Welcome

Taylor Wimpey

Welcome to our community engagement event about emerging proposals for a mixed-use development on Grove Farm and Burnt House Farm, Backwell.

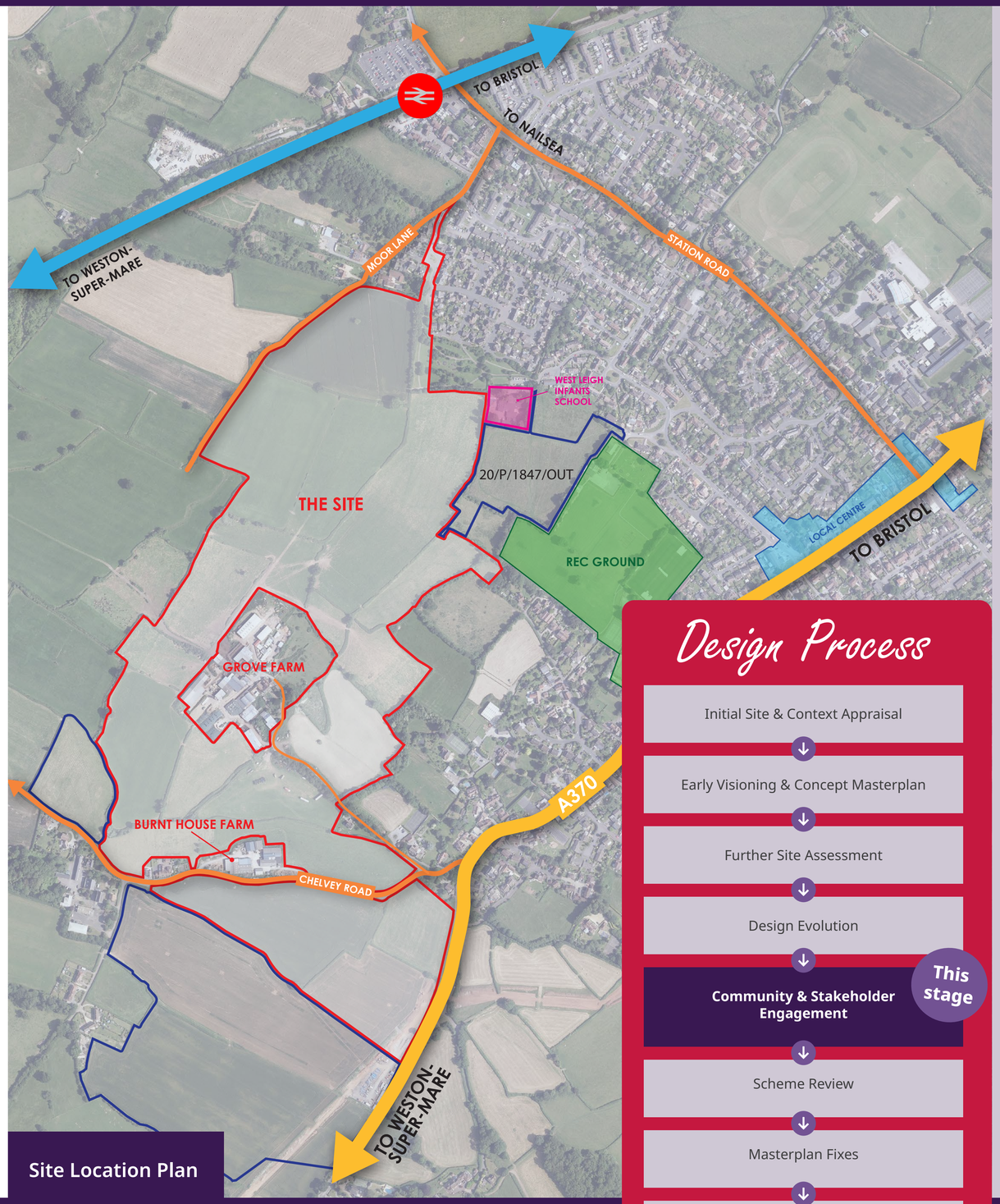
The proposals remain a 'work in progress' and **we are interested to hear your comments and thoughts about the scheme.** Comments received during this initial period of engagement with the local community will feed back into the planning application. **Members of the development team are here today to answer any questions you may have.** Feedback forms are available, and we would be grateful if you could take a few minutes to complete one. Comments will be considered carefully ahead of our Outline Planning Application submission.

Planning Context

The emerging Local Plan proposes land at Grove Farm and Burnt House Farm, together with the adjoining site off Rodney Road, as an allocation for around 600 dwellings and other associated development. Specific requirements of Grove Farm and Burnt House Farm are that development should have regard to strategic transport or other infrastructure required for wider development at Nailsea and Backwell, along with consideration to the need for additional primary education capacity.

The emerging North Somerset Local Plan, is currently in its later stages of production. Once adopted, North Somerset's emerging Local Plan will replace the District's existing Local Plan.

The Grove Farm and Burnt House Farm site falls within the area covered by the Backwell Neighbourhood Plan 2015. Whilst this document pre-dates the emerging Local Plan, the site can contribute to a number of its key objectives including promoting a healthy community and sustainable transport, along with meeting needs for housing and the community.



Site Location Plan

Design Process

- Initial Site & Context Appraisal
- Early Visioning & Concept Masterplan
- Further Site Assessment
- Design Evolution
- **Community & Stakeholder Engagement** (This stage)
- Scheme Review
- Masterplan Fixes
- Outline Planning Application

About Taylor Wimpey

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We are able to draw upon experience and best practice gathered over a history dating back to the 19th Century. Today we are one of the largest homebuilders in the UK, completing over 14,000 homes each year.

At Taylor Wimpey we have a clear purpose, to deliver great homes and create thriving communities. We build a wide range of homes in the UK and have experience in Somerset having delivered homes in Nailsea as well as our scheme in Banwell.

We want our developments to be environmentally, socially and economically sustainable. We understand the importance of stimulating strong, vibrant and healthy communities while protecting and improving the natural, built and historic environment.

Our homes, when completed (from 2025 onwards) will be zero carbon ready, in line with the UK's new Future Home Standard and every dwelling will be supplied with access to an electric vehicle charging point should it be required. We have achieved the Carbon Trust Standard for our overall approach to carbon management, including our policy, strategy and verification of our data and processes. We are the first and only major homebuilder to achieve this.

We are proud to have retained our 5 star award for customer satisfaction by the Home Builders Federation. This means 9 out of 10 customers would recommend us to a friend.

Context

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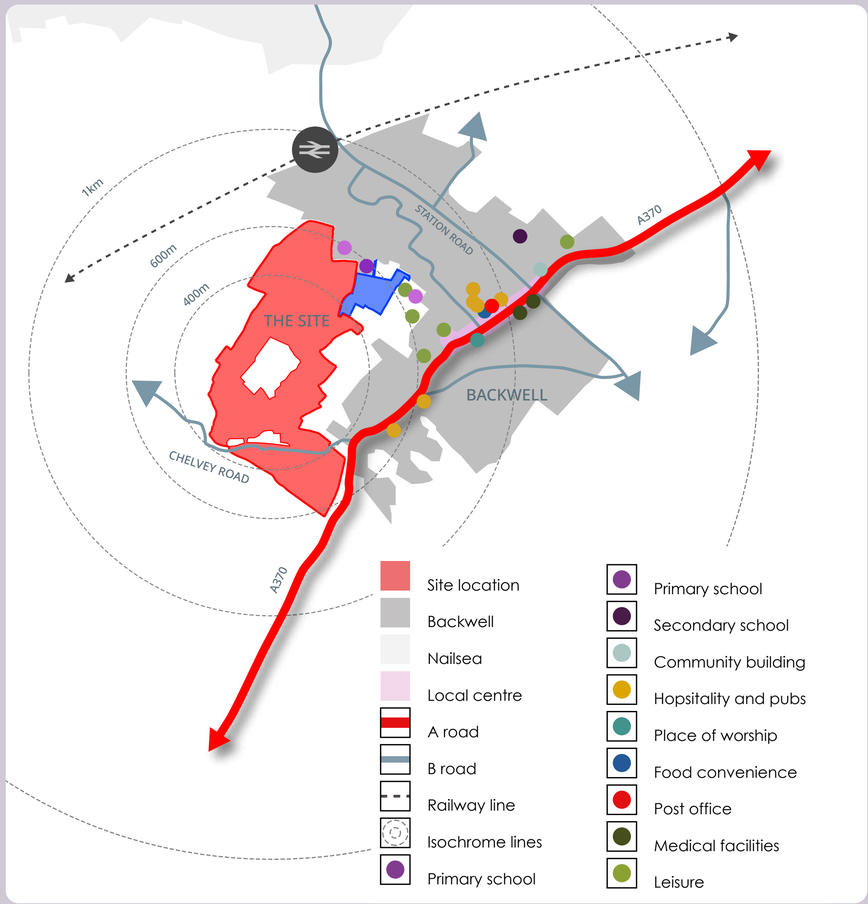
The emerging proposals for land at Grove Farm and Burnt House Farm, Backwell are based upon a comprehensive assessment of the site and its context. A brief overview is provided below.

The site is located to the south west of Backwell, and measures approximately 39 hectares/96 acres.

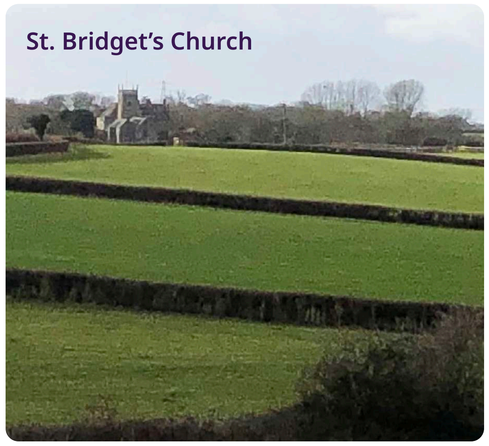
The Grove Farm and Burnt House Farm site comprises a series of agricultural fields defined by hedgerows with occasional trees. The Grove Farm complex lies at a broadly central position. The north-western edge of the site is divided by a local ridgeline running generally north – south, with steeper slopes to the west and a more gentle slope to the east. The elevated parts of the site enjoy views of the surrounding landscape including the wooded Backwell Hill and Cleeve Hill to the east. To the north-west lie small to medium irregular fields of mixed arable and pasture land between Backwell and Nailsea, which are bisected by the railway line from Bristol to Weston-super-Mare.

There are two Conservation Areas near the site (West Town and Chelvey). Listed buildings are concentrated within these Conservation Areas (including St. Bridget's Church, a local feature in views).

Boundary of the site over aerial



Facilities and Movement Plan



St. Bridget's Church

Nearby local centre

Development to northern edge of site

Local Context

The proposed development is founded on the 20-minute neighbourhood concept, where every day facilities and services are located within 20 minutes, either by walking, cycling or using public transport.

The site adjoins a range of existing homes and facilities – including West Leigh Infants School, the Parish Council's Recreation Ground and the existing local shops and facilities upon Rodney road. To the north-east lies a live application site for 65 dwellings. Development will take its primary vehicular access from the A370, with the potential for a secondary access restricted to pedestrian/cycles, buses and emergency-vehicles only to create a public transport through-route.

Nailsea and Backwell Railway Station lies on Station Road, approximately 700 metres from the Site.

The Site

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Technical and environmental assessments of the site are in progress. The main findings to date are illustrated and summarised below

Access and Movement:

- Vehicular access will be taken from the A370
- Several Public Rights of Way cross the site and will be retained (or appropriate diversion provided where necessary)
- There is potential for a bus/cycle/foot access off Long Thorn to the north of the site, to facilitate a bus through route
- The southern part of the site is crossed by Chelvey Road
- The site offers the potential to extend the Festival Way active travel corridor

Landscape and Ecology:

- The Site comprises a mix of modified grassland (grazed pasture) fields and arable fields, of negligible ecological importance. A wet ditch bisects the Site, with hedgerows on either side and a pond is present on the eastern boundary. These habitats are of local ecological importance.
- The Site is defined by mature, well managed native hedgerows, treelines and fences. Many of the hedgerows within the Site have been classed as 'Category B' or 'Category C' and comprise primarily elder, blackthorn, common hawthorn and elm species. The tree groups are also classed as 'Category B' or 'Category C' of varied species. There are a total of 15 'Category A' trees, most of which are oak. One of these 'Category A' oak trees has been identified as an ancient tree and one of these has been identified as a veteran tree. These are locally important landscape features.
- The north-western edge of the Site is divided by a local hillcrest aligned north – south, with steeper slopes to the west and a more gentle landform to the east. This local hillcrest provides views towards Backwell Hill and Cleeve Hill to the east and St Bridget's Church in Chelvey to the west.
- A number of Public Rights of Way (PRoW) cross the Site, none of which are Long Distance Routes. However, there are a number of walking routes promoted by Backwell Parish Council in published booklets and other documentation, including cycle routes set out in the Made Backwell Neighbourhood Plan.
- The Site is not located in a designated landscape at any level for its natural beauty or character.
- The Site is located 2.4km north of the North Somerset and Mendips Bats Special Area of conservation (SAC), designated for its important hibernation sites for lesser horseshoe bat Rhinolophus hipposideros and greater horseshoe bat Rhinolophus ferrumequinum. These species have been recorded using the Site along with at least eight other bat species.

Water and Drainage:

- The site lies within Flood Zone 1 with a low flood risk (less than 1 in 1,000 years from rivers)
- Surface water runoff will be managed by a Sustainable Drainage System
- Existing watercourses flow through the site and will be reused wherever possible with improvement where necessary
- Foul flows from the development will drain via gravity into a new on-site pumping station

Heritage:

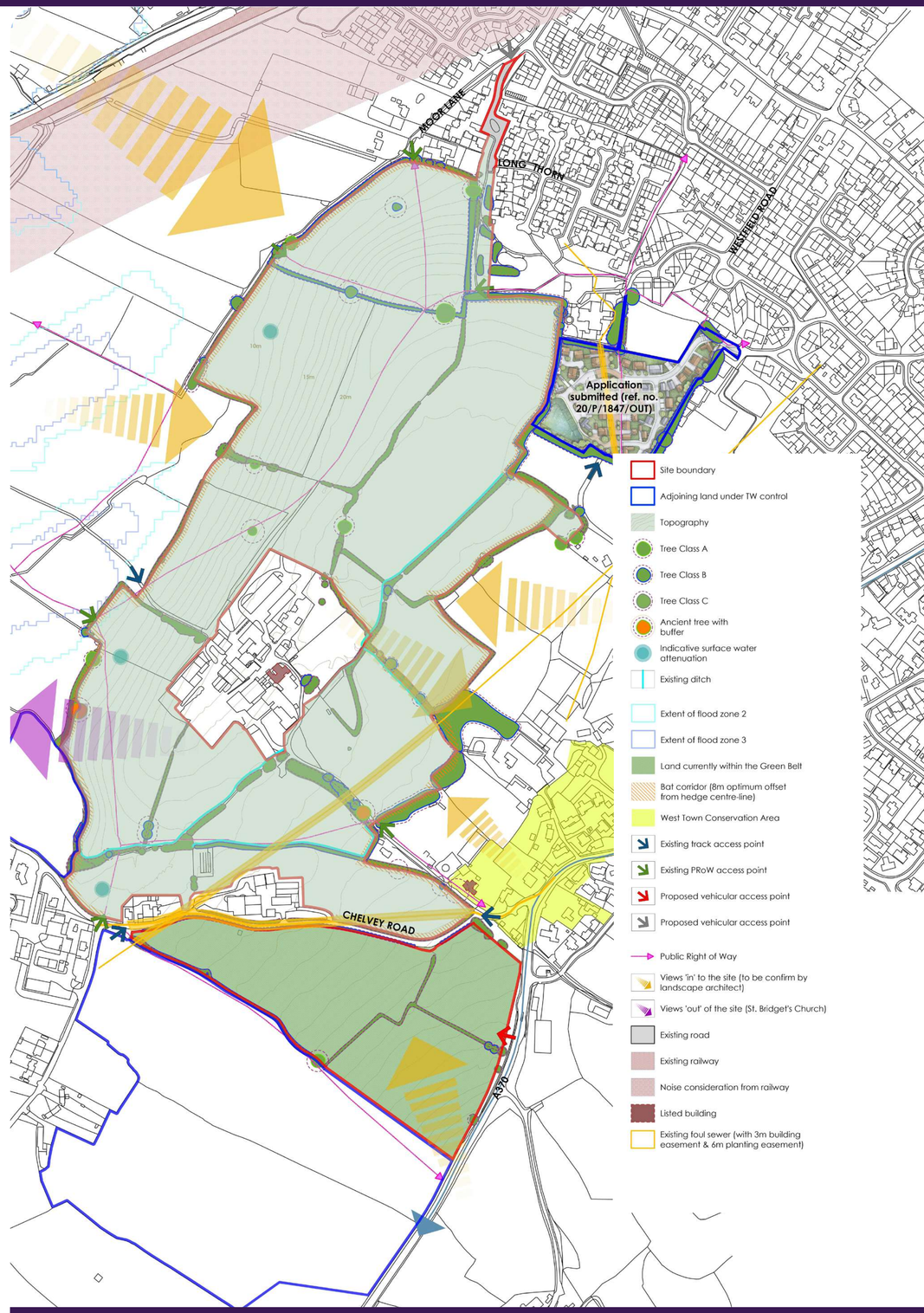
- The immediate site area includes Grove Farm and Manor Farm, both of which are Grade II Listed
- There are two Conservation Areas near the Site (West Town and Chelvey). Listed buildings are concentrated within these Conservation Areas (including St. Bridget's Church, a local feature in views), with one listed building associated with Grove Farm.

Topography:

- North of Chelvey Road, a central ridge runs broadly north–south, falling steeply to the western boundary
- The eastern area is relatively level South of Chelvey Road, the site rises gradually towards the south-east to the A370

Utilities:

- The lower part of the site is crossed by underground utilities with easements



Opportunities and Constraints plan

Design Principles

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Analysis of the site's constraints and opportunities has led to the formulation of a conceptual design and overarching design principles, shown and described here.

Celebrating Landscape

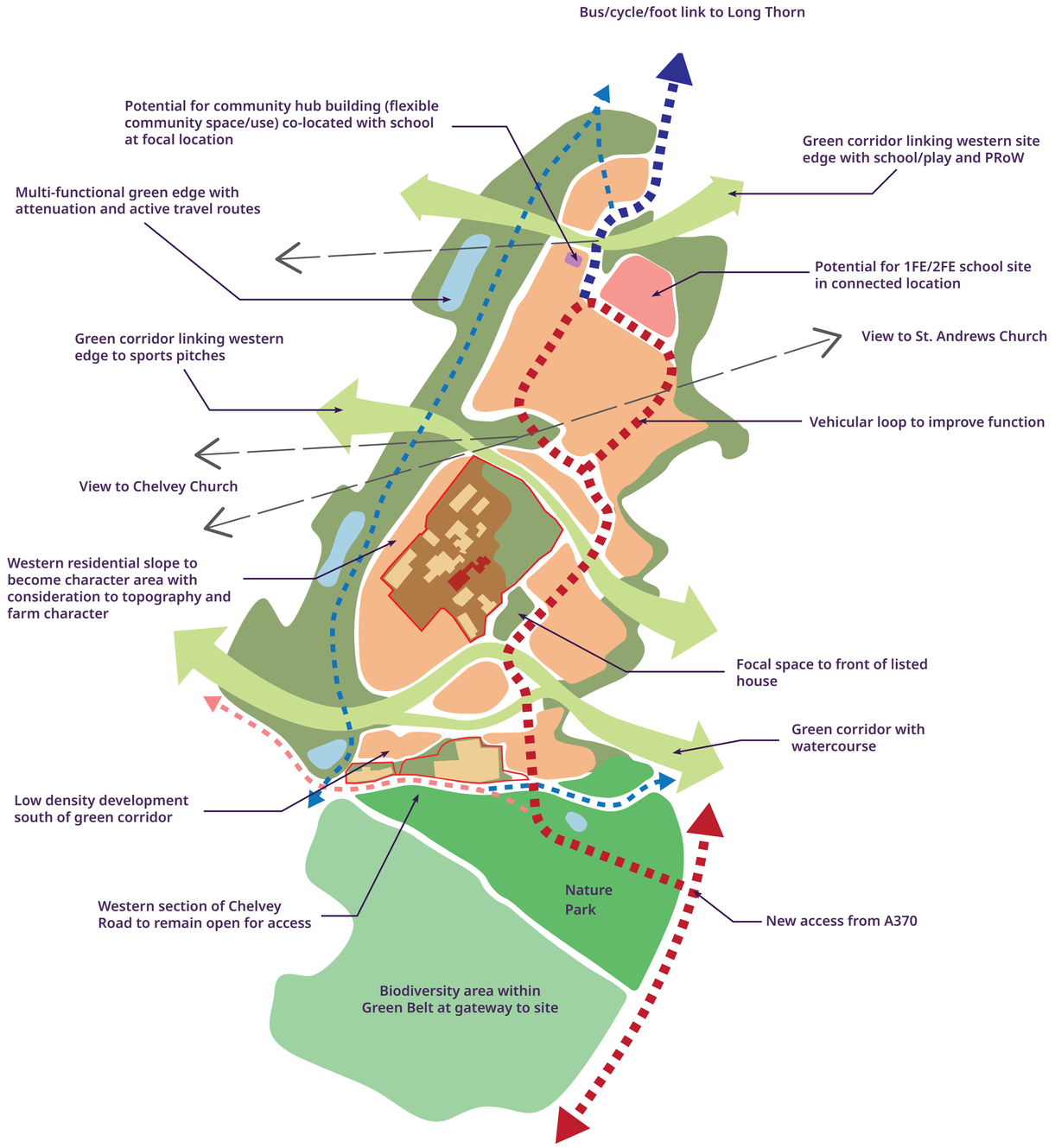
- Green corridors across and around the site will form a structuring element of the masterplan, providing multifunctional corridors for open space, movement, drainage and wildlife
- A new nature park will deliver bat habitat, community grow patches and orchards, links to adjoining PRoW, natural play, and glimpses to St Bridget's and St Andrew's Churches and The Manor House

Movement

- The design will incorporate high quality walking and cycling routes, providing direct and convenient access to local facilities and amenities
- A potential Mobility Hub could be provided close to the proposed community centre
- A potential new bus link will improve local public transport with additional connections to the train station and wider North Somerset

Community

- Development has potential to incorporate a community hub building
- Space is to be made available for potential primary school provision as required
- Play areas will be located in key open spaces accessible by foot and cycle, and will be well overlooked by nearby dwellings.



Concept Diagram

The Proposal

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An illustrative masterplan has been prepared to show how the development may look, including an indicative arrangement of new homes, streets, open spaces, play areas, drainage features and pedestrian and cycle routes.

Development

1. Gateway buildings at entrance to development
2. Potential land made available for new primary school provision that adjoins the existing school
3. Potential community hub building
4. Higher density area at heart of residential areas
5. Medium density residential areas within body of site
6. Lower density residential areas along western edge

Access

7. Primary access from A370
8. Eastern end of Chelvey Road to become foot/cycle only
9. New junction to serve western end of Chelvey Road
10. Tree-lined primary street designed to deliver a series of views through the development and a low-speed environment
11. Vehicular loop to the east to improve functionality
12. Extension to Festival Way strategic cycle route through western landscape edge to include diverted PRoW
13. Retained track to Grove Farm
14. Network of attractive active travel routes with play on the way
15. Potential bus/foot/cycle link towards Moor Lane and railway station

Landscape & Ecology

16. Nature Park within Green Belt land, to deliver new replacement bat habitat, retained planting, community grow patches and orchards, links to adjoining PRoW, natural play, and glimpses to St Bridget's and St Andrew's Churches and The Manor House
17. Green setting retained for Listed Manor House
18. Green setting retained for Listed Grove Farm to include play area
19. Green space to include semi-natural habitat around ancient tree
20. Network of green corridors, including surface water attenuation accommodating Public Rights of Way
21. Western parkland edge with significant newplanting
22. Green space with views to St Bridget's Church and St Andrew's Church to include new and retained trees and play area
23. Green/blue corridor with retained hedgerow and ditch, with new tree planting
24. Focal green space between the school and community hub with views to St Bridget's Church and St Andrew's Church to include new and retained trees

Illustrative Masterplan

Landscape & Ecological Design

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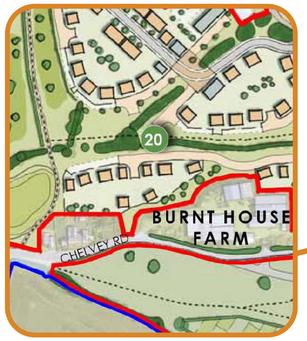
The design of the open space and landscaping has been jointly co-ordinated by landscape architects and ecologists.

As a result, approximately 65% of the total Site area is taken up by Green Infrastructure (GI). This has resulted in an initial total biodiversity net gain, through a combination of area within the Site and additional TW land, of:

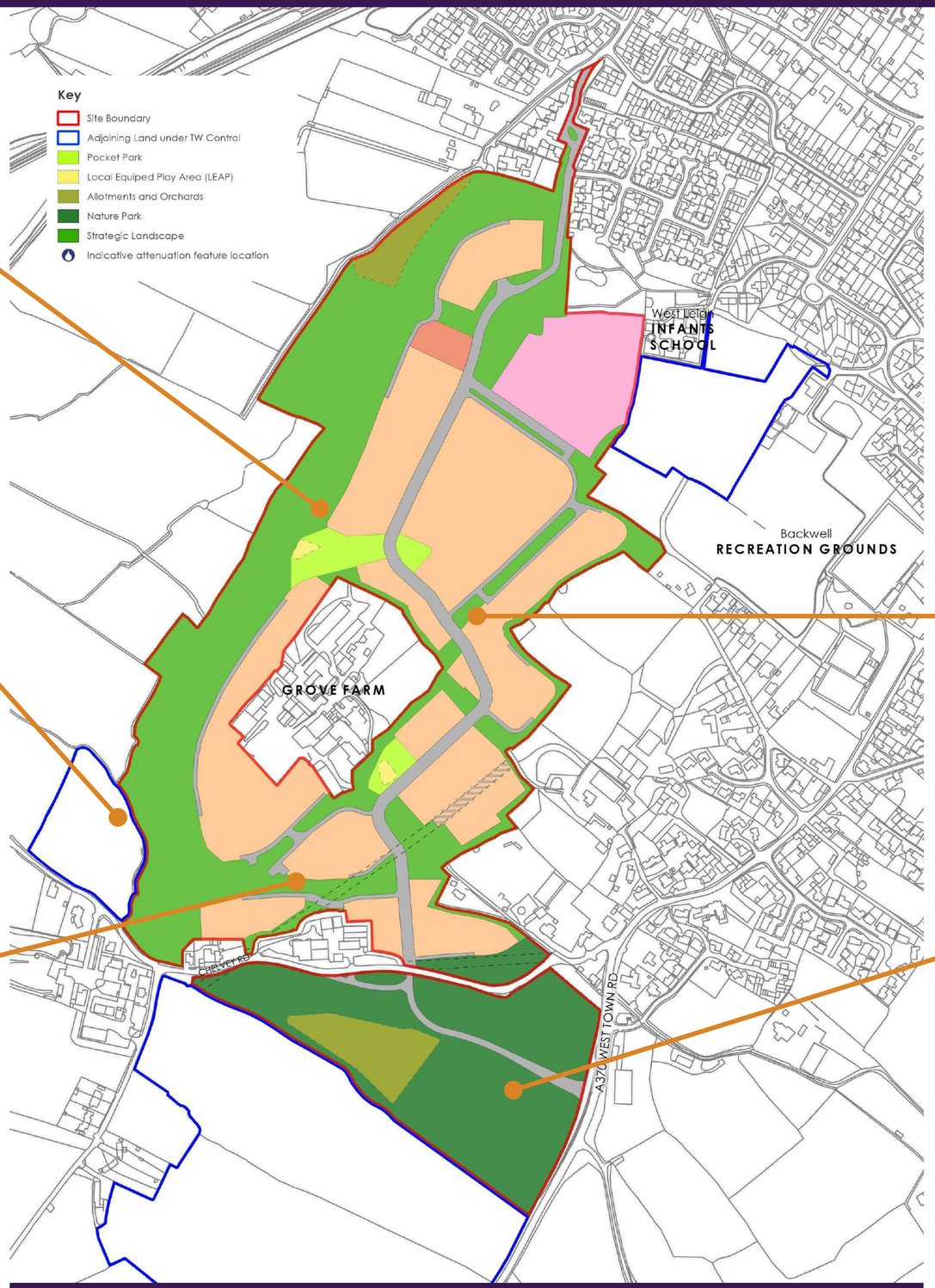
- 10.54% net gain in habitat units;
- 59.20% net gain of hedgerow units; and
- 14.94% net gain of watercourse units
- Provision of new strategic landscaping, SUDs, a nature park, recreational open space (including play, allotments and orchards) and green corridors.
- BS5837 tree quality survey to ensure the retention of the best trees on site and the safeguarding of the existing veteran and ancient trees
- The nature park (16) is located in the south of the site and is designed for biodiversity and includes pedestrian connectivity alongside new community allotments and orchards.
- South of the PRoW and to the north-west of Chelvey road additional TW land has been set aside to provide ecological enhancements primarily for bat replacement habitat to avoid impacts to the SAC, with a small area to contribute to the BNG.
- Strategic landscape is proposed along the western edge of the scheme (21) and extending into the development parcels where existing vegetation and wet ditches exist.
- Trees are proposed both within the street scene and scattered through the landscape also to provide canopy cover for bats and break up the visual appearance of built form in views.
- Two pocket parks are proposed within the scheme, designed to include play features. The northernmost park is located to frame views towards St Bridget's Church and the southern-most park is located to provide a green setting to the Listed Grove Farm.
- Allotments are proposed to the north and south alongside a community orchard
- The green and green/blue corridors across the site (20, 23) including new hedgerow planting will provide ecological connectivity for wildlife between habitats.

Strategic Landscape (21)

Ecological Mitigation Land



Green/Blue Corridor (20)



Green Infrastructure Parameter Plan

Green/Blue Corridor (23)

(16) Nature Park

Access Proposals

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Access into the development will be via the A370.

Vehicular access is proposed from the A370 to the south via a priority junction with a right turn lane and proposed crossing facilities connecting to relocated bus stops and existing footways. The existing 30mph speed limit would be extended south of the proposed access. It is proposed that the eastern section of Chelvey Road within the site will be stopped up to vehicular traffic, with the eastern end dedicated for pedestrians and cycle use only. Vehicle access to Grove Farm will continue from Chelvey Road via a new priority junction with the site access road.

A potential bus link (and emergency access) is proposed connecting the A370 with Station Road through the site, while the site is well positioned to access existing bus services along the A370 and Station Road, as well as rail services from Nailsea and Backwell station.

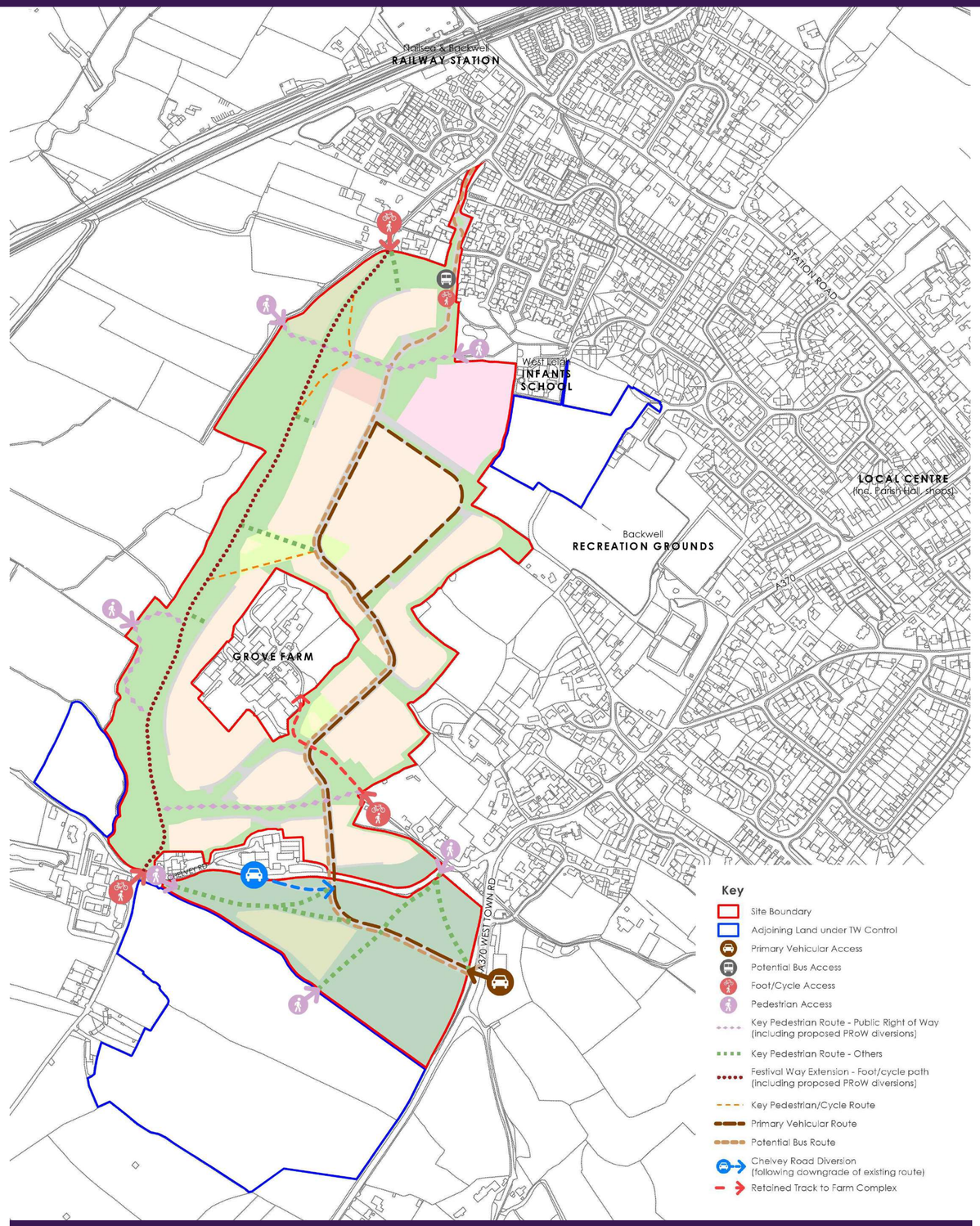
High quality walking and cycling routes are proposed to be incorporated throughout the site to ensure permeability and connectivity for all non-motorised users (existing Public Rights of Way will be formalised into pedestrian routes). The site also presents an opportunity to connect and extend the National Cycle Network Route 33 (also known as Festival Way) and the Avon Cycleway through the site.

Access will be taken from the A370

Improvements to Chelvey Lane will include pedestrian and cycle enhancements

Rail services from Nailsea and Backwell station

Bus service improvement along the A370 and throughout Backwell



Access and Movement Parameter Plan

Transport

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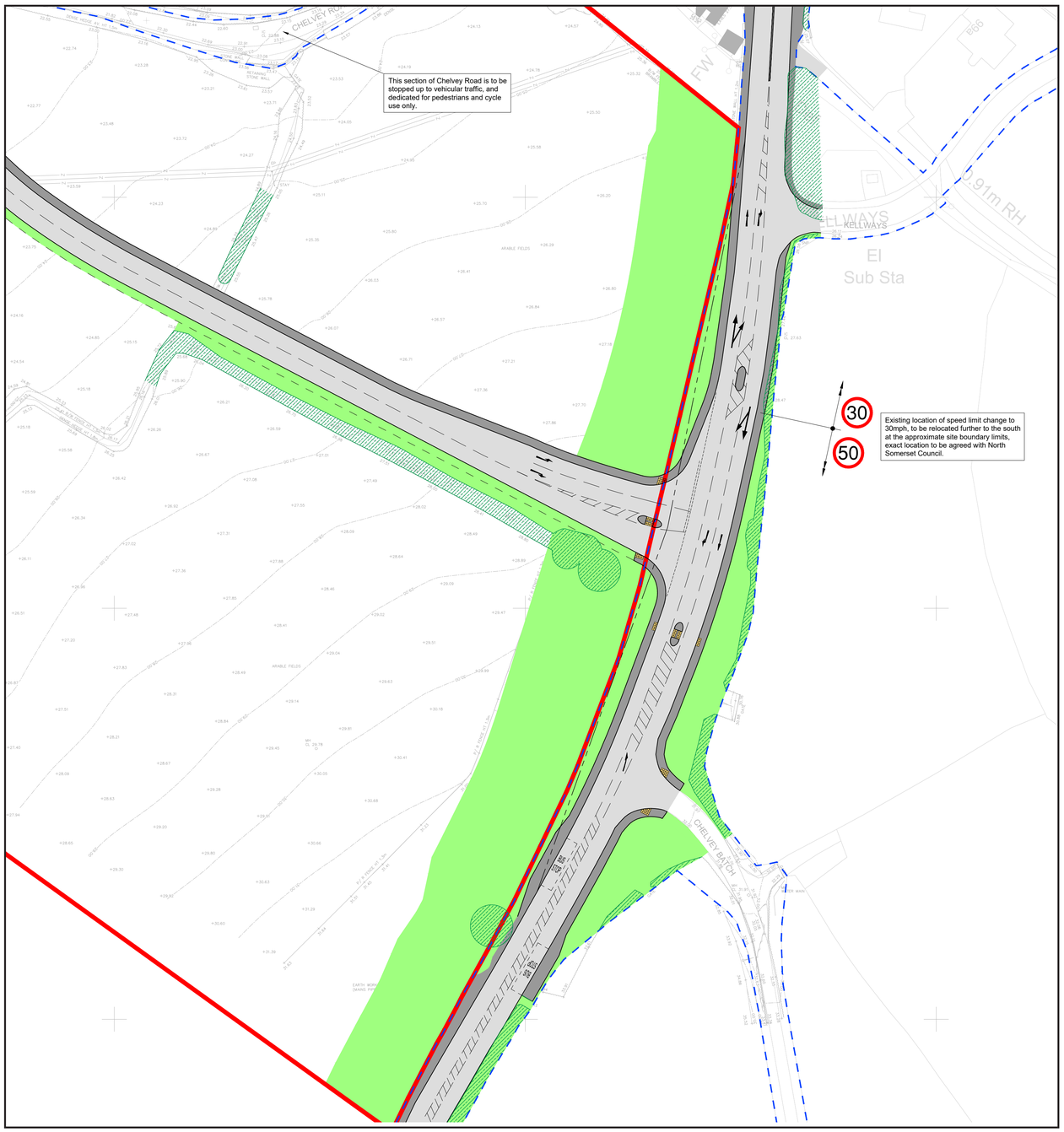
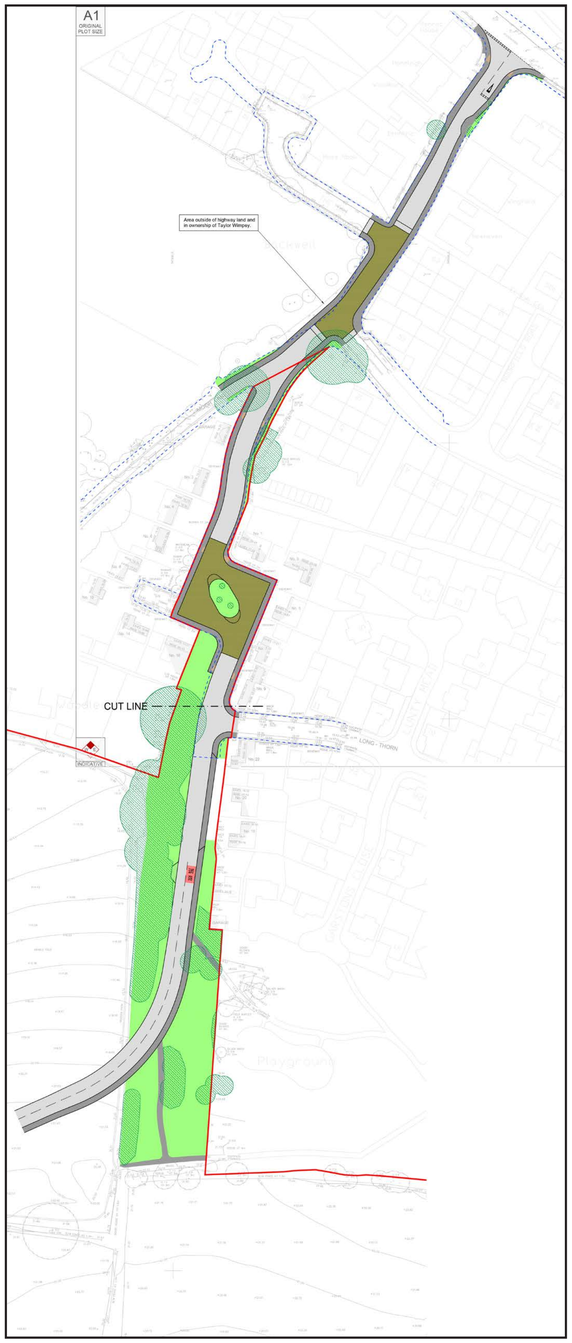


Site Access



Potential Bus/Cycle/ Pedestrian Link

Taylor Wimpey's Environmental Strategy

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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"

* This specification is based on our working assumptions from November 2021 and is subject to change.
** Individual home specification may vary and could include some or all of these measures.
*** The Future Homes Standard is subject to further government consultation in 2023.

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

Key Benefits and Next Steps

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Approximately 515 new homes – housing to meet local needs.

Land for potential new primary school and community hub

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 – potential to extend National Cycle Network Route 33 Festival Way, as well as providing continuous and safe walking and cycling routes through the site

Nature Park, Leisure and Play Spaces- provision of play and recreational opportunities

Highways and Transport – potential additional bus route through the site

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

Thank You

We are currently preparing our Outline planning application for submission to North Somerset Council in late 2023. 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

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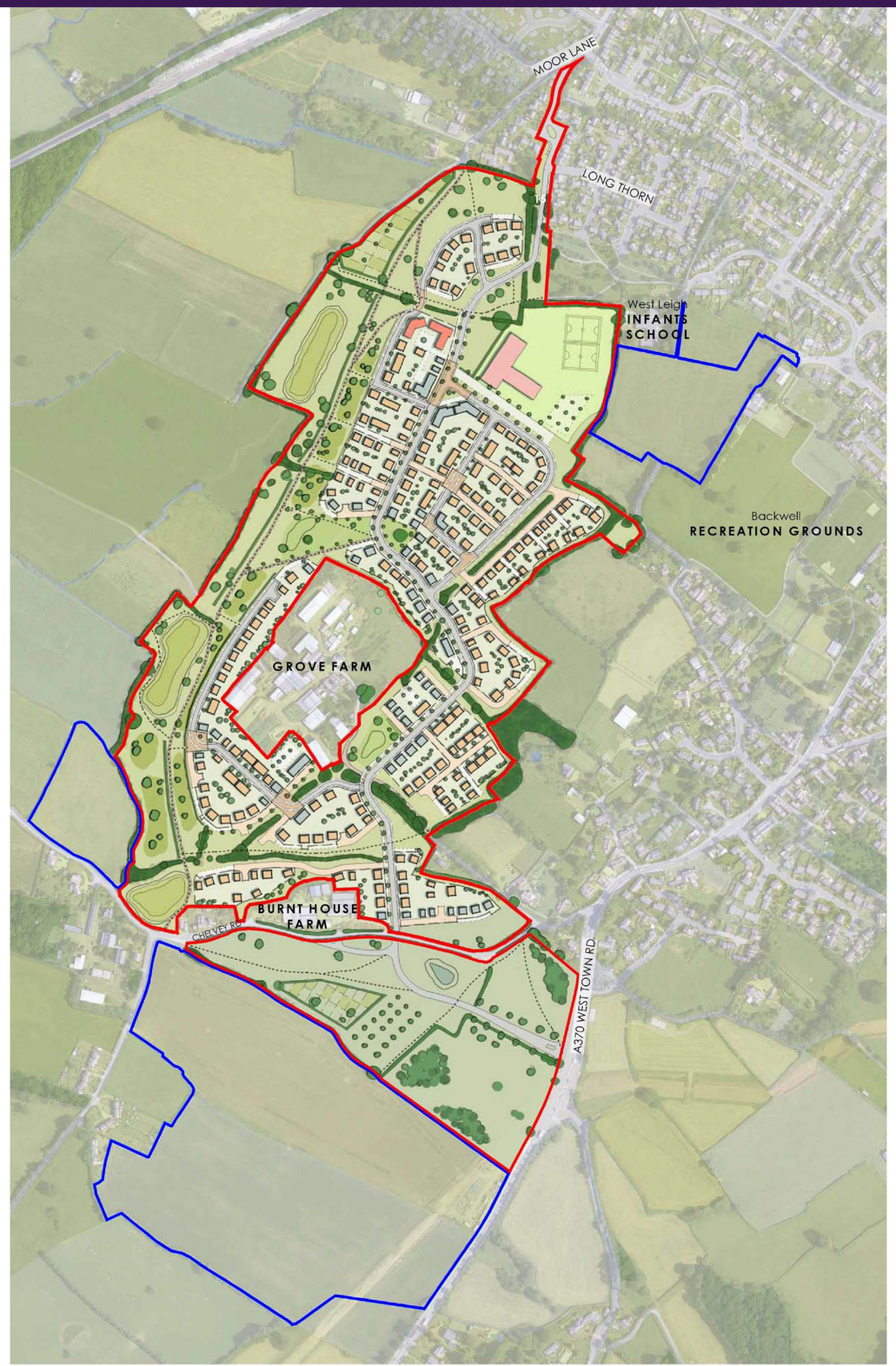
We want to hear from you. Please tell us here your concerns, and on the following sheet how our proposals can be improved to deliver your priorities.



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

Your Suggestions

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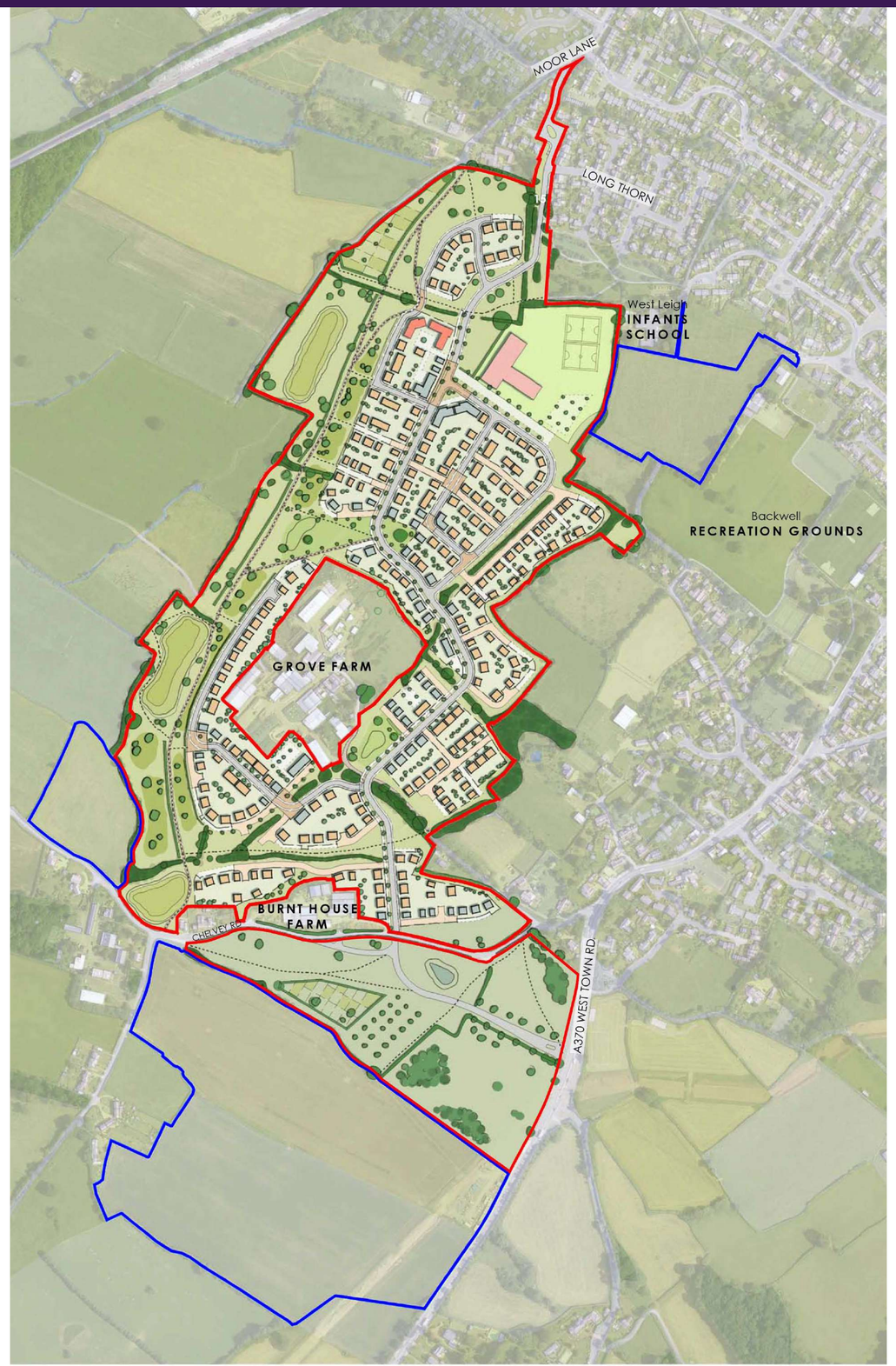
We want to hear from you. Please tell us here your ideas and suggestions on how our proposals can be improved to deliver your priorities.



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