

# **Long Ashton Neighbourhood Development Plan 2013 - 2026**

## **Appendices**

**August 2014**

## Appendix A History of Long Ashton

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The North Somerset parish of Long Ashton, bounded by the ancient parishes of Bedminster (now in the city of Bristol), Dundry, Barrow Gurney, Flax Bourton, Wraxall and Abbots Leigh and part of the river Avon, comprises the villages of Long Ashton and Leigh Woods, and the Ashton Court Estate and its mansion. Until the parish boundary changes in the second half of the 20th century, Farleigh Hospital, formerly the Bedminster Union Workhouse was in the western edge of the parish, and the former hamlet of Bower Ashton was absorbed into the city of Bristol.

Prehistoric artefacts have been found in the parish and there were Iron Age hill forts at Burwalls, near Clifton Suspension Bridge and at Stokeleigh in Leigh Woods. A horde of Roman coins was discovered in Ashton Park in 1815 and more have been found in the village. A large Roman settlement has been excavated at Gatcombe at the western edge of the parish. Wansdyke, a massive earthwork, possibly constructed c .577AD may have passed through the parish. Rev. John COLLINSDON, vicar of Long Ashton (1787-93) and Somerset historian, quoted a deed dated 1310 that referred to Venella de Wondesditch in Long Ashton and he described the route of Wansdyke through the parish. The lower part of Yanley Lane was marked as Wansdyke on the 1885 Ordnance Survey map.

Long Ashton originated in Saxon times. The Domesday Survey of 1086 recorded that Estune, as it was then known, had been held equally by three thanes during the reign of Edwards, the Confessor (1042-66) and that, after the Norman Conquest it was granted to Bishop Geoffrey of Constances. The survey also said that there was a church here, which held about thirty acres of land. The name, 'Estune' is usually said to mean 'the settlement by the ash tree'. It gradually changed to its present form so, for example, it was written Assheton in 1422. During the fifteenth century as prefix was sometimes added e.g. Longeassheton in 1495. However, it was still customary to call both parish and village Ashton right up to the mid 19th century. The origin of this prefix is unknown. It could refer to the straggling nature of the settlement, which is now formed from the linking of a number of hamlets. Another explanation is that it is a corruption of the name of one of the local manors, Ashton-Lyons or Lyons-Ashton and, at first, may have referred to that manor only, not the whole parish.

By the 14th century the parish was divided into the manors of Ashton-Lyons, Ashton-Meriets, Ashton-Theynes, Ashton-Philips and the manor of the Parsonage. Gatcombe remained largely independent until it was acquired by the Smyths in 1840. Manorial boundaries cannot be strictly defined, some of their lands being scattered about the parish.

Lying in the valley, close to Yanley lane was the Manor House of Ashton-Philips, which dated back to 1265. The present farmhouse, known as Lower Court, has been much altered and only traces of the original mansion remain. The 13th Century chantry chapel still stands next to the house, although it is now a store. The manor of Ashton-Philips had been divided during the 14th century. Richard AMERYK, a Bristol merchant began to purchase shares of the estate and by 1502 had acquired the final portion of the manor. In 1498 and 1499, as one of the two Customs officers of the Port of Bristol, AMERYK paid John CABOT the £20 yearly which King Henry VII had granted him after his voyage of discovery in 1497. Local tradition claims that Cabot named the new land America as a compliment to AMERYK.

In 1285 William de LYONS acquired the manor which took his family name. Thomas de Lyons founded the present parish church in about 1380. Richard CHOKE of Stanton Drew, a judge of the Court of Common Pleas purchased the manor in 1454. John SMYTH a rich Bristol merchant bought it in 1545, and eventually acquired the other manors. By 1603, the Smyths had become the principal landowners in the parish. The manor house of Ashton-Lyons, which was altered and added to by successive owners down the centuries, is now Ashton Court. Although the direct male line died out, the name SMYTH was retained. The Smyths were lords of Ashton for four centuries playing a crucial part in parish life until heavy death duties, first after dame Emily's death in 1914 and finally, after the death of the Hon. Mrs. Esme SMYTH on 1946 forced the sale of the estates.

The parish church of All Saints dates back to about 1380 and the coat-of-arms of the founder, Thomas de Lyons can still be seen on the outside of the tower above the west window. Although the church was restored in 1871/2 some interesting features remain, such as the tomb of Sir Richard CHOKE, the late medieval rood screen and a Royal Achievement of Arms of Charles II's reign. There are some fine tombs in the churchyard, eighteen of them as being listed as being of historical interest. A Churchyard Trust was set up in 1994 to oversee the maintenance of

the monuments. Some relations of Robert SOUTHEY (Poet Laureate 1814-43) are buried near the north porch of the church, although the grave is no longer marked. Southey's mother Margaret was a daughter of Edward HILL, of Long Ashton, who later moved to Bedminster. "The Hills are called gentlemen upon their tombstones in Ashton Churchyard, where my father, two of my brothers, my three sisters and my poor dear cousin Margaret, are deposited with them", wrote SOUTHEY. Parish registers (from 1558) and records are deposited at Somerset Records Office.

In "History and Antiquities of the County of Somerset", published in 1791, the Rev. John Collinson, writing about Long Ashton, said "The chief employment of the common people is gardening and vast quantities of all kinds of vegetables and fruits (particularly strawberries) are raised here for the Bristol market and the Hotwells which are also supplied with milk and butter for the dairies". In 1793 Matthews Directory said that many visitors to the Hotwells "cross the river at Rownham ferry and walk to the sweet and wholesome village of Ashton to eat strawberries and cream". The Strawberry Gardens at Bower Ashton flourished until about 1851. There were numerous market gardens in the village during the early part of the 20th century, some of which supplied Bristol shops with strawberries up until the start of World War II.

Of course, farming was formerly a major occupation in the parish and there are still several working farms, some on the fringe of the village. The Ashton Court Estate provided occupations for a variety of estate workers such as gamekeepers, foresters, carpenters, painters etc.

There was a mill in the parish in 1086 and several others operated during the Middle Ages. Some are well documented – the 14th century fulling mill at Gatcombe had become a paper-mill by 1735, then a snuff-mill and by 1846 it was a mustard, annatto and drug mill. Mills at Kencot and Bower Ashton also produced snuff in 1815. By the 1830's Kencot had become a flour and corn mill, and from 1861 to 1900 William J. GREGORY operated an iron foundry there.

Stone was quarried for lime burning during the 17th century. Later there were small quarries to obtain stone for building and road making. There is still a large working quarry in Longwood Lane. Lead and later copper were smelted below the wood at Stokeleigh. Collinson wrote: "In the valley southward from the village are several coal-mines where at the pits mouth coal is delivered at threepence a bushel". Early in the last century Long Ashton villagers walked across the fields to work in the pits at what is now Ashton gate. The Bedminster-Ashton coalfield finally closed in 1924. The field north of Providence, known as the Iron Plantation, yielded amounts of iron ore varying between 600 and 3000 tons per annum between 1858 and 1878. Ore continued to be mined here up until the First World War. The Miners Rest on Providence originated as a cottage, owned by the BEAMES family, where miners could obtain refreshment.

There is another public house in Providence Lane, not far from the Miners Rest. In 1887 Charles BEAMES bequeathed to his wife "two cottages and gardens situated in Providence". When his daughter Fanny BARNETT sold the property to the Ashton gate Brewery in August 1920, they were known as Robin Hood's Retreat and were formerly two cottages. The Angel Inn near the church is the oldest public house in Long Ashton. It dates back to 1495 when Sir John CHOKER gave it to the parish, together with land in return for which prayers were to be offered for the souls of himself and his family. It was the Church House, a place where parish meetings and fund raising events like 'Church-Ales' could be held. Travellers could also obtain refreshment there. The first recorded landlord was Richard ADDYS in 1597. By the 18th century it was often called the Angel Inn. It was sold in 1902 and Lady Smyth paid for a new Church House to be at Westleaze on 1907. The Dovecote, as it has recently been renamed, stands by the Ashton Road, approaching the village. This too, originated as a cottage and became an alehouse during the 16th century. By 1739 it was known as The Coach and Horses and was a coaching inn when the turnpike roads were built. In the 1860's it was renamed The Smyth Arms, as a compliment to the owners of the Smyth estates, to which it belonged. The Bird-in-Hand, at the western end of the village is said to be over three hundred years old. During the 1890's it was very popular with Bristol visitors. During the late 19th century a horse-drawn bus ran between the Talbot pub, in Redcliffe Street, Bristol and the Bird-in-Hand several times a week. Two more public houses also in Long Ashton village have now closed. The Ashton Arms on the main road near Yanley Lane closed in 1966. The Gardener's Arms at Birdwell closed in the 1950's and was demolished in 1971 to make way for a supermarket.

Many Long Ashton villagers did laundry-work during the 19th century and, at times, the hillside was said to be white with drying washing. The men folk who were taking produce into Hotwells and Clifton also fetched and carried laundry. There were also two commercial laundries, the Fenswood Steam Laundry, which was operated in the village by Henry C. DAVIS from 1891 to 1914 and the Sunlight Laundry, on the site of the New Inn at Rownham from some time after 1891 to the 1920's.

The National Fruit and Cider Institute opened at Fenswood on the edge of the village in 1903. In 1912 it became the Agricultural and Horticultural Research Station. Valuable work has been done there in many aspects of fruit and crop production. Blackcurrant syrup, later to be marketed as Ribena and Rose Hip Syrup were two of the products developed for the Ministry of Health during the Second World War. In later years it has been the Arable Crops Research Centre. Sadly it is due to close in 2003.

From the 17th century charitable bequests, administered by the Vicar and Churchwardens, provided for the education of poor children in Long Ashton. Following a request from the managers of this school, including the vicar, the Rev. Israel LEWIS, the National Society gave a grant of £75 towards the building of a Parochial School in Church Lane. It opened in 1818 and consisted of a teacher's house and a school house containing two classrooms. IN 1861 a new Parochial School was opened in Long Ashton Road on land granted by Sir Greville SMYTH and the old school in Church Lane was let as cottages. It is now a private dwelling. The new school was open to children of all denominations, although like the previous one it was a National School. It is now known as Northleaze V.C. Primary School. A small school for non-conformists, supported by the British Society was established in 1884 and functioned for a number of years. In 1967 another primary school was opened at Birdwell at the western end of the Village.

There were numerous private schools in the parish, particularly in the village from the late 18th century into the early 20th century. Some were obviously just 'Dame schools' but others offered a good standard of education. Dr Henry Mills GRACE, father of Dr. W.G. GRACE was born here in 1808 where his mother, Elizabeth ran a small school for girls. Sir Frederick ROBERTS, later Lord Roberts, Commander-in-Chief of the British Army attended Sarah Carpenter's school for Young Gentlemen under nine years of age at the Mead. The most well-known of these schools was run by John KEMPE and later by Wilfred, his son. It opened at Westleaze on the Long Ashton Road but in about 1851 removed to nearby St Martins, where it became known as Long Ashton School. At one point there were over eighty boarders, many of whom came from South Wales. The school produced many fine cricketers, two of them being E.M. GRACE and Fred GRACE, two of W.G. GRACE's brothers.

Mr John Fisher WEARE built the first Congregational Chapel on the edge of the village, in 1792. It is now a private house as is its replacement, later the United Reformed Church build in 1892. In 1834 Non-conformists were licensed to worship in cottages at Providence. Later a Chapel of the Brethren was built there and continued to be used as a Chapel until after the Second World War. Hebron Evangelical Church was erected in Providence Lane in 1934 largely due to the devoted work of Ernest DYER.

Building in the Leigh Woods area commenced soon after 1865, when Sir Greville SMYTH sold 168 acres to the Leigh Woods Land Company. By 1909 the land south of Nightingale Valley had been fully developed but a large area was preserved by gifts of land by members of the WILLS family to the National Trust. Residents of Leigh Woods had to travel via Rownham Hill to attend the parish church in Long Ashton village, so it was decided to build a new church to serve the area. St Mary's Leigh Woods was completed by October 1892 and licensed for worship. Baptism and marriage registers are kept at the church, of which Bristol Records Office has contact information. The nature of the site at Leigh Woods made the provision of a graveyard impossible and consequently many residents of Leigh Woods are buried in Long Ashton Churchyard. Amongst them were members of the HARVEY family, Joseph LEECH, newspaper proprietor and author of 'Rural Rides' and Emma MARSHAL, the Victorian novelist.

Parish Councils were established in 1894 and took over responsibility for civil affairs from the vestry. When Long Ashton Parish Council met for the first time on December 14th it consisted of eleven members who represented various aspects of parish life. Thomas DYKE, the Ashton Court Estate steward represented land interests, John BAKER, a builder and carpenter, William M. PERRY, a tanner, and Dr J. FULLER, a surgeon, represented professions, trade etc. There were two farmers, James MARSH and William Merson COURT and residents were represented by E.J. SWAN J.P. a retired solicitor from Leigh Woods. Finally, labour interests were represented by William EVANS of Bower Ashton, a retired enginewright at the colliery, George BALL, a general labourer in charge of the painters at Ashton Court, George BROCK, a labourer and William TUCKER, a coal miner.

Until the opening of the Clifton Suspension Bridge in 1864 the only two routes from Long Ashton into Bristol were via Rownham Ferry or through Bedminster. In 1906 the Ashton Swing Bridge opened, giving access to Bristol, via Hotwells. BY the 1950's traffic through Long Ashton was very heavy, particularly at holiday time. Much of this traffic was diverted with the opening of the Long Ashton by-pass in 1968.

During the 19th century, Long Ashton village still consisted of small groups of houses along the main road and in Providence Lane. Some properties dated back to medieval times. A few large houses had been built during the late 18th and early 19th century and most of these were occupied by prosperous Bristol merchants, but development was very limited. Some building took place during the 1920's and 1930's but the outbreak of war in 1839 brought

this to a halt. The disposal of the Smyth estates after 1947 opened the way for new development. 1041 new dwellings were built between 1947 and 1998 and work has started on new houses in the valley and in Providence Lane. A small church associated with the parish church was opened at Keedwell, at the western end of the village in 1961. Many inhabitants of the village now commute into Bristol. Despite the many changes that have taken place over the centuries, the parish of Long Ashton still manages to retain its separate identity.

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## Appendix B Businesses, Services, Clubs and Assets

### Businesses

Alastair Sawday Publishing Co Ltd  
 Ashton Court Mansion  
 Alexander May  
 Beaumont Estates  
 Avon Property Design & Inspection  
 Beaumont Estate Agents  
 Cathedral Kitchens & Bathrooms  
 Clist & Rattle  
 CP Tanner (plumber)  
 Elizabeth Worthington (dressmaker)  
 Gordano Tree Care  
 K Ambrose (builder)  
 Little Apple Gardening Services  
 Lynette Morgan (tax advisor)  
 R Rowland (builder)  
 R.G. Painting & Decorating  
 Racing Long Ashton  
 Richard Muxworthy Architect  
 Stephen Nash Building & Interiors  
 Sue's Pet Visiting Services  
 The Village Plasterer  
 Tom McCarthy Stonemasonry  
 WH Cole & Son Ltd (builder)  
 Estune Business Park:  
   The Guinness Partnership  
   Thornbury Nursing Services  
 Long Ashton Business Park:  
   IP-Performance Ltd  
   Abricon Limited  
   AS Solar UK Limited  
   Bell Group Ltd  
   Empica Limited  
   Gordon Bennett Associates  
   Optima Scaffold Design Solutions Ltd

Premier Management Services Ltd  
 The Creative Department  
 UBM Overseas Ltd  
 Wittenstein Aerospace &  
 Simulation Ltd  
 Woodspring Golf Club

### Shops & Garages

Auto Scuderia  
 Barber Shop  
 Birches Farm Shop  
 Blush  
 Chemist  
 Clist & Rattle  
 Co-op  
 Cox's Store  
 Elements Hair Company  
 Gatcombe Farm Shop  
 Hairpin 2  
 H & J Butler  
 LA Hair  
 Little Tipple  
 Long Ashton Village Market  
 Olala  
 Parsons Bakery  
 Piccolo's Pizza  
 Post Office & newsagent  
 St Peter's Hospice  
 Sun Fung Fish Bar  
 Wool N Things & Travel Six

### Pubs & Restaurants

The Angel Inn  
 The Bird in Hand gastro pub  
 The Miners Rest  
 The Spice Inn

Gatcombe Farm Tea Room/Carvery  
 The Dovecote

### Churches

Parish Church, LA  
 Hebron Evangelical Church  
 Keedwell Church  
 Parish Church, Leigh Woods

### Schools and nurseries

Birdwell School  
 Northleaze School  
 Early Birds Nursery  
 Apple Tree Day Care Nursery

### Residential Homes

Lampton House

### Health

Long Ashton Surgery  
 Chestnuts Dental Practice  
 Birdwell Clinic:  
   Acupuncture  
   Aromatherapy  
   Counselling  
   Hypnotherapy  
   Massage therapy  
   Nutritional therapy  
   Optometry  
   Osteopathy  
   Physiotherapy  
   Reflexology  
   Reiki  
 Joanne Baldwin (Reiki)  
 Hilary Bloor (chiroprapist)  
 Liz Fosbury Therapy Counselling

Brendagh O'Sullivan Accupuncture

Golden Valley Vets

**Clubs & Societies**

3 4 4 Dance School

Avon Guild of Spinners,  
Weavers & Dyers

Avon Wildlife Trust

Footpath Walks

Good Companions

Hebron Youth Club

Horticultural Society

LA Art Club

LA History Society

LACCA

LAILA

Leigh Woods Society

Long Ashton (All Saints) Scout  
Group

Long Ashton District Guide  
Association

Long Ashton Youth Club

Lynbrook Quilters

Probus

Royal British Legion Club

The Long Ashton Orchestra

Transition Group

LAILA

Local History

Mini Move-it

Mini Musicians

Manor Community

Rugby Tots

Salsa exercise

Sequence Dance Club

The Singing Tree

Spinners

Street Dancing

Surgery Meetings

Tai Chi

Toddler Group

Transition Market

Veg Box

Weightwatchers

Westleaze WI

Yoga

Youth Group

Zumba

Cricket Club

Church House

Library

**Assets**

**Social & Leisure facilities**

Community Centre:

Art C. James

Art Club

Baby Sensory

Badminton Club

Brandon Trust

Blood Donors

Bowling Club

Card Marking

Churches café

Investment Club

Football Club

Football Fun 4 Little 1s

Good Cook School

## **Appendix C Technical Annex**

The technical annex draws on various sources of data to provide an evidence base for the suggested policies/targets in the neighbourhood plan. The evidence base covers: key characteristics of the housing stock in Long Ashton, household energy demand, fuel poverty statistics, non-domestic heat demand and energy consumption, energy use of public buildings in the area and an analysis of the potential for solar PV, wind and biomass renewable energy in Long Ashton and the surrounding area.

This data goes into a range of detail, covering from Ward/Parish level up to National statistics. Where possible, the data covers only the Long Ashton Neighbourhood Area, although some data sources included in the evidence base cover a wider or slightly different area to this. A full list of references to the data sources included is provided at the end of the document.

### ***C.1 Historical Perspective***

Long Ashton has a long tradition of generating its own renewable energy dating back to the 13<sup>th</sup> century with the establishment of Kincott watermill, used to grind tobacco snuff by harnessing energy from the river Land Yeo. The following centuries saw the establishment of a further four mills along the banks of the same river near Long Ashton, in Gatcombe and Barrow, for the production of flour to support the village's growing population.

With the coming of the industrial revolution Long Ashton's local energy system innovated once more, this time to harness the power of coal, and by the end of the 18<sup>th</sup> century 18 coal pits operated between Long Ashton and Bedminster in an area which became known as the Bedminster-Ashton coal fields. However, at the turn of the 20<sup>th</sup> century these coalfields, like watermills before them, were becoming redundant to the needs of an ever changing UK energy system, and in 1924 the pits finally closed.

Today climate change and fossil fuel resource depletion represent the latest challenge with regards to energy. Whilst these challenges are global in scale, they can only be tackled through the cumulative effect of communities acting together to change how energy is produced and used in their local environments. The Neighbourhood Development Plan signifies a unique opportunity for the communities of Long Ashton to make renewable energy and energy efficiency an integral part of their future, and, once again, pioneer change in this area.

The development of strong low carbon and renewable energy policies will be central to the social, environmental and economic dimensions of sustainable development in Long Ashton and will help the area to make an important local contribution to the low carbon future that is needed to mitigate global climate change.

## Appendix 1

### **Appendix D National and Local Policy on Sustainable Energy**

#### ***D.1 National Planning Policy Framework***

93. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

94. Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.

95. To support the move to a low carbon future, local planning authorities should:

- plan for new development in locations and ways which reduce greenhouse gas emissions;
- actively support energy efficiency improvements to existing buildings; and
- when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.

96. In determining planning applications, local planning authorities should expect new development to:

- comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and;
- take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

97. To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:

- have a positive strategy to promote energy from renewable and low carbon sources;
- design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;
- consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;
- support community-led initiatives for renewable and low carbon energy, including developments outside

- identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

98. When determining planning applications, local planning authorities should:

- not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

## **D.2 North Somerset Core Strategy**

### **Policy CS1: Addressing Climate Change and Carbon Reduction**

North Somerset Council is committed to reducing carbon emissions and tackling climate change, mitigating further impacts and supporting adaptation to its effects, and to support this, the following principles will guide development:

- 1) Development should demonstrate a commitment to reducing carbon emissions, including reducing energy demand through good design, and utilising renewable energy where feasible and viable in line with standards set out in Policy CS2; and by focusing development in accordance with the settlement strategy set out in the Area Policies;
- 2) Developers are encouraged to incorporate site-wide renewable energy solutions to be delivered in a phased and co-ordinated way with the proposed development;
- 3) Maximise the opportunities for all new homes to contribute to tackling climate change through adherence to emerging national standards such as the Code for Sustainable Homes to ensure they perform well against evolving energy standards, and have a reduced carbon footprint;
- 4) Developments of 10 or more dwellings should demonstrate a commitment to maximising the use of sustainable transport solutions, particularly at Weston-super-Mare. Opportunities for walking, cycling and use of public transport should be maximised through new development and in existing areas emphasising the aim to provide opportunities that encourage and facilitate modal shift towards more sustainable transport modes;
- 5) A network of multifunctional green infrastructure will be planned for and delivered through new development. They should be located throughout and in adjacent developments and demonstrate a functional relationship to the proposed development and existing area including the potential to relate to the Area of Outstanding Natural Beauty. This would include not only green spaces but also the creation and enhancement of woodland areas;
- 8) The re-use of previously developed land and existing buildings in preference to the loss of green field sites;

10) Areas will be enhanced to be resilient to the impacts of climate change including flood defence and public realm enhancements including the integration of effective shading through, for example, tree planting; and,

### **Policy CS2: Delivering Sustainable Design and Construction**

New development both residential (including conversions) and non-residential should demonstrate a commitment to sustainable design and construction, increasing energy efficiency through design, and prioritising the use of sustainable low or zero carbon forms of renewable energy generation in order to increase the sustainability of the building stock across North Somerset.

The greatest potential for energy saving opportunities is likely to be at larger scale developments particularly at the Weston Villages and Weston town centre. In addition these areas are expected to demonstrate exemplar environmental standards contributing to the objectives of Policy CS1, and adding value to the local economy.

When considering proposals for development the council will:

- 1) Require designs that are energy efficient and designed to reduce their energy demands;
- 2) Require the use of on-site renewable energy sources or by linking with/contributing to available local off-site renewable energy sources to meet a minimum of 10% of predicted energy use for residential development proposals involving one to nine dwellings, and 15% for 10 or more dwellings; and 10% for non-residential developments over 500m<sup>2</sup> and 15% for 1000m<sup>2</sup> and above;
- 3) Require as a minimum Code for Sustainable Homes Level 3 for all new dwellings from October 2010, Level 4 from 2013, rising to Level 6 by 2016. Higher standards will be encouraged ahead of this trajectory where scheme viability specifically supports this. BREEAM 'Very Good' will be required on all non-residential developments over 500m<sup>2</sup> and 'Excellent' over 1000m<sup>2</sup>;
- 4) Require all developments of 10 or more new homes to incorporate 50% constructed to the Lifetime Homes standard up to 2013 and 100% from 2013 onwards.
- 5) Require the application of best practice in Sustainable Drainage Systems to reduce the impact of additional surface water run-off from new development. Such environmental infrastructure should be integrated into the design of the scheme and into landscaping features, and be easily maintained.

In moving towards zero carbon development, applicants will ensure that sustainable principles are established in the new proposals from the outset.

### **References For Appendices 2 and 3**

#### **History of Mills in Long Ashton**

<http://www.ndlhs.org.uk/ebooks/MillsOnTheLandYeo-2.pdf>

#### **History of Coal in Long Ashton**

<http://www.bafhs.org.uk/bafhs-parishes/other-bafhs-parishes/76-long-ashton>

#### **CSE Hard to Treat dataset (2008)**

<http://www.cse.org.uk/downloads/file/Hard%20to%20treat%20dataset.zip>

#### **Department for Energy and Climate Change Fuel Poverty Statistics (2010)**

[http://www.decc.gov.uk/en/content/cms/statistics/fuelpov\\_stats/regional/regional.aspx](http://www.decc.gov.uk/en/content/cms/statistics/fuelpov_stats/regional/regional.aspx)

#### **Department for Energy and Climate Change National Heat Map (2012)**

<http://ceo.decc.gov.uk/nationalheatmap/>

Neighbourhood area heat map:

<http://ceo.decc.gov.uk/nationalheatmap?stateID=6f48575be0c22a8325449a6accf833a9>

**Department for Energy and Climate Change MLSOA non-domestic data (2010)**

[http://www.decc.gov.uk/en/content/cms/statistics/energy\\_stats/regional/mlsoa\\_llsoa/mlsoa\\_2010/mlsoa\\_2010.aspx](http://www.decc.gov.uk/en/content/cms/statistics/energy_stats/regional/mlsoa_llsoa/mlsoa_2010/mlsoa_2010.aspx)

**CSE Display Energy Certificate data (2010)**

[http://www.cse.org.uk/downloads/file/display\\_energy\\_certificate\\_data\\_latest.xlsx](http://www.cse.org.uk/downloads/file/display_energy_certificate_data_latest.xlsx)

**North Somerset Core Strategy (2012)**

<http://www.n-somerset.gov.uk/Environment/Planning+policy/Core+Strategy.htm>

**The National Planning Policy Framework (2011)**

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

**North Somerset Supplementary Planning Document on Renewable Energy (Forthcoming)**

<http://www.n-somerset.gov.uk/Environment/Planning+policy/Supplementary+planning/Renewable+Energy+Supplementary+Planning+Document.htm>

**North Somerset Supplementary Planning Document on Sustainable Design and Construction**

**(Forthcoming)**

<http://www.n-somerset.gov.uk/Environment/Planning+policy/Supplementary+planning/Sustainable+Design+and+Construction+Supplementary+Planning+Document.htm>

**[Recommended Consultation](#)**

**[Transition North Somerset](#)**

**<http://www.longashtonvillagemarket.co.uk/>**

Average life expectancy in Wraxall and **Long Ashton** is 84.6 years which is significantly higher than the North Somerset average of 81.1 years (2005-09)

## Appendix E Not Used

## **Appendix F Notes on Core Strategy and Sites and Policies DPD**

*Sites and Policies Development Plan Document Draft, approved by EXECUTIVE MEMBER FOR STRATEGIC PLANNING, HIGHWAYS AND TRANSPORT on 11 December 2012, Approves the Consultation Draft Sites and Policies Development Plan Document (Appendix A) as the basis for public consultation.*

*3.1 The North Somerset Core Strategy was adopted in April 2012. This established the overall principles relating to new development over the plan period. This included the broad amount and spatial distribution of new development. In particular it established the importance of the employment-led approach at Weston-super-Mare, the need to deliver a minimum of 14,000 dwellings 2006-2026 and protection of the Green Belt. However, the Core Strategy is not a site-specific document and the detailed policy guidance, including new allocations is now being brought forward through the Sites and Policies DPD.*

*3.2 The Core Strategy and the Sites and Policies DPD need to be read together as, once adopted, they will comprise the development plan for North Somerset and will become the new 'local plan'. The Sites and Policies DPD will eventually supersede the remaining policies of the Replacement Local Plan, Waste Local Plan and the Minerals Working in Avon Local Plan. The Sites and Policies DPD is at the start of its plan-making process and as such the policies and proposals at this early stage do not carry the weight of the development plan documents which remain principally the Core Strategy and Replacement Local Plan.*

## Appendix G Providence Lane Traffic Calming Survey: April 2009

A survey form was delivered to all the houses in Providence Lane, Providence Rise and Miner's Close. Houses close to Providence Lane in Providence View were also given forms.

Overall, 46 forms were returned, some handed over personally and some strong views expressed. These were:

39 from Providence lane  
5 from Miner's Close  
1 from Providence Rise  
1 from Providence View

All were in favour of traffic calming. Expressing concerns as particular users were:

Drivers	42
Pedestrians	42
Cyclists	24

Almost all respondents stated that the speed of the traffic was a concern, the volume and the use of the narrow lane as a rat run were very frequently noted. The lack of a footpath concerns pedestrians, particularly those with children or pushchairs. Parked cars either offer a refuge from the traffic (i.e. good) or force them into the road (bad). Safe egress from properties, parked cars and narrow blind corners were noted by drivers as hazards.

The form offered various options for traffic calming. These evoked a range of comments. In order of preference, or agreement

- 20 mph speed limit. Several respondents noted that this would need to be enforced.
- Speed humps and chicanes in almost equal numbers. Several suggestions were given for where these might be located. The potential downside of speed humps causing damage to cars and annoyance to residents was noted. Comments on chicanes included that they work in Barrow Gurney and that they would cause traffic to back up and could cause accidents.
- Double yellow lines. This is a divisive issue. Some see them as a means of clearing the road and easing the flow of traffic. Others, that the parked cars provide traffic calming, slowing the traffic down. Some residents rely on street parking, so more lines would be highly inconvenient. Particular suggestions, 1) More lines by the access to Still Wood, 2) Move the lines between Keedwell and Short Lane from the inside of the bend to the outside, 3) Remove the lines outside 44 and 46 Providence Lane, this being the safest place to park in Providence Lane. Providence Rise also has issues over restricted visibility and their management company has approached North Somerset.

The form invited other suggestions and most respondents were forthcoming, many in depth. These suggestions included:

Access only from B3128

Weight restriction

One way, or partial one way

Speed monitoring sign

Various issues related to the junction with the B3128, which have already been taken up with North Somerset.