

Appendix 2

Previous Public Consultation Display Material

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

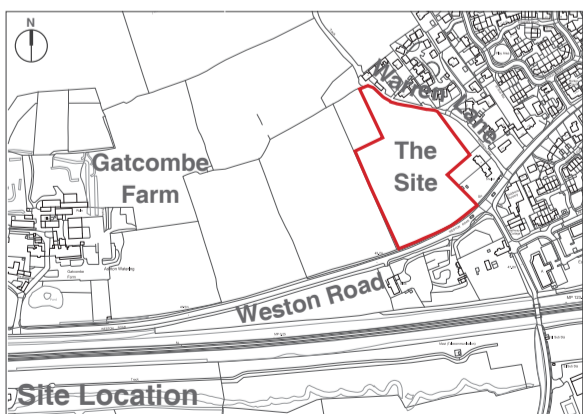


Figure 5.3: Board 1

Land South of Warren Lane, Long Ashton

Land adjoining the western end of Long Ashton

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.

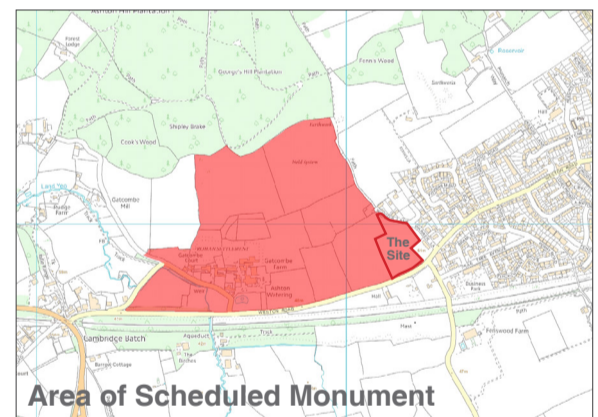
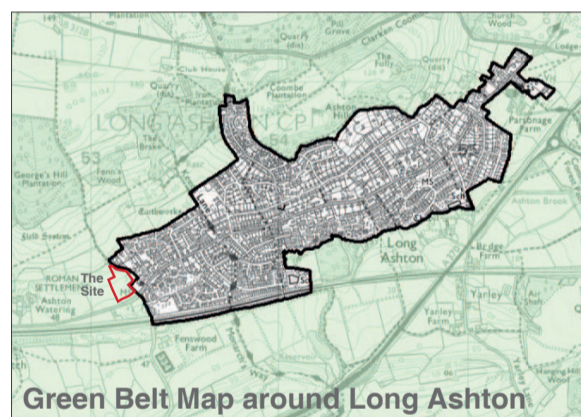
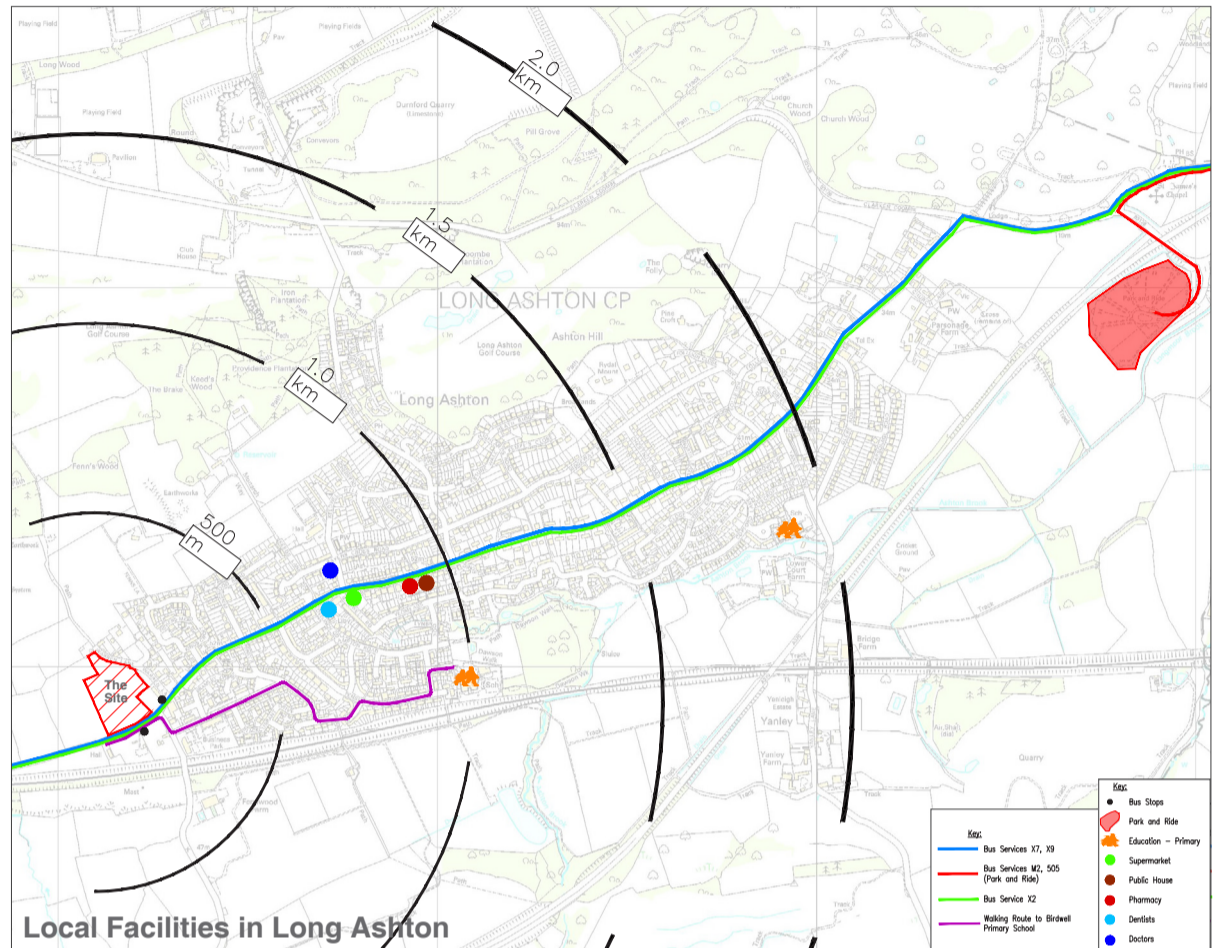


Figure 5.4: Board 2

Appendix 2 Previous Public Consultation Display Material

Land adjoining the western end of Long Ashton 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.

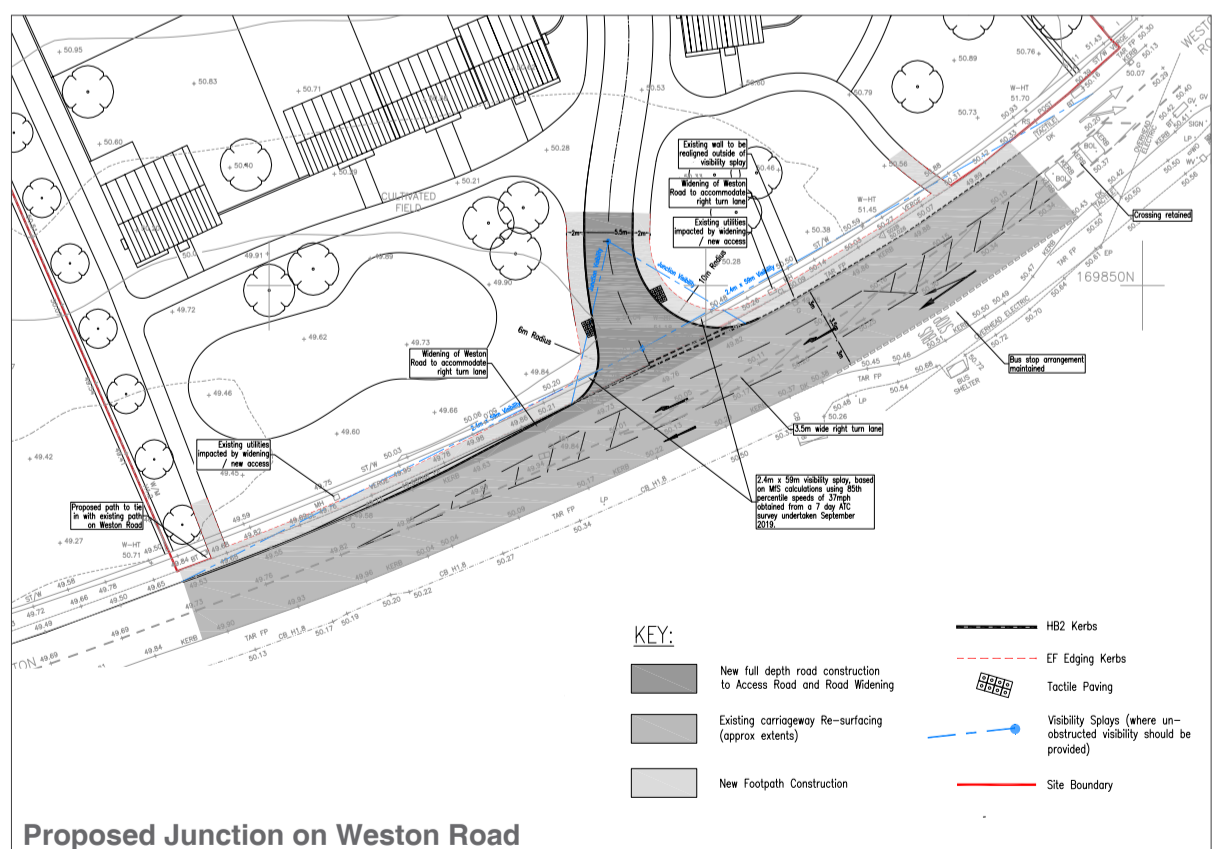


Figure 5.5: Board 3