

Land South of Warren Lane, Long Ashton

Statement of Community and
Stakeholder Involvement

Outline Planning Application 2

November 2021

Land South of Warren Lane, Long Ashton

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1 Introduction

Introduction

- 1.1 This Statement of Community & Stakeholder Involvement (SCI) has been prepared by Nash Partnership on behalf of Long Ashton Land Company 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 A previous Outline Planning Application (Ref: 20/P/1547/OUT) for the same site was refused consent on 6 November 2020.
- 1.4 This SCI outlines the approach undertaken to consulting the local community and other stakeholders in relation to the proposals. This follows on from the consultation carried out for the previous Outline Planning application which is also summarised in this document.
- 1.5 The SCI should be read alongside other Consultant prepared reports in support of the new Outline Planning Application.

Policy Context

- 1.6 The National Planning Policy Framework encourages pre-application engagement with the local planning authority and with local communities (paragraphs 39-40) and this is supported by advice set out in Planning Practice Guidance.



Statement of Community and Stakeholder Involvement

In support of an Outline Planning Application

Land South of Warren Lane, Long Ashton

June 2020

■ ARCHITECTURE ■ HERITAGE ■ PLANNING ■ REGENERATION ■ SPATIAL ECONOMICS MASTERPLANNING ■ URBAN DESIGN AND HOUSING ■

Figure 1.1: Previous Outline Application Statement of Community & Stakeholder Involvement - Front Cover

2 Previous Consultation

Consultees

2.1 During preparation of the previous Outline Planning application, the following Stakeholders were consulted during the community engagement process:

- North Somerset Council
- Long Ashton Parish Council
- Local Community

North Somerset Council

2.2 A pre-application submission was made to North Somerset Council for a development proposal of 35 dwellings.

2.3 The pre-application advice received from the Council raised a number of issues.

2.4 In response to the pre-application advice the application was revised to omit any element of market housing.

Long Ashton Parish Council

2.5 Briefing meetings have been held with Long Ashton Parish Council in respect of future development of the site and adjoining land in 2013, 2014 and 2017.

2.6 More recently the Parish Council were consulted on the proposal at a Parish Council meeting, on 11th November 2019, where a presentation was made on the proposed development, followed by questions from councillors

2.7 At this consultation key findings and data from the Housing Needs Survey, that demonstrate very significant housing need within Long Ashton, were outlined.

2.8 Members of the Parish Council were also invited to attend the community consultation on the 6th and 7th of December 2019.

Local Community

2.9 A public consultation event, attended by people was held in March 2014 in respect of development proposals for a larger area, including the current application site and adjoining land. Alongside this consultation, a housing needs survey was distributed, and the responses indicated a need and support for affordable housing in Long Ashton.

2.10 In order to refine and improve knowledge on local housing need, a further survey was distributed across Long Ashton in 2018 to obtain local information on housing needs, as part of a Housing Needs Survey undertaken by arc4. This is identified a very significant need for affordable housing and was the basis for the outline planning application proposal. The survey report was submitted with the outline planning application.

2.11 A public consultation event on the current development proposal was held at the Jubilee Pavilion in Long Ashton on Friday 6th and Saturday 7th December 2019. Invitation flyers (see Appendix 1) were sent to households in Long Ashton two weeks in advance of the event.

2.12 Information was displayed at the consultation event to set out the background, context, principles and to outline the development proposal, with members of the public invited to submit comments, either at the event or subsequently, by post or email. The consultation material and comment form (see Appendices 2 and 3) were also available online after the event.

2.13 A total of 91 people attended the consultation event and 19 completed comment forms were returned. The responses are summarised overleaf.



Figure 2.1: Previous Outline Application Community Consultation Event

Land South of Warren Lane, Long Ashton

Approximate proportion of the identified housing need that should be accommodated in Long Ashton

2.14 The majority of respondents considered that between 25% and 75% of the need identified by the Housing Needs Survey should be accommodated in Long Ashton. Of those providing 'other' responses, one considered a proportion of 1% appropriate, one sought affordable housing only and one required further information.

Proportion of Housing Need to be Accommodated in Long Ashton	No. of Responses
10%	1
25%	3
50%	4
75%	4
100%	1
Other	3
No response	3
Total	19

If less than 100% of the identified housing need should be accommodated in Long Ashton, should the remainder be accommodated elsewhere?

2.16 The majority of respondents considered that the balance of the identified housing need not accommodated within Long Ashton should be provided for elsewhere.

Balance of Housing Need to be Provided for Elsewhere	No. of Responses
Yes	10
No	1
No response	8
Total	19

2.17 A number of suggestions were put forward for meeting the balance of the housing needs:

- Barrow Hospital site
- North and south of Long Ashton
- Failand
- Brownfield sites, including scrub within the village and Bristol sites.
- The Vale or larger towns/developments
- As proposed by the Parish Council

Should development focus on providing affordable housing?

2.18 The majority of people who responded supported a focus on providing affordable housing.

Should Development Focus on Providing Affordable Housing?	No. of Responses
Yes	13
No	2
No response	3
Other	1
Total	19

Should development provide a mix of 1,2,3 and 4 bedroom homes?

2.19 Most of those who responded supported provision of a mix of 1 to 4 bedroom homes.

Should a Mix of 1 to 4 Bedroom Homes be Provided?	No. of Responses
Yes	15
No	1
No response	2
Other	1
Total	19

Should provision of allotments be made?

2.20 Most respondents supported the provision of allotments as part of the development.

Allotments be Provided?	No. of Responses
Yes	14
No	1
No response	2
Other	2
Total	19

2.21 Overall, of the people who completed and returned a comment form, the majority supported a significant proportion, between 25% and 75%, of the identified need for 93 market homes and 295 affordable homes over a five year period, being accommodated in Long Ashton. The majority supported a focus on providing affordable housing and a mix of 1,2 3 and 4 bedroom homes.

2 Previous Consultation

Illustrative Layout

2.22 A range of comments were made in relation to the illustrative site layout shown in the consultation material and these together with a response are set out below.

Comment	Response
Some garages are too far from homes – concern over break-ins.	Detailed layout and design is a matter reserved for future determination. However, the Illustrative Site Plan has been adjusted following the consultation to provide less garages/barns and incorporate more space around them. There is some degree of overlooking for all garages in the illustrative layout.
Layout not unattractive, however such schemes tend to be watered down through the planning process.	The outline planning application puts forward a range of parameter plans to control design at the reserved matters stage.
Maximise PVs and utilise other renewable energy sources – no fossil fuel infrastructure.	An Energy Statement is submitted with the outline planning application. This recommends the use of air source heat pumps. The detail of renewable energy provision, to comply with policy requirements, will be finalised through reserved matters applications.
Support south facing pitched roofs for solar energy.	Solar energy is an option. However, see above.
Access entry to the site could be an issue – consider traffic calming	The submitted Transport Assessment concludes that the proposed access is appropriate and satisfactory and includes a Stage 1 Safety Audit.
Looks lovely – but will it be like this in reality?	The outline planning application puts forward a range of parameter plans to control design at the reserved matters stage.
Like the space and frontage on to the road. Green Belt needs protecting but a small well designed scheme is welcome.	Noted.
The illustrations clearly show how the site could be planned.	Noted.
Insufficient parking is provided.	Whilst detailed design is a reserved matter, the submitted Transport Assessment concludes that the parking proposed in the Illustrative Site Plan accords with adopted standards.
Well thought out if limited to 35 homes.	Noted – the application seeks up to 35 homes
Not opposed to housing here but suggest mix of 3, 4 and 5 bedroom family homes.	The mix includes 3 and 4 bedroom homes and seeks to address the range of needs identified by the Housing Needs Survey.
Focus on affordable housing with enough parking.	The proposal is for 100% affordable housing and as noted above, whilst detailed design is a reserved matter, the Illustrative Site Plan shows parking provision in accordance with adopted standards.
No objection to this development in the Green Belt.	Noted.

Other Comments

2.23 A range of other comments were also made by some of those who completed comment forms. These are set out below with a response to each.

Comment	Response
As there is large areas between the stone walling to the properties will there be 'children's' play area on site?	There is scope to make play provision if needed. This will be determined through detailed design at the reserved matters stage.
With some tweaking would approve.	Noted.

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Comment	Response
<p>1. The site is on green belt (which should be sacrosanct) and therefore the proposal is inappropriate.</p> <p>2. The site is adjacent to a Romano-British settlement which has not been fully excavated (only piecemeal tests).</p> <p>3. Long Ashton is LONG Ashton - an example of outmoded and discredited 'ribbon development'. The proposed plan only adds to this - any future building should concentrate on areas north and south of the village.</p> <p>4. The positioning of the buildings proposed would cause a deterioration of the initial 'impact view' of the village from its western aspect. I.e. it would be too obstructive and not blend in with the existing landscape.</p> <p>5. The existing pavement between Warren Lane and King's Croft is very narrow and extremely dangerous, due to passing traffic and parked vehicles on the south side. 35 houses plus generate massive increase in pedestrians (children going to and from school, shoppers etc.)</p> <p>6. The village infrastructure is currently insufficient to accommodate such an increase of this magnitude.</p>	<p>1. Provision of affordable housing to meet community needs is appropriate development as set out in National Policy. There are no realistic options for providing affordable housing outside the Green Belt in Long Ashton.</p> <p>2. Extensive investigation has been undertaken in accordance with established good practice. This information is submitted with the outline planning application.</p> <p>3. The site is in a sustainable location within walking distance of village facilities. The proposed development is modest in scale and would represent a natural organic growth of the village.</p> <p>4. A Landscape Visual Assessment is submitted with the outline planning application and this concludes that landscape led approach will achieve a satisfactory appearance.</p> <p>5. The Transport Assessment considers pedestrian access to be satisfactory. It is not considered that the level of pedestrian footfall arising from 35 homes will exceed to capacity of the available footways.</p> <p>6. Whilst not applying to affordable housing, across North Somerset the Community Infrastructure Levy provides funding from developments to provide and enhance community infrastructure.</p>
<p>As you know both LA Parish Council and North Somerset Council have declared a climate emergency. Therefore, I hope you will provide the maximum renewable energy generation possible together with as near Passivhaus insulation standards as you can. We already have over 200 solar panel installations in Long Ashton and to have them on all your suitable roofs would make a great statement. But please not those ridiculous one or two panel systems which barely fulfill building regs obligations.</p> <p>Also ground or air source heat pumps with underfloor heating please. Note the payback for RHI.</p> <p>I am advised by Solarsense a solar PV system should only cost about £3000 per house.</p>	<p>Whilst the application is currently in outline, an Energy Statement is submitted and this recommends the use of air source heat pumps, in addition to energy efficiency and building fabric measures.</p>
<p>The development is on green belt, outside the village fence, sitting on a protected scheduled site of historical importance. Therefore, please to leave well alone. Thank you.</p>	<p>Local Plan policy allows for development of affordable housing adjacent to settlement boundaries. Provision of affordable housing to meet local needs is regarded by national policy as appropriate development within the Green Belt. There are not realistic options for meeting the local affordable housing need on land outside the Green Belt.</p>

2 Previous Consultation

Comment	Response
<p>1. Not sure why market homes are 'needed', i.e. rather than desired.</p> <p>2. A small park?</p> <p>3. A Long Ashton minibus or other transport</p> <p>4. Crossing for children</p> <p>5. Benches for rest</p> <p>6. What is the purpose of having market homes?</p>	<p>1. No market housing is proposed.</p> <p>2. A significant area of open space is proposed.</p> <p>3. The site is in a sustainable location with good options for walking, cycling and public transport.</p> <p>4. There is a crossing point with pedestrian refuge opposite the site and zebra crossings to the east, within the village.</p> <p>5. The suggestion of benches is noted for consideration at the detailed design stage.</p> <p>6. Market homes are not proposed.</p>
<p>Assess need for 1 bed flats. I think allotments are good idea (on Warren Lane?) but not sure of demand of existing. There is also a community allotment which is successful and could be replicated.</p>	<p>Some 1 bed flats are included in response to the findings of the Housing Needs Survey. The Neighbourhood Plan identifies a need for allotments.</p>
<p>1. The new traffic junction should meet the needs of cyclists. In particular, many cyclists heading east into the village need to move from the cycle path to the right hand side of the main road over to the left hand side of the main road itself to continue into the village. Some cyclists remain on the jubilee path of the right, but most need to revert to the main road around the proposed development. The new road junction should allow for this. Several drop kerbs, not just one, would be helpful, for example, to allow choice of timing according to gaps in the traffic, without needing to stop and wait.</p> <p>2. Carbon neutrality. A major concern: the development should be built to standards that go beyond the current national standards.</p>	<p>1. There is a crossing on Weston Road, adjacent to the site, with dropped kerbs on both sides of the road and a central refuge – this is to be retained.</p> <p>2. An Energy Statement is submitted with the outline planning application and this proposes energy efficiency design and specification measures and the use of air source heat pumps. The detail of proposals for carbon reduction will be developed through the reserved matters stage.</p>
<p>1. I did not receive this 2018 survey (resident in Long Ashton past 6 years).</p> <p>2. The field is outside village boundary</p> <p>3. What about results of a previous archaeological dig?</p> <p>4. Where would children from 35 dwellings go to school?</p>	<p>1. A mailout to all households in the parish was commissioned with 2,649 surveys dispatched. The response rate provides a robust data set on needs. Apologies for the lack of receipt.</p> <p>2. Local Plan policy allows for provision of affordable housing adjacent to settlement boundaries and given the lack of options within the boundary, the application site is considered to be a suitable and sustainable location.</p> <p>3. Information on archaeological investigations is included with the application.</p> <p>4. The homes are proposed to meet existing local needs. The North Somerset Education Commissioning Strategy notes the increase in capacity of Birdwell Primary School from 210 to 420 places and the recent expansion of Flax Bourton Primary School from 105 to 210 places. With these changes it considers there to be sufficient places to meet demand.</p>
<p>More accommodation required for first time buyers which is affordable.</p>	<p>The application is for affordable housing.</p>

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Comment	Response
<p>1. I would like to know and see images of how the development would look on approach from the West end of Long Ashton.</p> <p>2. Parking is a significant issue around the existing Long Ashton homes with the majority of homes having two cars but only one off road space available per house. This is the same for the current flats and 1 & 2 bed properties. The Estunes Business Park doesn't have enough spaces for the occupants therefore they spill out onto the surrounding residential roads. Would like the plans to allow sufficient parking spaces for two cars per home, in particular to avoid overflow parking on Weston Road and the surrounding estates. Currently the plans do not show enough parking spaces for the numbers of people per home.</p>	<p>1. The application is in outline but includes sketch images and a Landscape Visual Impact Assessment.</p> <p>2. The proposed parking provision accords with adopted standards.</p>
<p>Good luck!</p>	<p>Noted.</p>
<p>1. Development needs to be done well and sensitively</p> <p>2. What measures are being taken to alleviate flooding? – Warren Drive recently flooded and this plan paves over a field which acts as drainage</p> <p>3. Village is gaining houses but has lost a shop, garage, legion meeting place/community centre and library. Need more community facilities.</p> <p>4. Environmental measures needed – could have secure bike parking; grey water usage/storage, water butts; solar panels</p>	<p>1. Good quality design is intended, as indicated in the illustrative sketches and parameter plans.</p> <p>2. A Flood Risk Assessment and Drainage Strategy is submitted with the outline planning application.</p> <p>3. Enabling people to live in the village will contribute to the viability of commercial facilities such as shops. Other wider decision making process determine the future of facilities such as library provision.</p> <p>4. Cycle parking will be provided. An Energy Statement is submitted with the application and further detail will be developed through the reserved matters stage.</p>
<p>1. Development on green belt site could pave the way for ribbon development outside the Village boundary towards Gatcombe/Cambridge Batch</p> <p>2. Known Roman remains in the area - 3 test trenches is not enough</p> <p>3. Proposal is for development outside village built boundary</p> <p>4. Entrance to the development is on a busy section of road. Bus stops opposite proposed entrance will hinder traffic to new development. The entrance should be moved further back towards Gatcombe.</p> <p>5. Increase in traffic</p> <p>6. The proposed development is acceptable at the face but is cramped and intensive housing towards the back which is not compatible with other nearby developments.</p>	<p>1. Development of this site to provide affordable housing to meet local needs would not provide a justification for further development.</p> <p>2. Extensive archaeological investigation has been undertaken in accordance with established practice and the results are submitted with the application. Further investigation can be secured by a planning condition.</p> <p>3. Local Plan policy allows for provision of affordable housing adjacent to settlement boundaries and given the lack of options within the boundary, the application site is considered to be a suitable and sustainable location.</p> <p>4. A Transport Assessment is submitted with the application and this concludes that the proposed access is satisfactory.</p> <p>5. The Transport Assessment concludes that there will be no significant impacts on the local highway network.</p> <p>6. Detailed design is to be determined at the reserved matters stage. However, the outline planning application includes a parameter plan to control density to levels appropriate to the context.</p>

3 Current Application Consultation

Long Ashton Parish Council

- 3.1 Following the briefing meetings held with Long Ashton Parish Council in 2013, 2014, 2017 and 2019, in respect of future development of the site and adjoining land, a further meeting was held with the Parish Council on 27th September 2021.
- 3.2 At this meeting a presentation was made to the Parish Council's Planning Committee and a bound document containing illustrative drawings was issued to Councillors.
- 3.3 The presentation outlined how the proposed development area has been significantly reduced to minimise as far as possible the impact of the development.
- 3.4 Discussions included the Housing Needs Survey, archaeology, the need for affordable homes in Long Ashton and the opportunity for helping to meet this on the application site when other permissions have made no provision for affordable housing.
- 3.5 The presentation was followed by questions from Councillors.
- 3.6 The Parish Council is considering the information provided and will provide comments when consulted by North Somerset Council on the current application.

Land South of Warren Lane, Long Ashton

4 Conclusion

- 4.1 Through the community engagement undertaken, the Parish Council has been briefed on the proposed development.
- 4.2 A public consultation event for the previous application was held over two days, with invitations sent out across Long Ashton.
- 4.3 Those who submitted written comments were broadly supportive of meeting a significant element of the need for affordable housing in Long Ashton, the proposed mix and the provision of allotments.
- 4.4 Some detailed comments were made in respect of the illustrative layout and more generally about the proposed development and these are responded to above.

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5 Appendices

Appendix 1: Previous Consultation Event Flyer

Appendix 2: Previous Public Consultation Display Material

Appendix 3: Previous Public Consultation Feedback Form

Appendix 4: Current Application Parish Council Presentation

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Appendix 1 Previous Consultation Event Flyer

New Housing Proposal **PUBLIC CONSULTATION**

Venue: Jubilee Pavilion Long Ashton
Friday 6th December 1.45pm – 6.00pm
Saturday 7th December 10.00am – 4.00pm



Illustrative Sketch Drawing

There is a significant level of unmet need for new homes in Long Ashton.

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

Our proposal intends to create a high quality environment that reflects the character of the village, while meeting the needs of local people through a focus on affordable housing. Please come along to see the proposals and let us have your comments.

If you are unable to attend the Public Consultation event, the material will be available to view at the following web address, www.nashpartnership.com, after 9th of December.



Figure 5.1: Front Page

Land South of Warren Lane, Long Ashton



The Proposal

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

What Happens Next?

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.

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partnership

Nash Partnership may be contacted by
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