

8 Development principles

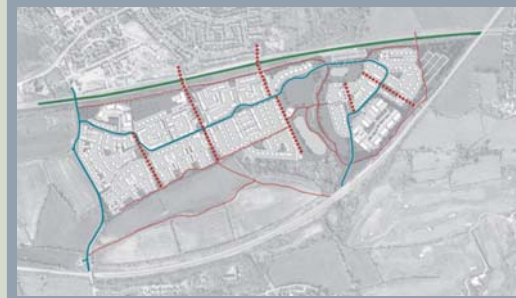
Green Infrastructure Strategy



Masterplan Concept

The proposed extension to Long Ashton will introduce green corridors that follow the routes of the existing hedgerows and public rights of way across the site, breaking it down into definable neighbourhoods with individual character and sense of place. The green corridors allow north-south pedestrian and cycle movement across the site linking to Long Ashton and the countryside beyond. They also act as recreation areas for the residents and provide rich wildlife habitats to encourage as much bio-diversity as possible.

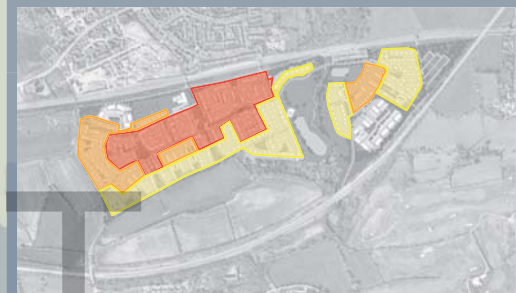
Where the development reaches the base of the ridge the green corridors soften the edge of development allowing frontages and footpaths to face south forming a gradual transition and natural edge to the countryside.



Circulation

The site will be very permeable to allow new and existing residents movement to the countryside to the south.

Pedestrian and cycle links have a priority on the north-south axis across the site respecting the existing rights of way. Vehicular routes through the site are secondary and integrated on an east-west axis.



Identity and character

- 35-55 dwellings per hectare
- 30-40 dwellings per hectare
- 25-35 dwellings per hectare

Through the use of different dwelling types and road layouts a series of neighbourhoods will be created. Each will have a distinct identity and will build on the existing sense of community within the extended village.



Recreation and play space

- 4-6 years
- 4-8 years
- 8-14 years
- Green space

By maintaining and expanding upon the green corridor and lake at the centre of the site much of the public areas will be informal recreation space, being separated from traffic, well overlooked and having excellent access. Secure play areas will be provided across the site and will aim to be located to satisfy the planning and Fields in Trust (FIT) standards. Along with these play areas it is intended allotments and public open space would be provided across the site.

