Welcome to our Community Exhibition

About 18 months ago we exhibited our plans to build three new villages in North Somerset, including a total of 4,500 new homes. We received lots of feedback from the community - this exhibition shows how your feedback has been used to help shape our final proposals.

As you'll see, our plans include:

- Up to 1,800 affordable homes.
- A new secondary school.
- Three new primary schools.
- A new further education college.
- A major healthcare centre.
- A business start-up incubator facility.
- A network of cycle paths & community bike hub.
- A major new public park.
- Land safeguarded for a potential future railway station.
- A new Park and Ride on the A38.
- Land safeguarded for an extension to Long Ashton Park and Ride.

The Vale benefits from excellent transport connections and infrastructure, including the recently constructed South Bristol Link. Just 12 minutes’ Metrobus ride or 20-25 minutes bike ride into Bristol city centre. The Vale is by far the most sustainable of all the sites being promoted for inclusion in the Joint Spatial Plan.

Currently The Vale has been excluded from the draft plan, despite significant support. However, we continue to prepare a planning application – and invite you to see the plans before we submit.

The application presents a further opportunity for changes to be made, so please complete a feedback form or visit The Vale website where you can complete an online feedback form.

www.thevale-northsomerset.co.uk
The four authorities in the West of England are preparing a Joint Spatial Plan (JSP), which must identify the most sustainable locations for development over the next 20 years.

How Many New Homes?

One of the greatest challenges facing the authorities is the scale of housing required.

The authorities believe 105,500 new homes are required, although independent evidence suggests this could be as high as 150,000.

Even at 105,500 homes, the authorities acknowledge that some greenfield land, including Green Belt, will be required to meet the region’s housing needs.

The JSP Proposals

The latest draft of the JSP (November 2017) omits The Vale. North Somerset Council has proposed a large swathe of countryside for two new ‘Garden Villages’ at Banwell and Churchill at the foothills of the Mendip Hills Area of Outstanding Natural Beauty. Not only would these require major investment in infrastructure before any homes can be built, but they are extremely poor locations for access to public transport, jobs, education, services and facilities.

The Vale – A Sustainable Location

The Vale presents a highly sustainable alternative to Banwell and Churchill, given it is so close to the jobs, services and facilities within Bristol – all of which would be easily accessible by public transport (including the new MetroBus), cycling and walking.

Taylor Wimpey has also committed to delivering up to 40% affordable housing, providing accommodation for all. House prices and affordability is the key issue facing local people.

National planning policy allows for Green Belt boundaries to be changed where there are exceptional circumstances. Three of the four local authorities agree that such ‘exceptional circumstances’ do currently exist in the West of England.

JSP – The Next Steps

The JSP is due to be submitted to the Secretary of State by the end of March 2018 for examination by an independent Government-appointed inspector, who will decide if the plan is sound.

We strongly believe the draft JSP is not sound and that changes will be required.

Once the examination is complete, the JSP will be adopted by the four West of England councils and will form part of the planning policies used in determining planning applications.

Our Planning Application

Although not identified as a draft development location, Taylor Wimpey will continue to promote The Vale as the most sustainable location at the independent examination.

In tandem, Taylor Wimpey will shortly be submitting an outline planning application to North Somerset Council, but would not expect it to be determined until the JSP has been finalised. This will provide clarity, certainty and demonstrate what a development at The Vale would look like, should the site be allocated.
What You Told Us & How We Responded

Housing need

**What you told us:**
1. House prices are pushing local people out of the market
2. The priority is for smaller, affordable homes
3. Market starter homes would be your preference

**How we responded:**
1. We are proposing more affordable homes than the Council’s policies require – up to 1,800 (40 per cent)
2. We are looking at a range of homes, but including one, two and three bedroom homes, both market and affordable
3. Of the 1,800 affordable homes, we would like half to be Starter Homes, which are homes sold at 20 per cent less than market value

Traffic & travel

**What you told us:**
1. Traffic was the biggest single concern - getting people out of cars is vital
2. Critical that the transport & travel strategy focuses on trains, buses, Metrobus, cycling & walking
3. Further investment needed in public transport infrastructure and good linkages

**How we responded:**
1. Close to Bristol, The Vale is the only strategic site in North Somerset where residents will have a real choice of travel options other than the car
2. We have designed the scheme so residents can easily use Metrobus and other bus routes into central, north and south Bristol; we have introduced a network of cycle lanes giving residents easy access to Bristol, as well as within and between the existing and new villages
3. We have safeguarded land for a potential new train station and for a potential light rail connection to the airport taking the A38, as well as proposing investment in Long Ashton Park and Ride and a new Park and Ride on the A38

Drainage & flooding

**What you told us:**
1. Flooding and poor drainage was a major concern - vital to fully understand the problems
2. Need to build capacity within the system and ensure robust solutions
3. Need to keep away from existing problem areas

**How we responded:**
1. We have undertaken comprehensive studies to fully understand existing and future flood risks – including using detailed hydraulic modeling of the site’s watercourses
2. We would retain the existing watercourse corridors but add significant additional capacity. To prevent an increase in runoff water, we will use sustainable drainage systems to collect and hold water, which would be released at a controlled rate. The calculations allow for a theoretical 40 per cent increase in rainfall due to climate change, safeguarding against future potential flooding issues
3. Our extensive studies have reviewed all existing drainage issues, which have informed our comprehensive drainage strategy

Education

**What you told us:**
1. Major problem with school places
2. Existing schools overcrowded
3. New facilities needed

**How we responded:**
1. We will ensure sufficient school places are created through building a new secondary school and three primary schools
2. By building the new schools we will keep pressure off existing schools – and help relieve some of that existing pressure
3. The new schools would include extensive use of the latest technology, modern bespoke buildings and all-weather sports pitches

Employment & business

**What you told us:**
1. Important to ensure the right mix of employment spaces
2. Small spaces needed in village centres
3. Broadband biggest single issue for large and small businesses – and helps keep commuting down

**How we responded:**
1. From discussions with the business community, we understand the need is for smaller units and for flexible working spaces – among our plans is a new business start-up incubator facility to replicate the success of The Hive in Weston-super-Mare
2. Commercial property will be focussed on small spaces in the centre of the three villages
3. Following discussions with the various North Somerset Chambers of Commerce, we have committed to delivering high-speed broadband to all properties at The Vale

Community facilities & services

**What you said:**
1. High demand for GPs and dentists
2. Need village centres with shops, community spaces and activity to help create sense of community
3. Facilities for families and young children needed

**How we responded:**
1. A new 1,000 square metre healthcare hub – with GP and dental practices sitting alongside secondary care and complementary therapists – would sit at the heart of The Vale. We already have a legal agreement with a healthcare provider
2. At the heart of each village will be shops, restaurants and public spaces to provide a full range of places where residents can meet and develop community cohesion
3. Each village has a primary school where we expect nursery facilities to also be available

Landscape & open space

**What you told us:**
1. Maximum green space wanted
2. Designs should seek to respect as many views as possible
3. As much distance between settlements as possible

**How we responded:**
1. The Vale would cover a total area of 260 hectares (720 acres), about half of which would be retained as open green space
2. The positioning of the villages and the open green spaces have been carefully considered to minimise the impact on sensitive views into and across The Vale, but to also create viewpoints from within the new villages
3. The new villages have been positioned to maximise the distance from existing homes; extensive open spaces and green corridors have been used to keep the three new villages – and the existing villages – separate

Design

**What you told us:**
1. Villages should be kept apart
2. Mixed views about separation from Bristol, with some wanting a big gap and others wanting northern village to be adjacent to Bristol
3. Quality of urban design is vital – design review panel should be consulted

**How we responded:**
1. The villages sit within significant areas of public open space which provide a strong visual divide between the villages
2. The villages will form settlements in their own right, but will also support one-another in terms of jobs, services, education and amenities
3. We have held workshops with the South West Design Review Panel which has been supportive of our approach and aspirations. We have been able to shape our final designs based on the Panel’s feedback
The Vale will be a collection of village communities where people can lead modern, healthy and active lifestyles within easy reach of the jobs, schools, shops and services that make up a vital part of this landmark new development.

Our Proposals

Longmoor
Placed on flat lying ground with excellent connections to Bristol city centre, this village offers the potential for medium to high density development of a more contemporary aesthetic and character:
- Up to 860 homes.
- Primary School and Community Facilities.
- Local centre with convenience retail.
- Enterprise / Business Park.

Woodspring Village
Woodspring sits on, and adjacent to, the golf course land comprising the southern slopes of Yanley Ridge and the undulating lower ground formed by watercourses in the area. These established landscape corridors will contribute towards the creation of a leafy village with a generosity of green space. The settlement falls neatly into two distinct neighbourhoods – Upper and Lower Woodspring:
- Up to 2360 homes.
- Primary school, secondary school and sports pitches.
- Health Hub and retirement living.
- Accessible parks and green spaces.

Pearton
Pearton sits on the northern slopes of The Peart. It displays the characteristics of a traditional North Somerset settlement with the addition of a modern and vibrant centre on the A38:
- Up to 1280 homes.
- Primary School and Community Facilities.
- Local / Commercial Centre with retail, cafes, offices and a hotel and a gym.
- 16+ College.
Our Proposals

Landscape

Green Infrastructure Concept

- The Vale will deliver generous green spaces and corridors that will form the network of Green Infrastructure (GI).
- The new GI will retain and enhance the existing ‘Green Capital’; the existing trees, hedges and watercourses.
- The Green Infrastructure Framework will connect the three villages with the surrounding countryside.
- The landscape of the public open space will be multi-functional, and will comprise corridors, parkland and wilder spaces.
- Strong green links will be made with Bristol, Dundry, Long Ashton and Barrow Gurney.

Public Open Space
- Extensive areas of connected green open space created for people and wildlife.
- New parks, greens and allotments will create spaces for socialising, playing and meeting.

Retained Vegetation
- The three Villages have been planned to sit within the pattern of existing trees and hedges.
- Appropriate spaces for tree and hedgerow retention both in areas of public open space and as natural boundaries between and within the three Villages.
- The majority of the trees, tree groups and woodland on site will be retained.

Play & Amenity
- A forward looking Play strategy that ensures easy access and creates opportunity for interaction close to home.
- A centrally located important formal park with play features, facilities and community hub will be created in Woodspring Village.

Walking and Cycling
- A range of new routes for walking and cycling with enhanced opportunities for access and enjoyment of the landscape will supplement existing routes.
- A well-connected network of safe and attractive routes that link homes and schools to the new parks, sports hub and wider countryside will be created.

Ecology
- Stream corridors, veteran trees, and the majority of species rich-hedgerows will be retained within the Masterplan forming an integral part of the Blue and Green Infrastructure.
- Ecologically valuable habitat features which are important to protected and notable species will be retained.
- The new GI will deliver wildlife areas, green corridors and new woodland providing habitat for wildlife as well as quiet areas for walking and connecting with nature.

Storm Water Drainage
- The indicative surface water drainage strategy has taken due account of the existing flood risk.
- On site storage is designed to attenuate the 100 year storm event plus an allowance for climate change as an integral part of the Blue Green Infrastructure.

Landscape Masterplan

- The three Villages will be defined by the new green infrastructure.
- The landscape of the new public realm will be attractive, safe and accessible.
- Viewpoints in the new public spaces will allow views to the countryside and city setting.

Taylor Wimpey

www.thevale-northsomerset.co.uk
What’s on Offer

1,800 Affordable homes
Up to 1,800 (40 percent) of the 4,500 homes proposed for The Vale would be affordable. These would be a combination of shared ownership and affordable rented homes.

The cost of the average home in North Somerset is 9.1 times the average income – out of the reach of far too many people, not least young families. The Vale could help solve North Somerset’s housing crisis.

Putting Health at the Heart of the Community
A new 1,000 square metre healthcare hub – with GP and dental practices sitting alongside secondary care and complementary therapists – would sit at the heart of The Vale. We already have a healthcare provider on board.

New Secondary School to Help Address School Places Crisis
The Vale would include a new secondary school, three new primary schools and a new further education college. The new schools would provide enough places for all families living at The Vale and potentially other residents too, helping relieve pressure on existing schools.

A New Park for the Whole Community
The Vale would cover a total area of approximately 290 hectares (720 acres). However, about half the land would be retained mainly as open green areas. Much of this would see what is currently private land being transformed into publicly accessible countryside.

There will be a huge new park at the heart of the community. And extensive new playing fields and other leisure facilities for a wide range of sports.

Employment - Putting North Somerset First
The Vale would be a huge boost to the local North Somerset economy, including creating 750 construction jobs for a minimum of ten years.

We have received strong interest from a key local education provider to run and manage the schools and local college faculty. This will help ensure education and skills training are joined-up to provide the best chance for North Somerset students to secure the many new jobs that will be created.

Employment - Putting North Somerset First
We have also agreed to include business start-up incubator facilities to replicate the success of The Hive in Weston-Super-Mare. High speed broadband – another key priority for local businesses – would also be delivered at The Vale.

Given the importance of Bristol Airport to the local and regional economy, we have set aside land along the A38 between Bristol and the airport to ensure any new transport connection – in whatever form it might take – could be delivered through our site.

Network of Safe Cycle Lanes
The Vale will include a 3.5 mile network of cycling routes, designed to connect where people live, work, learn, shop and socialise. Improvements to Festival Way, the Malago Greenway and the A38 corridor would provide improved cycling connections between the new homes and central Bristol, in addition to the new path alongside the route of the Metrobus, providing a choice of safe cycling routes just 20-25 minutes ride into the City centre.

A new community cycle centre – based on the French ‘Maison Du Velo’ model – would provide bike workshops and tools with online tutorials, cycle training for adults and children, expert Dr Bike seminars, bike maintenance courses, bike hire (including e-bikes), a café and event space.

Thousands of new jobs
Thousands of jobs would be created if The Vale was granted planning permission. As well as up to 750 construction jobs, there could be approximately 4,000 further jobs resulting from the spend during the construction period and by the expenditure of future residents. Many of these jobs would be created at the proposed four new schools, the new college, the proposed medical hub, shops, restaurants and in the employment spaces proposed for the development.
Planning Application & the Joint Spatial Plan

As we explain on the board titled 'The Joint Spatial Plan: Where should North Somerset’s new homes go?' we will submit an application before the Joint Spatial Plan is complete, but do not expect a decision until after the JSP is finalised.

The JSP is due to be ‘submitted’ to the Secretary of State by the end of March 2018 for independent examination. We expect to submit our application shortly.

Find Out More

Shortly after the exhibitions, the information displayed today will be available on our website:

www.thevale-northsomerset.co.uk

Follow us on:

facebook.com/taylorwimpeythevale

twitter.com/twthevale

You can sign-up for regular email updates, register your interest in one of our homes or simply find out more about the proposals.

Thank you for attending our exhibition.

The Taylor Wimpey team.