

# 8 Sustainability

## A mixed development to benefit residents and the wider community

Extending Long Ashton and providing new links to Bristol and the wider Urban Extension, the development will be designed to have excellent sustainability credentials.

### Community

Long Ashton provides a very good quality of life for its residents through an established infrastructure within the village. The extension aims to provide an additional primary school, a network of pedestrian and cycle routes, additional playing fields, play areas, allotments and public open space. The University will work with the community to explore the potential for improvements to the existing shopping centre and other facilities.

### Economy

The extension will provide 3 hectares of new employment space, offering new job opportunities. Long Ashton is located approximately 1 mile from the edge of Bristol and many of its residents work in the city. Commuting will become substantially more sustainable with improved access to the A370 and the possibility of a new rail link through to Bristol Temple Meads.

#### Key:

- ① Children's playspace
- ② Sports pitch
- ③ Allotment
- ④ Community orchard
- ⑤ Protected woodland
- ⑥ Employment



### Energy and the Environment

Any development within the site will fall under the Code for Sustainable Homes. This will ensure that minimal carbon consumption is an integral part of any development within the site. In the later phases, zero carbon development will be required. Some of the technologies that are expected to be incorporated within the dwellings are: ground source heat pumps, air source heat pumps, ventilation heat recovery, photovoltaic panels and fuel cell Combined Heat and Power (CHP).

### Sustainable drainage

A sustainable drainage strategy has been developed that will keep the surface water run-off rate to that of a green field site. The main principles of sustainable drainage systems (SuDS) are to reduce the impact of man on the environment and to enhance the quality of water that runs off all artificial surfaces. The existing lake, along with a new retention pond, forms the basis of this strategy where water will be held before discharging into the mains system

