



The north of the site is located on elevated landform. Keeping development off the most elevated parts of the site will limit its visibility within the wider landscape.

The Long Ashton settlement is located to the south and east of the site. The proposals would be seen as part of this built context. There is a variety of architectural styles present within Long Ashton.

Within the undeveloped north of the site, provision is made for allotments, orchards, gardens and open space. This will enhance the Green Infrastructure provision within the site and provide recreational opportunities for local residents.

There is an opportunity to provide a new hedgerow in this area and continue the proposed western boundary hedgerow. This would enhance local character and provide Green Infrastructure benefit through enhanced connectivity.

The hedgerow along Warren Lane will be retained within the proposals. It will continue to provide ecological, landscape and visual benefit within the local landscape. The proposals will allow for a maintenance plan that would ensure the longevity of the hedgerow and nearby trees.

The current post and wire fence field boundary is uncharacteristic of the area and broken in places. To soften the edge of the development, a new hedgerow with additional tree species is proposed to soften the appearance of built form and to break up and filter the roofscape of the site.

Ecological surveys have revealed this area as a corridor for bats. Built form is set back from this edge to accommodate this. In addition, it will limit over looking between existing and proposed dwellings and maintain privacy for residents.

Trees, shrubs and hedgerow are proposed along the streets to soften the appearance of built form and break up the roofscape in distant views.









In Green Belt terms, the new hedgerow would minimise the perception of coalescence and urban sprawl into the countryside.

The planting of a hedgerow on the western boundary will soften the appearance of the settlement edge and maintain a green approach to the town from Weston Road.

Creating large areas of public open space within the site provides more recreational opportunities for local residents and would allow informal walks within the site. This would extend the footpath network in the local area.

Small planting groups throughout the open space will soften the view from the road. Development within the south of the site should front on to this open space and the road. This would be a continuation of the building pattern along Weston Road.

Although the stone wall on the southern boundary is not characteristic of the area it is a pleasant feature and is retained within the proposals as a boundary treatment.

-  Site Boundary
-  Proposed Allotments
-  Indicative undeveloped area/informal open space
-  Vehicular access point from Weston Road
-  Contours within the site and local area, this highlights that the topography within the site is sloping. This is in keeping with local character
-  The existing hedgerow along Warren Lane will be retained and managed within any proposals
-  New links between local PRow and the site will be created, this would enhance permeability with the site, settlement edge and nearby countryside
-  Indicative vegetation to soften the appearance of built form and the transition between built form and open space

Project	Land south of Warren Lane, Long Ashton
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