

# Welcome to Our Community Drop-in Event

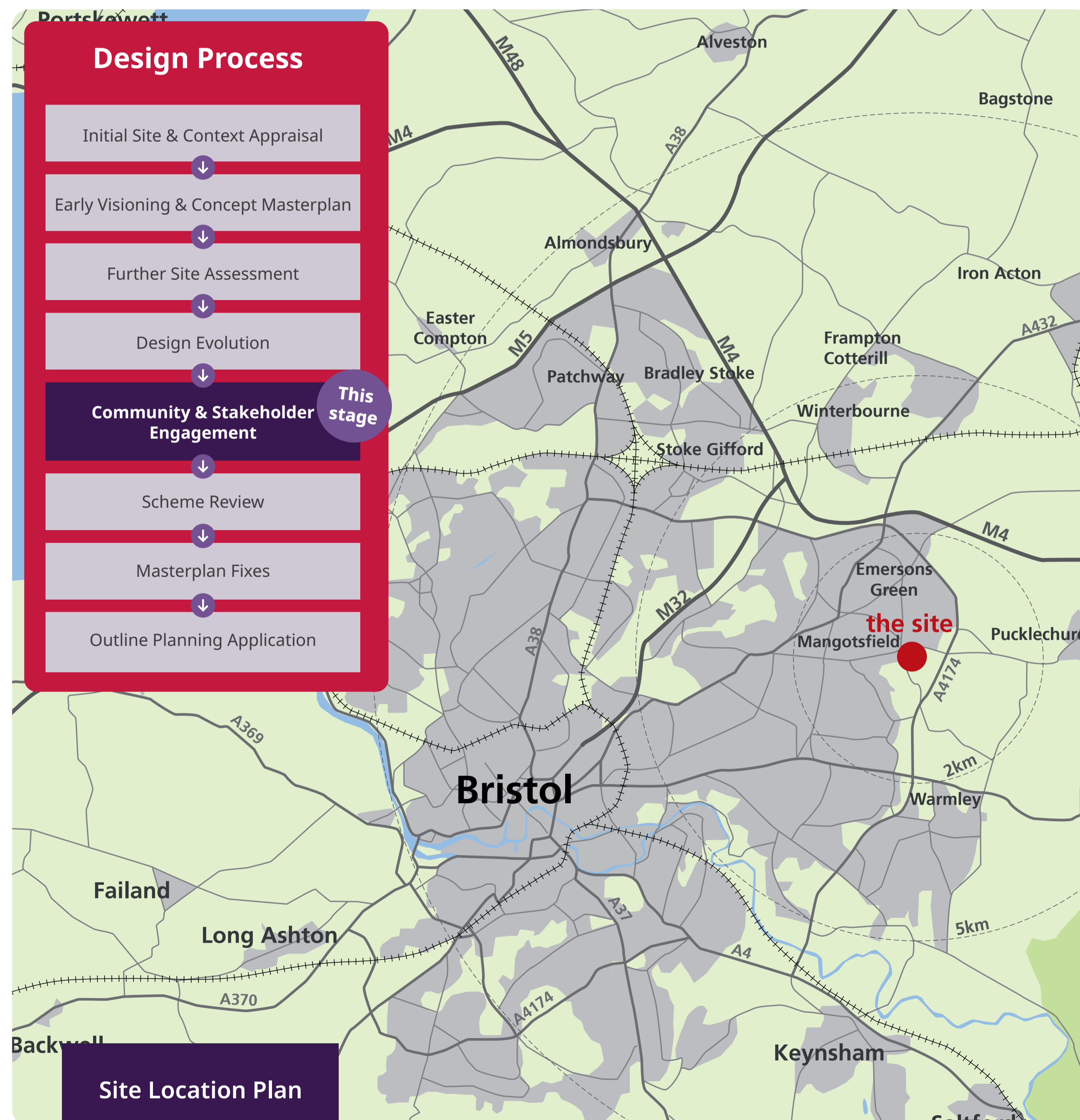
We're excited to share our vision for developing new homes at Cossham Street, Mangotsfield, and we are here to listen to your views. This exhibition presents our initial proposals for the site. It provides a chance for you to learn more about our plans, speak directly with our project team, and give your valuable feedback.

## What You Will Learn Today

- **Overview of our proposals:** Explore the development plans for the site, and how Taylor Wimpey intends to bring the site forward for housing with green spaces (including equipped play spaces for the whole community) and improved local connections.
- **Planning context:** Understand how our proposals align with South Gloucestershire Council's Local Plan and the Green Belt review process.
- **Design vision:** Discover how our plans focus on sustainability, community integration, and enhancing local amenities.
- **Environmental improvements:** Learn about our commitment to preserving and enhancing local biodiversity and green spaces.
- **Access and movement:** See how we aim to improve local connectivity and create safe, accessible routes for pedestrians, cyclists, and vehicles.

## Why Your Feedback Matters

Your input is essential in shaping our plans better to reflect the needs and priorities of the Mangotsfield community. By providing your comments, you help ensure the development aligns with local expectations and contributes positively to the area.



## About Taylor Wimpey

Taylor Wimpey is one of the UK's leading homebuilders, with a proud history dating back to the 19th century. We build over 14,000 homes each year, including successful developments in the West of England, such as Somerdale, Keynsham, and Emersons Green.

Our commitment is to create sustainable, thriving communities by building high-quality homes that are environmentally friendly, zero carbon ready, and equipped for the future. We are the first major homebuilder to achieve the Carbon Trust Standard, reflecting our dedication to sustainability.

We are also proud to have retained a 5-star rating for customer satisfaction from the Home Builders Federation, with 9 out of 10 customers recommending us.



## How to Get Involved

- **Ask Questions:** Our team members are here to answer any questions. Don't hesitate to ask us anything about the development.
- **Give Your Feedback:** Share your thoughts on the proposal by filling out a feedback form or leaving comments on the boards. All feedback will be considered carefully before our Outline Planning Application submission.
- **Stay Informed:** If you'd like to stay updated, please leave your contact details, and we'll ensure you receive future updates about the development.

We appreciate you taking the time to join us today. Your feedback will directly influence the future of the Cossham Street development, helping us to create a place that meets the needs and aspirations of the Mangotsfield community.

# Understanding the Context

The proposed development site at Cossham Street is in the heart of Mangotsfield, a village 8km north east of Bristol city centre. It covers approximately 5 hectares and is surrounded by key community amenities that enhance its potential for a vibrant new residential area.



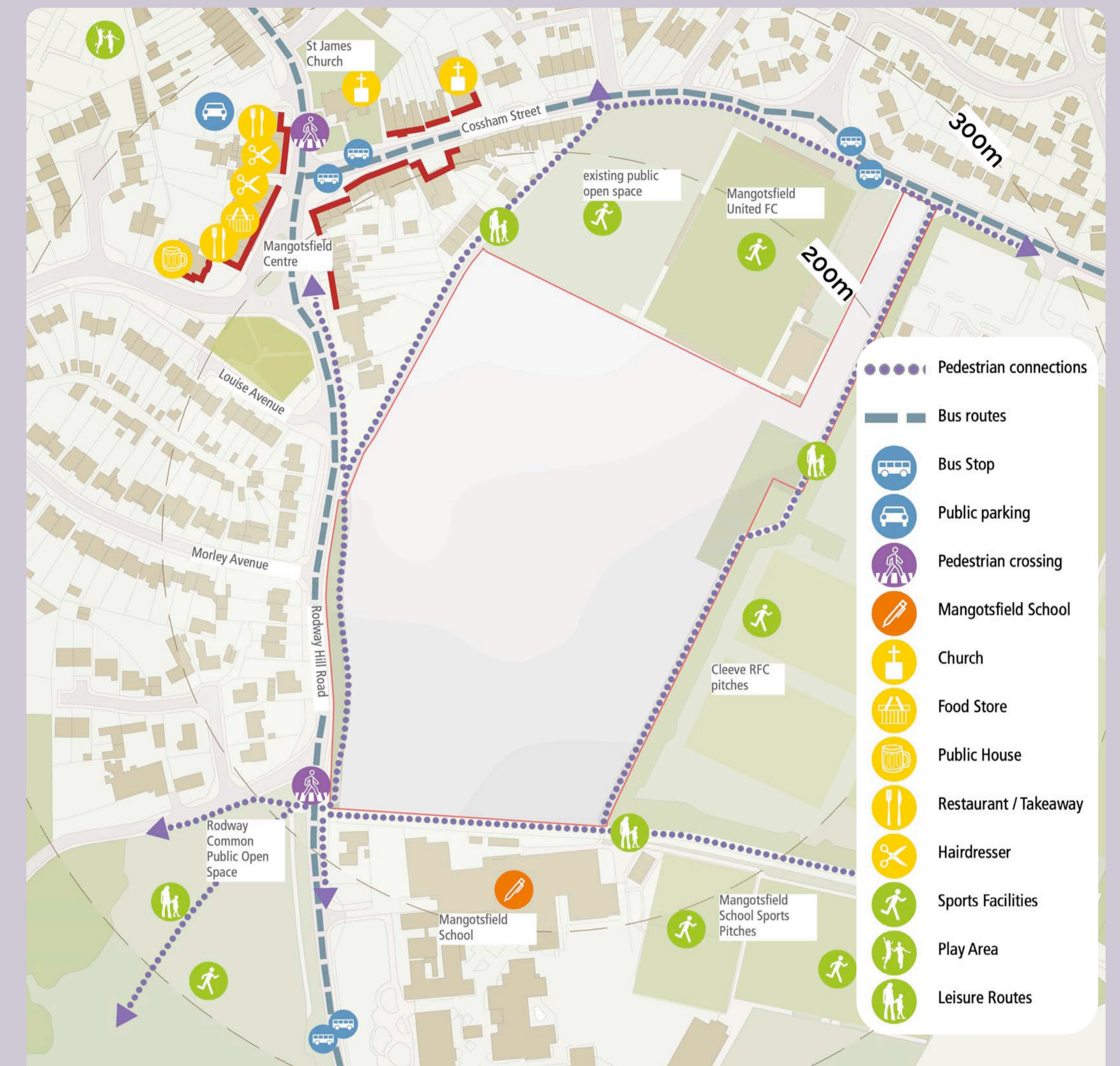
Boundary of the site over aerial

## Key Points About the Site

- **Central location:** The site is between Mangotsfield United FC to the north and Mangotsfield School to the south, providing easy access to local community facilities.
- **Near local services:** Within a short walking distance to shops, restaurants, and services, such as those on Cossham Street and St James Place. Proximity to bus routes (around an 8 minute walk) ensures good connections to Staple Hill, Fishponds, and Bristol city centre.
- **Green connectivity:** Access to the Bristol-Bath Railway Path, a major traffic-free route for cyclists and pedestrians, is just 600 metres away, providing sustainable travel options to Bristol and Bath.

## Planning Context

- **Part of the Green Belt review:** The site is within the Bristol and Bath Green Belt. However, the site is proposed for Green Belt release. South Gloucestershire Council is reviewing this as part of their new Local Plan, with potential reallocation for housing to meet local needs.
- **Supports Local Plan goals:** The Council's emerging Local Plan identifies this area as a priority for residential development, supporting sustainable growth and providing much-needed new homes.



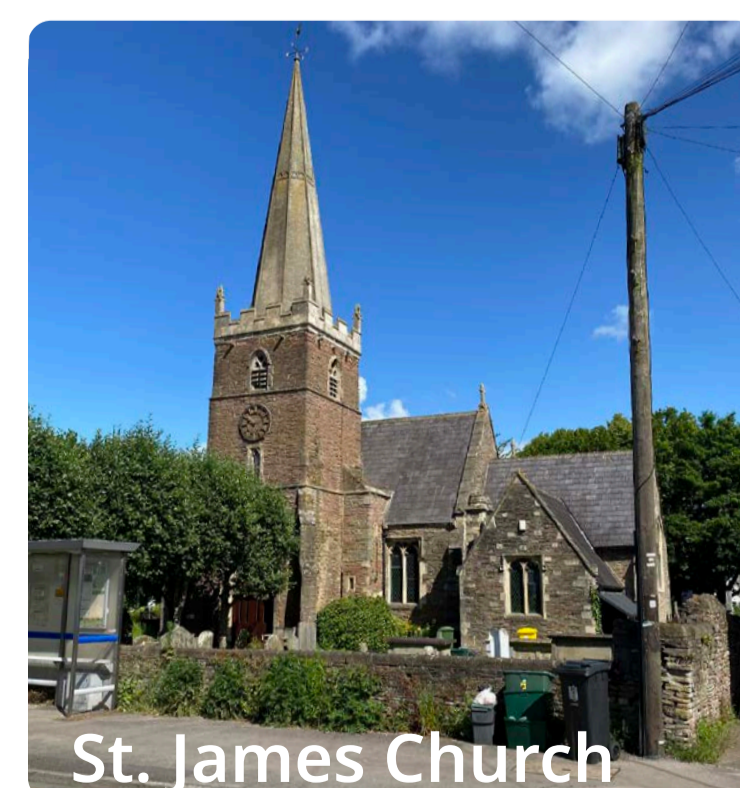
Facilities and Movement Plan

## What We Want to Hear About...

We want your views on how the development can best fit into Mangotsfield and benefit the community. Here are some questions to consider:

- **Local needs:** What types of homes (e.g., affordable, family-sized, downsizing options) would benefit Mangotsfield?
- **Integration with the community:** How can we ensure the new development complements the village's character and supports local facilities?
- **Green Belt and Open Spaces:** How important is maintaining a green buffer around the site, and what kind of open spaces or features would you value most?
- **Connections and accessibility:** What improvements to local walking, cycling, or public transport routes would encourage more sustainable travel in the area?

Please respond using our feedback form.



St James Church



Nearby local centre



Mangotsfield School



The Grapevine pub

# Assessing the Site and Setting Our Vision

We began by thoroughly assessing the site and its surrounding context. We used these assessments to form a vision for a housing development that respects Mangotsfield's character and addresses the community's needs.

## Key Site Assessment Findings

- **Site location and features:** The site is bordered by natural features like hedgerows, a stone wall along Rodway Hill Road, and existing footpaths. These features provide a foundation for development that combines seamlessly with the local environment.
- **Access and movement:** Safe access is needed from Cossham Street. Existing pedestrian and cycling routes require improvement to connect to local schools, sports facilities, and shops, promoting active travel.
- **Water and drainage:** The site lies within Flood Zone 1 (low flood risk). Sustainable Drainage Systems (SuDS) will manage surface water using features like water drainage ditches.
- **Landscape and ecology:** Priorities include keeping trees and hedgerows where possible and enhancing them with native planting to support local biodiversity and create natural buffers.
- **Respecting local heritage and buildings:** Considering historic buildings such as The Old Vicarage and Church of St James, ensuring the development complements the historical setting.

## Our Vision

- The site will be landscape-led. This term means that our proposals are guided by the site's natural features, such as existing trees, hedgerows, and topography – which we will then combine into our site's layout and design.
- Based on this landscape-led vision, our goal is simple: to create a green, vibrant, and accessible neighbourhood that blends seamlessly with Mangotsfield's existing environment while providing much-needed homes and community spaces.

## What We Want to Hear About...

We want your views on how the development can best fit into Mangotsfield and benefit the community. Here are some questions to consider:

- What aspects of Mangotsfield's character do you think the design should emphasise?
- How can we best utilise the site's natural features, like green spaces and footpaths, to benefit the community?



Site boundary	Existing planting / hedges	Boundary to neighbouring properties - amenity distances to consider
Potential all modes access	Existing trees / hedges	Boundary to football club - amenity distances to consider
Potential pedestrian access	Existing tree protection zones	Boundary to Rodway Hill Road - noise to consider
Existing pedestrian rights of way	Electricity transmission lines	Adjacent buildings
Adjacent road network - bus routes	Existing foul sewer (private)	Listed buildings close to site
Adjacent road network - minor routes	LP gas main off site but crossing access position / along boundary	Listed buildings setting to be evaluated
Potential SuDS locations	Direction of downwards slope	Mangotsfield mixed use centre

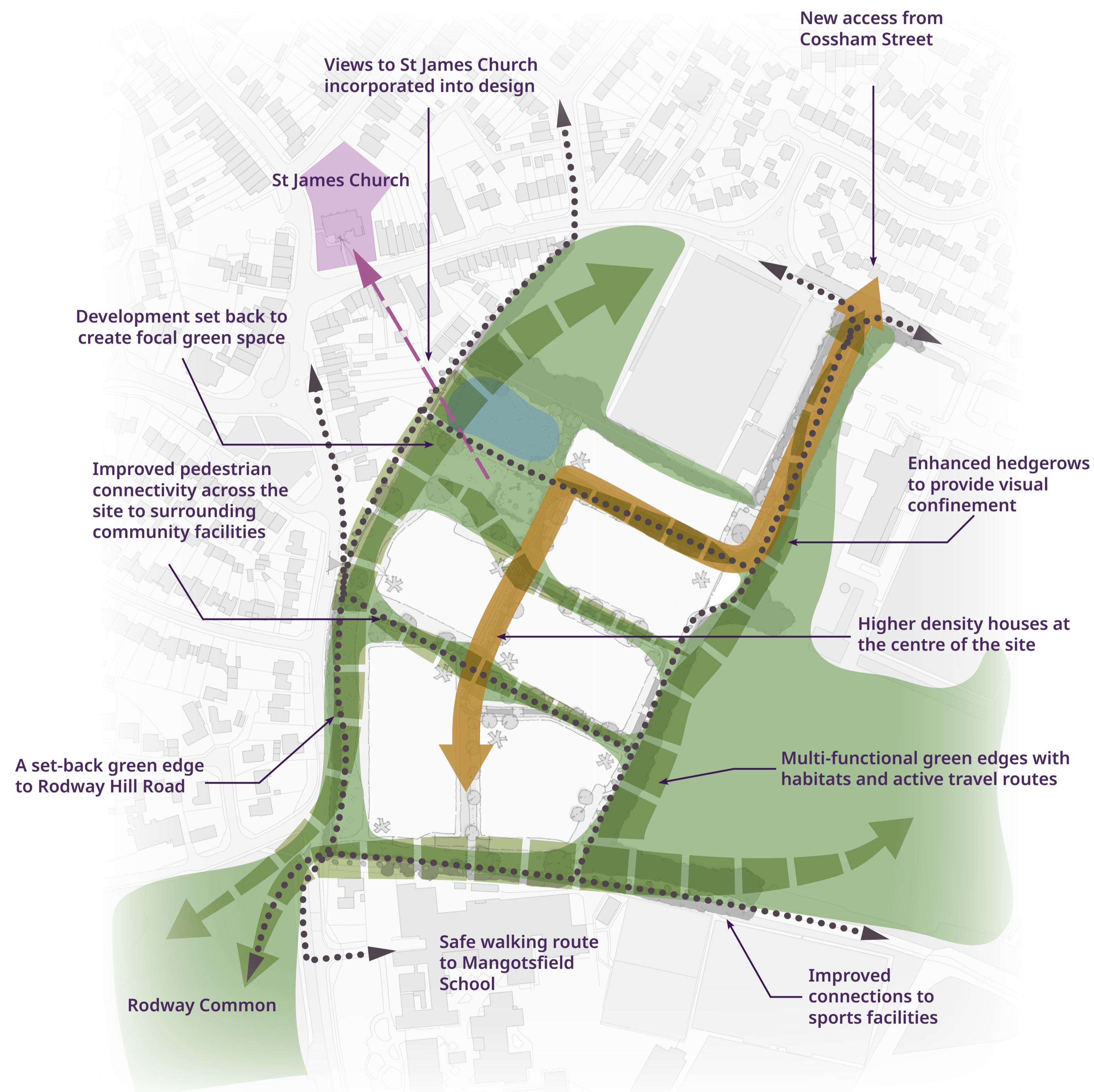
## Opportunities and Constraints Plan

# Evolving our Site Design

The design of our development has evolved to address opportunities and constraints, and deliver a commitment to creating a sustainable, well-integrated neighbourhood.

## Key Adjustments in Our Design Evolution

- Refining the site layout: Based on technical findings, the vision widened green corridors, enhanced walking and cycle routes, and improved connections to Mangotsfield School, sports facilities, and Mangotsfield's centre. This approach promotes safer routes and reduces reliance on cars.
- Enhancing biodiversity: We incorporated Sustainable Drainage Systems (SuDS) for effective water management. The design integrates existing hedgerows, introduces new tree planting, and creates natural buffers to support biodiversity and reduce visual impact.
- Improved screening from Rodway Hill Road: New homes are set back from the public footpath behind the retained stone wall, with green screening, including tree planting and hedgerows, providing additional privacy and buffering from the road.
- Revised housing layouts and traffic calming: A design reconfiguration provides a balanced mix of homes. Traffic calming measures, such as narrower roads and raised crossings, were included to prioritise pedestrian safety and manage traffic speeds.
- Amendments proposed by South Gloucestershire Council: The Council requested that sites identified as a draft housing allocation should be presented to an independent Design Review Panel. Our consultant team presented our concept masterplan to the panel in March 2024, who suggested amendments to the plan's landscape, heritage, ecology, transport and design proposals. These have been incorporated into the latest masterplan.



Concept Diagram

## Design Adjustments Made

- We enhanced the landscape-led approach by expanding green corridors and natural buffers.
- Preserved sightlines and settings for nearby listed buildings, ensuring the new development respects Mangotsfield's heritage.

## What We Want to Hear About...

- Are there any further refinements you would suggest?
- What additional features could improve the usability and safety of pedestrian and cycling routes?

Please respond using our feedback form.

# The Proposal

The masterplan incorporates our technical assessments, landscape-led principles, and design evolution stages to create a sustainable, connected, and community-focused neighbourhood.

## Key Elements of the Masterplan

- **Diverse housing mix:** Around 150 new homes with a range of one, two, three, and four-bedroom homes, with 35% designated as affordable housing. This mix supports various needs, from young professionals to families and those looking to downsize.
- **Architectural interest and quiet streets:** Focal buildings at key locations add variety to the streetscape. Homes face public spaces, with private drives to create quieter streets and ensure natural surveillance for safety.
- **Green spaces and play areas:** New community spaces include a central play area, communal gardens, and seating areas to encourage socialising and outdoor activities. Green corridors run east to west, linking key areas and connecting with existing paths to support walking and cycling.
- **Access and connectivity:** Access from Cossham Street is complemented by a main loop road within the development. Enhanced pedestrian paths and new routes connect to schools, sports facilities, and shops, with an adjacent bus route providing sustainable travel options.
- **Sustainability and ecology:** The masterplan promotes biodiversity with wildlife corridors, increased native plantings, and street trees along all streets. A Sustainable Drainage System (SuDS) in the north east manages water runoff and creates green buffers.

## Design Principles

- **Landscape-led approach:** Emphasises natural site features, such as existing trees, hedgerows, and topography, to create a green development.
- **Energy-efficient and zero Carbon ready:** Homes built to high sustainability standards with energy-efficient designs, eco-friendly materials, and electric vehicle charging.
- **Privacy and visual appeal:** Homes are set back from footpaths with additional green screening for privacy.

## What We Want to Hear About...

- Does the masterplan meet your expectations for Mangotsfield's future?
- Are there other features or facilities you'd like to see included?

Please respond using our feedback form.



Illustrative Masterplan

# Creating a Green and Biodiverse Development

**Our landscape and ecological design focuses on enhancing the natural environment and providing attractive, accessible green spaces for everyone.**

## Key Features of Our Landscape and Ecological Design

- 1 A 10% Biodiversity Net Gain:** This is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand.
- 2 Green corridors and connections:** New east-west green corridors will run across and around the site, linking existing routes to provide safe and attractive pathways for walking and cycling.
- 3 Water storage areas with meadow grassland:** An attenuation area will manage surface water naturally, using meadow grassland and native planting that can tolerate occasional wet conditions.
- 4 Wildlife connectivity zones:** Meadow grassland edges will flank existing mature vegetation to create wildlife corridors. These zones will provide connectivity for local fauna and contribute to a diverse and sustainable environment.
- 5 Leisure spaces for community use:** Our plan includes public areas for rest and play. These spaces will have a more intensive management regime to keep them vibrant and well-maintained for frequent community use, encouraging outdoor activities.

Our site will become a thriving environment that benefits both people and nature. The focus is on maintaining existing trees, including those with Preservation Orders on Rodway Hill Road, and hedgerows, while enhancing green infrastructure to improve air quality, and provide pleasant community spaces.

Trees and fauna selection: Various tree species, shrubs, and grassland types will enhance local biodiversity and aesthetics. Examples include native species like oak, beech, and hawthorn for trees and a mix of wildflower meadows and pollinator-friendly plants for ground cover. **We welcome your input on these ideas.**

## What We Want to Hear About...

- Which types of vegetation, trees, and fauna would you most like to see?
- Are there specific areas where you would like more focus on natural features or community amenities?

Please respond using our feedback form.



Landscape Strategy Plan

# Connecting the Site to the Community

The site is well-connected to existing facilities and amenities in the surrounding area, and is located in close proximity to Mangotsfield's shops and the local primary and secondary schools.

## Improving Local Walking and Cycle Routes

We want to promote the uptake of sustainable active travel – defined as walking, cycling, wheeling and scootering. Our plans aim to improve local pedestrian and cycling routes further by:

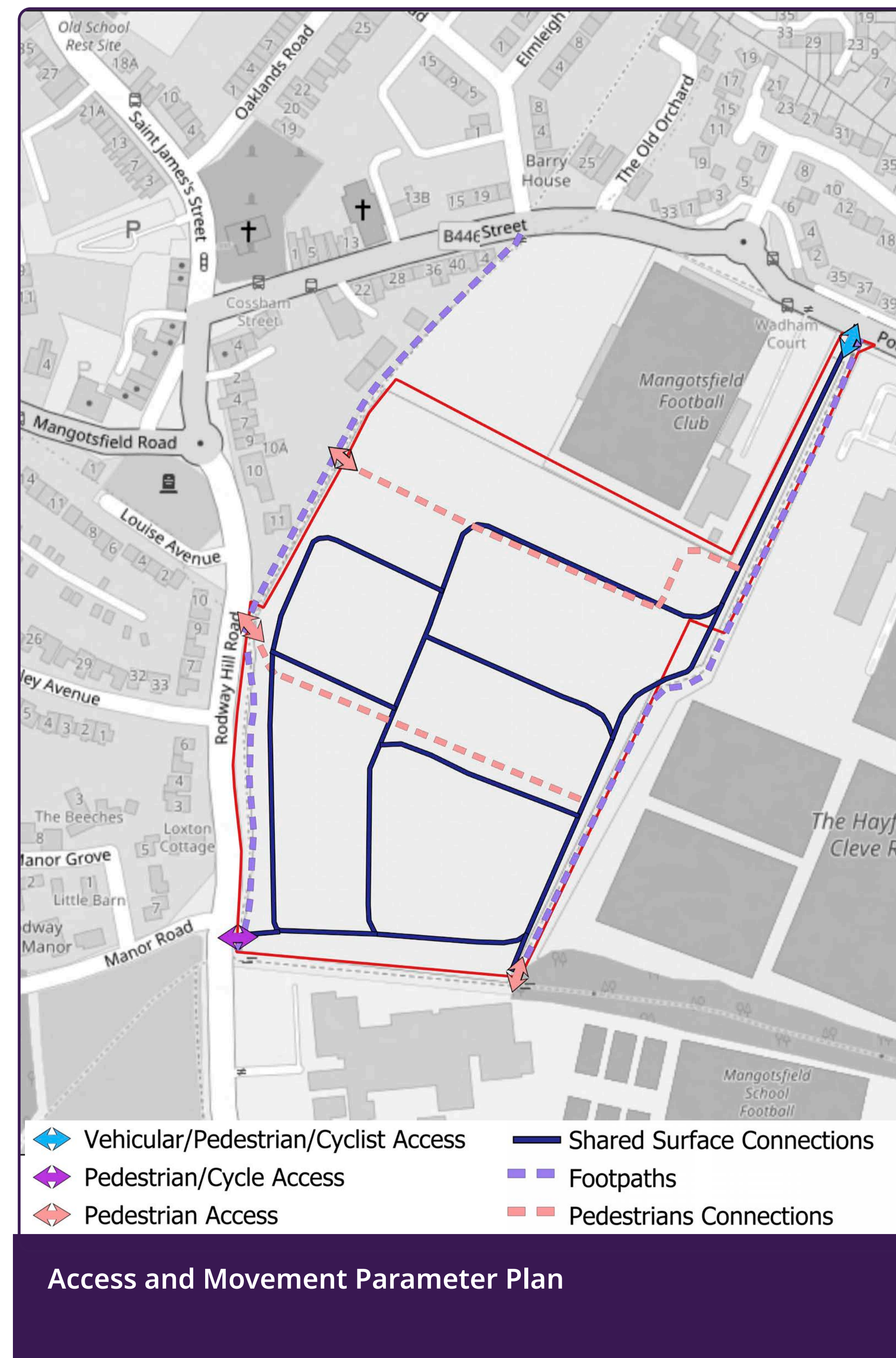
- Creating a new pedestrian and cycle link throughout the site to Rodway Hill Road at the site's south west corner.
- Through our landscape led approach, incorporate and upgrade existing footpaths on the site within the design.
- Safer walking routes through the site will improve connections to Mangotsfield School, Pomphrey Hill sports facilities, and nearby open spaces.
- Reinforced pedestrian and cycling routes at the T junction access route to Cossham Street.



Existing pedestrian and cycle access at the south-west of the site, opposite Rodway Hill Road



Main access from Cossham Street



The site will be served via a new priority T junction taken from Cossham Street. This access will also incorporate and improve the existing cycle path, which will route along the eastern side of the proposed access road.

The site benefits from close links to the Bristol and Bath Railway Path and Avon Cycleway and is located in close proximity to the 86 bus service, which is accessible from existing bus stops on Cossham Street, adjacent to the proposed site access.

## What We Want to Hear About...

Are there any further ways that we can make to ensure the site is more accessible?

Can we further improve the safety and accessibility of the site's walking and cycle routes?

Please respond using our feedback form.

# Ensuring Safe Access to the Site

We propose to provide vehicle access to and from Cossham Street with a new priority T-junction.

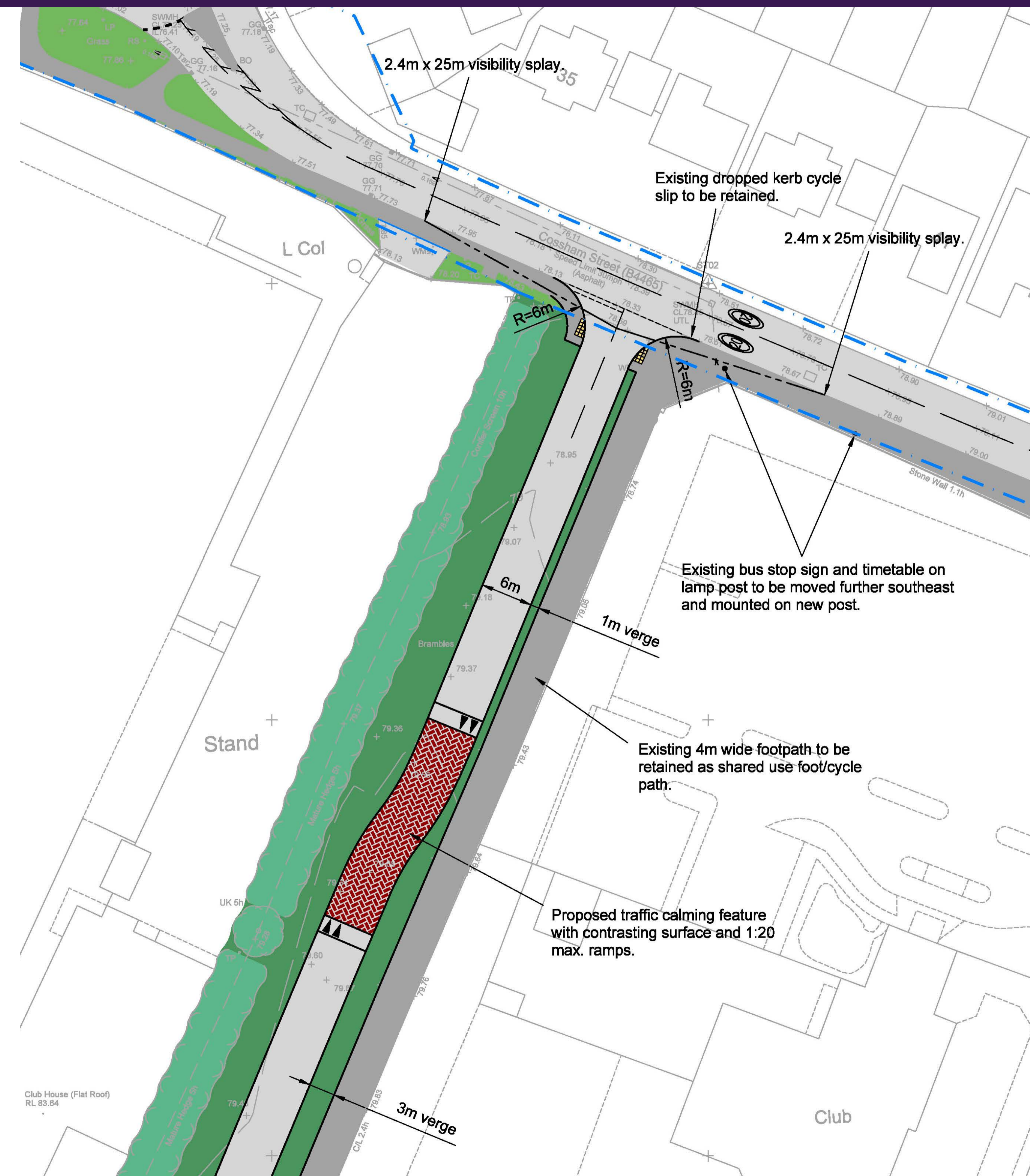
## Ensuring Safe Access to the Site

The proposed access will incorporate the following features:

- A 6-metre wide entrance for two-way traffic;
- A 20mph design speed;
- A dedicated pedestrian/cycle path;
- Dropped kerbs and tactile pedestrian crossing at site access; and
- Internal road design to slow traffic and prioritise active travel.

The final access arrangement will be subject to independent Road Safety Audits and will be agreed with South Gloucestershire Council before implementation.

For the site construction, we'll agree a Construction Management Plan with the Council to minimise any disruption for the community.



Main access from Cossham Street

## What We Want to Hear About...

- Are there any further measures to improve safety at the T-junction for those entering and leaving the site?

Please respond using our feedback form.

Proposed Site Access from Cossham Street



# Taylor Wimpey's Environmental Strategy

## From 2025 our homes will be Zero Carbon Ready through the following initiatives set out here.

- We will purchase 100% renewable energy for all new construction sites.
- We will reduce emissions from our customer homes by 75% (by 2030) including renewable and lower energy use.
- Introduction of our revised house types portfolio in 2021 which are better designed to achieve carbon reduction including waste water heat recovery, flue gas heat recovery, PV, car charging points and eventually air source heat pumps.
- Inside our homes we use energy-efficient fixtures and fittings including 100% low energy light fittings and LED recessed downlights.
- All appliances that we offer as standard options are at least A rated for energy efficiency.
- We are partnering with a number of nature organisations including Buglife and Hedgehog Street to encourage and provide bird boxes, hedgehog houses and highways, bee bricks and bug hotels.
- In constructing our homes we already source many materials with lower embodied carbon and energy such as,
  - using timber frames where appropriate
  - using glass mineral wood insulation which is made from recycled glass bottles,
  - using recycled uPVC in our windows - recycled uPVC makes up over 60% of the material used in our window frames and cavity closers,
  - using recycled aggregates and bricks and blocks
  - and using chipboard flooring that contains 30% recycled wood and 70% wood sourced from Forest Stewardship Council certified supplies.
- We take the risk of flooding on our developments extremely seriously and identify potential flood risk as part of our site selection process. We do not buy land unless we can mitigate flood risk. We integrate sustainable drainage systems (SDS) that decrease flow rates to watercourses, increase infiltration into the ground and improve water quality such as ponds, swales, permeable paving, retention basins, infiltration trenches and soakaways. Many of these features also contribute to good placemaking.
- We put significant investment in Research and Development to provide efficient homes of the future. We work with universities and experts to explore the impacts of future regulatory requirements to design, specification, health and wellbeing in new homes. The R&D teams are currently trialling a range of energy efficient and low carbon technologies as well as continually looking at new and sustainable methods of construction. This will help us to meet our climate change targets and comply with expected changes to building regulations.

“Our aims and goals towards the approach to built fabric & technology”



Creating a positive impact. With the launch of our strategy we will:



# Key Benefits and Next Steps



**Up to 150 new homes** – housing to meet local needs through a mix of 1, 2, 3 and 4 bedroom dwellings



**A range of affordable homes** – provision of circa 35% affordable housing to help local people to continue to live in the area



**Job Creation** – through the construction process



**Walking and Cycling Routes** – new cycle connection into and through site will improve accessibility to Bristol - Bath Rail Path



**Access to Open Space, Sports Facilities and Play Spaces** - connections from Mangotsfield centre to existing community facilities will be improved, and new play spaces will be created



**Ecological Benefits and Green Corridors** - introduction of additional tree planting and enhancement of natural habitats resulting in an overall biodiversity net gain



**Improved connections to Mangotsfield School** - allowing safe walking and cycling routes from the north



## Thank You

We are currently preparing our Outline planning application for submission to South Gloucestershire Council in late 2024. Please provide feedback on our plans by obtaining a form here today or online by scanning the QR code.

As part of the application process, the Council will hold a separate consultation period following receipt and validation of the application.



# Your Concerns

**We want to hear from you. Please tell us here your concerns, and on the following sheet how our proposals can be improved to deliver your priorities.**



**Please write your concerns on the post-it notes provided and fix them to this sheet.**

# Your Suggestions

**We want to hear from you. Please tell us here your concerns, and on the following sheet how our proposals can be improved to deliver your priorities.**



**Please write your suggestions for improvements on the post-it notes provided and fix them to this sheet.**