

Long Ashton Neighbourhood Development Plan 2013 - 2033

May 2015

Vision for Long Ashton

Long Ashton develops as a sustainable community retaining its semi-rural, separate, village character while promoting local business, community facilities and sustainable energy. The parish, including Leigh Woods, will continue to contribute to the leisure and recreation of local people and the wider area of Bristol and North Somerset.



While the plan was being prepared, a legal challenge to Policy CS13 (Scale of new housing) in the North Somerset Core Strategy, (Reference 1), found the policy to be unlawful by reason of the Inspector's failure to give 'adequate or intelligible reasons for his conclusion that the figure made sufficient allowance for latent demand i.e. demand unrelated to the creation of new jobs'. This matter has been remitted back to the Planning Inspectorate for re-examination. As a consequence, the following related policies within the Core Strategy are no longer adopted - CS6, CS13, CS14, CS19, CS28, CS30, CS31, CS32 and CS33.

This matter was remitted back to the Planning Inspectorate for re-examination. The hearings for the re-examination of Policy CS13 were held in March 2014 where the Council proposed increasing the housing requirement from a minimum of 14,000 dwellings to 17,130 dwellings over the plan period 2006 to 2026.

The Inspector issued his response to the hearings on 22nd April in which he indicated a higher housing target would be needed in order to make Policy CS13 sound.

North Somerset Council considered his response and issued a letter to the Inspector recommending a revised housing number of 20,985 and the re-examination process is ongoing. Despite the legal challenge to the Core Strategy, and the re-examination we have proceeded with our Neighbourhood Development Plan on the basis of the policies as they currently exist.

The proposed increase in housing numbers is not expected to affect the overall spatial strategy of the plan or include the use of land in the green belt and we have therefore not allocated any residential sites within the Long Ashton NDP area.

However the importance of the Long Ashton Neighbourhood Plan continuing to be in general conformity with the strategic policies of the North Somerset Core Strategy is acknowledged and the plan will be reviewed as necessary in relation to the outcome of the re-examination process.

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1 Introduction to the Plan

1.1 Location of the Village

Long Ashton is a parish located in North Somerset, close to the river Avon and south of Bristol. Long Ashton consists of the villages of Long Ashton and Leigh Woods with a population of approximately 6000, (Reference 2). It is surrounded by farms, parkland, woodland and land designated as green belt and yet is only four miles from the centre of Bristol.

It was clearly indicated in the Parish Plan, (Reference 3), issued in 2008 that the residents wished Long Ashton to remain separate from Bristol both physically and administratively. The parish has worked hard to keep a sense of community and identity whilst being so close to a large city. Maintaining the status of the surrounding green belt is seen as very important.

1.2 History of the Parish

Long Ashton

There are Roman remains at Gatcombe (at the West end of the village) and there is evidence that the current Yanley Lane may follow the line of the Wansdyke, (Reference 4), which is believed extended to Dundry. The village developed in Saxon times and the Domesday Book records it as Estune, (the place by the ash tree). It was called Ashton up to the mid 19th century. The present parish church of All Saints dates from about 1380 and the arms of its founder (Thomas de Lyons) are on the outside of the tower. There is evidence of, but no remains of an earlier church.

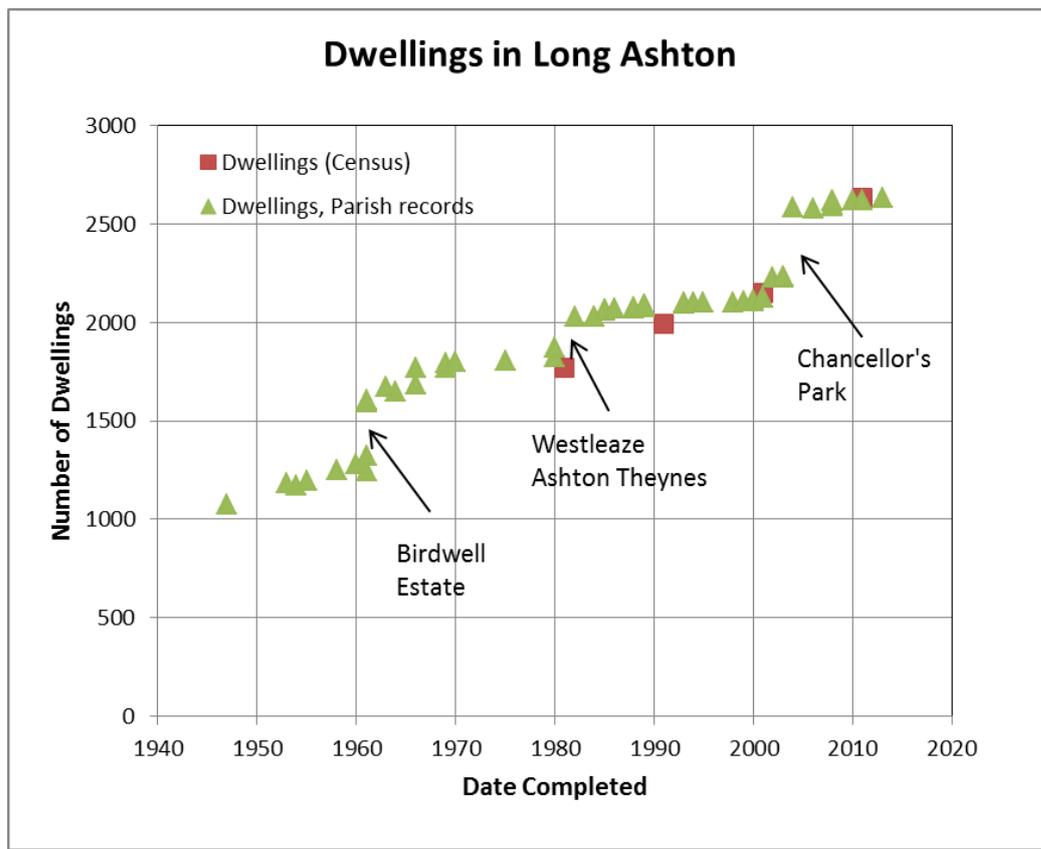
The Angel Inn, near the church, is the oldest pub in the village, dating from 1495 and originally was the church house. There are two other historic pubs in the area which are very popular with visitors from Bristol. There are three conservation areas, and more than 80 listed buildings in the village, (listed in the Appendix A).

The National Fruit and Cider Institute opened at Fenswood on the edge of the village in 1903. It became the University of Bristol Agricultural and Horticultural Research Station in 1912 and was known as Long Ashton Research Station until it closed in 2003. During the second world war it developed rose hip syrup and Ribena.

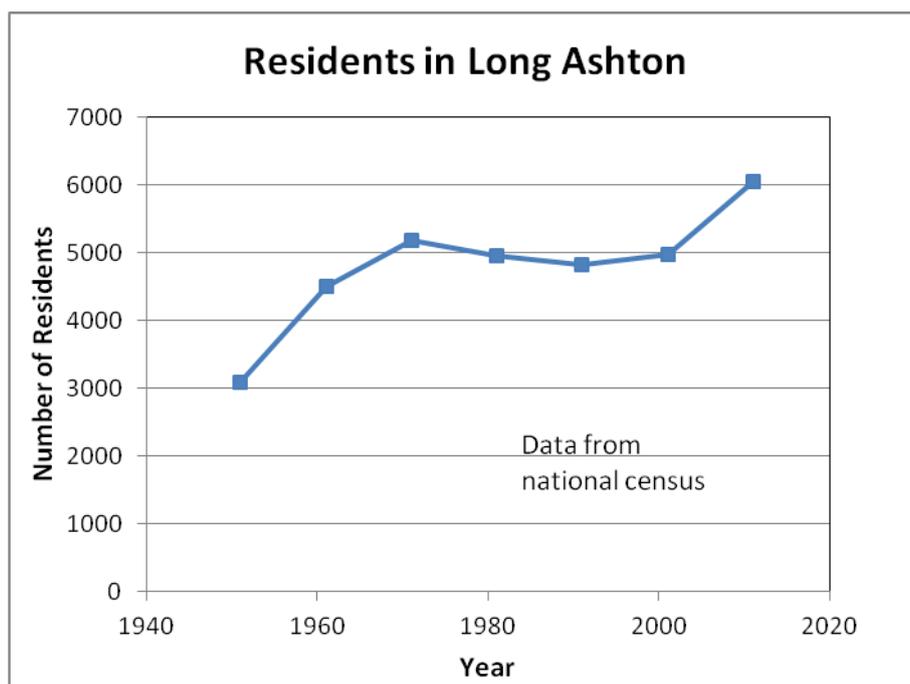
Ashton Court is a large estate between the villages of Long Ashton and Leigh Woods, and lies within the parish. It covers 850 acres (340 hectares) and receives 1.6 million visitors per year, (Reference 5). It was originally owned by the Smyth family but, on the death of Esme Smyth, death duties led to the disposal of the estate. Bristol Corporation acquired the mansion and surrounding parkland in 1959.

The estate is a significant visitor destination and hosts major events such as the Bristol Balloon Fiesta and many smaller events, such as the Kite festival, Brisfest, Bikefest and Parkrun. The recent construction of a mountain bike trail in Ashton Court and Leigh Woods has increased visitor numbers.

The Figure below shows how the number of dwellings in the village has increased since 1947 and illustrates particularly how rapid the increase has been in the recent past.



The next figure shows the number of residents. There were rapid increases in population between 1950 and 1970 and again between 2001 and 2011, with a period of stability in between.



In the last 10 years Long Ashton has experienced a very rapid expansion, mainly facilitated by the release of the former research station land, (now Chancellor's Park). The 2001 and 2011 census records (Reference 6) show the following:

	2001	2011	Increase %
Dwellings	2151	2633	22%
Residents	4981	6044	21%

Leigh Woods

Leigh Woods, originally part of the Smyth family estate, has long been regarded as a special place for enjoying the beauty of the natural landscape. The two iron-age forts, Stokeleigh Camp and Burwalls Camp with Nightingale Valley in between, giving outstanding views of the river and the city.

The opening of the Clifton Suspension Bridge in 1864 presented the landowner, Sir Greville Smyth, with a development opportunity. The Leigh Woods Land Company was formed to allow some controlled building and to preserve the views of the woods from Clifton and use of the woods for recreation. The triangle of land bordered by the Avon Gorge, the woods and Ashton Court Estate was developed over about 40 years as a residential suburb, with large houses in a variety of architectural styles in substantial grounds with mature trees and hedges. 20th century developments have, on the whole, been successfully absorbed into what was created as a Victorian suburban idea. The ancient woodland beside North Road was given to the National Trust by George Wills in 1909 to protect it from development and the Trust bought Burwalls Wood in 1949.

Most of Leigh Woods was designated as a conservation area in 1977. Since the closure of Burwalls, where Bristol University ran a residential centre for continuing education, the Church of St Mary the Virgin is the only non-residential building in Leigh Woods. There are no shops, pubs, schools, surgeries or other usual amenities of village life in Leigh Woods, the Clifton Suspension Bridge thus provides a vital link to the amenities of Clifton.

More detailed historical information is included in Appendix A.

1.3 Area Covered by Plan

The area covered by the plan is the parish of Long Ashton, as shown in Map 1, (Section 6.1). The boundary of the parish is shown in red. The maps can also be viewed using the interactive map accessible from the LaLife.org website or via the link, www.map.n-somerset.gov.uk/longashton.html.

1.4 Consultation

Details of the consultation carried out and how the results have been incorporated into the plan are given in the Consultation Document.

Parish plans were developed separately for Long Ashton and Leigh Woods and were published in 2008, following extensive consultation including a questionnaire delivered to 2000 homes. Whilst much has been achieved since issue of the plan, many of the issues and concerns raised then remain.

The consultation statement reviews the findings of the Parish Plans in more detail.

1.5 Duration of the Plan

The duration of the plan is 20 years from 2013, which is considered appropriate for the circumstances of the village and the relative stability envisaged. It aligns with the original intent of the North Somerset Core Strategy. Revisions will be carried out as and when these are necessary to respond to changing circumstances.

1.6 Topic Groups

The topics listed below were identified by the steering group as being central to the achievement of the vision. These were developed by topic groups comprising members of the steering group and members of the public. Issues raised during the consultation were considered as well as new issues. Policies were developed from those issues that were considered to be relevant to the plan. Other issues were discarded, referred to the Parish Council as part of “normal business” or will be included in a Community Plan. The topic groups were:

- Sustaining a local community.
- Creating a prosperous local economy.
- Protecting our local environment.
- Highways and Transport.
- Meeting local housing needs.

Details of the issues raised and resulting policies are given in the following sections.

During the development of the topic aims a further topic was identified from the recognition that the economic and social development of the village was being inhibited by the character of the main road that runs through the village. A study was commissioned to examine how this could be improved. The results from this study have been called the Village Enhancement Scheme, (see Section 2.5), and is included as a topic within this NDP.

2 Neighbourhood Development Plan Policies

2.1 Sustaining a Local Community

2.1.1 Background

Long Ashton has a thriving local community with many clubs and associations, (Appendix B). These include an active youth club, scouts, guides and beavers groups, Long Ashton Independent Ladies Association (LAILA), the Women's Institute, Probus, Local History, football, tennis and cricket clubs. The Long Ashton Community Association (LACA) has responsibility for the village hall complex, which incorporates a large hall and stage, a smaller hall, sports hall, club room, meeting rooms, two football pitches, tennis courts, bowling green and play areas for young children. The village hall complex is in great demand by many organisations and local clubs. LACA is supported financially by the Parish council.

For some time the community has wanted improved facilities for the main youth groups, the Scouts, Guides and Youth Club. Ideally, these would be purpose built, if sufficient funds and suitable locations could be found

There is a well used library, post office, local shops and pubs. The youth club has contributed to a decrease in anti-social behaviour by some of the young people in the village and, together with the community centre, is an important facility for the community. It is vital that both continue to thrive, as contributors to both the Parish Plan and the NDP consultations have indicated. There is a desire to see continued improvement and expansion to the facilities offered.

The village enhancement scheme aims, (see Section 2.5), to improve the main shopping area to create a hub and focal point for the village and a more pedestrian friendly environment. Implementation of this scheme is expected to increase the viability of the local shops and aid the retention of vital services.

2.1.2 Policies

Policy LC1 Support and make improvements to the Community Centre and sports facilities

Support and improve the Community Centre and sports facilities by continued investment utilising CIL or other funds should these become available, reacting to the demands of the community as needs develop. Projects to be supported could include:

- Purpose built facilities for young people up to 19 years.

- An area designated as a skate park.

- A site for play facilities for children (4 to 16 years) at the eastern end of the village in an area to be identified.

- A small play area for children (4 to 16 years) in Leigh Woods.

Justification

The community centre provides a central location for village activities and is well used by local groups. It provides essential support for youth activities such as the youth club and junior football club, as well as for the older residents with yoga classes, the bowls club and other facilities.

Facilities for young people in the village are recognised, by the Parish Council and as reflected in the Parish Plan as being deficient. New building in the village has resulted in increased demand for such facilities. Inadequacy in the past has resulted in anti social behaviour and their continued provision and improvement is seen as a means to avoid such problems.

The provision of these facilities will depend on suitable locations being found and adequate funding.



**Long Ashton
Community Centre**

Policy LC2 retain and improve sporting and recreational facilities in the village

Development of land, currently used for sporting and recreational facilities, for an alternative use, will not be permitted unless equivalent alternative facilities are provided by the developer, within the parish, or it can be demonstrated that the existing facilities are surplus to requirements.

Justification

The existing recreational facilities are well used and the consultation showed residents wish them to remain available and to be improved.

Policy LC3 Local green space

The following areas (shown on Map 2) are designated as Local Green Space:

Recreation ground at the Community Centre and Peel Park

Birdwell Recreation Ground

Long Ashton Cricket ground

Ashton Court Estate (covering the area which lies within Long Ashton Parish)

Development on these areas will not be permitted unless this enhances the existing use and community value or in very special circumstances.

Justification

Local Green Space designations are for local communities to identify for special protection green areas of particular importance to them. However, national guidance states that The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance,

- recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

The Neighbourhood Development Plan identifies Local Green Space designations for the following areas of particular importance within Long Ashton.

The Community Centre recreation ground is an important centre for village life and is irreplaceable as an area for sports, as a children's play area and other recreational activities.



Peel Park, off Keads Lane and part of the Community Centre

Birdwell Recreation Ground provides an important open space for the residents of the Birdwell estate. It is adjacent to Birdwell School and is at the start of Dawson Walk. It provides an area of tranquillity which is also used for recreation and has value to wildlife.

The Cricket Club has approximately 100 members and the club house provides a useful social meeting place as well as providing a location for sporting activities. If no other site were available, the cricket club would not be able to continue and an important element of village life would be lost.

Ashton Court Estate is an area of open space much used by local people and residents of Bristol for sports and recreation. It provides a venue for local and national events and contains an area of 220 hectares designated as a SSSI. There is significant historic interest.

These areas are “demonstrably special” and as such the designations are consistent with the NPPF paragraphs 76 and 77.

Policy LC4 Sites of open space value

The following areas (shown on Map 3) will be designated as sites of open space value:

- Dawson Walk
- Theynes Croft
- Kings Croft Park
- Chancellors Park
- Northleaze School car park
- Gardener's Walk
- The reservoir

The following areas will be designated as sites of open space value, to come into effect when their current use has been discontinued and remediation is complete:

- Yanley Landfill
- Durnford Quarry, (area to the west of Longwood Lane)

Development on sites of open space value will not be permitted unless there are exceptional circumstances, an equivalent area of open space is provided by the developer or the development enhances the existing use and community value.

Justification

Open spaces within the village are regarded as being an important part of the character of the village and provide opportunities for recreation. The current status of some of the identified areas of open space is unclear. Designation as sites of open space value would remove this uncertainty.

Gardener's Walk provides a small but valuable area of open space close to houses which is used as a play area by local children. The built up area of the village contains relatively few open spaces so these are particularly valuable.

Northleaze School car park is valuable as a car park for public use when not being used for school purposes, to avoid congestion on Long Ashton Road. The area has other potential open space uses.

The Yanley Landfill is subject to planning conditions which require remediation of the site (The most recent planning application is 13/P/0304/F February 2013). The closed site will include grassland and woodland. The area includes Hanging Hill Wood and is crossed by footpaths. The site of the landfill is unsuitable for development owing to the unstable nature of the subsurface.

The planning permission for Durnford Quarry also requires remediation. Although this will not be complete for many years it is envisaged that the land will be returned to the Ashton Court Estate and thus fully open for public access.

Policy LC5 Protection of Assets of Community Value

Development or change of use of assets registered as being of Community Value will only be permitted if the proposed development or change of use protects and enhances the community value of the asset.

Justification

The register of Assets of Community Value, set up by the Localism Act 2011, is maintained by NSC and lists all such assets formally proposed and accepted for registration under that act. The British Legion building, or Village Club at 1 Providence Lane, was designated in 2013 and is a good example of the use of designation which may prove vital in securing the future of this building as a village facility.

The British Legion building at 1 Providence Lane
Registered as an Asset of Community Value



The LAPC are currently considering several important community assets for registration. A number of facilities has been lost to the village in recent years. Lack of a range of local services forces residents to use these services elsewhere, with the result that other local services can be under used. We consider that the public houses should be protected as these are social meeting places and some are popular venues for visitors to the village. Facilities such as the post office and the library are vital local services. Other facilities are educational or important meeting locations.

Policy LC6 Allotments

Any new development of 10 or more dwellings shall provide space for allotments to serve the development on the same site or on easily accessible land within the parish, or if this is not reasonably practicable, make a financial contribution to the Parish Council to enable the purchase of an equivalent area of land elsewhere. The allotments area shall be 250m² for each 10 dwellings.

Justification

There is an unsatisfied local demand for allotments and a community orchard. Efforts have been made by the Parish Council to secure land for allotments, but no suitable area has been found. The local Transition group with the support of the Parish Council is planning a community orchard on Peel Park, and further similar initiatives may be expected. The clerk maintains a list of residents who have requested allotments. The availability of allotments would undoubtedly lead to an increase in demand.

There are 11 allotments provided by Gatcombe Court, which are all fully used.

There are nine allotments associated with the Alms Houses, which are all fully used.

The size of an allotment since Saxon times has traditionally been 10 square rods, or 300 square yards (250 square metres), Reference 7. This area is currently used by many local authorities, although these plots are often shared.

The Parish Council has funds within its allocated reserves to support the provision of allotments. Any contributions arising from this policy would be added to these funds.

2.2 Creating a Prosperous Local Economy

2.2.1 Background

The business base in Long Ashton is limited, with the majority of residents working elsewhere and commuting. The businesses located in Long Ashton are listed in Appendix B.

Until its closure in 2003 the Long Ashton Research Station was a significant employer, providing approximately 220 jobs with a range of skills from manual to academic. The Research Station site has been redeveloped and now accommodates 350 houses and a small business unit. The latter was intended to provide enough jobs to replace those lost by closure of the research station, but currently is incomplete and the number of new residents of working age far outweighs the number of jobs available.

The larger employers in Long Ashton are now Blade Garage at Cambridge Batch and Gatcombe Farm Shop and Carvery (38 full and part time). The former Redwood Lodge Hotel and Country Club, closed in 2014. Plans have been submitted to convert the site to a sheltered housing scheme providing 124 dwellings.

Parsonage Farm has a Scaffolding Business running from their site as does Bushy Equine Livery Stables. Long Ashton Business Park comprises a number of units for small businesses. On the West side of the village there are business units in Chancellors Park.

There are 14 company premises in Yanley Lane business park, employing more than 50 staff, many of whom live in Long Ashton. They include the UK offices of a German aerospace electronics company a New Zealand IT company, the SW regional office of a national painting contractor and various other proprietor run companies in IT, environmental consultancy, creative media and public relations, scaffolding design and property management.

There are two garages, which employ approximately 30. One of which has indicated its intention to sell for residential development. Durnford Quarry employs between 6 and 8 people on their site in Longwood Lane.

Whilst farming is a significant activity, the number of directly related jobs is relatively small. However, there are a number of land based activities which employ a number of people, for example associated with sports fields.

The remaining business activities are retail, including three public houses and one restaurant. The latter formerly being a public house and now an Indian restaurant. There are two food takeaways. The retail outlets are limited and the range has decreased in recent years. The centre of the village has no green grocer, iron monger or bank, although these have been present in the recent past. Many local residents tend to shop in Nailsea or in Bristol. There is a Co-op supermarket which has a limited selection of products and has improved greatly in recent times with a refurbishment not long ago. Gatcombe Farm Shop has locally sourced meat and a large selection of fruit and vegetables and has an associated restaurant.

The post office is being actively managed and is undergoing improvement. This is an important service which should remain.

Although not physically sited within the village, Ashton Court Estate employs a small number of staff and there are associated businesses, such as the mountain bike and golf centre and the café.

It is thus considered important to increase the appeal of the local shops and encourage businesses to locate in the village. (See the Village Enhancement Scheme in Section 2.5, which is a vital part of improving the appeal). Home based businesses also need to be encouraged. If businesses change then the available sites should be retained for business use. The number of jobs in the village should be encouraged to increase.

2.2.2 Policies

Policy PLE1 Retention of local retail facilities. Key Retails Area

Conversion of facilities out of Classes A1 to A5 inclusive use will not be permitted in the central area as shown on the Map 4, extending along the South of Weston Road between its junctions with Providence Lane and Lovelinch Gardens unless it can be demonstrated that:

- the use is no longer viable. Any claim that the business is not viable should be supported by documentary evidence to show that the current use is no longer viable, alternative business uses have been seriously considered and adequately marketed;
- the vitality and viability of the retail area is not adversely affected;
- adequate retail provision remains for local residents.

For the purposes of permitted development rights shops within the boundary of the area covered by Policy PLE1 as shown on Map 4 are classified as being within the “key shopping area”.

Justification

As noted above, there has been a gradual reduction in the range of retail facilities in the village. This affects the viability of the village centre and increases travel needs. It particularly affects those with limited access to transport.

There has been a significant loss of jobs following closure of the Long Ashton Research Station. Retention of local jobs is essential to securing the future of the retail outlets and limiting out commuting (Class A use includes shops, public houses, restaurants, cafes, financial services and estate agents).

This policy is consistent with NPPF paragraph 70.

Policy PLE2 Retention of businesses and employment within the Parish

Planning permission for conversion of business premises, (Classes B1, B2 and B8) to residential use will not be granted unless there are exceptional circumstances. Any claim that the business is not viable should be supported by documentary evidence to show that the current use is no longer viable, alternative business uses have been seriously considered and adequately marketed.

Subject to acceptable impact on nearby residential areas minor development proposals to facilitate home working, (such as office or small craft work) will be permitted.

Justification

In recent years, Long Ashton has increasingly become a dormitory village for Bristol, resulting in a large proportion of villagers out commuting. The closure of the Long Ashton Research Station resulted in the loss of a large number of jobs, but the development of the site resulted in a large number of new residents and no corresponding local jobs. Thus, retention and creation of jobs within the village is vital for community cohesion, reducing out commuting and sustainability.



Part of Retail Area, Eastern end on Weston Road

Part of Retail Area,
Lovelinch Gardens, off Weston
Road



It is recognised that current permitted development rights may prevent implementation of this policy, in some cases. Nevertheless, the Parish Council will seek to retain businesses within the village and this policy will be implemented if there is a change to permitted development rights. The business area intended to replace the jobs lost by closure of the Long Ashton Research Station is shown in Map 5. So far only part of this has been constructed.

This policy is consistent with NPPF paragraph 70.

2.3 Protecting and Enhancing our Local Environment

2.3.1 Background

Long Ashton is semi-rural village. The built area of the village is surrounded by agricultural land, woodland, golf course or parkland (Ashton Court). Whilst the eastern end is close to the Bristol boundary, it is separated by open fields. The land surrounding the village is classified as green belt. In a recent study by NS, (Reference 8), the blocks of land around the village were accorded amongst the highest grade for its value as green belt. Consultation carried out for the Parish Plan (Reference 3), showed that this separation from Bristol was highly valued.

The North Somerset Core Strategy confirms that there is no need for a review of the green belt policy, and to supplement that, we have included a policy to give additional protection to an area to the north and east of Long Ashton to maintain separation from Bristol and provide a visual and physical gap. This is regarded as important by the community to ensure Long Ashton retains its identity as a village.

The footpaths within the parish are also highly valued and their condition is closely monitored by the PC. Considerable effort has been expended in the past few years to ensure that the paths are well maintained and accessible. For example, most of the stiles have been replaced by kissing gates and instances of local flooding have been resolved by improved drainage.

The land to the north of the village rises steeply and much of this slope is covered with mixed woodland. When a part of this woodland was put up for sale, pledges to the value of over £100,000 were received from residents in less than one week. In the event, it was purchased by a private buyer, but this shows woodland is highly valued by LA residents.

Renewable energy assessments, (Appendix C), show that there is a good potential in Long Ashton to generate renewable energy locally and go some way towards achieving energy independence. The majority of the properties in the parish are suitable for the installation of solar PV panels. The woodland also has a limited potential to produce biomass as a wood fuel using sustainable forms of forest management.

If it is developed by and for the community, community-owned renewable energy in Long Ashton has the potential to create new forms of income for the parish and to create new local business opportunities and employment. The total household energy bill for the area is around £4.4M per year. Developing local forms of energy would help to ensure that some of this money stays within Long Ashton

Home energy use is responsible for 27 percent of all UK CO₂ emissions, so planning with strong policies to reduce this can make a significant local contribution to climate change mitigation.

Households in Long Ashton have a lower than average SAP (Standard Assessment Procedure), rating and higher household energy demand than both regional and national averages. This results in higher-than-average household CO₂ emissions and energy bills of up to nearly £400 more than average for the residents of Long Ashton. However, CSE's, (Centre for Sustainable Energy), LEAF, (Local Energy Assessment Fund), report for Failand, Wraxall and Long Ashton showed that annual domestic fuel bills could be reduced by £600-1700 per property year with a few simple measures such as cavity wall and loft insulation. More than 13% of households in Long Ashton are classified as being in fuel poverty, which is higher than the regional average.

The evidence base for the energy related policies proposed here is given in Appendix C.

2.3.2 Policies

Policy ENV1 Area of Separation

An Area of Separation has been designated, extending from the east of Providence Lane and Longwood Lane in the north, clockwise to the east of Wild Country Lane in the south and extending to the border of the parish. (Map 6) as an area of the parish that is required to remain open in aspect in order to maintain an actual and visual separation between the City of Bristol and the parish of Long Ashton. This area lies within the Green Belt and development that threatens the open and rural aspect of this land contrary to Green Belt policies will not be permitted.

Justification

The consultation for the Parish Plan and for this plan showed, overwhelmingly, that the residents of Long Ashton wish the village to remain separate from Bristol. It is this land that defines the end of Bristol and the start of North Somerset and is exceptionally valuable because the change from urban to open land is abrupt. We therefore consider that this land should retain its open character and use as farmland or other compatible green belt uses.

Green belt policies apply to all the land surrounding the settlement of Long Ashton and are unaffected by the area of separation.

Long Ashton lies within Local Character Area 118, identified by Natural England. The Statement of Environmental Opportunity, SEO1 begins "Conserve and manage the

distinction between small rural settlements and the densely urban City of Bristol...” Policy ENV1 is consistent with this statement.

This policy is consistent with NPPF section 9 and in particular paragraph 80

Policy ENV 2 Protection of trees and woodland

Development that damages or results in the loss of ancient trees or trees of good arboricultural and amenity value will not normally be permitted. Development proposals must be designed to retain trees and ancient trees or trees of good arboricultural and amenity value. Development proposals for sites including mature trees (i.e. 600 mm girth or greater) should be accompanied by a tree survey that establishes the health and longevity of any affected trees and a long term maintenance plan.

Justification

The woodland to the north of the village runs along a ridge and forms a continuous strip of varied woodland, which is important to wildlife and for recreation, and provides a distinctive skyline, which is a feature of the village. It attracts visitors from outside the village as well as local people. The value attached to this is evidenced by the appeal to purchase Keeds Wood, (as noted above). This wooded ridge is a defining feature of the village and should be retained.

Trees form important and valued features in the village and should be retained as part of any future development.

Policy ENV 3 Maintain and enhance public rights of way

The current footpath and bridle way network is to be retained and maintained. Where practicable, and without loss of character, enhanced to provide access for all. Opportunities to enhance the network will be investigated in any relevant development. Any development proposals will be required to retain existing rights of way and where appropriate to the scale and location of the development, improvements will be required to enhance the public right of way network.

Justification

The consultation for the Parish Plan and this plan has shown strong support for maintaining and improving the footpath network around the village. This includes the Monarchs Way long distance path. Much work has been done and is continuing and the paths in Long Ashton are locally recognised as being some of the best in the area.

This policy is consistent with Reference 9 and 14, (Section 9.2).

Policy ENV 4 Renewable Energy Installations

Renewable Energy installations including solar PV are encouraged. Commercial scale solar PV installations will comply with the NS SPD on solar arrays (Reference 9). Commercial scale wind turbine installations will comply with the NS SPD on wind turbines, (Reference 10). A community benefit from commercial renewable energy schemes will usually be sought, unless the viability of the project is proven, with documentary evidence, not to be able to provide this. The recommended community benefit package in England is £5000/MW of installed capacity per year, for the lifetime of the development, (Reference 10).

Justification

This policy supports the aims of reducing carbon emissions and increasing community involvement in the use of renewable energy. There is support in the community for the generation of energy by sustainable means through the local Transition Group which has promoted studies on feasibility of locally generated energy, (e.g. Appendix C). The community benefit could be re-invested in further renewable schemes or used to support energy efficiency schemes, but it is recognised that the land around Long Ashton is green belt and is therefore unlikely to be suitable for commercial scale solar PV arrays, except on existing buildings.

This policy is consistent with NPPF paragraphs 97 and 98.

Policy ENV 5 Conserve and enhance areas of value to nature or landscape

Any development proposal must conserve and enhance the wildlife, biodiversity and historic assets of the village. Appropriate public access shall be provided to areas that will be designated for wildlife, where this does not detract from the wildlife value.

The following, areas are identified (as shown on the Map 7) as areas of local ecological and landscape value:

Hanging Hill Wood

Ashton Hill Plantation (including Cooks Wood, Shipley Brake and George's Plantation)

Keeds Wood, Iron Plantation, Providence Plantation and The Brake

Fenn's Wood

Ashton Hill Woods (including The Folly and Coombe Plantation)

Nightingale Valley and Stokeleigh Camp

Reservoir and surrounding land.

Justification

This policy is complementary to ENV2 and shares its justification. It also aims to ensure that the landscape character of the village, being edged by a wooded escarpment, (Keeds Wood, Providence Plantation and Ashton Hill Woods), is maintained. Nightingale Valley (also woodland) provides a similar backdrop for Leigh Woods. In addition, the policy aims to protect and enhance the natural environment for biodiversity and provide areas for recreation.

The reservoir and surrounding area have potential for attracting wildlife and for recreation. Hanging Hill Wood is ancient woodland and thus an important area for wildlife.

The woodland has a range of ages and species of tree and thus provides biodiversity.

The woodlands are accessible by a number of footpaths and are extensively used for recreation including both formal and informal events. Such events support the local economy.

Surveys have revealed remnants of a Roman settlement at Gatcombe to the west of the village and there are Iron age remains to the north.

Keeds Wood is of local importance as demonstrated by a public appeal which raised pledges of £100,000 when put up for sale in 2013. Providence Plantation and Ashton Hill Woods would most likely attract similar support. These woods lie on a ridge to the north and west of the settlement and thus provide a visual backdrop to the village.

This policy is consistent with NS Core Strategy policy CS5 and the NPPF paragraph 109.

Policy ENV 6 protect against flooding

All development including extensions to properties should deal with water runoff at source through Sustainable Drainage methods, as required by Reference 11, or its replacement. Peak runoff rates should not exceed green field runoff rates, taking account of the geology, which in parts of Long Ashton does not allow for infiltration.

Water courses will not be built over.

Planning permission for development within the parish will not be granted unless:

- A. The natural watercourse system which provides drainage of land is unaffected;
- B. A minimum access strip 6 metres in width is provided along the top of one bank of any watercourses to allow maintenance and amenity access;
- C. Culverting is kept to a minimum to allow access and where possible culverts should be opened;
- D. Any substantial changes in the characteristics of surface water run off or sewage is adequately catered for by either on site or off site works to mitigate all effects.

Flood zones 2, 3

The ground floor levels of all buildings shall be a minimum of 600 mm above the 1 in 100 years flood level.

Justification

The following watercourses run through the Parish of Long Ashton and are potential sources of flooding:

- Land Yeo
- Longmoor Brook
- Colliters Brook
- Ashton Brook

A significant area of flood zone 2 and a smaller area of flood zone 3 are identified by the Environment Agency local to the above water courses, (See Appendix I).

Long Ashton has suffered serious flooding in the past (1968) and, less seriously, recently. This has been caused by the high rates of run-off from the new dwellings, despite the

mitigation measures put in place at the time of construction. Climate change is expected to increase the frequency of intense rainfall. Further developments should ensure that the drainage systems are passive and sustainable and do not exacerbate the existing flooding problems.

A minimum floor level height of 600 mm above the 1 in 100 years flood level, in flood zones 2 and 3, is considered appropriate because there has been historical flooding which could recur. This requirement is being adopted elsewhere and is a prudent measure to combat climate change. The Environment Agency would recommend that there should be no building in these areas, in accordance with the sequential test in the NPPF paragraphs 100 to 103. (Appendix I)

This policy complies with North Somerset Core Strategy policy CS3 and the Strategic Flood Risk Assessment.

2.4 Highways and Transport

2.4.1 Background

Long Ashton lies on the route between Weston Super Mare and Bristol and, until 1968, the current main road through Long Ashton was part of the A370, Weston super Mare to Bristol road and was regularly grid locked. The Long Ashton bypass was opened in 1968 and largely relieved this congestion, leaving the village relatively quiet. Since then considerable development has taken place in North Somerset and, at times, this road again becomes busy. During morning rush hour, the access from the eastern end of Long Ashton onto the B3128 and A370 is subject to delays.

Apart from the main road, (which to the east is Long Ashton Road and to the west is Weston Road), there are two other minor roads which give access to Long Ashton. Yanley Lane runs north from the A38 joining Long Ashton Road, and Providence Lane runs south from Longwood Lane and the B3128, Clarken Coombe, to the junction between Long Ashton Road and Weston Road. Both these roads are narrow and are used as commuter routes but are unsuitable.

The speed of traffic in the village has been raised during consultation as an issue that concerns many residents. A survey of residents in Providence Lane was carried out in March 2009, (Appendix G), and the results presented to the PC. After a site visit and discussions with North Somerset, limited measures were agreed and have recently been implemented. Problems with speeding along the main road have also been highlighted during consultation. These concerns are supported by traffic speed measurements made with the speed awareness camera owned by the PC. Data collected between 21 April and 26 May 2014 showed that, at a location along Long Ashton Road, the 85% percentile speed was 38 mph and speeds in excess of 60 mph were regularly recorded. The average number of vehicles travelling in the easterly direction was 1850 per day, of these 15% or 280 were exceeding 38 mph.

There were eight personal injury accidents on this road between 2008 and 2012, (Reference 12). Four of these injuries were near to the local shops, between the junction with Providence Lane and that with Lovelinch Gardens. This road remains much as it was when it was the A370 and needs to be changed to better fulfil its role of servicing the village, its shops and businesses and to permit the creation of a more identifiable village

centre. A proposal was made in the Parish Plan to emphasise the heart of the village, which is consistent with revising the context of the road.

Parking causes problems at several locations in the village such as:

- East end of Long Ashton Road, caused by commuters and people accessing Ashton Court and not wanting to pay the parking charge.
- Shops by the Co-op
- Shops in Lovelinch Gardens
- Church House
- Glebe Road as it meets Long Ashton Road
- Parking extending into Long Ashton when there are football matches
- Parking near the new Festival cycle path by commuters wishing to avoid the traffic jams past Long Ashton by cycling into Bristol

Parking at the East end of Long Ashton Road, can exacerbate congestion, and impedes access to Church Lane and All Saints Church. This can be a particular problem for buses or emergency vehicles and is often evidenced during football matches. Parking by Church House can restrict the width of the road and causes traffic holdups. However, it is recognised that limited parking can provide a measure of traffic calming.

Parking in the village also becomes a problem during the Bristol Balloon Festival (3 days in August), and during the Brisfest music festival.

The village is served by buses, with stops along the main road. The cost of travel from one end of the village to the other is the same as travelling to Bristol.

The Long Ashton park and ride, located at the eastern end of the village is used by residents to access Bristol and provides a convenient service. However, there is no facility for cyclists either to leave their bike and travel by bus to Bristol or to unload their bike and ride to Bristol.

The main Bristol to Taunton railway line runs approximately parallel to the main road and there used to be halts in Long Ashton and at Flax Bourton. Whilst there seems no prospect of either of these opening in the short term, there are potential developments in the local urban railway network, which may favour their use in the long term. In addition, there is the prospect of a station at Ashton Vale, which, with suitable connections could provide relatively easy access to the rail network.

The Festival Way cycle route from Nailsea to Bristol runs through Long Ashton and connects to a largely traffic free cycle route which gives access to Bristol close to Prince Street Bridge and the Harbourside.

Construction of a road between the A38 and A370, known as the South Bristol Link (SBL) has begun. This will join the A370 near Parsonage Farm. This will create additional traffic on the A370, (for example Reference 13 shows an increase of 38% in the north bound am peak traffic on the A370 immediately north of the junction with the SBL in 2016 and 53%

increase in 2031), and hinder access from Long Ashton to Bristol. Increased use of local roads may also be expected.

Many of the journeys from Long Ashton are relatively short and thus amenable to alternative modes to the car, walking and in particular cycling have grown in popularity in recent years. These modes may not suit all trips especially if heavy loads are involved. Given the short distance of many trips, electric cars or electrically assisted bicycles could provide a more sustainable solution, particularly if these could be part of a car share scheme. Electric cars could also be encouraged by the installation of charging points in the village.

The Core Strategy identified Long Ashton as a Service Village i.e. it should be/become a thriving community and focal point for local services and facilities. A Priority Objective is to improve the vibrancy, prosperity, distinctiveness, quality and range of local services in such villages. The Long Ashton Village Enhancement Scheme would do just that; in fact, the proposal meets a number of the Priority Objectives. The NDP is seeking a safe, well-designed and attractive environment.

2.4.2 Policies

Policy T1 Encourage more sustainable modes of transport

Encourage the use of more sustainable modes of transport particularly for access to local service and facilities, by providing links to public transport as and when opportunities arise. Continue to improve facilities for cycling and walking and implement measures to improve safety for these users.

Justification

The use of more sustainable modes of transport is consistent with NS policy, for example Reference 14, (Section 5 and Section 9.4), and other policies in this plan which seek to reduce energy use, and improve the local environment.

As Long Ashton is relatively close to Bristol, many journeys are no more than a few miles and are therefore suitable for alternative modes such as walking and cycling. Many potential cyclists and pedestrians are discouraged by the perceived risks of cycling on or walking by busy routes. The Festival Way provides one route, but does not suit all users. Short journeys are also suitable for electrically powered or assisted vehicles.

Part of the Festival Way cycle and walking route, at the Yanley Lane crossing



Policy T2 Provision of cycle and park/park and cycle facilities

Any extension to the Long Ashton Park and Ride will be required to provide adequate secure cycle parking at a convenient and central part of the site in order to encourage journeys that make part use of a cycle as well as motor vehicles.

The number of cycles accommodated must adequately reflect the expected demand, shall result in a ratio of at least 1 per 20 vehicle spaces for the entire (extended) site.

Justification

There has been a substantial increase in cycling as a means of commuting to Bristol in recent years. This has been aided by the construction of the Festival Way. However, a further reduction in car journeys could be achieved if it were possible to cycle to the Park and Ride and then take the bus into Bristol, or to be able to park a car at the Park and Ride and cycle into Bristol. There is visible evidence that the latter occurs at the eastern end of the village, where motorists are often seen parking and then unloading bikes for their journey to work

Policy T3: Highways and transport infrastructure mitigation measures

Any further increase in strategic road space developed in the vicinity of Long Ashton which has a significant adverse impact on traffic within Long Ashton will be expected to provide proportionate mitigation measures within the village.

Any development which leads to significantly increased traffic flows within Long Ashton will be required to provide proportionate mitigation measures within the village.

Strategic road developments can have significant effects on local roads, for example by increasing traffic on the main road and increased rat running. Mitigation measures, such as the Village Enhancement Scheme, could reduce the impact and maintain acceptable traffic speeds. Construction of the South Bristol Link is predicted to increase traffic through the village and on the Cumberland Basin complex. This will lead to increased delays at the eastern end of the village and reduce accessibility by residents to Bristol.

2.5 The Village Enhancement Scheme

2.5.1 Background

The centre of the village is in urgent need of improvement. The area around the shops was particularly highlighted in the Parish Plan as needing regeneration. It is appreciated that funding for such improvements may be difficult in present economic circumstances, although opportunities may well occur. It seems prudent to take preparatory steps so that if and when funding becomes available, the scheme would be ready to implement. A frequent comment is that the village lacks a recognisable centre. An increase in traffic through the village along the main road is expected after construction of the South Bristol Link Road.

One resident has referred to the Department for Transport Local Transport Note 3/08 relating to Mixed Priority routes. The main road in the centre of the village has a mix of commercial and residential uses and frontages, a mix of road users (e.g. shoppers, cyclists, commuters, bus passengers and schoolchildren); and a mix of parking and deliveries. So consideration needs to be given to all these users.

Safety would be a key element in this high street improvement. There has been at least one serious accident involving a child on the pedestrian crossing outside the Co-op.

The local economy also needs protecting: the NDP wants to give every support to the village shops knowing that they face tough competition from the large supermarkets close by in Bristol (Sainsbury's and Asda), as well as the shopping centre in Nailsea with the new Waitrose. Residents value the small shops in Long Ashton, but also want a vibrant and attractive shopping area.

An integrated approach to planning the Enhancement Scheme would give many benefits, such as:

- Reduced traffic speeds.
- Reduced accidents.
- Improved quality of life.
- Greater safety and independence for pedestrians, especially children.
- Economic regeneration.
- Safeguarding employment in the retail businesses, mostly small and medium enterprises.
- A greener environment.
- More sustainable transport choices.
- An identifiable village centre.
- Improved parking facilities.
- Improved access to the GPs' surgery and the Community Centre which are nearby on Keedwell Hill, and would benefit indirectly.

A study has been commissioned, by Hamilton-Baille Associates to suggest ways in which these aims could be achieved and the scheme proposals are given in Appendix H. The area and junctions covered are shown in Map 8. These are currently ideas, rather than detailed designs and, if adopted, will need to be refined by consultation with residents, affected businesses, the Parish Council and North Somerset. Other approaches are possible, but the overall aim will be to improve the balance between road users and pedestrians and to secure the aims listed above.

The junction between the B3128 and Long Ashton Road. The wide sweep of the road was Identified by Hamilton-Baille Associates as encouraging higher vehicle speeds at the entrance to the village.



2.5.2 Policies

Policy VES 1. Implement the Village Enhancement Scheme

Funding from any future North Somerset Council Community Infrastructure Levy, Section 106 Agreements and other sources will be sought for implementing improvements to the traffic and pedestrian environment of Weston Road and Long Ashton Road, Further consultation will be undertaken to determine priorities and design details.

Any new development close to the roads and junctions covered by the Enhancement Scheme shall not prejudice improvement options. Any new development where a transport assessment demonstrates a significantly increased traffic impact on Long Ashton/Weston Road will contribute to implementing enhancements to the road in accordance with the principles of the Enhancement Scheme where these enhancements are demonstrated as being appropriate to mitigate the effects of the development.

Justification

Consultation with residents has shown considerable concern with the traffic speeds on Weston Road / Long Ashton Road and a desire to create an identifiable village centre.

The report by Hamilton-Baille Associates, (Appendix H), shows that the road through the village currently retains the character of a main through route. The enhancement scheme would have multiple benefits to residents living along the road, to the retail area and to the wider community. Traffic speeds and accidents are expected to be reduced and users are

expected to feel more comfortable with the environment. This is expected to bring more “life” back to the village and provide an identifiable village centre.

The village enhancement scheme needs to be implemented at all the junctions between the Weston Road / Long Ashton Road and the minor roads. Any development should support implementation of the scheme and promote its objectives. Compliance with the principles of the village enhancement scheme should be demonstrated by any developer for example by showing compliance with References 15 and 16. Implementation will be carried out with the LAPC working in partnership with NSC.

Sources of funding, unrelated to development, will be sought.

The scheme is consistent with the NPPF paragraph 32.

2.6 Meeting Local Housing Needs

2.6.1 Background

North Somerset has not made a strategic housing allocation for Long Ashton, thus, there should be no significant development in the village up to 2026. The village is surrounded by Green Belt and hence development outside the village boundary is controlled by green belt policies. In addition, there are areas of flood zone 2 and 3 and areas that would be affected by failure of the Barrow reservoirs, (see Appendix I). A further constraint exists around former landfill sites, such as Yanley, where the Environment Agency state that the presence of landfill gas may need to be considered, (Appendix I). There are few areas of undeveloped land within the village boundary that are suitable for development, hence any development that does take place will be limited to small areas of windfall, redevelopment of existing sites and infill.

Where building does take place within the village settlement boundary, the construction standards should ensure buildings of high quality and reflect the highest specifications for insulation, energy efficiency, ventilation and build quality, with zero carbon emissions as an objective. Although the plan recommends no significant development in the area up until 2026, it is important to future-proof all new development in the area to ensure that it is low carbon, built to high energy efficiency standards and incorporates micro-generation where possible.

Any new housing within the village should be suitable for the prevailing demographic. Where a need is demonstrated this should facilitate downsizing opportunities and as appropriate starter homes, to release family housing thereby retaining community cohesion and extended family bonds.

Where affordable housing is provided this should be made available as a first priority to those with local connections.

In accordance with the village design statement, the integrity of existing stone walls should be maintained.

All residential development must include adequate parking off road for vehicle and cycle storage appropriate to the number of bedrooms.

All new residential development within the village should have adequate garden space for the growing of vegetable produce for personal consumption, or contribute to the provision of allotment space.

All new housing should have access to the latest communication facilities and provide the infrastructure that will allow this, so that all housing and businesses in the parish will eventually have up to date communications access.

2.6.2 Policies

Policy LHN 1 Provision of well designed energy efficient buildings and places

The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes:

- Siting and orientation to optimise passive solar gain,
- The use of high quality, thermally efficient building materials,
- Installation of energy efficiency measures such as loft and wall insulation and double glazing.
- New housing developments shall aim to comply with Level 6 on the Code for Sustainable Homes, (Reference 17) or any future standard of a comparable level.
- Where garages are provided with new housing the size will normally comply with Reference 18
- Non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent'.
- Any new development to incorporate on-site energy generation from renewable sources such as solar panels, to at least the extent required by NS core strategy policy CS2.
- The building of extensions to any household in the area will be granted planning permission dependent upon reasonable measures being taken to avoid increasing the energy requirements of the building.
- The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organizations.
- Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards.

Justification

New buildings should be built to high standards with low energy to improve sustainability and reduce local energy demands and carbon dioxide emissions, as required by NPPF paragraph 95. New developments in Long Ashton are likely to attract a premium and small additional cost increases will not affect the viability, but will reduce costs in the long term.

Some areas in Long Ashton are not supplied by mains gas and therefore use more expensive fuels for heating.

Policy LHN 2 Sympathetic Village Design

All new development in the parish will be expected to comply with principles set out in the Village Design Statement (Reference 19).

Justification

New buildings should be in a compatible style to the immediate surrounding area and reflect the varied nature of properties in Long Ashton, as highlighted in the village design statement.

The village design statement reflects the character of the village and was a reference to the Parish Plan and has therefore been subject to consultation and public scrutiny.

This is consistent with the requirement for good design set out in the National Planning Policy Framework, (Section 7).

Policy LHN 3 Scale and type of new housing

Any new housing developments should be of a type that responds to local requirements including the current demographic and housing needs. Where appropriate, sites will be expected to deliver affordable housing in conformity with the North Somerset Core Strategy requirement and national policy/guidance.

On schemes where there is a net gain of six or more homes, developers will be expected to include within the application proposals a mix of house types and sizes.

Justification

Any new building should include a range of styles and values to attract local residents including those who wish to downsize and remain within the village.

Recent developments have tended to favour larger houses which tend to attract purchasers from outside the village, whereas many local people wish to purchase smaller properties or downside from larger ones as their children leave home. The current demographic is tending to require smaller easier to maintain properties and this demand should be met by any new developments, whether large or small scale.

Policy LHN 4 Provision of Affordable Housing for Local People

In order to meet local need both initially and in perpetuity, affordable housing on rural exception sites will be subject to a local connection restriction, as per the cascade criteria in Appendix 2 of the Affordable Housing Supplementary Planning Document. In very special circumstances, a local connection may also be required within the Long Ashton boundary. On all locations within the District, a local connection to North Somerset is required (as defined in the council's Home Choice policy).

Justification

There have been instances recently where local people have been unable to access affordable housing, whilst such properties have been given to people who have no connection with the village. In order to foster a strong sense of community, and keeping families together it is important that people in the village are able to access the available affordable housing to meet the proven need.

The Strategic Housing Market Assessment (SHMA) provides the evidence base for both market and affordable housing need and this should be taken into account in the consideration of housing proposals.

This policy accords with the North Somerset Affordable Housing Supplementary Planning Document, Reference20.

3 References

- 1 North Somerset Core Strategy
- 2 2011 National Census
- 3 Long Ashton Parish Plan 2008
- 4 The Wansdyke Diktat? - A Discussion Paper by Keith S. Gardner (1932-2008)
<http://www.wansdyke21.org.uk/wansdyke/wanart/gardner1.htm>
- 5 Bristol City Council website, <http://www.bristol.gov.uk/page/leisure-and-culture/ashton-court-estate>.
- 6 Office for National Statistics
- 7 Harrod Horticultural.com and Daily Telegraph 14 August 2007
- 8 South West Bristol Green Belt Assessment, Scoping Report, North Somerset, June 2009
- 9 Renewable and Low Carbon Energy Generation: Solar PV arrays, SPD, (Draft), 2013
- 10 Renewable and Low Carbon Energy Generation: Wind Turbines, SPD, (Draft), 2014
- 11 Sustainable Urban Drainage Manual, CIRIA 697, 2007
- 12 Map provided by North Somerset Highways and Transport, Injury Accidents 2008 - 2012, Long Ashton Parish, (dated May 2013)
- 13 SBL Transport Assessment, Atkins June 2013, Section 3.8.1.1 of documents submitted for the SBL Planning Application.
- 14 West of England Joint Local Transport Plan 3 2011 — 2026 March 2011
- 15 Local Transport Note LTN 1/11
- 16 Traffic in Villages - A Toolkit for Communities, Dorset AONB Partnership and Ben Hamilton-Baillie, December 2011
- 17 Code for Sustainable Homes, Department for Communities and Local Government, 2006
- 18 North Somerset Parking Standards Supplementary Planning Document
- 19 Long Ashton Village Design Statement
- 20 North Somerset housing Supplementary Planning Document, November 2013

4 Glossary

Glossary of Abbreviations Used in this Document

Abbreviation	Meaning
CIL	Community Infrastructure Levy
CRtBO	Community right to buy order
CSE	Centre for Sustainable Energy
DPD	Department of Planning and Development or Development Planning Document
FLoW	Failand Long Ashton and Wraxall Energy Group
LANDP	Long Ashton Neighbourhood Development Plan
LAPC or PC	Long Ashton Parish Council
LEAF	Local Energy Assessment Fund
NDO	National Development Organisation
NPPF	National Planning Policy Framework
NS	North Somerset
SAP	The Government's 'Standard Assessment Procedure' for assessing the energy performance of dwellings
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SUDS	Sustainable drainage systems

5 List of Appendices

The Appendices are available on the website LaLife.org.

Appendix A History of Long Ashton

Appendix B Businesses, Services, Clubs and Assets

Appendix C Evidence for the Proposed Energy Policies, provided by the Centre for Sustainable Energy

Appendix D National and Local Policy on Sustainable Energy

Appendix E Not used

Appendix F Notes on Core Strategy and Sites and Policies DPD

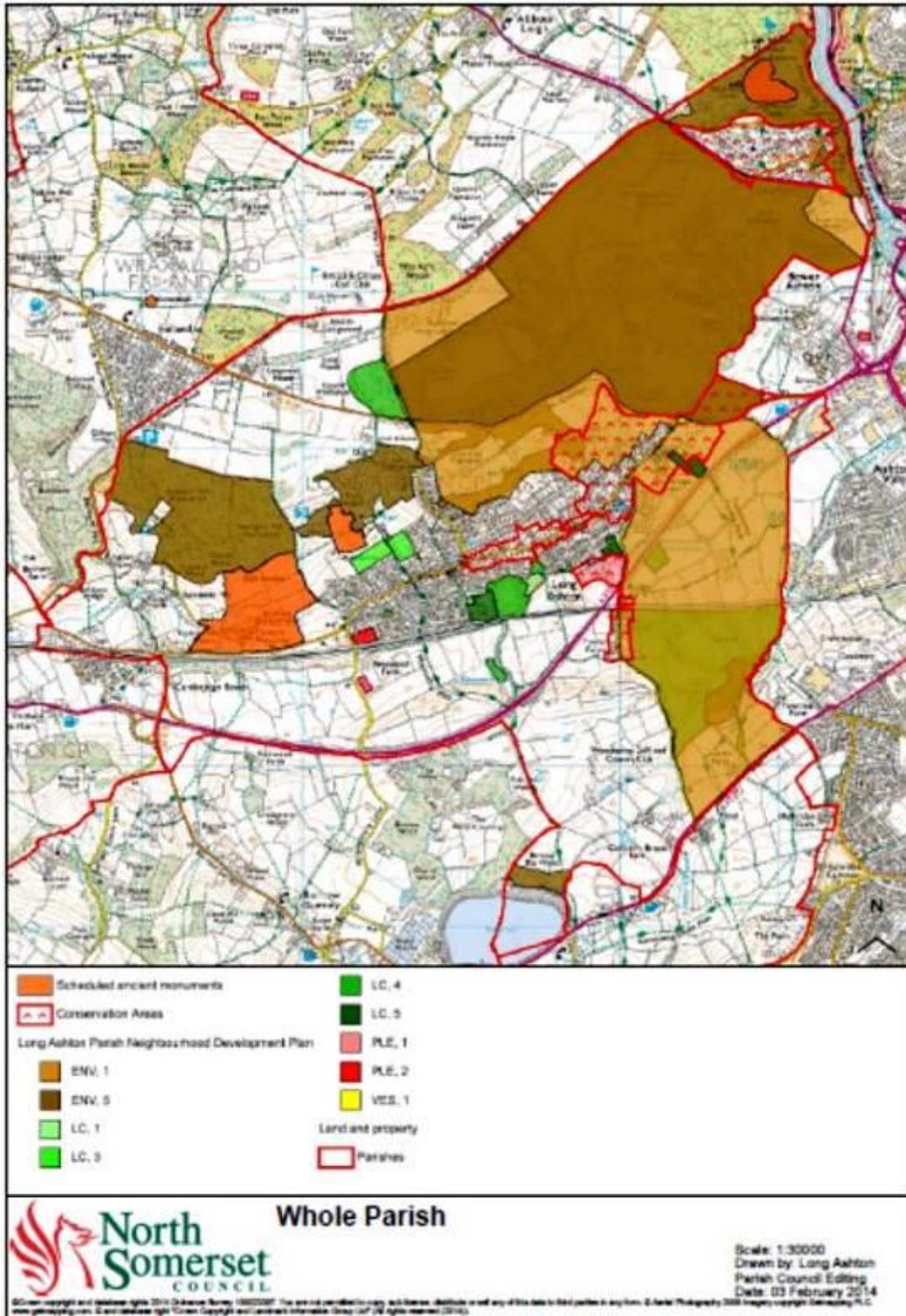
Appendix G Providence Lane Traffic Calming Survey: April 2009

Appendix H Village Enhancement Scheme, Report by Hamilton-Baille Associates, 2013

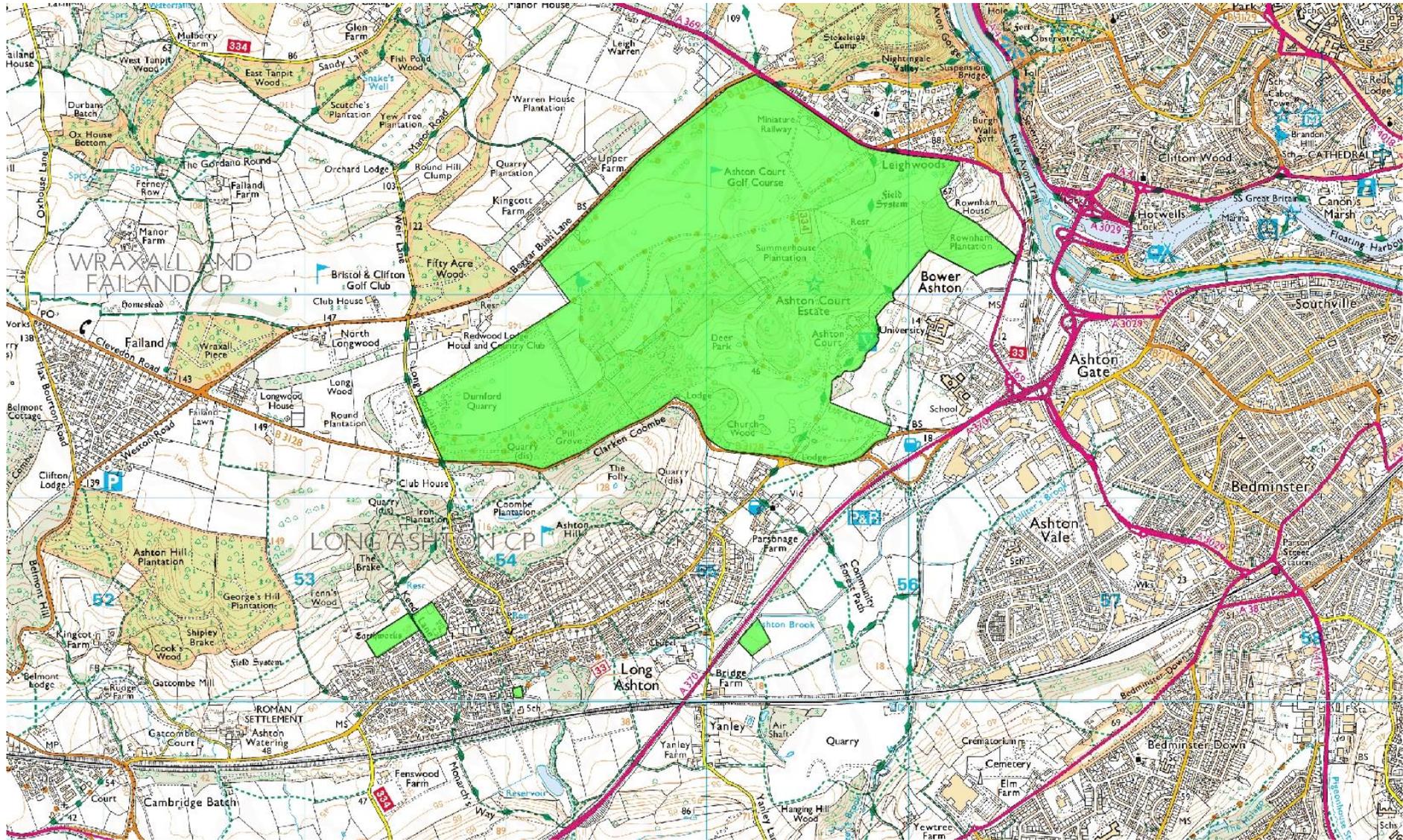
Appendix I Long Ashton Neighbourhood Development Plan – HRA Screening, 4th June 2014.

6 Maps

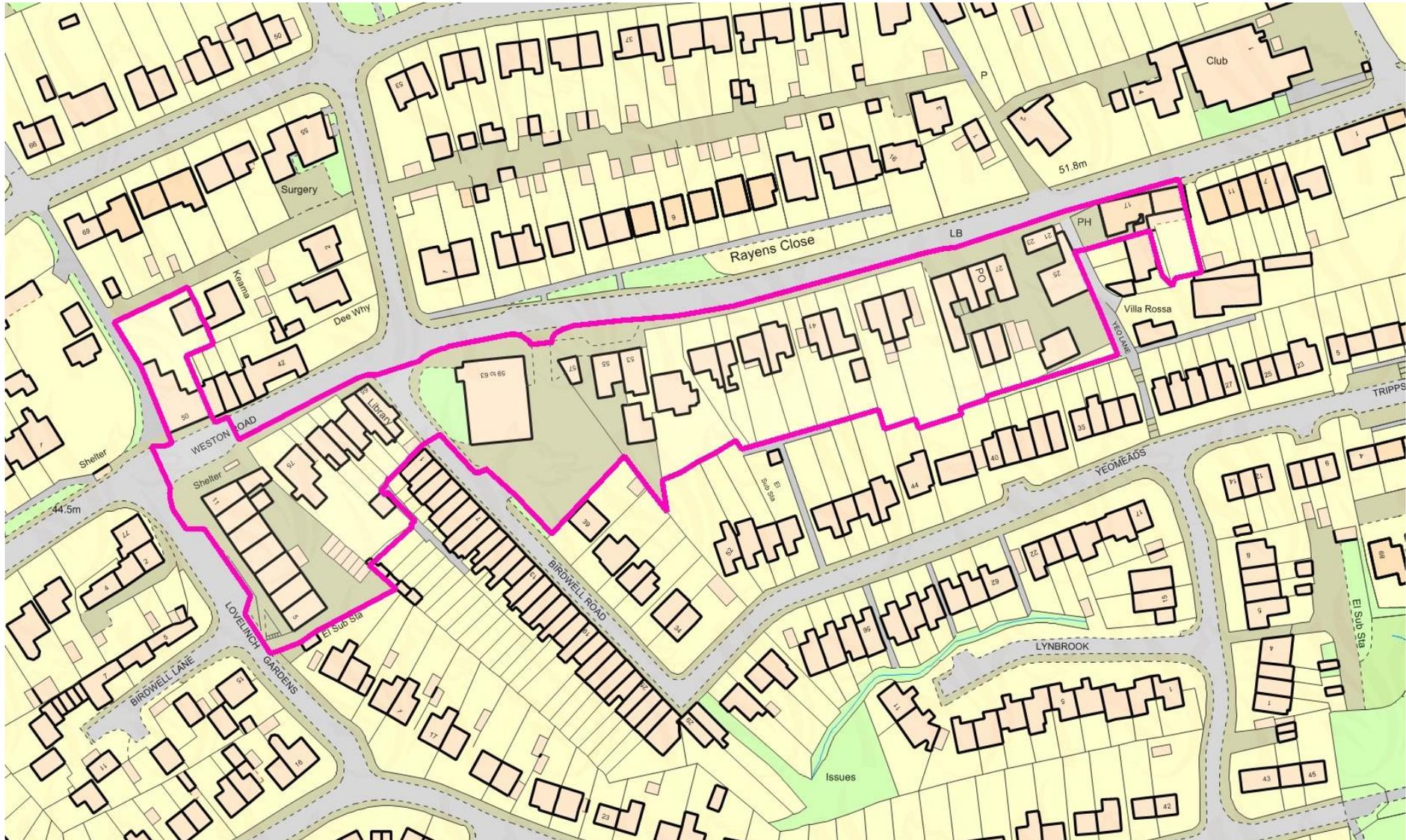
6.1 Map 1: Area Covered by the Plan



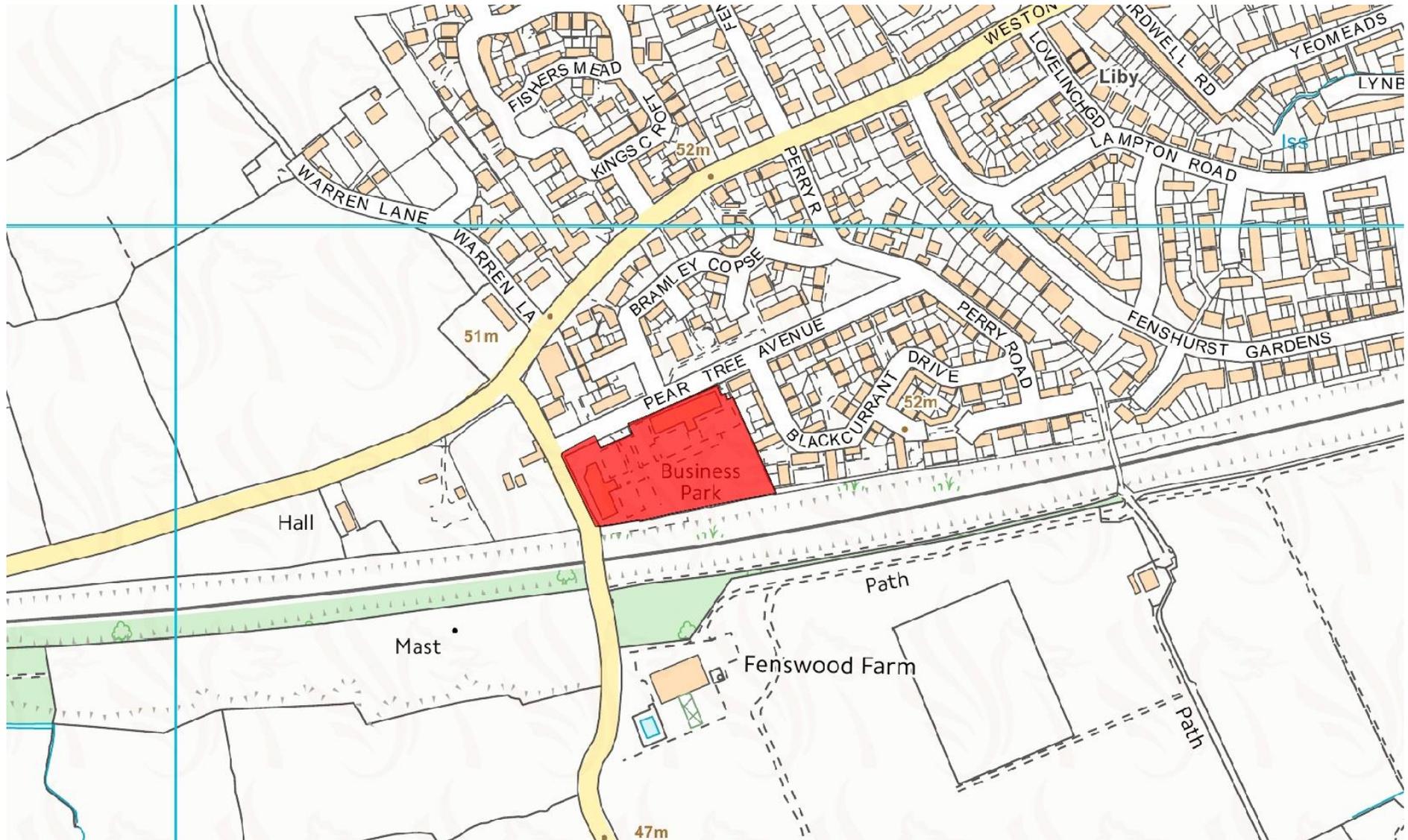
6.2 Map 2, Policy LC3, Local Green Spaces



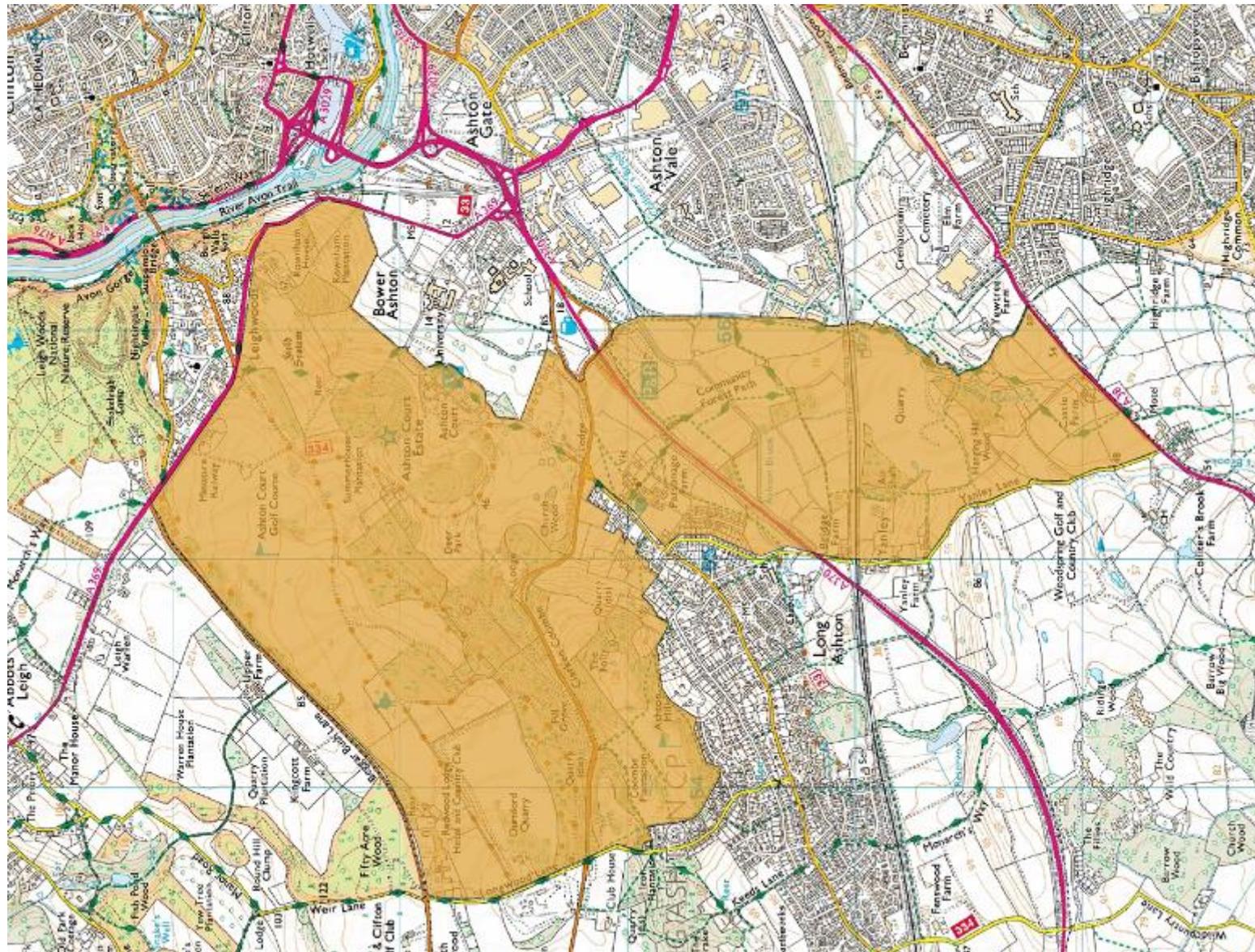
6.4 Map 4, Policy PLE1, Retention of Local Retail Facilities,



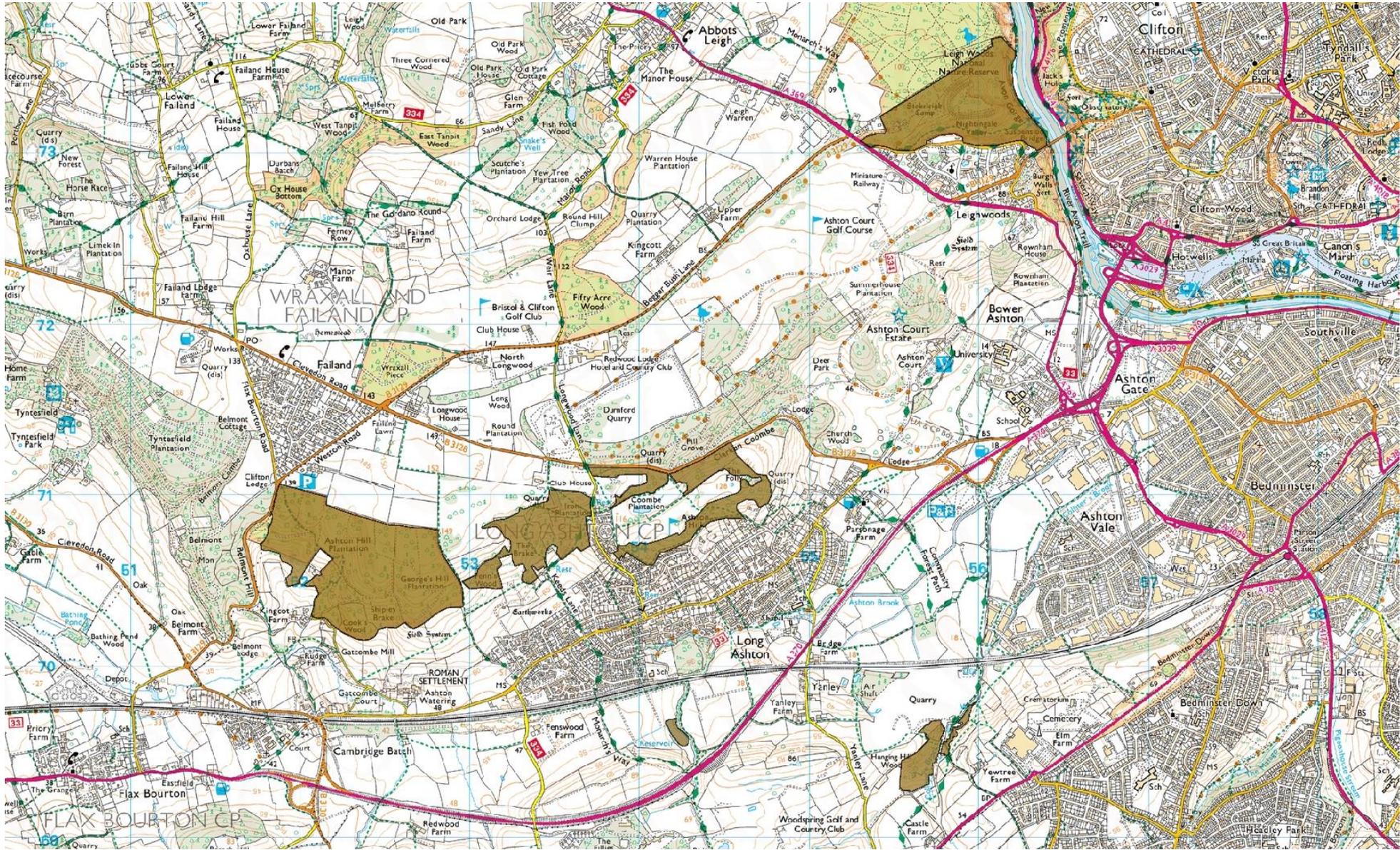
6.5 Map 5, Policy PLE2, Retention of Business and Employment



6.6 Map 6, Policy ENV1, Area of Separation, (Note rotated with north to left)



6.7 Map 7 Policy ENV 5, Areas of Value to Nature or Landscape



6.8 Map 8, Policy VES 1, Village Enhancement Scheme

