

By Email Only

Temple Cloud with Cameley Parish Council

info@templecloud.org.uk

17th July 2023

Dear Councillor

BANES NEW LOCAL PLAN Land at Upper Bristol Road, Temple Cloud

Bath and North East Somerset recently made a Call for Sites as part of the commencement of work on the next Local Plan.

Vistry Group propose to make representations to the next Local Plan, to identify the land at Upper Bristol Road as being a suitable location to accommodate new homes at Temple Cloud if they are needed.

You will be aware that last year we submitted a planning application for the site. We understand the reasons why the Parish Council did not support the scheme, and why it was refused by BANES Council.

We have since reflected on comments made by the Parish Council and BANES Council and have undertaken further surveys and assessments with respect to transport, infrastructure and landscape in particular, but are keen for further engagement with you at this early stage of the plan review process.

To support our discussions with you – and reflecting the work undertaken over the last six months – we have produced the attached Vision Document which was recently submitted to BANES Council for the Call for Sites.

We believe the Vision Document illustrates how the site is suitable and could be sensitively developed to realise benefits for local residents including:

- Traffic calming and gateway features to reduce traffic speeds entering the village (extending the 30mph limit), alongside a new pedestrian crossing at the Upper Bristol Road.
- Planting a new community orchard and a dedicated wildlife enhancement area to the west of the Upper Bristol Road. Existing hedgerows and significant trees will be retained and there will be an overall enhancement of biodiversity.
- Up to 65 homes, including a good mix of starter and family homes and homes suitable for older people, as well as affordable housing. We are keen to discuss the mix of homes needed locally with you.
- New public green space and amenity areas, which provides a buffer from existing properties, including listed buildings.
- The ability to provide other uses on site or support local investment in community facilities and infrastructure in the village is also something that we would be keen to explore with you.

The preparation of the new Local Plan is still at an early stage. We therefore emphasise that our proposals are being put forward as initial ideas. We intend that this will be the start of a promotion through the next Local Plan. The site will only come forward for development if there is a need for additional homes at Temple Cloud and it is found to be one of the most suitable locations.

We would welcome the opportunity of an initial meeting to discuss the potential of the site with the Parish Council, which could help to inform the proposals to best meet the needs of the community. We would be happy to attend a Parish Council meeting to present our ideas and benefit from your feedback.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Jonathan Porter', is written over a light blue rectangular background.

Jonathan Porter
Strategic Planning Manager

Enc.