

2 Description and Assessment of Context

Local Character

2.19 Long Ashton benefits from a range materials. The village offers a number of characterful precedents that respond to the location and density of the development and create character areas through the village, notably along the spine road and up the contours to the north.

2.20 Materials include;

- Render with detailed gables
 - White rendered facades with gables presenting to the road are common along the higher secondary road running along the contour.
 - Along Long Ashton Road a prominent Tudor gable fronts the road with rendered gable complementing the brick.
- Rendered cottages
 - Rendered semi-detached and terraces are found along Long Ashton Rd.
 - A variety of tone to the render with simple detailing and stone sills.
- Stone with gables
 - Red Bristol stone is found throughout the village, with a predominance along Long Ashton/Weston Rd.
 - Used on detached, terrace and boundary walls.
 - Stone or brick surrounds to the windows.
 - Gables are common with overhanging eaves and dormers breaking the roof line
- Render with parapets
 - Rendered semi-detached and terraces are found along Long Ashton Rd.
 - The scale of buildings vary from grand 3 storey villa dwellings to smaller 2 storey wide fronted individual houses and terraces.
 - Variety in the tone of the render on the main street.
- Timber cladding
 - Occasional uses of timber cladding are found in new developments within the village.
 - The additional depth of tone complements the planted green setting that is common throughout the village.



Figure 2.13: Local Examples - Render with detailed gables



Figure 2.14: Local Examples - Stone with gables



Figure 2.15: Local Examples - Rendered cottages



Figure 2.16: Local Examples - Render with parapets



Figure 2.17: Local Examples - Timber cladding

Land South of Warren Lane, Long Ashton

Housing Needs Survey

- 2.21 arc4 was commissioned in 2018 by LALC to undertake a housing needs assessment to inform proposals for the site. The study area covered the boundary of the civil parish of Long Ashton (See Figure 2.18).
- 2.22 Information was brought together from 6 sources to form a long term comprehensive description of housing needs and requirements over the next 5 years that is unlikely to be met from existing supply. This information is viewed in a local context:
- official data from the Census 2011 and other sources to profile housing and households in the study area;
 - population projections;
 - data from the local authority, (the SHMA and other housing needs studies) including data from the Housing Register;
 - evidence from local housing specialists such as estate and letting agents, house builders and housing associations;
 - evidence from the Land Registry, Zoopla and Rightmove; and
 - a household survey.
- 2.23 The housing needs assessment identifies a high level of housing need in Long Ashton, with a requirement for between 225 and 280 affordable homes over a 5 year period. For more information see the Planning Assessment below and the Housing Needs Assessment - Updated Report, October 2021.

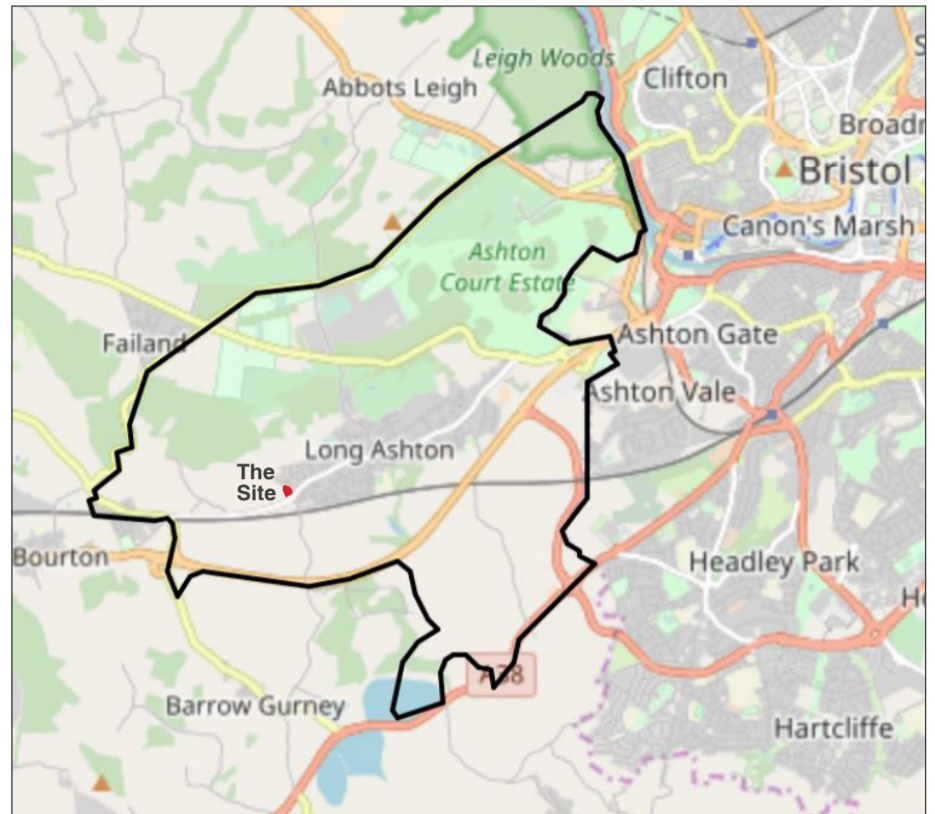


Figure 2.18: Housing needs assessment study area [arc4]

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Green Belt

- 2.24 The site is currently situated in the Green Belt and the eastern boundary is shared with the edge of the Green Belt boundary.
- 2.25 The site is located on the western extent of the boundary, public transport stops are located on the site boundary and public footpaths run along the edge of Weston Road and extend from the site to the Farm Shop and restaurant facilities at Gatcombe Farm approximately half a mile further west, all within the Green Belt Boundary.
- 2.26 The Green Belt effectively encloses the village, creating separation between it and the suburbs of Bristol, with Long Ashton forming an island within this designation.

Conservation Areas & Listed Buildings

- 2.27 Three conservation areas exist within Long Ashton, as shown in purple on Figure 2.20. These are located centrally, and to the north east and south of the village centre.
- 2.28 A number of listed buildings exist in the area surrounding the site, as shown outlined in red on Figure 2.20. To the west are Gatcombe Farmhouse (Grade II listed) and Gatcombe Court (Grade II* listed), separated from the site by intervening fields and farm buildings, with both more than 300m from the western boundary of the site. To the east are number 108 Weston Road, a late eighteenth century farmhouse (Grade II listed) and The Willows, a detached eighteenth century dwelling (Grade II listed), both separated from the site by intervening dwellings. To the south east of the site is a Grade II listed milestone at the junction of Weston Road and Wild Country Lane.

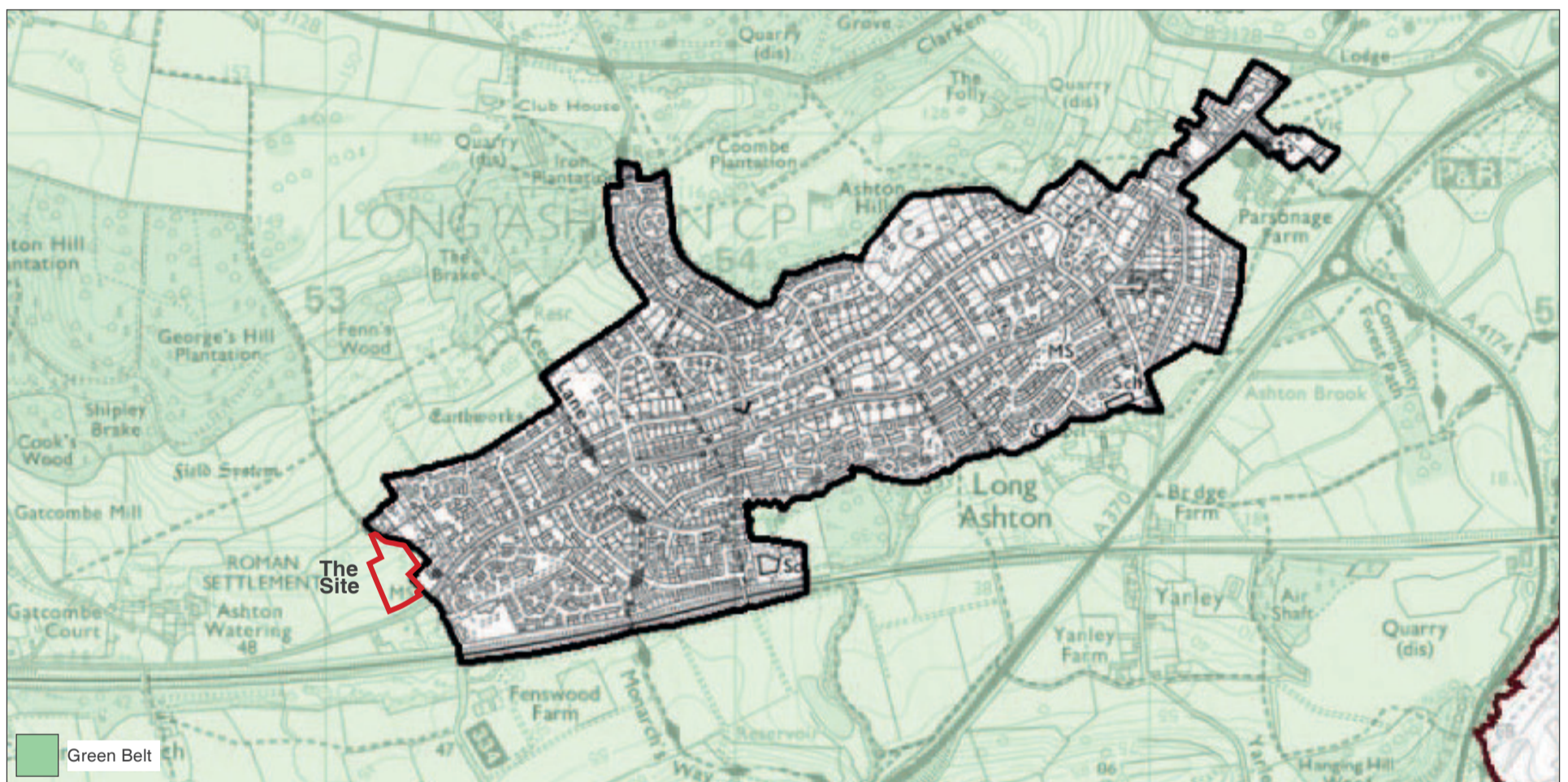


Figure 2.19: Map showing extent of Green Belt around Long Ashton

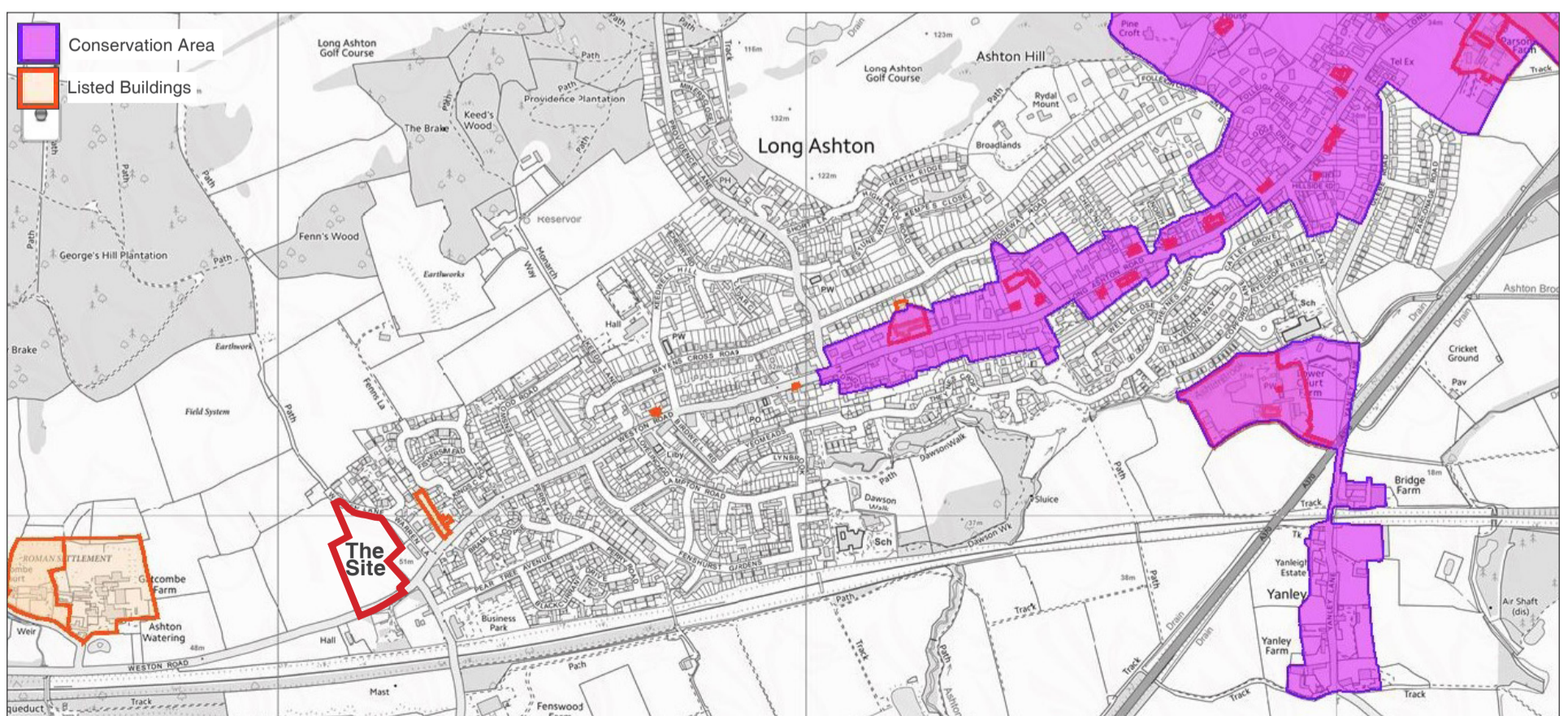


Figure 2.20: Map showing locations of Conservation Areas and Listed Buildings [NSC Policies Map]

Land South of Warren Lane, Long Ashton

Archaeology

- 2.29 The area of the proposed development was subject to archaeological investigation through Geophysical Survey and Trial Trenching, which demonstrated that this part of the scheduled area contains little evidence of the Iron Age or Roman activity for which it was designated. The site retains very low potential for remains of more than minimal significance.
- 2.30 Figure 2.21 shows the results of the Geophysical Survey carried out by Archaeological Surveys Ltd.
- 2.31 The agricultural site has been regularly ploughed over many years, and is continued to be ploughed today.



Figure 2.22: Key for Geophysical Survey Plan

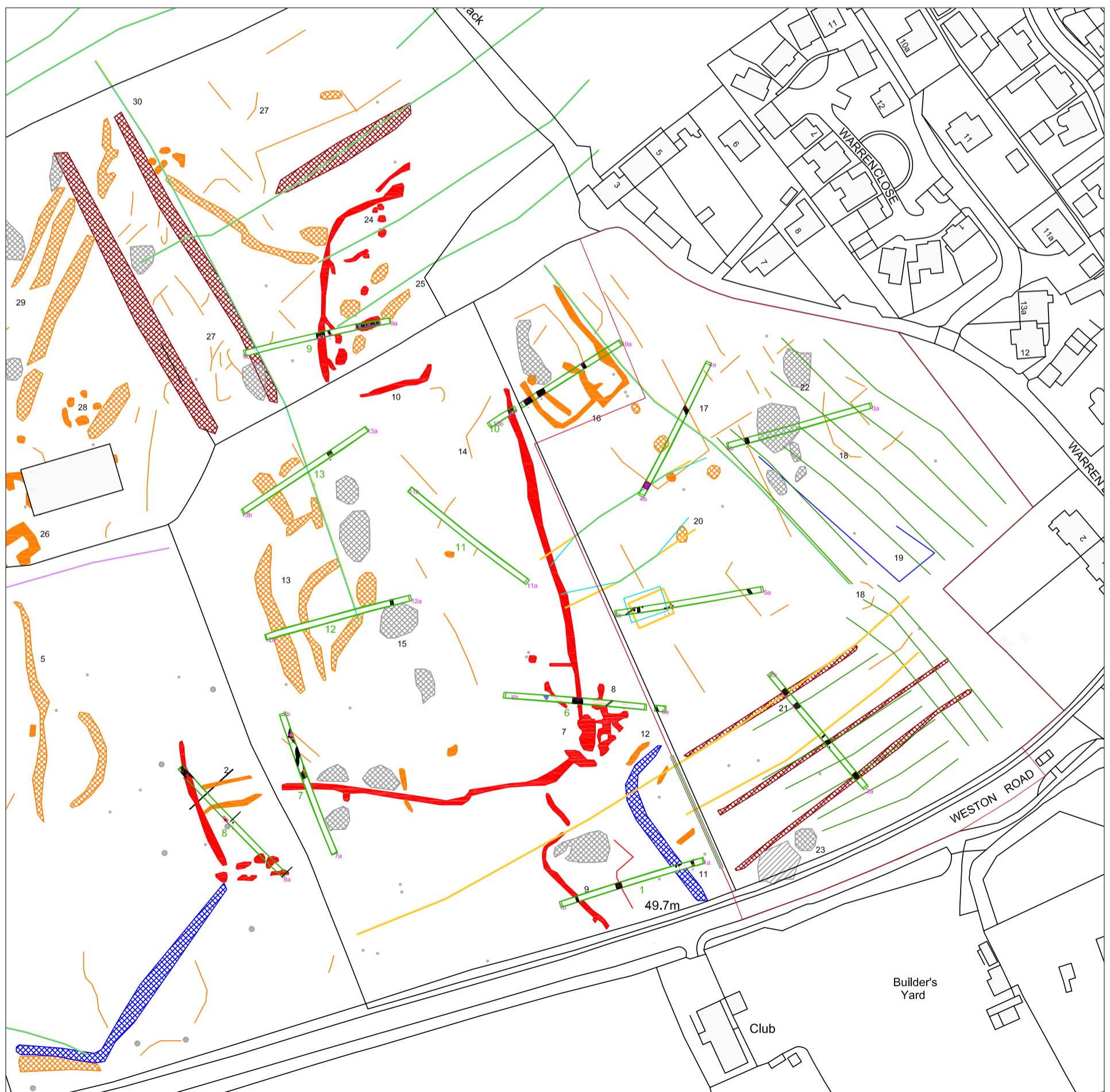


Figure 2.21: Plan showing results of Geophysical Survey

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Scheduled Monument

- 2.32 Since 2014 the site has been designated as a Scheduled Monument (SM), following the extension of an existing SM located at Gatcombe Farm to the west of the site. The site application boundary, shown on Figure 2.23, is on the eastern edge of the SM in the 2014 extended area.
- 2.33 The SM relates to a Roman Settlement, part of an associated field system and earlier Iron Age settlement remains. Evidence of the Roman Settlement is largely below ground and Figure 2.29 shows previous archaeological works. There are a series of earthworks above ground, as shown on Figure 2.28, that located to the north of the Gatcombe Farm development in private land, although they are not readily discernible to the untrained eye.
- 2.34 Figures 2.24 and 2.25 show that the Roman settlement is dominated by development at Gatcombe Farm. A large number of these buildings have planning approval for change of use and conversion to residential, as shown on Figure 2.28, and so the immediate setting will change once the works have been carried out. A new agricultural barn has been constructed on a field to the north-east of Gatcombe Farm.
- 2.35 Due to the topography of the landscape and vegetation cover the site cannot be viewed from the earthworks or Gatcombe Farm development and vice versa as shown in Figures 2.26 and 2.27.
- 2.36 Cotswold Archaeology have undertaken a considerable amount of heritage research and assessment work for the proposed development over a number of years. The resulting documents, an Archaeology Evaluation, an Archaeological Mitigation Statement, and a Heritage Settings Assessment, provide a robust account of the issues and a detailed assessment of the potential impacts.



Figure 2.24: View of the Roman Settlement from south-east [Cotswold Arch.]



Figure 2.25: View of Gatcombe Farm from the south-east [Cotswold Arch.]



Figure 2.26: View from the site towards the north-west [Cotswold Arch.]



Figure 2.27: View from Gatcombe Farm to the east [Cotswold Arch.]

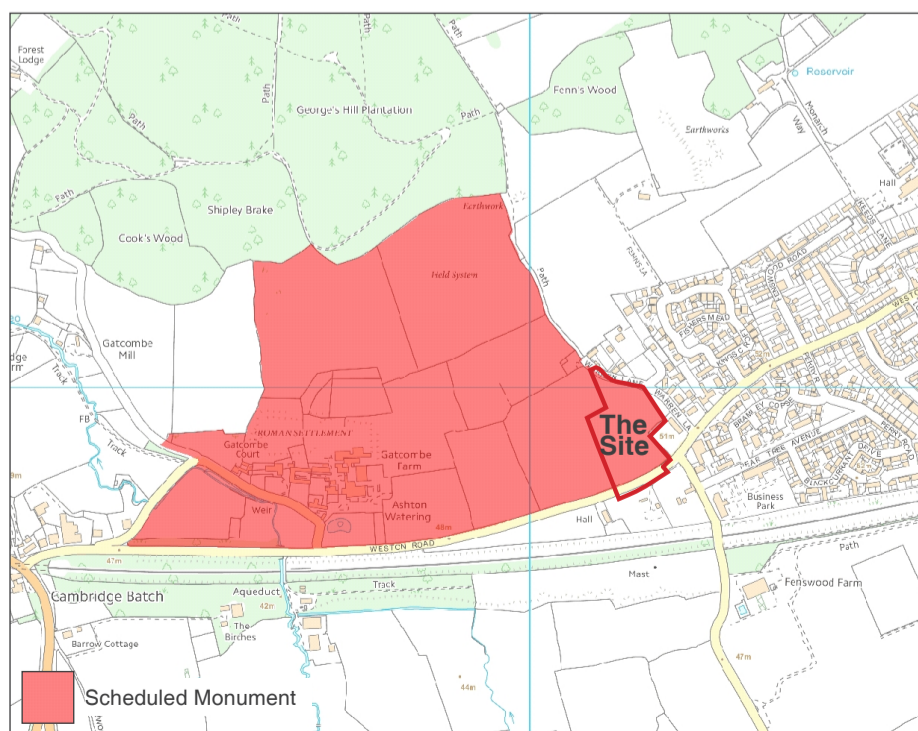


Figure 2.23: Map showing extent of Scheduled Monument [Historic England]

Land South of Warren Lane, Long Ashton

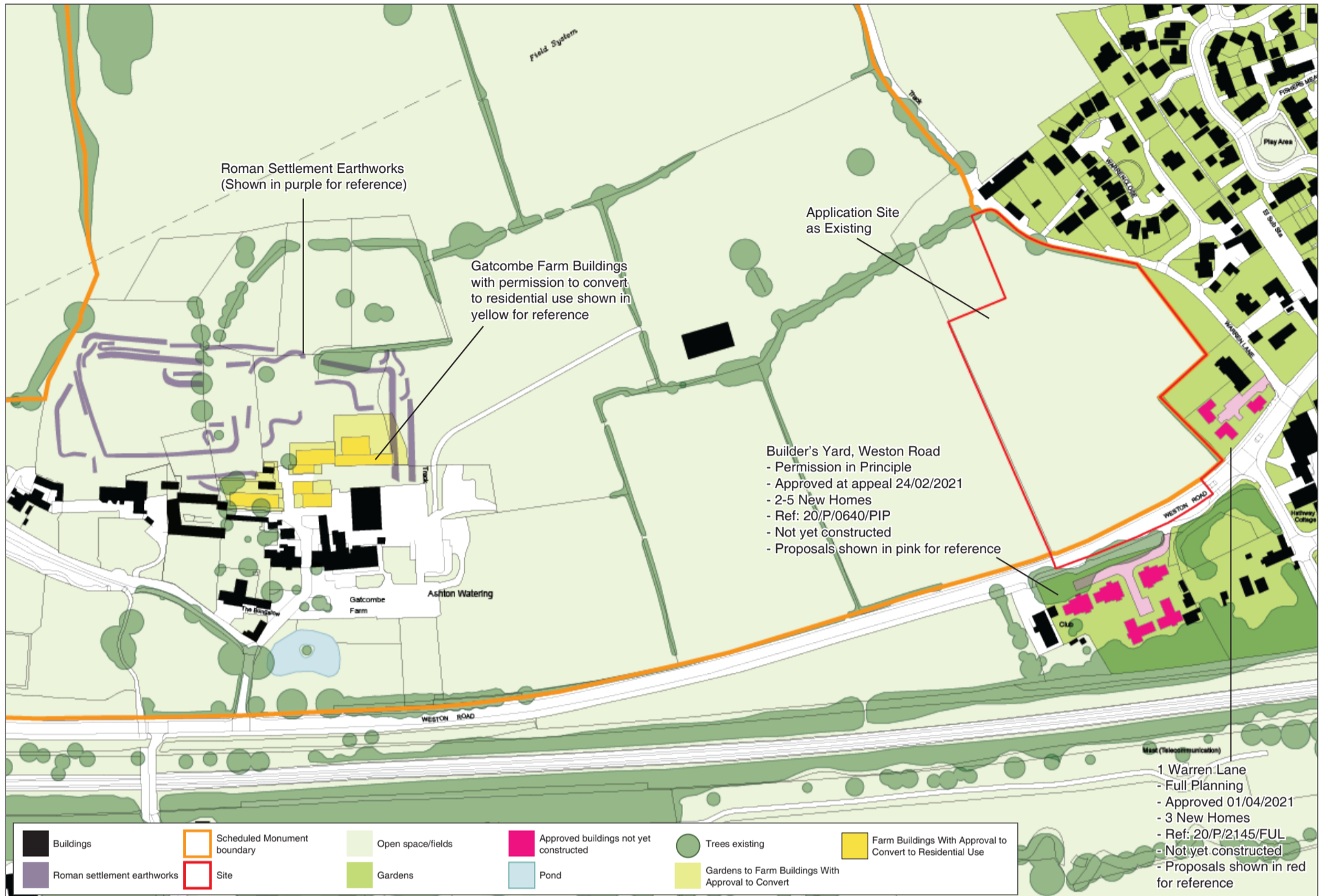


Figure 2.28: Wider Setting Analysis Diagram

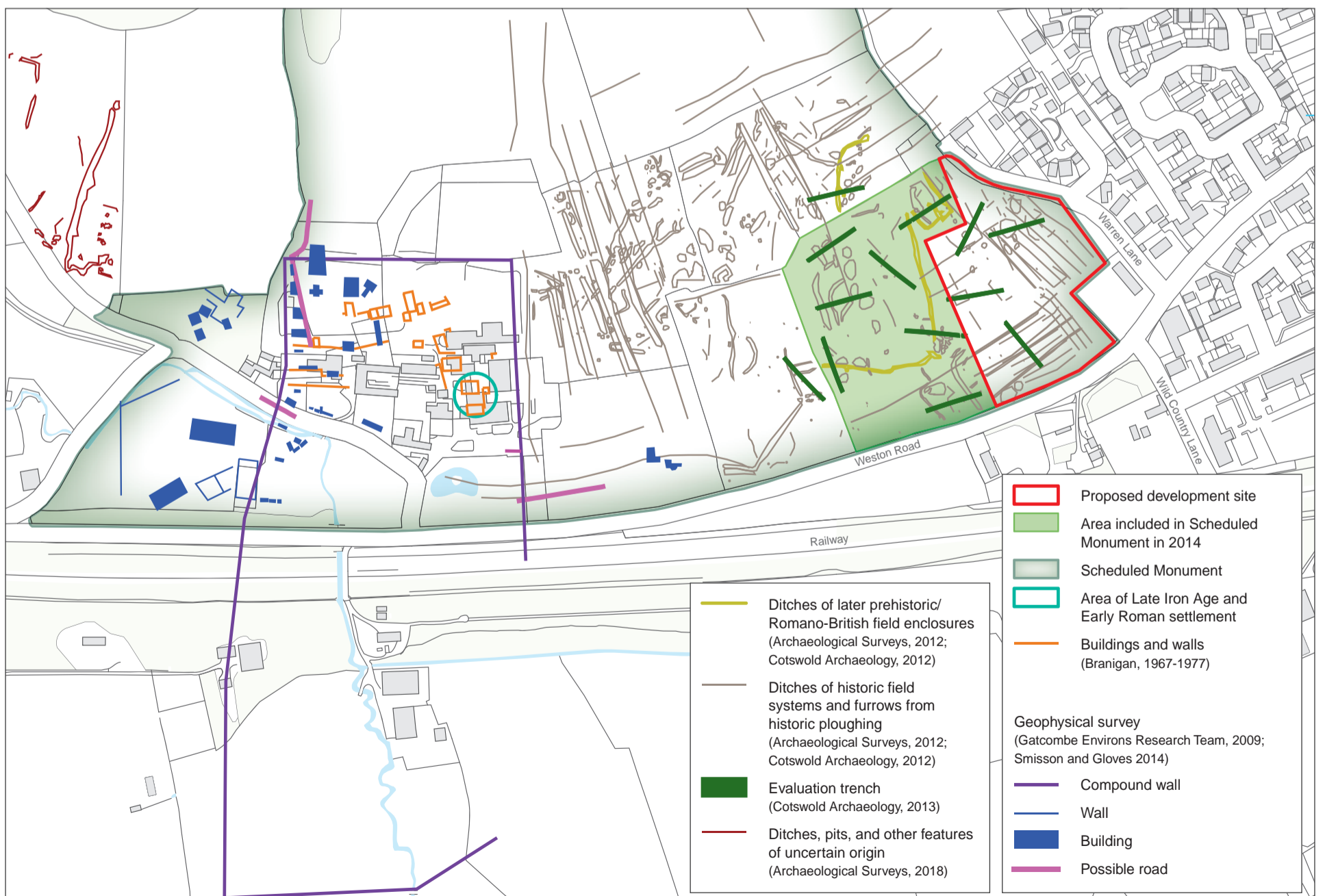


Figure 2.29: Extract of Cotswold Archaeology Heritage Settings Assessment Figure 3 showing Scheduled Monument and previous archaeological works

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Planning History

- 2.37 The North Somerset Council online records have been reviewed in order to identify relevant planning applications and permissions on the site and its surrounding area.
- 2.38 A previous Outline application for the site itself, reference 0/P/1547/OUT, was refused on 6th November 2020.
- 2.39 A number of applications adjacent to the site and at Gatcombe Farm may be of relevance to the application.

Planning applications adjacent to the site

- 2.40 Warren Lane is located directly east of the site and a number of applications exist on the land to the east of this, indicating the growth of this end of the village over the last 10 years. These are set out in Figure 2.30 below.
- 2.41 **Planning applications at Gatcombe Farm**
- 2.42 A number of planning applications have also been determined at Gatcombe Farm to the west of the site. Details are set out in Figure 2.31 below.

Application Ref	Description	Decision	Date
20/P/2145/FUL	Erection of 3 detached dwellings at 1 Warren Lane.	Granted	1st April 2021
20/P/0640/PIP	Permission in principle for the erection of 2-5 dwellings at Builders Yard, Weston Road.	Allowed at appeal	24th February 2021
13/P/0238/F	Erection of detached dwelling at 10 Warren Lane.	Granted	2nd April 2013
10/P/0368/F	Erection of 12 detached retirement dwellings with 2 detached car barns, detached double garage and detached bin store with associated means of access, car parking, landscaping and open space following demolition of dwelling at 9 Warren Lane.	Allowed at appeal	16th March 2011
08/P/2329/O	Outline application with details of access and layout for the erection of a live/work dwelling at 10 Warren Lane.	Granted	23rd Dec 2008
07/P/2297/F	Change of use from stables to a live/work unit with the erection of a two storey dwelling with B1 office and tack room.	Granted	29th Oct 2007
03/P/1673/F	Erection of 2 detached dwellings and construction of new vehicular access.	Dismissed at appeal	26th April 2004
02/P/1884/F	Conversion of existing barn/garages into studio dwelling	Granted	27th Jan 2003

Figure 2.30: Planning applications adjacent to the site

Application Ref	Description	Decision	Date
21/P/1843/FUL	Unit 1 - Demolition of 1no. barn and 1no. outbuilding; conversion of existing barn into 1no. dwelling and erection of a detached garage	Awaited	
20/P/0072/FUL and 20/P/0073/LBC	Conversion of agricultural building (Unit 9) to create 1no. four bedroom dwelling	Approved	17th September 2021
20/P/2589/FUL and 20/P/2590/LBC	Conversion and partial demolition of agricultural buildings (Units 4 & 5) to create a new detached dwelling.	Approved	1st April 2021
20/P/2556/FUL and 20/P/2557/LBC	Conversion and part demolition of agricultural building (Unit 7) to create 1no.three bedroom residential dwelling	Approved	25th February 2021
19/P/1743/FUL	The erection of a general purpose agricultural building	Approved	30th October 2020
20/P/0718/FUL and 20/P/0719/LBC	Conversion of agricultural building (Unit 6), including associated demolition, to create 1 No. detached dwelling	Approved	11th September 2020
18/P/4061/FUL and 17/P/4153/LBC	Conversion and part demolition of agricultural buildings (Units 1, 6, 7, 9 and 10) to create 5no. dwellings	Approved	10th May 2019
17/P/2250/F and 17/P/2249/LB	Conversion of agricultural buildings (units 1, 6, 7, 9 & 10) to residential buildings *(APPROVAL 16/p/1204/f with amended access)	Approved	6th November 2017
16/P/1204/F and 16/P/1208/LB	Conversion and part demolition of agricultural buildings (Units 1, 6, 7, 9 and 10) to create 5no.dwellings at Agricultural Units 1, 6, 7, 9 And 10 At Gatcombe Farm	Approved	18th November 2016
05/P/0413/F and 05/P/0692/LB	Listed building consent for the erection of a single storey extension to form enlarged farm shop and new tea room.	Approved	21st June 2006
03/P/0403/F	Conversion of a barn to a dwelling at Gatcombe farm	Approved	2003

Figure 2.31: Planning applications at Gatcombe Farm