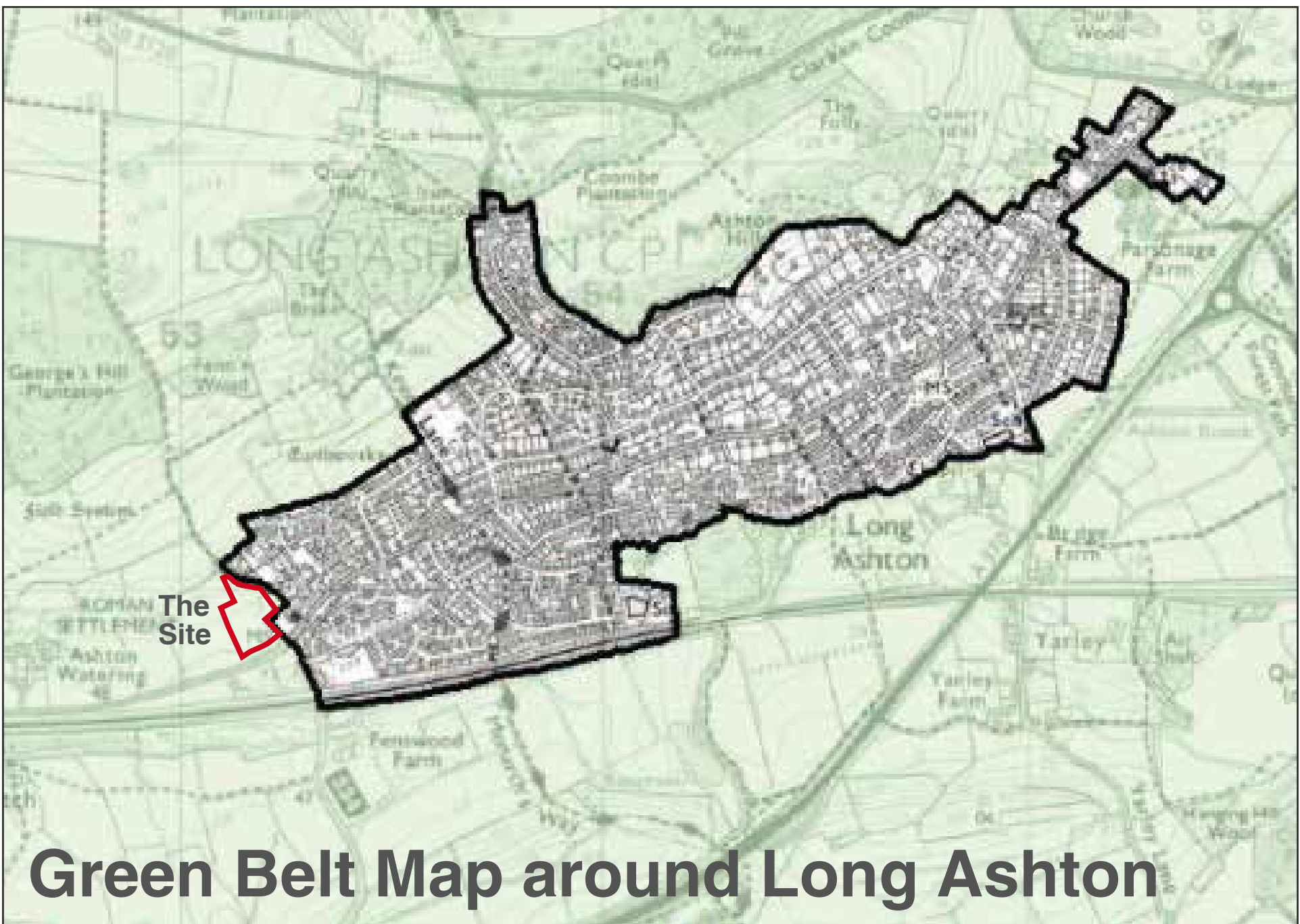
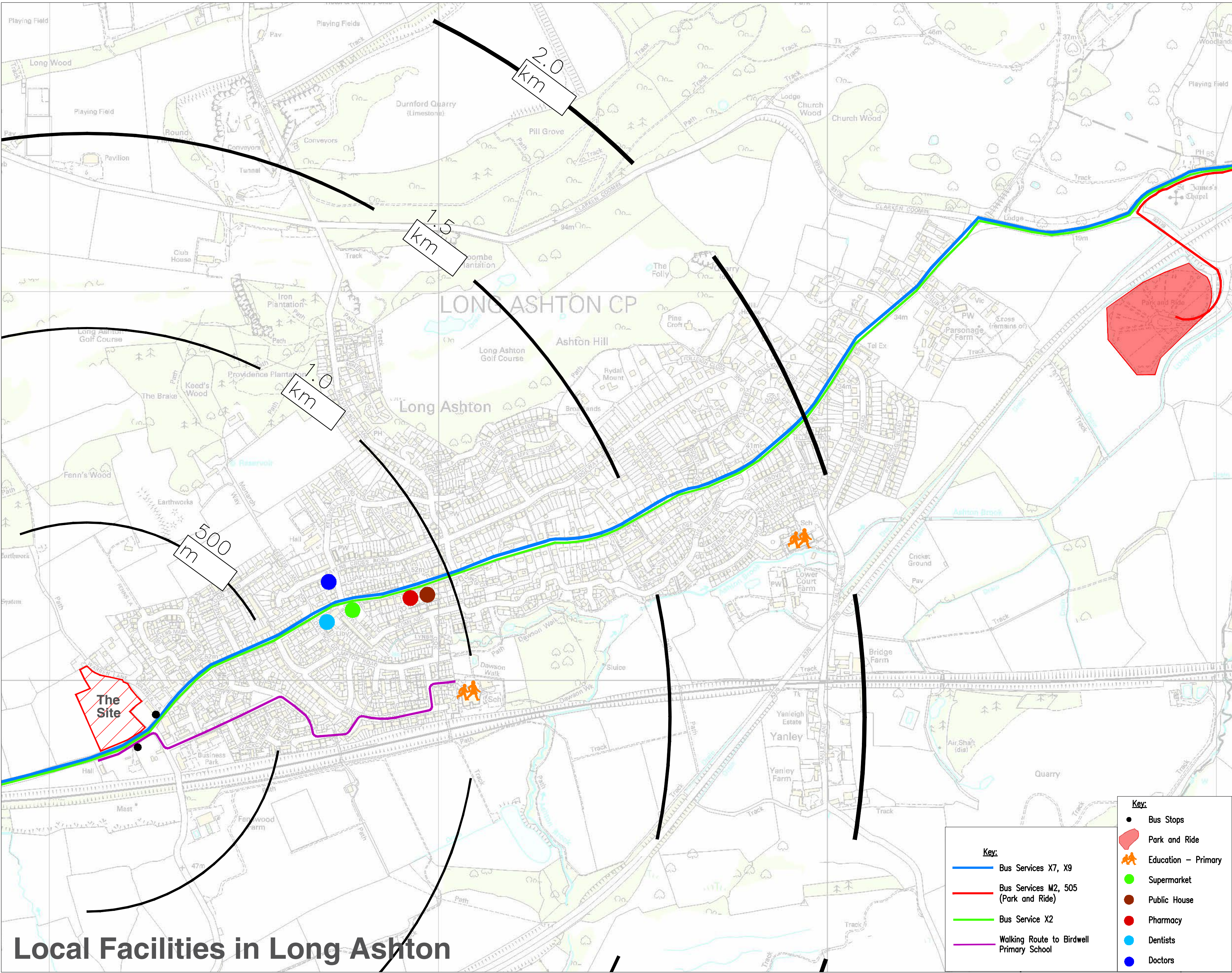
The central principle of National planning policy is helping to achieve sustainable development and a key objective is to boost the supply of homes. The site is well placed to contribute to meeting these requirements.

Long Ashton is identified in the Local Plan (Core Strategy), as one of 9 Service Villages. It has a good range of facilities and connections to Bristol and the job, leisure, social and cultural opportunities it offers.

Whilst the land is located within the Green Belt, national policy recognises the importance of meeting affordable housing needs and allows for provision of affordable housing to meet community needs under policies in the Local Plan. Our approach is based on an understanding of local need in Long Ashton and it is this evidence-based proposal that we will be outlining to North Somerset Council in order to address their policy on Green Belt and the stated national policy on this matter.

The land also falls within a Scheduled Monument designation relating to the Gatcombe Roman Settlement. This is centred on Gatcombe Farm to the west, but the boundary was extended to take in the site in 2014. Extensive archaeological investigation has therefore been undertaken and it is considered that development of the limited area proposed, on the edge of the designation, will not give rise to any substantial harm.

Landscape is one of the other important planning considerations and it is considered that a well designed scheme, incorporating new planting, can sit comfortably within the landscape as a natural growth of Long Ashton.



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Connection and Transport

Pedestrians and Cyclists

The site is well positioned for pedestrian and cycle access into the village centre.

It is also adjacent to the Festival Way cycle and walking route that runs through the village from central Bristol to Nailsea.

Public Transport

East and west bound bus stops are located on Weston Road close to the site frontage with four buses per hour to Bristol Bus Station and three per hour to Nailsea.

Long Ashton Park and Ride on the edge of the village also provides a 10 minute frequency service into Bristol City centre.

Mainline rail services are available at Nailsea, serving Bristol, Weston Super Mare and beyond.

Highways

Weston Road is subject to a 30mph speed limit along the site frontage.

A footway is provided along the north side of the road whilst a shared foot/cycle way runs along the south side.

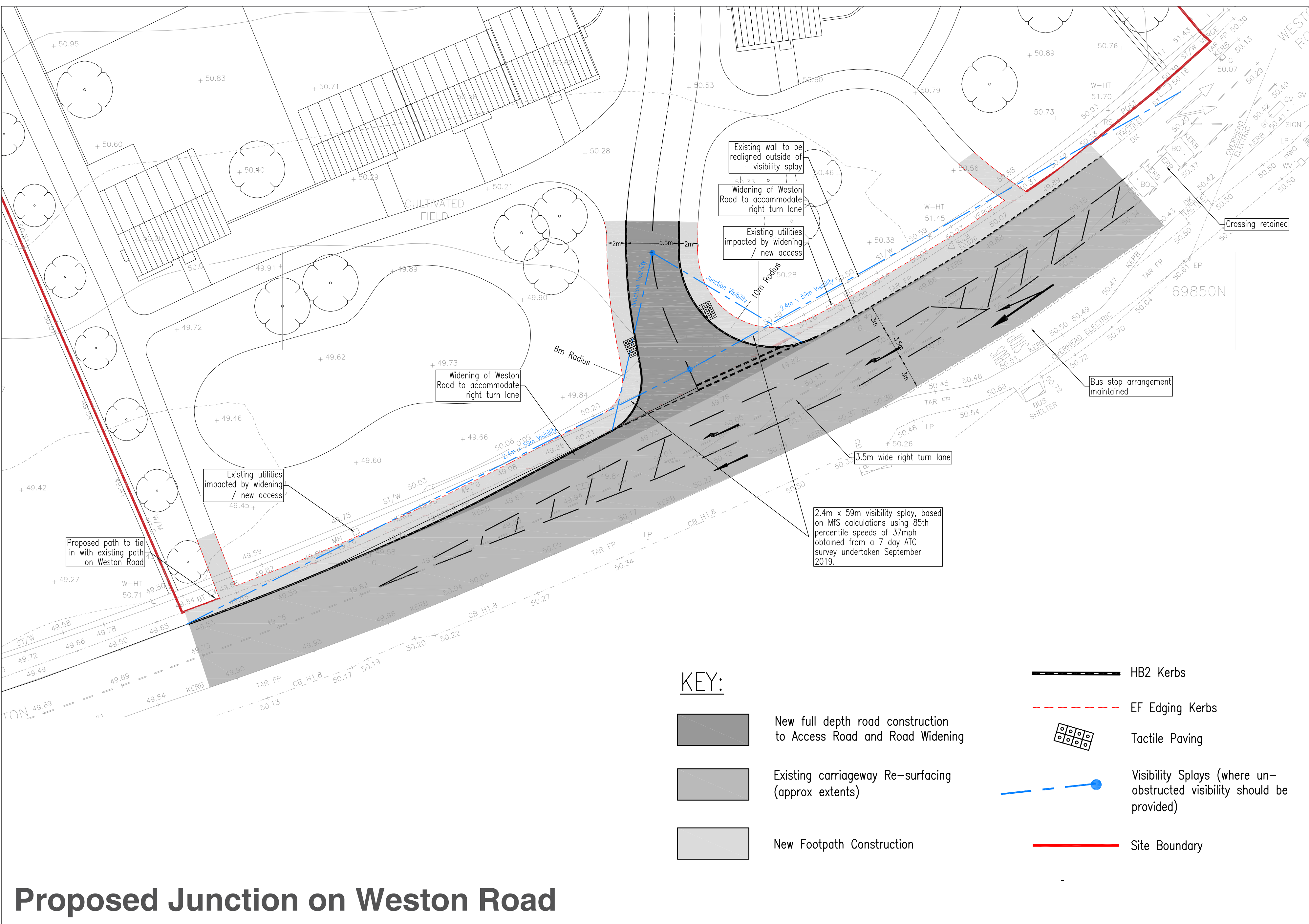
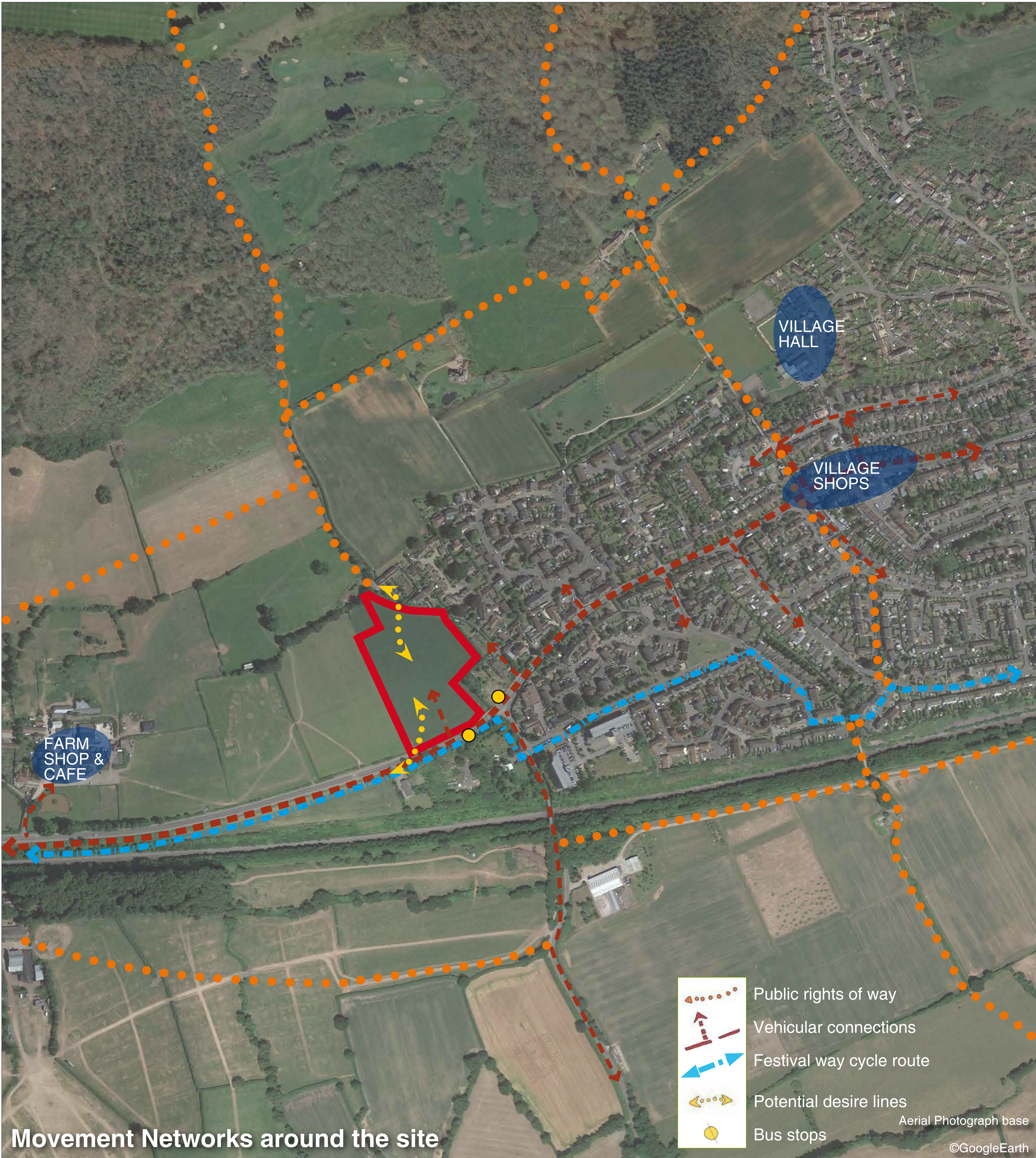
Preliminary traffic generation estimates have also been produced utilising an industry-standard traffic survey database. The results suggest 20 traffic movements in the AM peak (0800-0900) and 17 movements in the PM peak (1700-1800).

A suitable vehicular access can be achieved on Weston Road in the form of a T-junction with an associated right turn lane.

Separate pedestrian/cycle access points will be provided off Weston Road towards the southeast and southwest corners.

The site is also close to the South Bristol Road Link which connects the A370 near Long Ashton Park and Ride with Hengrove Park.

In the future it is expected that Metro bus services will operate along the South Bristol Link providing further improved connectivity into Central Bristol.



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Design Analysis and Principles

Constraints & Opportunities

The constraints of the site are:

- The slope up from south to north
- The eastern boundary is defined by an existing mature hedge that is a foraging area for wildlife.
- Weston Road provides vehicle access to the adjacent field and also generates traffic noise.
- Warren Lane, a narrow road without a pavement, runs along the north-east side of the site.
- The site is quite prominent when viewed from the west along Weston Road as the western field boundary is defined with a post and wire fence.

The site opportunities are to:

- Supplement and reinforce the eastern boundary hedge to create a dedicated wildlife corridor.
- Provide access from Weston Road and create a landscape buffer to reduce the noise impact.
- Create new pedestrian routes through the site between Warren Lane and Weston Road.
- Plant a hedgerow on the western boundary to maintain a green approach from Weston Road.
- Use taller buildings to act as focal points within the development to create a sense of place.
- Maintain views through and within the site.

Concepts

The key design concepts are:

- Protecting the landscape through the design by forming a green buffer around the site.
- Extending the landscape within the site by including landscape features.
- Accommodating views and topography by creating view corridors through the site.
- Arranging some buildings in clusters around small courtyards.

Principles - Green Infrastructure

The design principles for landscape are to:

- Create a wildlife corridor along the eastern boundary especially for foraging bats.
- Create a landscape set-back so that the development can front Weston Road.
- Provide a landscaped margin around the site as a setting for the new houses.

Principles - Views

The design principles for managing the views across the site are to:

- Frame view corridors along north-south roads to the surrounding landscape.
- Create frontage along east-west contour roads to create southerly aspect.

Principles - Movement

The design principles for movement are to:

- Form vehicular access from Weston Road.
- Routes to run parallel to contours following the established Long Ashton pattern.
- Create pedestrian connections to the public footpath network and form a new connection on to Warren Lane.

Principles - Density

The design principles density are to:

- Locate higher density towards Warren Lane boundary.
- Locate lower density towards the northern and western boundaries forming the village edge.



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Illustrative Layout & Appearance

Illustrative Layout

The illustrative layout shows how the site could be developed to provide a scheme that creates a modest, natural extension of the village.

The aim is to create clearly defined public and private spaces and the buildings are positioned to reinforce this idea.

Development is set-back from Weston Road with the inclusion of a publicly accessible landscaped area.

The site slopes up from south to north and the proposals work with the slope with buildings predominantly located on contours.

Development faces both the highway and the footpaths to provide animation, natural surveillance and promote a feeling of safety.

The buildings are generally two storeys in height with some single storey bungalows on the eastern side and two and a half storey homes located to emphasize key corners and provide landmark navigation.

Private amenity space for the residential use is provided in the form rear gardens which includes provision for cycle and refuse storage.

Car parking is located away from the main streets where possible to minimise the visual impact of parked cars. Driveways, small groups of parking bays and parking courtyards are used.

Illustrative Appearance

The site provides the opportunity for development that responds to the local characteristics of Long Ashton.

A combination of Bristol red stone buildings and boundary walls can help to create the setting to the landscaped area along Weston Road, mixed with rendered buildings running along the higher contours.

The buildings are be arranged in a mix of detached, semi-detached and terraced housing to provide variety within the layout.

Design features could include stone window sills and heads, tiled pitched roofs and gables on key corners.



Illustrative Layout

Aerial Photograph base ©GoogleEarth

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Illustrative Views



Illustrative View - Frontage to Weston Road



Illustrative View - Eastwards Along Weston Road



Illustrative View - Entry to Development



Illustrative View - Internal Street View



Illustrative Aerial Perspective

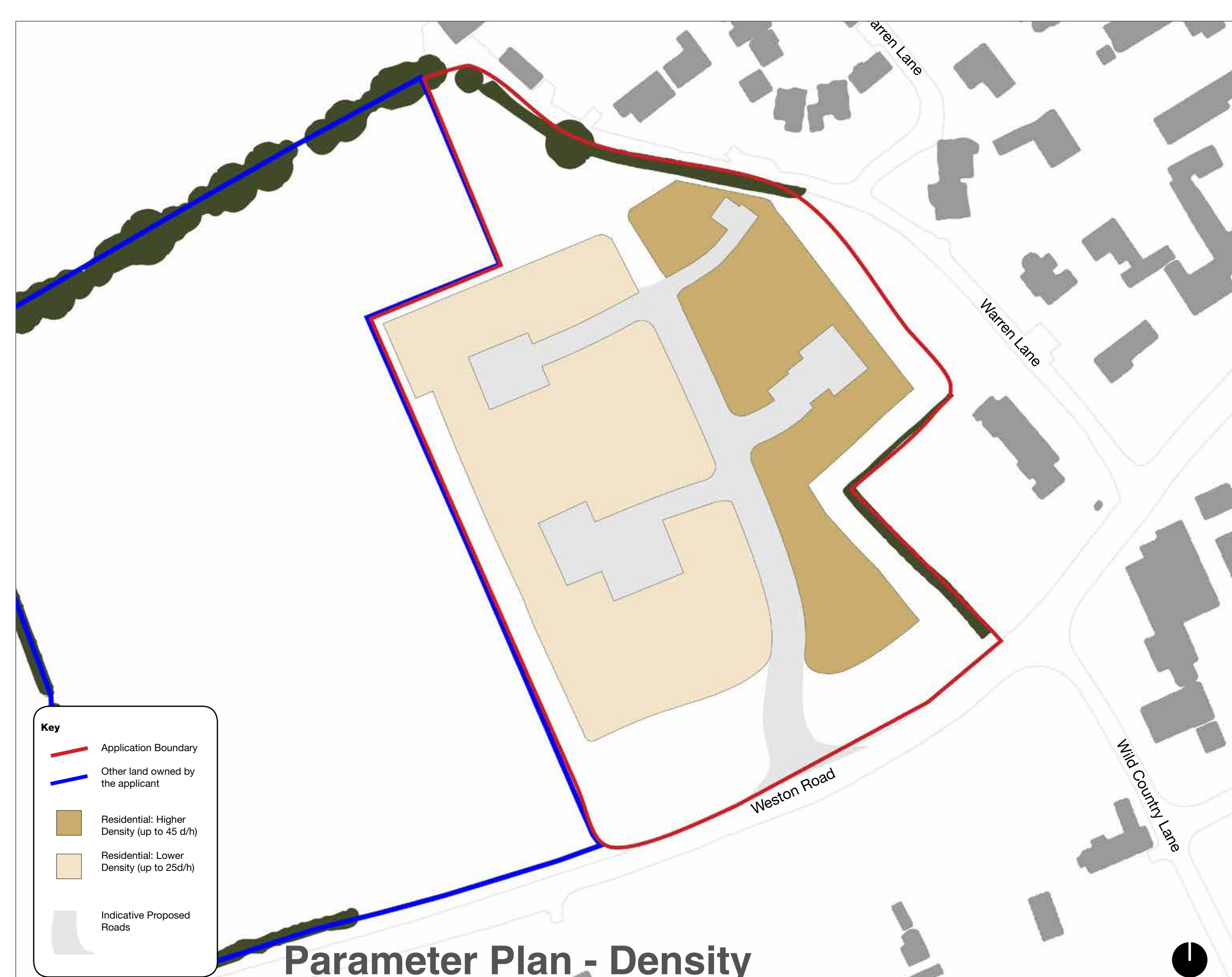
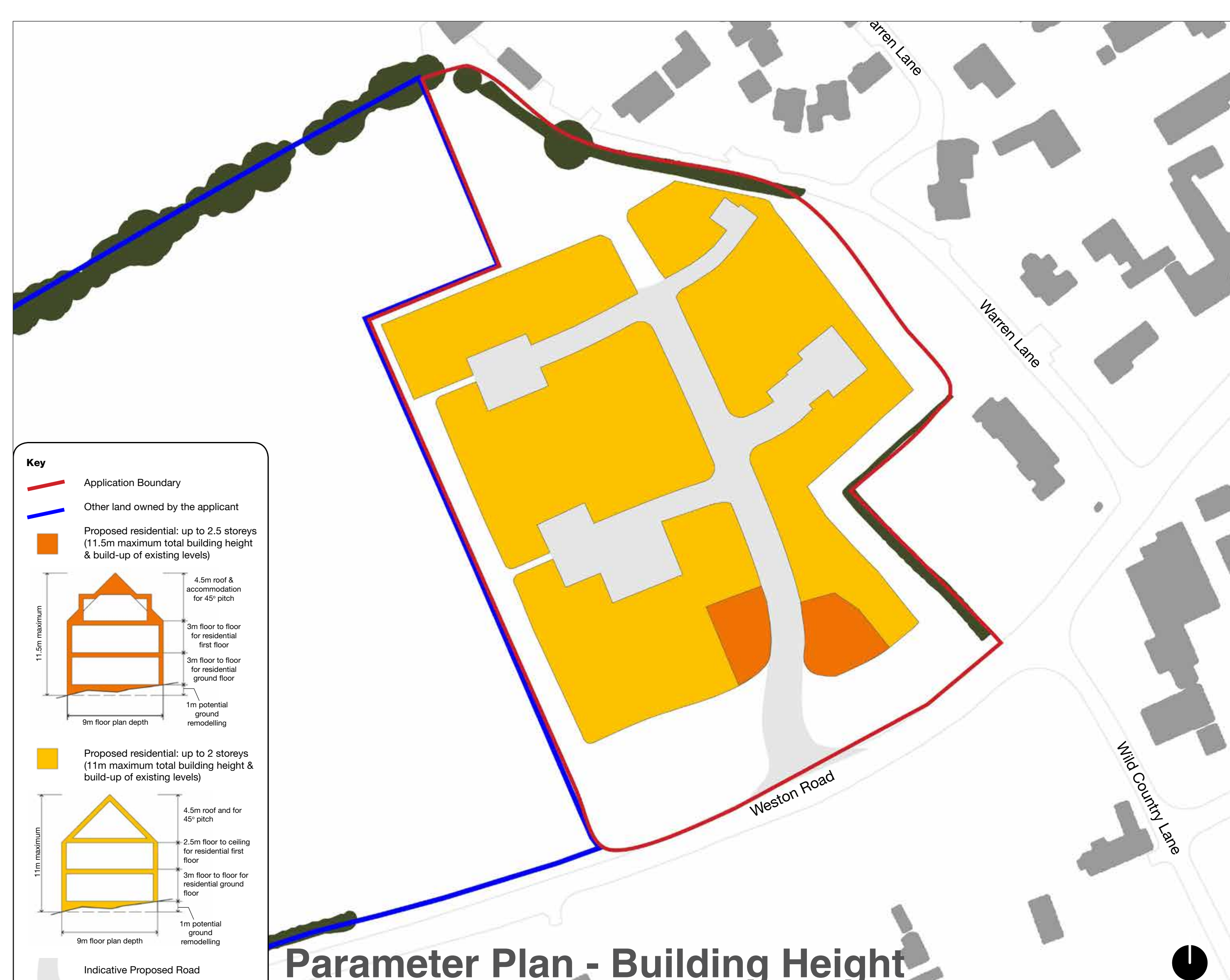
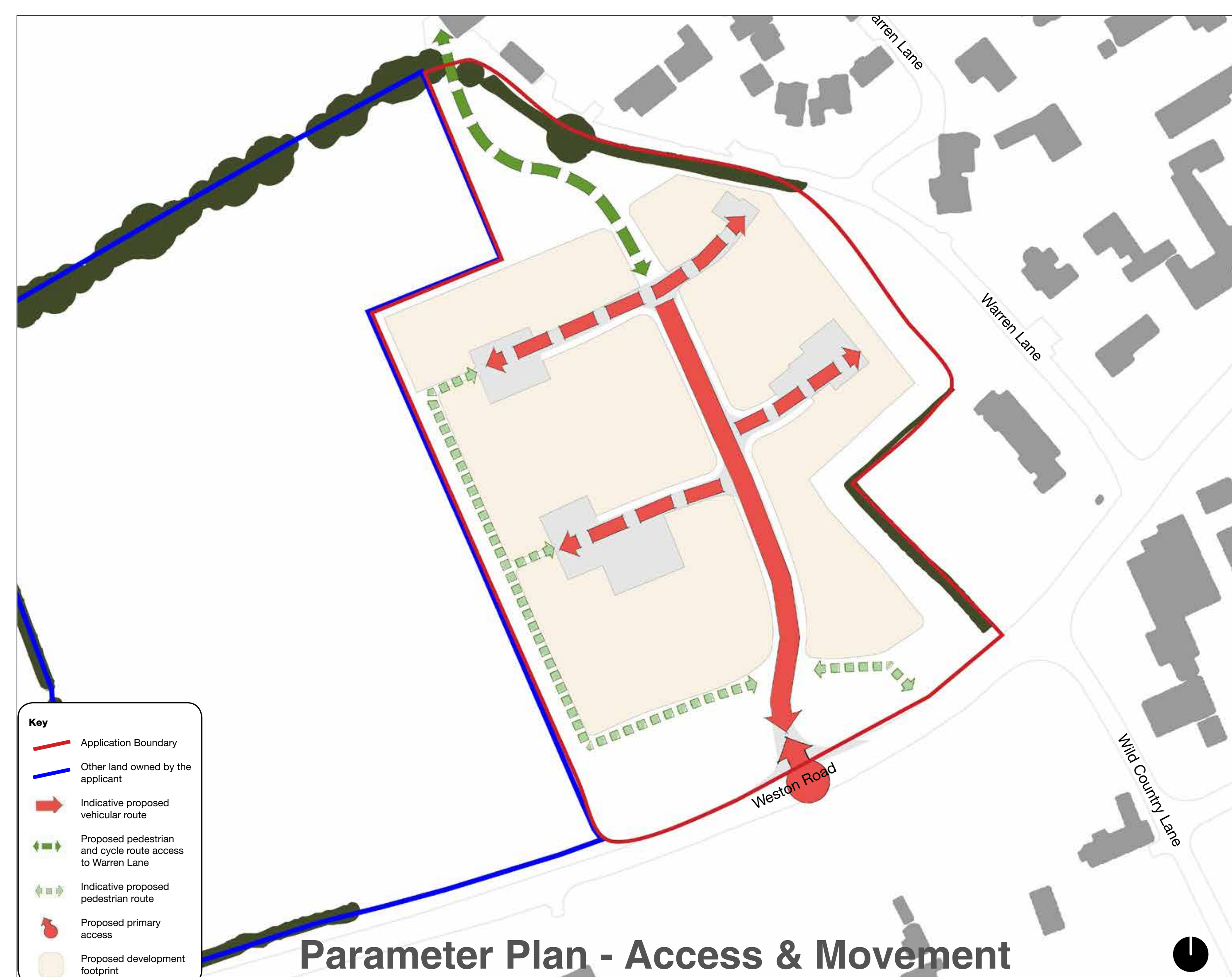
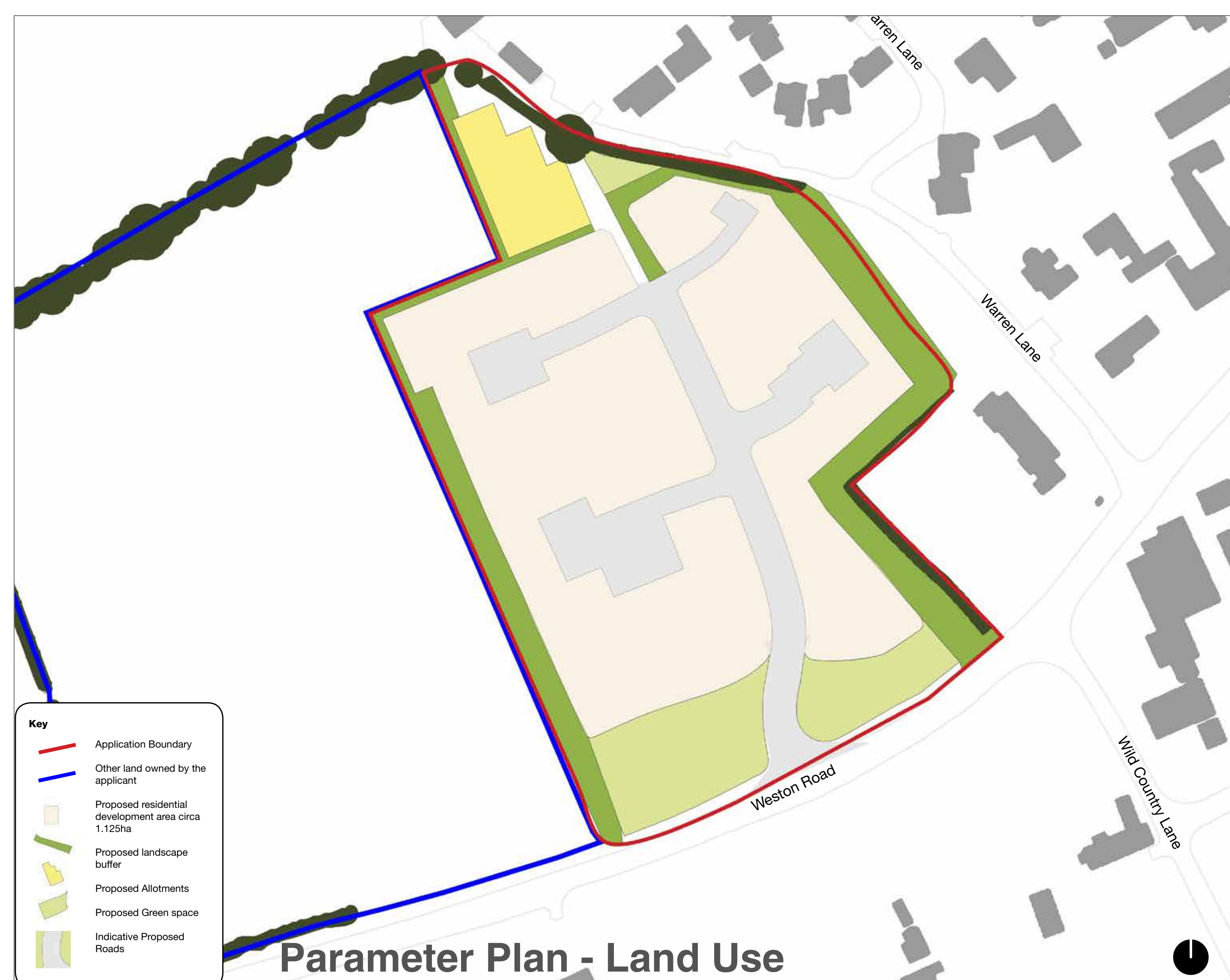
Aerial Photograph base ©GoogleEarth

A stylized illustration of a meadow. In the foreground, there are several blades of tall grass. Behind them are three dandelions with their seed heads blowing away. Two butterflies are flying in the sky: a white one on the left and a yellow one on the right. The background is a soft, hazy landscape with rolling hills and a blue sky.

Key

- Application Boundary
- Other land owned by the applicant
- Proposed pedestrian and cycle route connection to Warren Lane
- Proposed Wildlife Corridor
- Rose Garden
- Proposed Allotment
- Ecologically enhanced green buffer
- Green space
- Proposed tree planting and hedgerow buffer
- Existing hedgerow and trees
- Indicative Proposed Road

Parameter Plan - Green Infrastructure



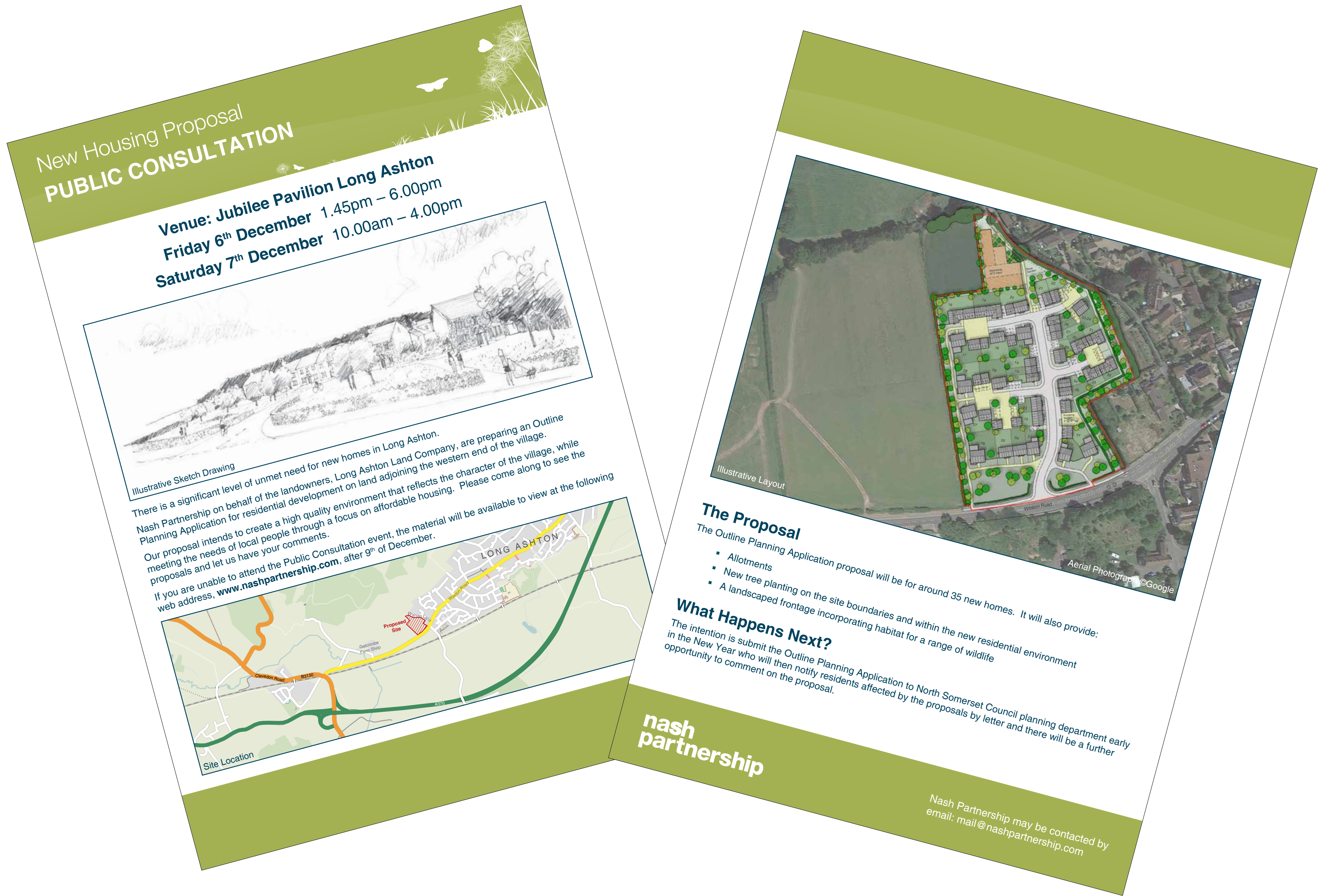
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Summary & Next Steps

The Outline Planning Application proposals show how the site could be developed to provide a scheme that sits comfortably as a natural extension to the village.

In summary, the proposals provide:

- 35 dwellings with associated car parking.
- Allotments.
- New tree planting on the site boundaries and within the new residential environment.
- A landscaped frontage incorporating space for informal recreation and play, and a habitat for a range of wildlife.
- A community orchard and rose garden.
- Pedestrian and vehicular access points off Weston Road.
- Footpaths across the site to ‘connect’ the site with the village and to Warren Lane.



Your Views

Please let us have your views by filling out a comment form and leaving it in the box provided.

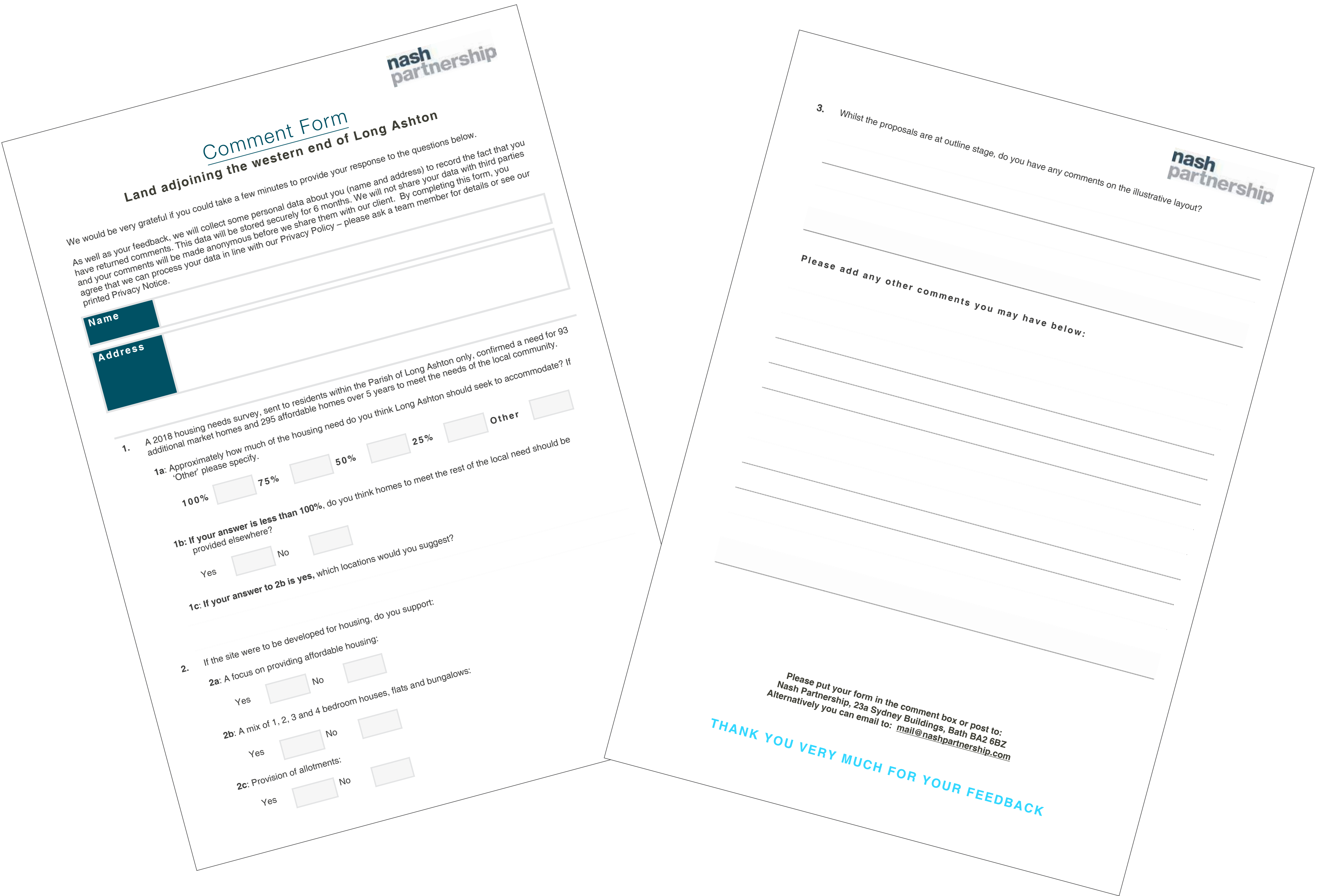
The public consultation panels and comment form are also available at:

www.nashpartnership.com

Comments can also be submitted by post and email, by Sunday 5th January 2020, to:

Nash Partnership
23a Sydney Buildings
Bath
BA2 6BZ

mail@nashpartnership.com



Next Steps

We will review your comments and see if there are ways in which the illustrative layout and design could be amended in response.

The intention is submit the Outline Planning Application to North Somerset Council planning department early in the New Year who will then notify residents affected by the proposals by letter and there will be a further opportunity to comment on the proposal.

Thank you for your time