

Welcome to our exhibition of the proposed development of approximately 70 new homes at Temple Inn Lane, Temple Cloud.

This consultation aims to provide local residents with an overview of the proposal. Feedback from this exhibition will help shape the proposal before it is submitted as an outline planning application to Bath and North East Somerset Council (B&NES). We welcome your feedback.

This proposal has been developed on behalf of the landowner by architect Pad Design, planning consultancy G L Hearn and highway consultants MBC. Our team is on hand to discuss the plans with you – so please feel free to ask them any questions you have.

SITE LOCATION

The site sits in a central location within the village of Temple Cloud, bounded by Temple Inn Lane to the northwest, residential properties to the northeast and southwest with open countryside and woodland to the southeast.

ALLOCATION OF SITE

The site has been included in B&NES Strategic Housing Land Availability Assessment (SHLAA), which is a summary of sites put forward for development and an assessment by the council of their suitability for residential purposes. The SHLAA assesses the credentials for each site put forward as either 'low' 'moderate' or 'high'. For this site, the council states its credentials are 'moderate/high'. The key concern identified relates to the highway network and specifically the A37/Temple Inn Lane junction. In its SHLAA, B&NES anticipates the site will provide around 75 dwellings although we are proposing 70.

As Temple Cloud has good existing key facilities, it would be considered as suitable for a development of this scale under the current overriding planning policy - the National Planning Policy Framework - which states a presumption in favour of sustainable development. Planning policy for B&NES -i.e the current LDF core strategy -is currently unadopted and as a result the NPPF takes precedence. This has been confirmed by the local planning authority.



Aerial and red line of site location



View across site showing the woodland and residential boundary

About the Site: Constraints & Opportunities

In developing the proposal a thorough investigation of the site has been undertaken – including landscape, ecology and traffic.

The investigations identified the constraints the site presents as well as opportunities to potentially tackle issues and make various improvements:



Access & Movement:

- The main vehicular access to the site will be directly off Temple Inn Lane.
- A public footpath runs along the northeastern boundary between the site and the existing development at Meadway.
- There is a permissive right of way crossing the site west-to-east via the driveway in the South-western corner, behind St Barnabas Church and BT's property. This route will be maintained.
- The site is within walking distance of the local bus stops with a frequent bus service between Bristol and Shepton Mallet.

Flood Risk & Drainage:

- The site is located within Flood Zone 1 as shown on the Environment Agency's indicative flood risk map and B&NES Strategic Flood Risk Assessment.
- The development will include a drainage system to ensure that surface water runoff into existing water-courses will not exceed current levels.

Topography:

- The site is predominantly flat with a slight fall on the western edge sloping down towards the A37.

Landscape & Ecology:

- The site faces onto a dense woodland area close to the Southeasterly boundary.
- There are several mature trees along the boundaries of the site, which will be retained where possible.
- Additional planting, including a native hedgerow between the countryside and the development will be proposed.
- Although there are relatively few ecological issues on the proposed development site (it is currently being used for agricultural purposes), there are some areas of sensitivity and ecological value on its boundaries, which will be retained where possible.

Flood Risk & Drainage:

- The site is located within Flood Zone 1 as shown on the Environment Agency's indicative flood risk map and B&NES Strategic Flood Risk Assessment.
- The development will include a drainage system to ensure that surface water runoff into existing water-courses will not exceed current levels.

Visual:

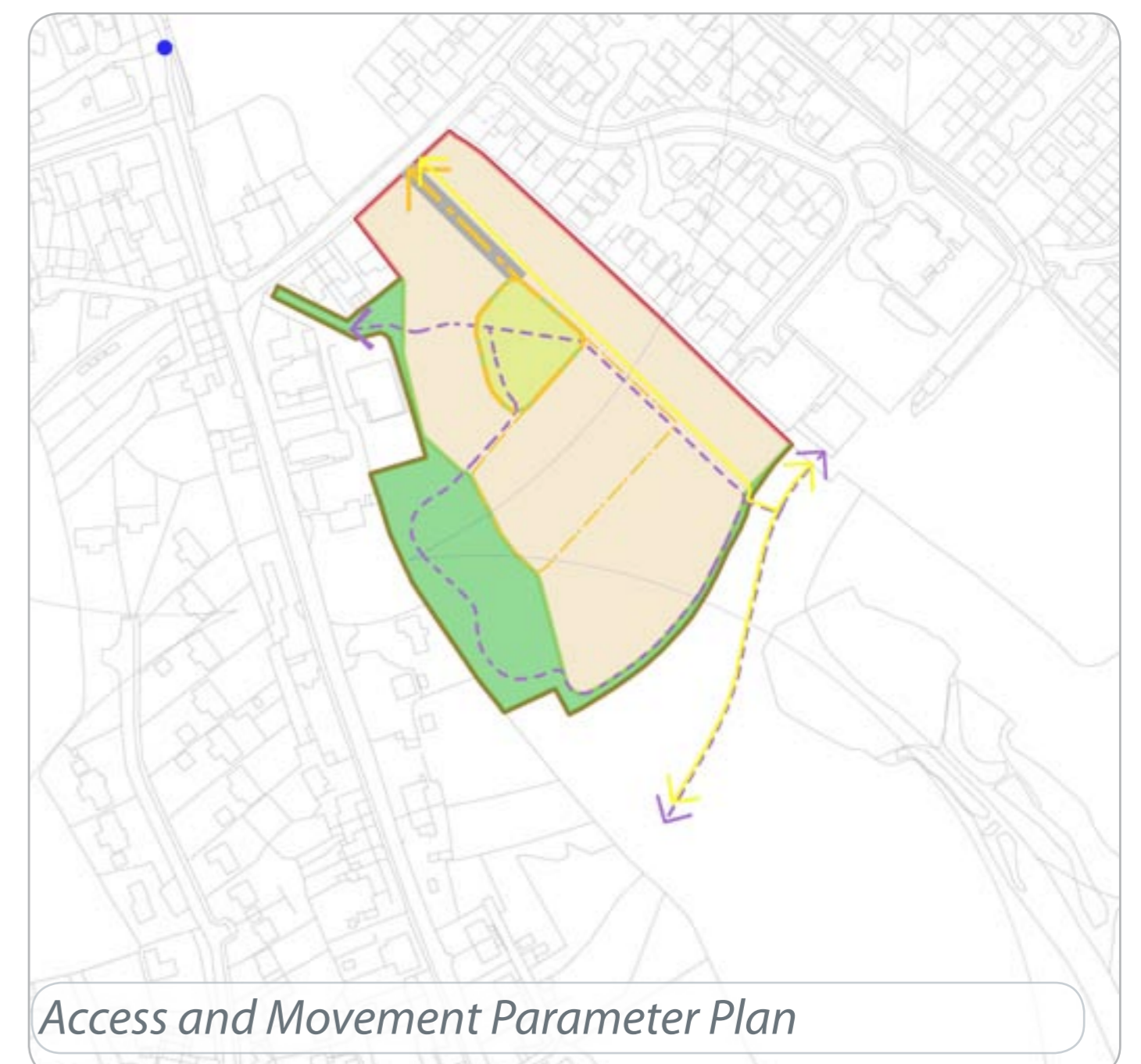
- Development would have low visual impact from the wider countryside due to being visually contained by development on three of the four boundaries. The fall of the land and dense woodland shields the development where it is open to the countryside.
- There would be some impact on surrounding properties and the existing public footpath which will be addressed at the detailed design stage.
- The site benefits from views out towards the Mendips and surrounding open countryside.

Utilities and Noise:

- There is an overhead power cable across the south-western section of the site, which would be diverted.
- The busy A37 is the main noise source for the site; however, due to the fall of the road and rise of the land its impact is considered to be negligible.

The objective of the development is to create a place for the whole community.

Having identified the constraints and opportunities of the site, the design team has developed a site layout that responds to its surroundings. By considering landscaping, connections to the village centre, materials and building design, the development will integrate with what is already there.



- The development will provide around 70 new homes, both private and affordable. Although the actual design and layout would form part of a later detailed planning application, it is highly likely there would be a mix of one, two, three and four bedroom properties.
- About 35 per cent of those properties would be affordable – both social rentals and shared-equity: the mix would be determined by B&NES.
- Development will be mainly 2/2.5 storeys to fit in with the existing properties in the area, using materials to reflect the local character.
- Cycle/pedestrian links will strengthen the connection between the development and the village centre.
- Low-density development along the southern rural edge reduces the visual impact from the countryside into the site and softens the boundary between countryside and housing.
- To protect the amenities of existing properties along Meadway, the illustrative layout indicates new gardens backing onto existing gardens. The public footpath running along the northeast boundary would also help in this regard, and boundary landscaping will be increased and enhanced where possible. This will be a particular consideration at detailed design stage.
- Parking spaces would meet maximum standards, to allow for sufficient spaces for residents and visitors, to ensure vehicles are kept off existing residential streets.

The Current Proposals



View from Temple Inn Lane looking south



View from southern edge of development looking north

Key features of the proposal:

Development:

- D1: Development set back along Temple Inn Lane to create green frontage to site
- D2: Development backing onto existing hedgerow to the East
- D3: Lower Density development overlooking Public Open Space and open space to the South

Access:

- A4: Vehicular access from Temple Inn Lane (subject to engineer's design)
- A5: Existing Public Right of Way diverted through Public Open Space and along proposed street network
- A6: Potential pedestrian/cycle link to site from adjacent Public Right of Way
- A7: Pedestrian/ cycle loop created within Public Open Space
- A8: Diverted Public Right of Way to link with existing Public Right of Way to south of proposed development

Landscape:

- L9: Existing hedgerows along eastern and western boundaries to be retained
- L10: Proposed tree planting along southern boundary to soften edge of development
- L11: Public Open Space area (with opportunity for children's play area) located to the centre of the site and overlooked by housing
- L12: Public Open Space area along western edge of development with potential for low density development alongside

Temple Inn Lane, Temple Cloud

As well as new homes, the development aims to bring significant benefits to Temple Cloud and the local community.

Below are some benefits we believe the development could provide through financial contributions as part of a Section 106 agreement with B&NES:



- The completion and rejuvenation of the local village hall and sports facilities including changing and meeting rooms, as well as resurfacing the existing car park.
- The potential installation of traffic lights at the A37/Temple Inn Lane junction to help slow traffic on the Upper Bristol Road, as well as making turning onto the A37 easier.
- Financial contribution of approximately £80,000 towards improvements to the Cameley CEVC Primary School, and an increase in the number of children attending the school (which we understand is currently under subscribed).
- Additional play area and landscaped public open space within the development. This would provide safe and stimulating places for children of all ages to play and would enhance and extend existing pedestrian links and cycle routes.
- An area for allotments is likely to be included within the development.
- Potential financial contribution towards extending local bus service, i.e improving public transport links to Bath.
- The development would bring jobs and boost the local economy



WHAT HAPPENS NEXT?

We are holding this public consultation to seek views from the local community

Feedback received will assist us in the further development of our proposal before plans are finalised and submitted as an outline planning application to Bath and North East Somerset Council.

If you want to give us your comments or suggestions please fill in a feedback form and either put it in the box provided, or send it to us in one of the Freepost envelopes also provided (no stamp required).

All feedback will be included in a Statement of Community Involvement (SCI) which explains how the team has responded to all issues and suggestions raised. The report is submitted with the planning application and will be available on B&NES website (though individual names and details will be deleted).

You will be able to view all drawings and documents submitted as part of the outline application online via the Council's website, and will also have an opportunity to comment on the proposals at that stage, through the Council's formal consultation process.

www.bathnes.gov.uk

Thank you for visiting our exhibition.

