



Open Space Assessment

In support of an Outline Planning Application

Land South of Warren Lane, Long Ashton

November 2021

Contents

- 1. Introduction 1
- 2. The Proposed Development 1
- 3. Open Space Requirements and Provision 1
- 4. Conclusions 2

1. Introduction

- 1.1 This Open Space Assessment is submitted, on behalf of the Long Ashton Land Company, in support of an outline planning application for up to 35 dwellings on land to the south of Warren Lane, Long Ashton.

2. The Proposed Development

- 2.1 The planning application is in outline, with all matters reserved except for access. However, an Illustrative Site Plan has been prepared and is submitted in support of the application. This is based on 35 dwellings with the following mix:

- 4 No. 1 bed flats
- 6 No. 2 bed houses
- 4 No. 2 bed bungalows
- 19 No. 3 bed houses
- 2 No. 4 bed houses

- 2.2 The Illustrative Site Plan also shows 8,900m² of green infrastructure, comprising:

- 6,430m² open space
- 1,540m² wildlife corridor/green buffer
- 875m² allotments
- 55m² community orchard

3. Open Space Requirements and Provision

- 3.1 The North Somerset Development Contributions Supplementary Planning Document, 2016 (SPD) sets out requirements for green infrastructure provision related to development proposals. It exempts affordable housing from contributions to strategic green infrastructure. Green infrastructure to be secured through S106 Agreements is described as likely to be limited to relatively small-scale provision such as on-site parks, landscaping and allotments. Off-site provision delivered by the Council is to be funded by the Community Infrastructure Levy.
- 3.2 A number of categories of green infrastructure are defined by the SPD and these are considered below. It states that requirements are to be determined on the basis of average household size but no definition or sources for average household size are provided. For this assessment therefore, the maximum occupation capacity of the housing mix set out above has been used. This is 160 people which is above the realistic likely level of occupation and will produce an overestimate of green infrastructure requirements.

Formal Parks and Gardens

- 3.3 The requirement is for 1m² per person or 160m² using the site occupation figure above. In this respect the extensive grounds of Ashton Court, bordering the eastern edge of Long Ashton and Tyntesfield Registered Park and Garden to the north west are easily accessible from the application site.

Community Park

- 3.4 The requirement is for 6m² per person or 960m² using the site occupation figure above. For this category the recreation ground adjacent to Long Ashton Community Centre is within walking distance. This provides a football pitch, bowling green, multipurpose area, tennis courts and play areas. In addition 6,430m² of open space can be accommodated on the application site, as shown on the Illustrative Site Plan.

Neighbourhood Space

- 3.5 The requirement is for 6m² per person or 960m² using the site occupation figure above. This will be provided on the site, with the Illustrative Site Plan showing a total of 6,430m² of open space.

Woodland

- 3.6 The North Somerset Landscape Character Assessment defines landscaped character areas. The site is within areas E5 and J5. One of the characteristics of E5 is its extensive areas of ancient broadleaved woodland and for J5 its wide valley framed by wooded ridges. The local area also has a network of public footpaths. There is therefore good accessibility to woodland from the site.

Conservation Sites

- 3.7 The landscape character areas referred to above include a variety of habitats, with the woodland and hedgerows especially, providing valuable wildlife habitat. Within the site it is proposed that the green infrastructure and landscaping will enhance habitat through planting of indigenous species and appropriate management. Occupiers of the new dwellings will therefore have good opportunities for contact with nature.

4. Conclusions

- 4.1 The application site is in a location with good access to a range of types of open space and the development proposal incorporates 6,430m² of new public open space, 1,540m² of wildlife corridor/green buffer, 875m² of allotments and 55m² of community orchard. The proposed development of 35 affordable homes to meet community needs will therefore be well served by open space, both within the site and in the wider locality, to provide residents with a good level of green amenity.

| | | | |
|------------------|---------------|----------|----------------|
| Job No./File Ref | 21077_U04_005 | Revision | |
| Date of issue | 03-11-21 | Status | Planning Issue |
| Prep by | MC | | |
| Authorised by | MC | | |

**If you require a large print version of this document, please contact
Nash Partnership**

Bath Office: 23a Sydney Buildings, Bath BA2 6BZ

Bristol Office: 25 King Street, Bristol BS1 4PB

www.nashpartnership.com | 01225 442424 (Main Switchboard) | mail@nashpartnership.com

