

**Land South of Warren Lane, Long Ashton**  
Planning, Design & Access Statement  
**Outline Planning Application 2**

November 2021



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# Land South of Warren Lane, Long Ashton

## Contents

<b>1</b>	<b>Introduction</b>	<b>4</b>	<b>6</b>	<b>Planning Assessment</b>	<b>46</b>
	Purpose of this document	4		Reason for Refusal 1	46
	Structure of the document	4		Reason for Refusal 2	51
<b>2</b>	<b>Description and Assessment of Context</b>	<b>6</b>		Reason for Refusal 3	53
	The Site	6		<b>Appendix 1</b>	<b>58</b>
	Long Ashton	8		Historic England's Letter 2016	58
	Village Setting	9		<b>Appendix 2</b>	<b>62</b>
	Local Character	10		Historic England's Letter 2019	62
	Housing Needs Survey	11			
	Green Belt	12			
	Conservation Areas & Listed Buildings	12			
	Archaeology	13			
	Scheduled Monument	14			
	Planning History	16			
	Constraints & Opportunities	17			
<b>3</b>	<b>Planning Policy</b>	<b>18</b>			
	National Planning Policy Framework	18			
	North Somerset Core Strategy	19			
	Sites and Policies Plan Part 1	20			
	Neighbourhood Development Plan 2013 – 2033	21			
	Summary of Key Planning Policy Issues	21			
<b>4</b>	<b>Design Process</b>	<b>22</b>			
	Key Design Principles	22			
	Design Concepts	23			
	Design Development	24			
<b>5</b>	<b>The Development Proposal</b>	<b>28</b>			
	Layout, Unit Mix & Tenure	28			
	Appearance	30			
	Land Use	38			
	Building Heights	39			
	Access & Movement	40			
	Public Realm, Landscape & Ecology	41			
	Parking Strategy	42			
	Waste & Recycling Strategy	42			
	Archaeology & Scheduled Monument	43			
	Flood Risk & Drainage	44			
	Energy	44			
	Lighting	45			

# 1 Introduction

## Purpose of this document

- 1.1 This Planning, Design & Access Statement has been prepared by Nash Partnership LLP (NP) on behalf of Long Ashton Land Company (LALC) in support of a new Outline Planning Application for residential development on land at Gatcombe Farm, south of Warren Lane, Long Ashton.
- 1.2 The proposal seeks Outline Planning permission for the erection of up to 35 No. dwellings, allotments and associated access, parking, drainage infrastructure and landscaping, with a new access off Weston Road for approval and appearance, layout, scale and landscaping reserved for subsequent approval.
- 1.3 An Outline Planning Application (Ref: 20/P/1547/OUT) for the same site was refused consent on 6 November 2020. This new Outline Planning Application responds to the reasons for refusal.
- 1.4 The site provides an ideal opportunity to bring forward high quality residential development to meet the housing needs of the area in a sustainable location.
- 1.5 The purpose of this document is to describe the site, its context, relevant design concepts and the design approach that has been followed and to consider and assess the relevant planning issues.
- 1.6 The Statement should be read alongside other Consultant prepared reports in support of the new Outline Planning Application.

## Structure of the document

- 1.7 This document is structured as follows:
  - Section 2 provides a more detailed description of the local context.
  - Section 3 provides an overview of the prevailing planning policy context, against which the proposed development needs to be considered.
  - Section 4 explains the design process, principles concept and how the proposals have developed following consultation with the Parish Council, local residents and North Somerset Council.
  - Section 5 explains the final development proposal.
  - Section 6 provides an assessment of the development proposals against the prevailing planning policy context.
  - Section 7 sets out conclusions on the overall planning balance of the outline planning application proposal in relation to planning policy requirements and guidance.

# Land South of Warren Lane, Long Ashton



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Figure 1.1: Aerial Photograph from Google Earth

# 2 Description and Assessment of Context

## The Site

- 2.1 The site is located on the western edge of the village of Long Ashton, on the south western side of the Parish of Long Ashton, in the Unitary Authority of North Somerset. Long Ashton is approximately 4 miles south-west of the centre of Bristol, and 3 miles east of Nailsea.
- 2.2 The site comprises circa 2.22 hectares / 5.5 acres of land to the south of Warren Lane and to the north of Weston Road and is currently agricultural land.
- 2.3 The site slopes gently from the north west to the south east, falling some 18m, and the lower section of the site forms part of the valley floor with a predominantly flat area formed adjacent to Weston Road. The site forms the lower slopes of the Ashton Hill Plantation
- 2.4 The hedge boundary to the north contains larger trees and sits on an earth embankment, higher up and to the north the hedges blend with the wooded hills. This higher part of the site allows extensive views over the surrounding landscape and towards the ridge formed by Barrow Wood.
- 2.5 The boundary to the east is formed by a hedge alongside Warren Lane and around the boundary of the properties located on the corner of Weston Road and Warren Lane which lie outside the site. Beyond the site to the north and west is the agricultural land of Gatcombe Farm, and immediately to the east is the built up area of the village.
- 2.6 To the south the site adjoins Weston Road and is bounded by a low natural stone wall typical to the village.



Figure 2.1: Panoramic View 01 from Weston Road looking north towards the site

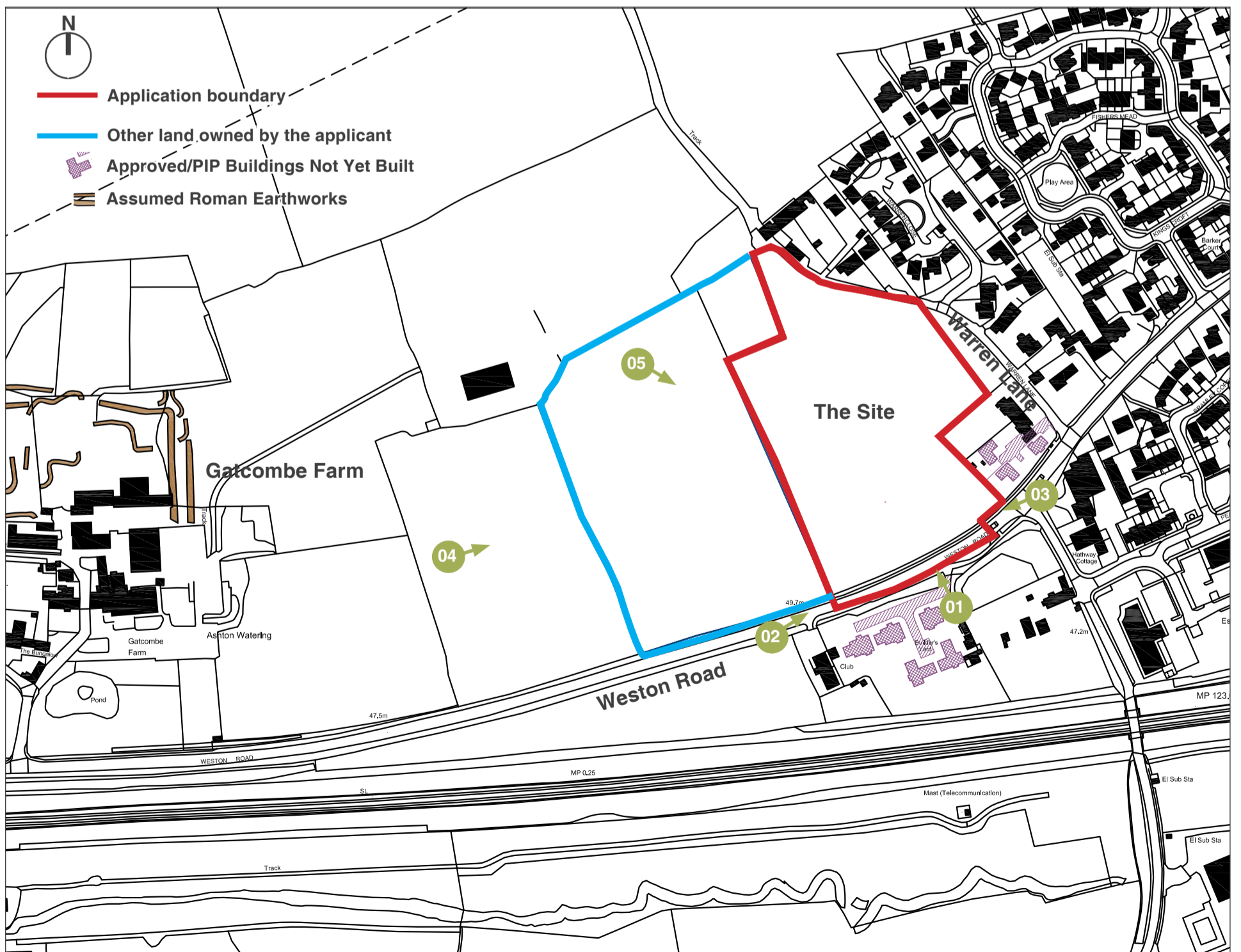


Figure 2.2: Site Location [OS Licence Number 100022432]

# Land South of Warren Lane, Long Ashton



Figure 2.3: View 02 from Weston Road looking east



Figure 2.4: View 03 from Weston Road looking west



Figure 2.5: View 04 from Gatcombe Farm looking east towards Warren Lane and Fishers Mead



Figure 2.6: View 05 of the site looking south-east



Figure 2.7: View towards the site looking north from Wild Country Lane/Barrow Wood

# 2 Description and Assessment of Context

## Long Ashton

2.7 The village of Long Ashton dates back to the 15th century when it grew up around All Saints Church towards the eastern side of the current village. There have been three key stages of growth with elements from each stage overlapping to form today’s landscape, buildings, streets, and places.

### Rural Village and farmsteads

- 2.8 Characterised by (See Figure 2.9):
- Open agricultural land with small scale field pattern and pockets of woodland,
  - Dispersed farm and other buildings set in an agricultural landscape,
  - Long Ashton Road – an established radial route linking to Bristol and the surrounding area,
  - Residential development spreading initially along Long Ashton Road to form a distinctive linear & ribbon form,
  - Pre-Great Western railway.

### Post War residential expansion

- 2.9 Characterised by (See Figure 2.10):
- Rapid expansion after WWII - the village grew significantly,
  - Post war residential areas stretching up the sloping ground to the north of Long Ashton Road and in parts to the south of the road towards the railway.

### Late 20th century residential expansion

- 2.10 Characterised by (See Figure 2.11):
- Development of the A370 and Long Ashton road strengthened as a main route to the wider surroundings,
  - Further development and residential infill schemes have appeared to the east and west of the village including Theynes Croft and Pear Tree Avenue to the south and Kings Croft to the north.



Figure 2.8: Ordnance survey map 1830



Figure 2.9: Ordnance survey map 1955-61

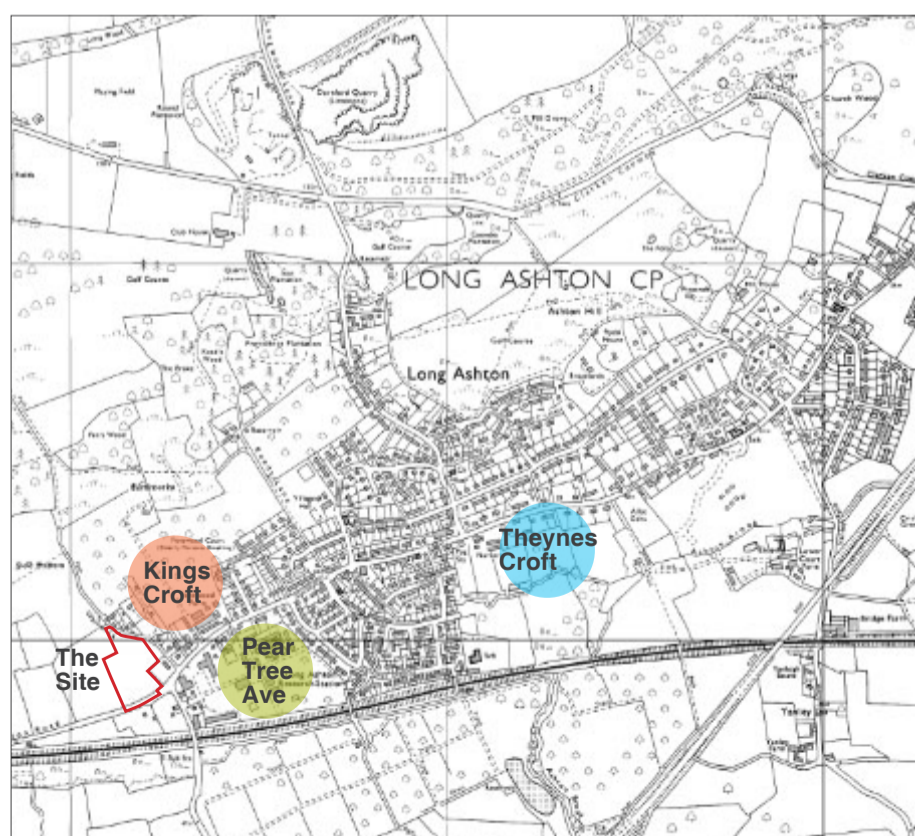


Figure 2.10: Ordnance survey map 1977-91



Figure 2.11: Village sign post on Weston Road to the west of the site



# Land South of Warren Lane, Long Ashton

## Village Setting

- 2.11 Long Ashton is a large, well-established village with a good range of retail and community amenities and is served by public transport, including a park and ride facility located on the eastern end of the village boundary. Historically Long Ashton has served Bristol sending fruit and vegetables to the city from its market gardens, and a population providing for its employment and servicing needs. The village continues to be an important workforce provider and commuter village serving the city.
- 2.12 The centre of the village is a fertile wooded vale and the Ashton Brook runs through the valley floor, although it is now culverted in parts. The landscape rises to the north to a range of picturesque hills which command a grand view of the surrounding country, and the south goes up towards Barrow Hill and Bedminster Down.
- 2.13 The wider strategic landscape contributes to the setting of the village providing a wooded backdrop formed by the Ashton Hill plantation and nearby wooded blocks such as Cook's Wood, Fenn's Wood, Keed's Wood and Barrow Wood.
- 2.14 The development of the valley slopes, with buildings running parallel to the contours and with a strong relationship with the road, have an openness and have used the distant views to good advantage. The eastern end of the village in particular retains a feeling of low density and high landscape dominance which would have made the village distinctive in the past.
- 2.15 In comparison the more recent 'village format' designs are less successful and the expansive views that the sites might have offered residents have been closed down by the buildings themselves with contrived road patterns that lack the clarity of parallel contour hugging roads and gradient crossing paths of old Long Ashton.
- 2.16 The village is surrounded by a Green Belt designation which circumscribes the whole of the south west of Bristol. The village itself is outside of the boundary but the designation shields the western end of the village and covers Gatcombe Farm along with the hamlets of Flax Bourton and Failand.
- 2.17 In summary the growth of Long Ashton historically focused along its main route. This road has strengthened over time and links the town to the wider road network. The site lies within the natural settlement edge formed between Weston Road, Warren Lane and Gatcombe Farm shop.
- 2.18 The site will form the western most extent of the village and it seems sensible to try to approach the design in a way that can repeat some of the qualities of the eastern end, particularly in terms of a sense of spaciousness and the ability to support trees and landscape. This will benefit the external perceptions of the village as well as avoiding a stark contrast between agricultural landscape and the developed village.



Figure 2.12: Photographs of Long Ashton and its expansive views