

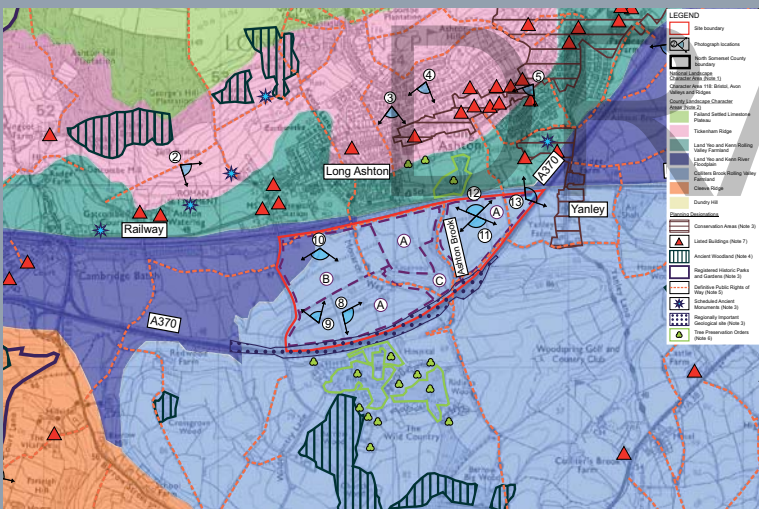
# 6 Background Studies

The project team has investigated the factors most likely to influence site development:

## Topography



## Landscape planning designations



## Engineering:

- Some further stabilisation works may be necessary near to the railway.
- Any instability from past mining activity can be dealt with on an ad-hoc basis.

## Contamination:

- There is no history of contamination.

## Landscape and Landform

- The ridge to the south acts as a visual and noise barrier to the A370 and views beyond.
- Views of development will be mainly from the upper slopes of Long Ashton and be restricted by adjacent houses and garden vegetation.
- We will aim to avoid views of development from Tyntesfield, Ashton Court and Barrow Court historic landscapes.
- Woodland and hedgerows on site should be retained.

## Ecology:

- The woodland, stream and lake are part of a County Site of Nature Conservation Interest. Most of the site is of limited ecological interest.
- Bat, great crested newt, bird, invertebrate, badger, dormice, water vole, otter, reptile and flora surveys have been undertaken.
- Where protected species have been found, their habitats should be retained or reprovided.

## Transport:

- The site needs to link directly from the A370, as Wildcountry Lane provides limited scope for increased traffic movements
- Inter-linkage with other developments elsewhere in the urban extension will be important, to encourage improved public transport connections.
- A new railway station / halt will be promoted and land will be provided east of Ashton Brook, to serve Long Ashton and the wider urban extension.

## Drainage:

- There is no significant flood risk on the site meaning that housing development is appropriate. A sustainable drainage strategy has been developed to accommodate new development 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.

## Archaeology:

- An archaeological study has been undertaken and has shown the site is of low archaeological importance. A watching brief will be maintained.