

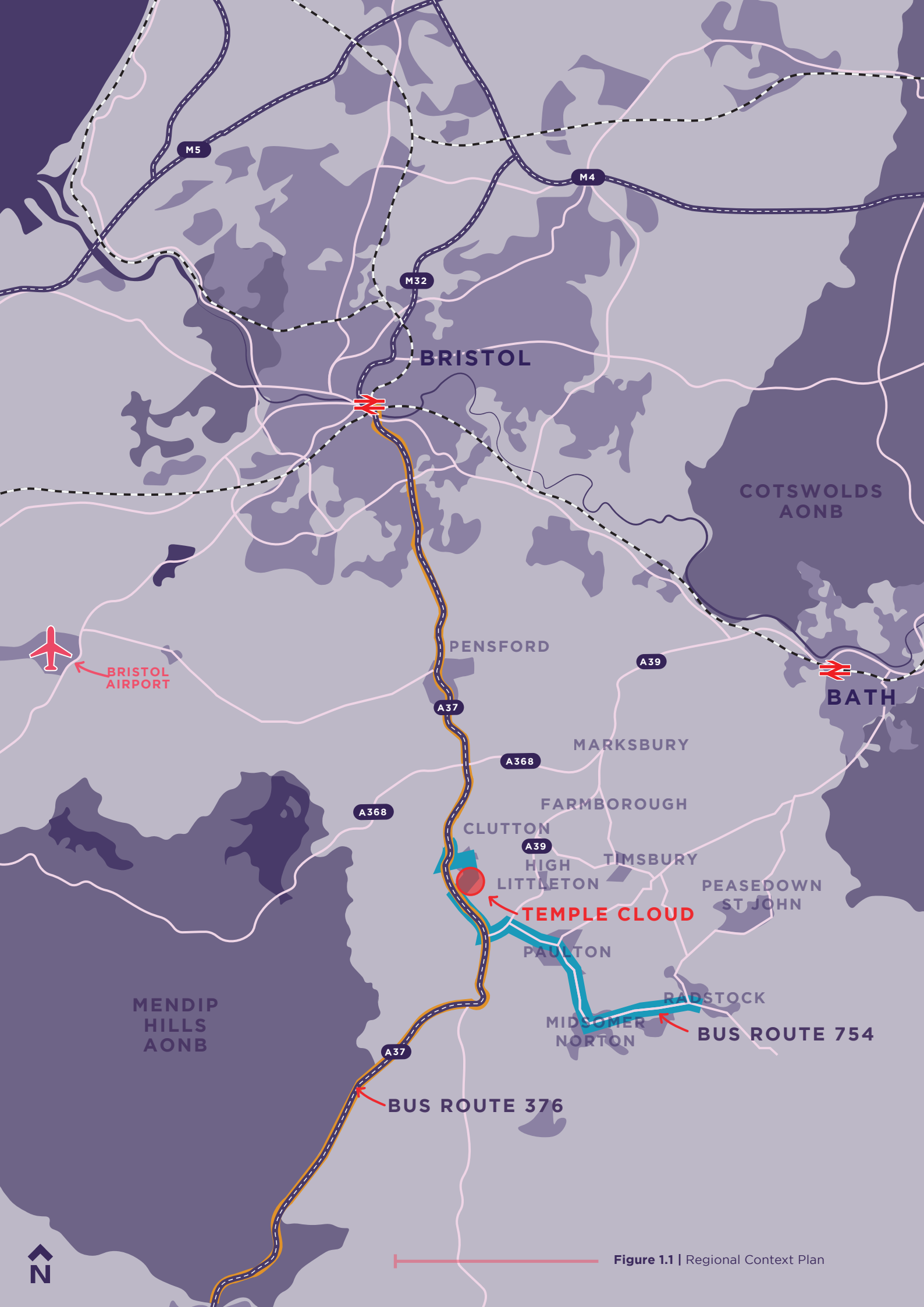
LAND AT
UPPER BRISTOL ROAD

Temple Cloud

VISION DOCUMENT

March 2023

Vistry Group



BRISTOL AIRPORT

BRISTOL

COTSWOLDS AONB

PENSFORD

BATH

MARKSBURY

FARMBOROUGH

CLUTTON

HIGH LITTLETON

TIMSBURY

PEASEDOWN ST JOHN

PAULTON

RADSTOCK

MIDSOMER NORTON

MENDIP HILLS AONB

TEMPLE CLOUD

BUS ROUTE 754

BUS ROUTE 376

Figure 1.1 | Regional Context Plan

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Appendix

Who will Deliver the Neighbourhood?

Vistry's Sustainability Strategy

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Executive Summary

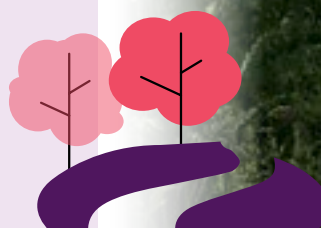
This document sets out Vistry's exciting vision for a new sustainable neighbourhood of up to 65 homes alongside a net gain in wildlife habitats, public open space, play areas and community orchard. The proposals can deliver a new gateway to Temple Cloud, reducing traffic speeds and improved routes for walking and cycling.

This document confirms that there are no overriding constraints in terms of highways, landscape, heritage, drainage, or other matters, which would prevent the early delivery of the Site. The Site's sustainable location means that the neighbourhood can contribute significantly to meeting housing needs early within the new Local Plan period.

The neighbourhood provides an opportunity to deliver significant social, environmental and economic benefits. The site's location and proximity to existing services and facilities in Temple Cloud provide the opportunity to create a well-connected, high-quality development centred on new greenspace, habitat creation and improved links for walking and cycling.

The approach to the development of the Site will be to deliver social and environmental sustainability via good design and exemplary place making. This approach will also promote the use of technical best practice, social inclusion and the provision of new high quality green infrastructure, as set out in this Vision Document.

We very much look forward to genuine collaboration between the local community, stakeholders and Bath and North East Somerset District Council, in developing the vision into fully worked up proposals aimed at delivering the new homes for Temple Cloud.

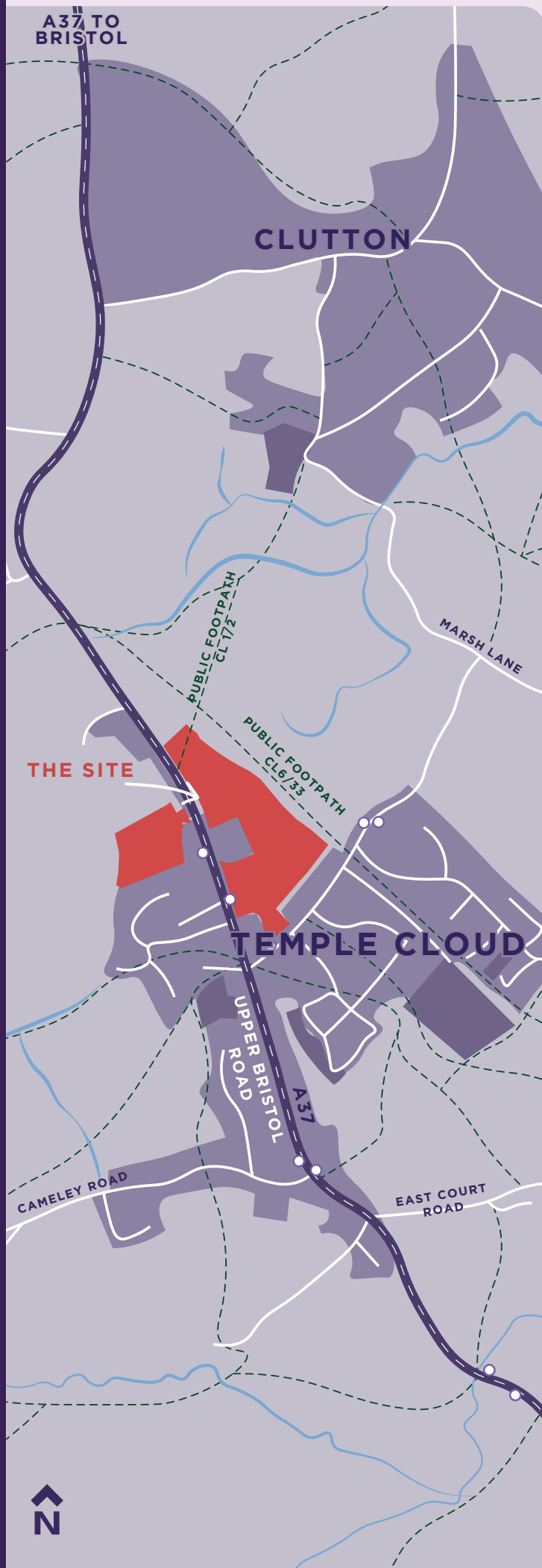




Introducing Vistry

Vistry Group was formed in January 2020 following Bovis Homes' acquisition of Linden Homes and Galliford Try Partnerships businesses. In November 2022 Vistry acquired Countryside Partnerships and became the top housebuilder in England by volume. The expanded Countryside Partnerships, working with local authorities, housing associations and investors to deliver affordable housing, is now the largest private sector provider of affordable housing.

Vistry has a HBF five-star rating and was awarded Large Housebuilder of the Year in 2021, testament to an ethos of doing the right thing across all operations and the company values.



Introduction

Document Overview

The Vision Document establishes:

- An understanding of the Site and its key advantages as a location for a sustainable and accessible new community;
- A brief summary of current Site assessment work undertaken to date; and
- The emerging key design and placemaking principles, and the Concept Masterplan.

Site Location & Immediate Context

The Site is sustainably located along the A37 transport corridor, connecting the settlement to Bristol in the north. It extends to 4.95 hectares (ha) on the northern extent of Temple Cloud, and comprises two overall parcels; the larger of the two parcels is located to the east of Upper Bristol Road (A37) and the smaller to the west.

The Site’s key location to the existing settlement edge of Temple Cloud, and the existing properties located along Temple Inn Road and Upper Bristol Road, demonstrates that this area has already seen development in the past, which Vistry’s proposals would complement.

Sub-Regional Context

The village of Temple Cloud is located in the Chew Valley, Somerset. It is situated along the A37, which is the main thoroughfare through the village connecting, Yeovil in the south to Bristol in the north. This key transport corridor is served via Bus Routes 376 and 754.

The University Cities of Bristol and Bath are located 10 miles (16km) to the north and 8.6 miles (14.2km) to the north east respectively. The market town of Midsomer Norton is located 5 miles (8km) to the south east. Together these settlements offer further opportunities for employment, travel and education, all accessible via the high-frequency public transport.

The Site does not sit within any designated or protected landscapes. The Mendip Hills Area of Outstanding Natural Beauty (AONB) is located approximately 2 miles (3.25km) to the west of Temple Cloud, with The Cotswold AONB located 6.8 miles (11km) to the east.

Figure 1.2 | Local Context Plan



Photograph 1 | From PRoW CL6/2, looking south towards the Site, illustrating the site's visual containment

Site Description

The Site is generally physically and visually enclosed by the mature hedgerow network along the eastern and western boundaries. The generally flatter topography of this parcel reduces its visual exposure in the wider landscape. It is considered that there are likely to be mid and long distant (filtered) views of the Site from some locations, however the Site would be seen in the context of the wider settlement.

Parcels A and B are irregular shaped and separated from one another by a mature hedgerow. A mature vegetation belt defines them to the west; and likewise, another mature

hedgerow defines them to the east adjacent to open countryside. The southern boundary is defined by the existing residential edge of the settlement along Temple Inn Road and Oaklands.

Parcel C is generally rectangular and set just to the rear of a length of ribbon development on the western side of Upper Bristol Road. A mature hedgerow defines its western boundary adjacent to open countryside; its southern boundary is defined by the existing residential edge along Paulmont Drive; and its northern boundary is defined by vegetation groups.

The Site is currently used for livestock grazing, and there is no public access to or across parcel C. A short section of Public Footpath CL6/2 crosses the very northern tip of Parcel A.



Figure 1.3 | The Site & Immediate Context

Planning Background



Planning Policy Context

The adopted development plan for Bath and North East Somerset (BANES) comprises the Core Strategy (adopted 2014), Placemaking Local Plan (adopted 2017) and Local Plan Partial Update (LPPU) (January 2023), covering a plan period 2011-2029.

Preparation of a new BANES Local Plan is now underway, with the Council undertaking a 'call for sites', to identify suitable sites for future allocation. Vistry's landholding at Temple Cloud has previously been considered potentially suitable and achievable as part of the 2021 Housing and Economic Land Availability Assessment (HEELA), encompassing Sites TC01b, TC01c and TC02a.

This Vision document provides further detail on these sites to inform the Council's update to the HELAA. It demonstrates how a logical, sustainable and accessible addition to Temple Cloud can be realised, delivering not just homes but also open space, habitats and wider benefits for the village.

The Site's allocation and delivery would help to reinforce the strategy in the adopted development plan, which seeks to direct development to rural areas which have a good range of local facilities and good public transport access (Policy DW1).

As well as being a highly sustainable settlement, new development at Temple Cloud will help to support the needs of rural communities, a key requirement of national planning policy (e.g. paragraph 79 of the National Planning Policy Framework [NPPF]).

Site Planning History

The proposals presented in this Vision Document reflect Officer feedback on a planning application for 65 homes on the site submitted in September 2022 (ref. 22/03565/OUT). The proposals address the following matters in particular:

- **Demonstrating how a new attractive gateway can be provided into Temple Cloud, extending the 30mph speed limit, reducing traffic speeds and providing a dedicated crossing point on the A37 to northbound bus services to Bristol.**
- **Providing further detail on accessibility to the good range of local services on offer in Temple Cloud, identifying the key walking and cycle routes, all to support sustainable travel choices and reduced reliance on the car.**
- **Setting out how new habitats can be created to realise objectives for biodiversity net gain and protection of dark corridors and buffers for bats.**
- **Refreshing the landscape strategy following a site visit to consider winter views from key vantage points.**
- **Showing how the scheme incorporates existing trees and hedgerows as part of its green infrastructure network.**
- **Refinement of the sustainable drainage strategy (SuDS) following a programme of site infiltration testing.**

Photograph 2 | From PRoW footpath CL 6/33, looking northwest along the site's eastern boundary, demonstrating the mature hedgerow and tree planting and visual containment.



Opportunities & Influences

We have undertaken a number of technical studies on and around the Site, with each study available separately. These studies have not identified any issues that would prevent the new homes coming forward in this location. The Opportunities and Influences Plan overleaf summarises the key findings.

Flood Risk & Drainage

The Site is sequentially preferable in national planning policy, at lowest risk of flooding being located in Flood Zone 1.

The Site's geology and soils do not support infiltration-based SuDS, so the drainage design is to discharge into the existing watercourse to the north. The SuDS features on the Site can also support habitats for local wildlife.

There are existing foul sewers in the highways to the south of the Site, which the scheme can connect into as part of the foul drainage strategy.

Built Heritage

There are no designated heritage assets within the Site. The scheme's masterplan can be designed to be sensitive to the setting of the Grade II Listed 'Prospect House' by utilising the land west of the A37 for ecological enhancements and setting back development on the eastern parcels ensures that the semi-rural character of the area is retained. This design strategy formed part of the previous planning application, whereby the Council's heritage officer noted negligible to no harm to the setting of this asset, with no objections to the scheme.

Ecology

The Site comprises a mixture of modified grassland fields with hedgerows, trees and small areas of scrub along the boundaries. Development can be laid out to avoid and buffer sensitive ecological features.

Otherwise, habitat loss is limited and tangible benefits can be realised through the creation and enhancement of habitats to achieve a measureable biodiversity net gain.

A key feature of the scheme's green infrastructure network includes dark corridors for Horseshoe Bats.

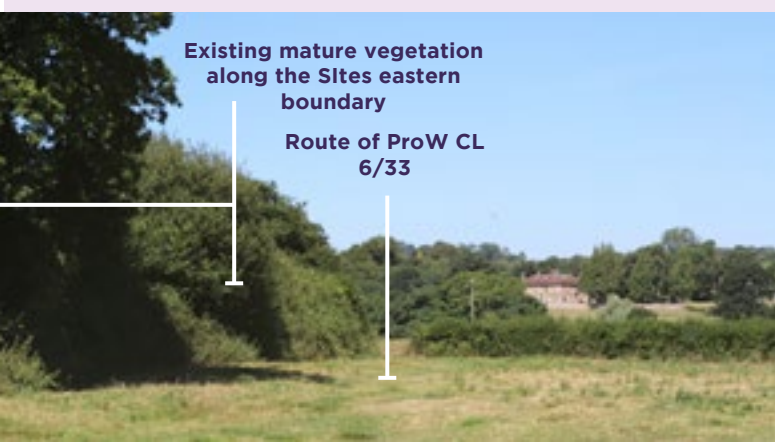
Highways & Access

Temple Cloud is well-served by existing services and facilities, all within walking and cycle distance of the Site along established routes, as illustrated on the accessibility plan within the Transport Strategy and on Figure 1.6: Facilities Plan.

The scheme can deliver improvements to key walking and cycle routes. The site access works will include an extension to the 30mph speed limit further north to reduce traffic speeds on entering the village, reinforced by new attractive gateway features and frontage development.

A dedicated crossing point will then be provided south of the proposed access, allowing residents to safely cross the A37 to walk to the bus stop which provides regular northbound services to Bristol. South bound services can be easily accessed from the nearby bus stop on the eastern side of the A37.

Photograph 3| Location of PRoW meeting the A37



Opportunities + Influences

Landscape

The larger parcel is not covered by any Statutory or Non-Statutory Environmental Designations. There are currently five trees on the Site covered by a Tree Preservation Order (TPO).

The larger parcel is generally physically and visually enclosed by the hedgerow network along the eastern and western boundaries. The generally flatter topography of this parcel reduces its visual exposure in the wider landscape. There are views from the existing settlement edge along the southern boundary looking northwards.

There are also views out from this parcel to more distant elevated topography to the north east; reciprocally there are likely to be mid and long distant (filtered) views of the Site from some locations, however the Site would be seen in the context of the wider settlement.

By adopting a sympathetic layout, together with a robust and a strong landscape framework, the new neighbourhood could deliver notable benefits in terms of landscape amenity and features.

It is considered that due to the Site's close relationship to the existing built edge of Temple Cloud, development of the site could be well-related to the existing surrounding vernacular and could therefore be accommodated in a manner which need not result in adverse material landscape and visual effects on views or on the character of the wider landscape.

Trees

There are relatively few trees within the Site, given its agricultural use. Five mature trees present within the Site are the subject of Tree Preservation Orders which can be retained as part of the masterplan, as would the two protected trees (including a Veteran Tree) in the southern part of the Site. These trees will all be incorporated within the scheme's green infrastructure network.

The hedgerows around the Site boundaries and dividing the two fields east of the A37 are an important landscape feature to be retained as far as possible, supplemented by additional planting. This additional planting would more than compensate for the limited loss of hedgerow and hedgerow tree planting, which will be impacted by the proposed site access.



PHOTOGRAPH OF PROTECTED TREE TO BE RETAINED



Grade II: Temple Cloud Court House



Protected Tree and properties along Temple Inn Rd.



Site Boundary: **4.95ha**



Rights of Access Preserved as part of the proposals

Opportunities



Potential developable area: **Aprx. 1.62ha (up to 65 units @ 40dph)**



Potential dwelling frontages



Potential primary vehicular access point, with ped/cycle footways



Potential emergency access point, with ped/cycle access



Potential tree lined spine street through the heart of the development



Potential for new pedestrian/cycle links



Potential location for Sustainable Drainage Systems (SuDS) - **Basins**



SuDS - **Swales**



Potential green/wildlife corridors containing new landscaping and habitat creation



Potential new planting to help filter views of new homes



Provision of dark corridors for Horseshoe bats



Potential location for children's play provision



Potential location for community orchards



Pump Station (**15m cordon sanitaire**)



Retained habitats and ecological enhancement area with public access. **Incl. reinstated hedgerow, thicket planting, native wildflower & tussocky grassland enhancement & scattered tree planting**



Potential new gateway feature and extension in 30mph speed limit



Potential new crossing point

Influences



Existing contours (**AOD | Above Ordnance Datum**)



Existing bus stops



Existing Public Rights of Way (**PROW - Footpaths**)



Existing waterbodies and water courses



Existing vegetation



Tree Protection Order (**TPO**)



TPO - **15m Offset**



Potential views into the Site (**identified by Landscape Consultants**)



Listed Buildings - **GRADE II**



Local facilities



Existing 11kv overhead lines and poles (**Electricity | Option to underground as part of proposals**)



Existing Foul Water Pipe (**Total 6m Easement | 3m either side**)



Existing waterbodies and water courses

Figure 1.4 | Opportunities & Influences Plan

UPPER BRISTOL RD
NORTH TO
BRISTOL

+125.0M AOD



PUMP
STATION

SUDS

ORCHARD

PLAY

SUDS

PROW: CL6/J33

GRADE II:
'PROSPECT
HOUSE'

AREA FOR HABITAT
RETENTION AND
ECOLOGICAL
ENHANCEMENTS

+140.0M AOD

+135.0M AOD

+130.0M AOD

SUDS

ORCHARD

TEMPLE INN RD
EAST TO
CLUTTON

TAKEAWAY
ESTABLISHMENT

TEMPLE CLOUD
POST OFFICE

PETROL STATION/
VEHICLE REPAIR

GRADE II:
TEMPLE INN (PH)

GRADE II:
TEMPLE CLOUD
COURT HOUSE

TEMPLE
CLOUD

A37 UPPER
BRISTOL RD
SOUTH TO
MIDDLETON
NORTON

SAINT BARNABAS
CHURCH



PHOTOGRAPH
WITHIN WESTERN
PARCEL



Placemaking Principles &

Our Vision



Our vision is to create a sustainable new neighbourhood, underpinned by the National Design Guide & National Model Design Code, by following these placemaking principles:

Bringing the Placemaking Principles together into one cohesive plan, demonstrating how the new neighbourhood will look

Work with and enhance the Site's existing landscape features, and respect the setting of the Listed Buildings, countryside and adjacent existing homes.

Provide a range of high quality, attractive and energy efficient homes.



Maximise opportunities for Biodiversity Net Gain by creating multi-functional and connected open spaces, providing residents with opportunities to interact with nature on a day-to-day basis, as well as designated area for ecological enhancements.

Create an attractive and high-quality public realm that encourages a range of outdoor activities to encourage strong community interaction, healthier lifestyles, and a strong sense of well-being.

Encourage active travel by prioritising pedestrians and cyclists within the neighbourhood, and maximising public transport opportunities along the A37, including the provision of highway and pedestrian improvements.



Delivering the ‘Vision’

Context & Identity

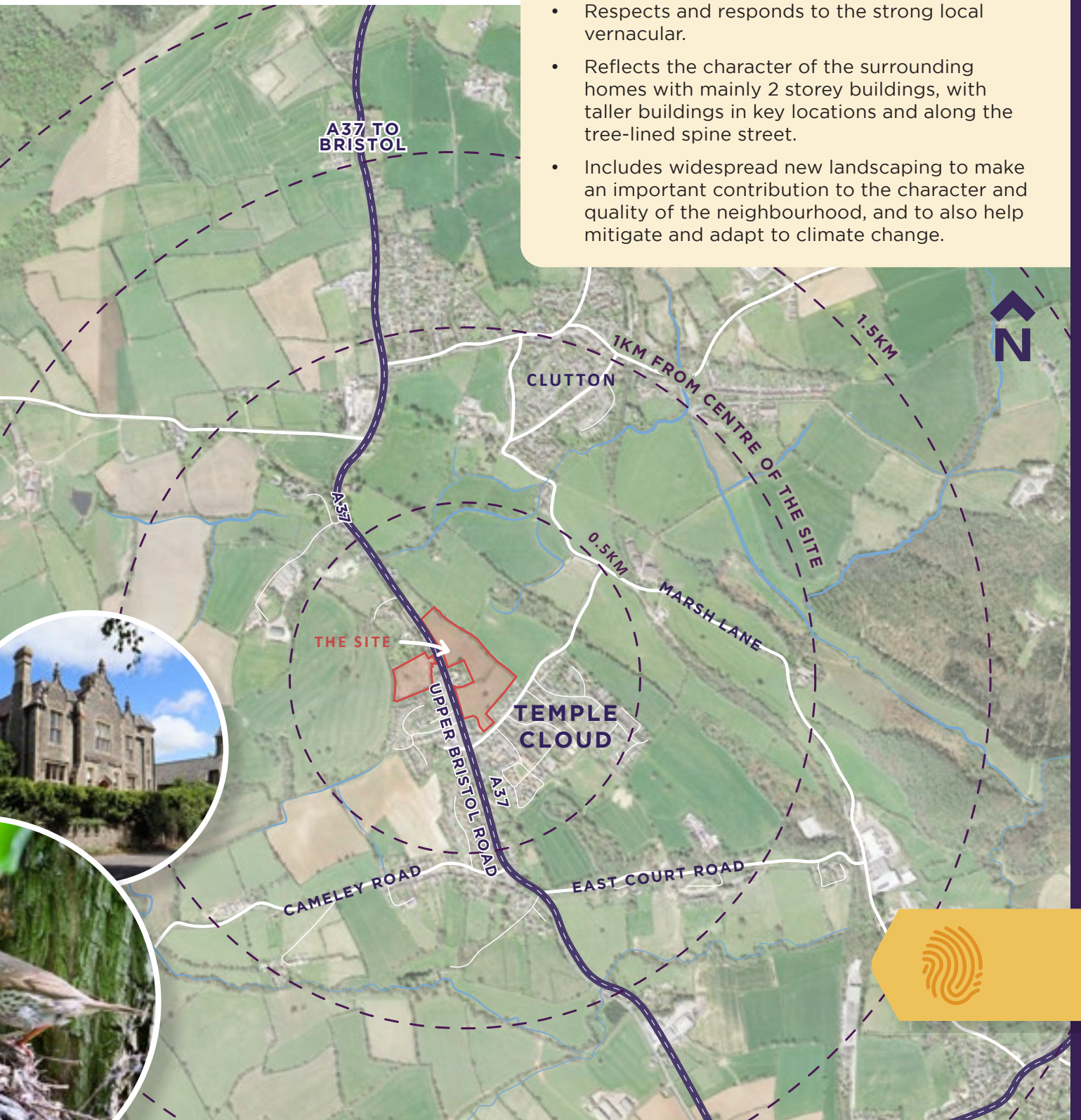
It is vital to understand the context, history and cultural characteristics of a site, its local context and its wider sub regional setting.

Wider Setting

Recognising its sub-regional context and site setting, the new neighbourhood will be a place that:

- Continues the pattern of locating new development along a high frequency public transport corridor with services to Bristol, Bath and surrounding settlements.
- Respects and responds to the strong local vernacular.
- Reflects the character of the surrounding homes with mainly 2 storey buildings, with taller buildings in key locations and along the tree-lined spine street.
- Includes widespread new landscaping to make an important contribution to the character and quality of the neighbourhood, and to also help mitigate and adapt to climate change.

Figure 1.5 | Temple Cloud and its Wider Context



CONTEXT & IDENTITY

Immediate Setting

Temple Cloud enjoys a good level of local provision in terms of local services and facilities, including Cameley CEVC Primary School, Temple Cloud Village Hall, The Temple Inn Public House, petrol filling station, Post Office and Convenience Store, and a takeaway establishment. These local services are easily accessible from the Site via non-car modes, as illustrated on the isochrone and accessibility plans, showing existing footways and crossings and potential improvements.

The village benefits from two bus services, with the nearest bus stop located along Upper Bristol Road, approximately 160m to the south of the proposed Site access, and the second along Temple Inn Road, directly opposite the potential emergency access point. The 376 Mendip Explorer and the Number 754 which serve these stops provide services to Bath, Bristol, Midsomer Norton and Radstock, where wider retail services can be found. The closest railway stations are within Bath and Bristol providing both local and nationwide services.

Within its local context, the new homes will take into account its physical and heritage setting, as well as recognising the existing services and facilities which will the new homes will benefit from, by:

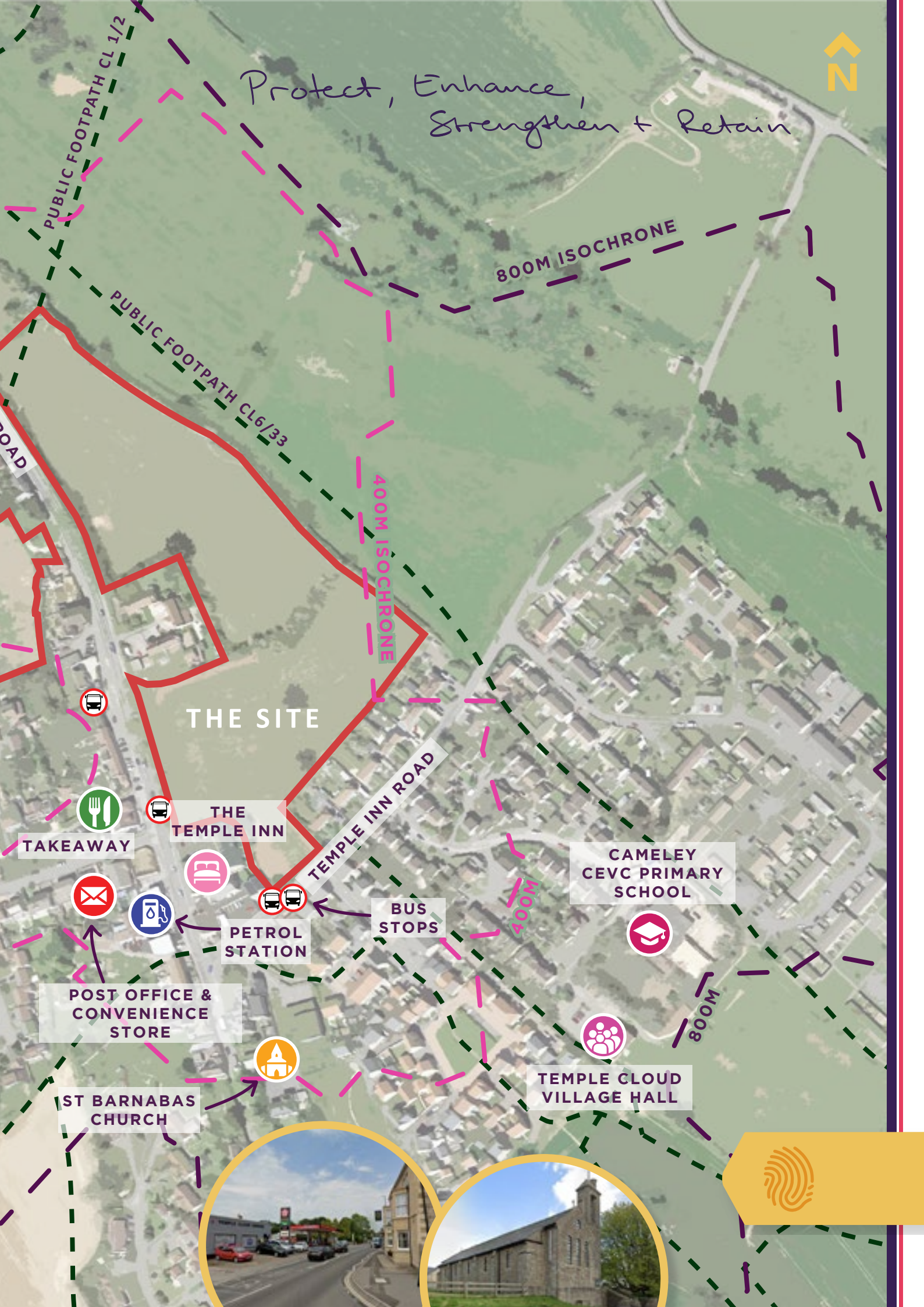
- Maintaining a swathe of open space through the centre of the Site and around the TPO trees, creating a **strong verdant character**.
- Embracing the well-treed and enclosed character of the western and easternmost parts of the Site.
- **Enhancing** the existing public footpaths so that they form part of the villages, **network** of traffic-free routes for walking and cycling.
- Providing **safe pedestrian and cycle connections** onto Upper Bristol Road and Temple Inn Road.
- Maintaining an offset to the A37 with **open space** and **new landscaping**.
- **Strengthen existing hedgerows**, particularly along Upper Bristol Road and within the Site.
- Maintaining a **green corridor** along the Site's eastern boundary.



Figure 1.6 | Facilities Plan



Protect, Enhance, Strengthen + Retain



PUBLIC FOOTPATH CL 1/2
PUBLIC FOOTPATH CL 6/33

800M ISOCHROME

400M ISOCHROME

THE SITE

THE TEMPLE INN

TEMPLE INN ROAD

CAMELEY CEVC PRIMARY SCHOOL

TAKEAWAY

BUS STOPS

PETROL STATION

POST OFFICE & CONVENIENCE STORE

ST BARNABAS CHURCH

TEMPLE CLOUD VILLAGE HALL



NATURE

Nature contributes both to the quality of a place and the quality of its resident’s lives. It helps to improve mental and physical well-being, and provides the basis to deliver a net gain for biodiversity.

- Integrate and **connect existing landscape features**, and create new features as part of a site-wide network of multi-functional open spaces.
- A **dark corridor** around and across the site will be provided to allow movement of light **sensitive bats** across the site.
- Multi-functional open spaces to **enhance biodiversity**, allow wildlife to thrive, create character and improve people’s sense of well-being. **1.16ha** (west of Upper Bristol Road) will be designated as an Ecological Enhancement area.
- Vistry will be aiming for **10% biodiversity net gain** in line with the Environment Act 2021 and local policy.
- **Climate resilience:** Carefully designed **sustainable drainage features** as integral parts of the green spaces to accommodate surface water drainage to manage stormwater locally (as close its source as possible), to **mimic natural drainage** and encourage its infiltration, attenuation and passive treatment.
- **Climate resilience:** New hedgerow, tree, thicket and wildflower meadow planting will help to mitigate and adapt to climate change.
- Incorporate bat boxes, bird boxes, bug hotels and other **wildlife habitat**.
- Vistry will work in partnership with the **British Hedgehog Preservation Society** and have formed a new partnership with the **Bat Conservation Trust**, to help protect these important species.
- Vistry are now business supporters of the **Bumblebee Conservation Trust (BBCT)**. This means that the new village will be designed to **support bumblebees and other wildlife** through the new planting of appropriate species.
- **Community orchard** to provide fruit growing opportunities and **ecological benefits**.
- **Ecological information boards** to explain how nature and biodiversity enhancements have been achieved at the new village.



Figure 1.7 | Nature Principles Plan

'Nature and Biodiversity at its Heart'



GRADE II:
'PROSPECT
HOUSE'



orchard

existing
hedgerows
and trees
retained and
strengthened

trees with bat
roosts

a network of
sustainable drainage
features forming
habitat creation

dark areas
to respect
important
bat corridors

ecological
enhancement
area delivering
biodiversity gains

ee
tion

orchard

five trees
covered by a
TPO

tree with bat
roosts

GRADE II:
'TEMPLE INN'
PUBLIC HOUSE



MOVEMENT

Patterns of movement, and the character of streets and spaces, are integral to creating a place that people want to walk, cycle and spend time. Clear and obvious connections to local facilities and uses will contribute significantly to the character and identity of the place, as well as to personal health and well-being.

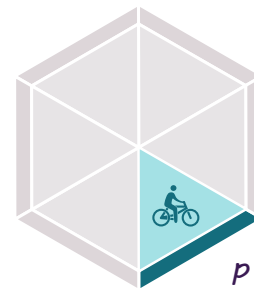
- The internal streets, public open space, and the A37 will be the focus for **new high quality routes and links**, connecting to **the existing Public Footpaths** and **bus stops** located along the A37, providing sustainable connections to the surrounding towns and villages, and the railway stations in Bath and Bristol.
- **Climate resilience:** All homes to provide car charging points. All communal parking areas to include car charging facilities.

Prioritise walking and cycling by:

- A network of well-lit (where necessary and not conflicting with ecological corridors), accessible and safe traffic-free routes, incorporating the existing Public Footpaths.
- All weather surfacing and clear wayfinding/signage.
- Natural surveillance to create safe and well-used routes.

In addition to providing on-site connectivity enhancements, there is the opportunity for the following off-site mitigation:

- The development proposals could bring forward an **extension** of the **30mph** speed limit past the Site frontage.
- An informal pedestrian **crossing point** featuring dropped kerbs and tactile paving could be provided on Upper Bristol Road approximately **25 metres** south of the proposed site access.
- Linking through to the existing bus stop which provides north bound bus services to Bristol and Bath.
- Providing a **benefit** to existing road users including **pupils** and **parents/ carers** at Cameley CoE Primary School and also for the future road users.



EXISTING BUS ROUTE

pedestrian/cycle links connecting onto Upper Bristol Road



Mown footways within the Ecological Enhancements area will allow habitats and wildlife to flourish

VIEW LOOKING NORTH ALONG UPPER BRISTOL ROAD

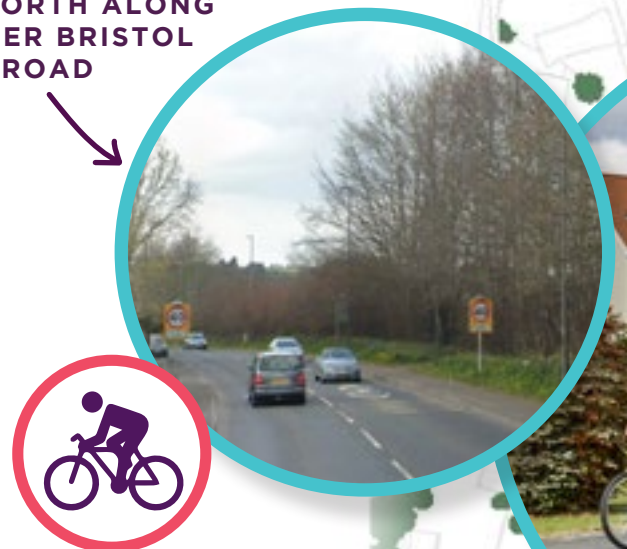


Figure 1.8 | Movement Principles Plan

'Connectivity, Health and Wellbeing'



potential gateway feature (30mph extension)

tree-lined streets will create a verdant character along the primary streets

pedestrian only links connecting into the public footpaths

extensive opportunities for all weather ped/cycle routes

GRADE II: 'PROSPECT HOUSE'

main vehicular access from Upper Bristol Road

potential crossing point

UPPER BRISTOL ROAD

TEMPLE INN ROAD

EXISTING BUS ROUTE

GRADE II: 'TEMPLE INN' PUBLIC HOUSE

emergency/ped/cycle access onto Temple Inn Road

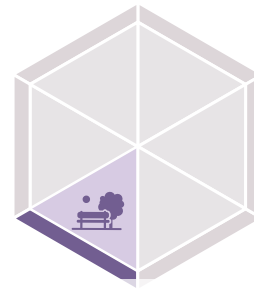


PUBLIC SPACES

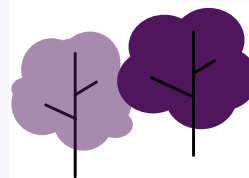
The quality of the spaces between buildings is as important as the buildings themselves. The new neighbourhood's public spaces, which include streets greenspaces, will accommodate a range of different purposes, in turn creating a wide range open space characteristics.

The Site provides an opportunity to provide a range of public open space as part of its green infrastructure network. This new open space will help address recognised deficiencies in Temple Cloud, including for amenity green space in particular.

- **3.15ha** of the entire is set aside for **green infrastructure enhancements**, including **1.61ha** of informal open space.
- **0.10ha** of children's play in the form of a **Local Area of Play (LAP)**.
- **Climate resilience:** The main street will be **tree-lined streets** to create shade and help mitigate rising temperatures.
- A connected and accessible network of **public open spaces** with paths and other routes into and through.
- **Accessible spaces for all**, including those with wheelchairs or prams.
- Area of open space with a **strong pastoral character** to respect the setting of the TPO trees.
- Weave opportunities for **habitat creation** through the neighbourhood, including respecting the identified bat roosting trees and wildlife corridors.
- Creation of food growing opportunities, via the creation of **orchards**.
- **Multi-functional spaces** along movement routes, to encourage intergenerational activity and use and providing residents with opportunities to **interact with nature** on a day-to-day basis.
- A **sustainable** and healthy place will be created by the creation of a **'15 minute neighbourhood'**.



recreation routes will meander through the new public open space and will be both formal and informal



Public open space including 1.16ha of Ecological Enhancements



500+ Trees to be planted, including **0.10ha** of orchard planting

Figure 1.9 | Public Spaces Principles Plan



'High-Quality Accessible Green Space for all'

formal and informal play will be accessible to all ages

SuDS features would form an integral part of the public open space

SUDS

ORCHARD

SWALES

LAP

SUDS

TREE LINED STREETS & GRASS VERGES

SUDS

Ecological Enhancement Area

ORCHARD

a healthy and active community

existing vegetation strengthened with native tree and thicket planting

VIEW OF TPO'D TREE WITHIN THE SOUTHERN PART OF THE NEIGHBOURHOOD



HOMES

The new neighbourhood will deliver up to 65 high quality and attractive homes. These homes will be truly sustainable.

- Provide a **range of housing types** and tenures that **meet local need**. This may include first time buyer homes, family homes, and for those wishing to downsize.
- Vistry will work collaboratively with Bath & North East Somerset District Council and registered providers (RPs) to provide **30% affordable housing** across a range of different tenure types.
- Recognising the **climate emergency**, truly sustainable homes will be achieved as follows:
 - **June 2025:** All of Vistry’s homes will be **Zero Carbon ‘Ready’**: This will be the Future Homes Standard of 75-80% reduction in carbon emission (from 2013 Part L baseline).
 - **2030:** Vistry are committed to building **Net Zero Carbon Homes (in-use) by 2030**: The designed carbon emission rate is ‘zero’ for regulated energy with grid decarbonisation for unregulated energy.
 - **2040: Net Zero Carbon Homes (Construction) from 2040.** Carbon emissions associated with building homes will be zero, including the emissions from the building’s products and construction operations.
- A variety of densities will help to create differently **recognisable character areas**.
- Where new homes back onto existing homes, particularly along Temple Inn Road and The Square, will be sensitively located to respect the setting of these homes.



a 15-minute neighbourhood means the community facilities are accessible to all



Figure 1.10 | Homes Principles Plan

Zero Carbon 'Ready' Home



800M ISOCHRONE

new homes limited to 2 storey in height to respect the edge of settlement setting

up to 65 homes

400M ISOCHRONE

PUMP STATION

LAP

new homes along the spine street and at the centre of the neighbourhood limited to 2.5 storeys



new homes set back from boundaries to respect the setting of adjacent homes



THE MASTERPLAN

'How it could look'

The Concept Masterplan has been prepared as an early Vision for how the new neighbourhood could be brought forward. It follows the five placemaking principles outlined on the previous pages. We plan to engage and work with the local community and all key stakeholders, including Bath and North Somerset District Council, to evolve and shape the proposals for the new neighbourhood.



CENTRALLY LOCATED DOORSTEP AREA OF PLAY, WILL BE EASILY ACCESSIBLE.














POTENTIAL VEHICULAR/PED/ CYCLE ACCESS

AREA FOR HABITAT RETENTION AND ECOLOGICAL ENHANCEMENTS

Our Vision

 Site Boundary: **Aprx. 4.95ha**

Circulation & Development

-  Primary vehicular/pedestrian/cycle access point
-  Emergency/pedestrian/cycle access point
-  Potential developable area **Aprx. 1.62ha (Up to 65 new homes)**
-  Lower density homes
-  Tree lined spine street and verges
-  Raised shared surface/pedestrian priority areas
-  Indicative internal street layout
-  Recreational routes
-  Mown recreational footway
-  Potential pedestrian/cycle links
-  Potential pedestrian only links
-  Potential new gateway feature and extension in 30mph speed limit
-  Potential new crossing point

Green Infrastructure & Recreation

-  Existing vegetation
-  Potential green infrastructure including retained wildlife corridors containing new landscaping and habitat creation
-  Potential new structural/thicket planting
-  Community orchards
-  Children's play area **(LAP - Door step areas of play)**
-  Sustainable Drainage Systems (SuDS) Basins & Swales
-  Pump Station
-  Retained habitats and ecological enhancement area with public access. **Incl. reinstated hedgerow, thicket planting, native wildflower and tussocky grassland enhancement and scattered tree planting**

Context





-  Existing bus stops
-  Existing Public Rights of Way **(PRoW - Footpaths)**
-  Existing highway footpaths
-  Existing waterbodies and water courses

Figure 1.11 | Emerging Concept Masterplan





NETWORK OF SUDS BASINS & SWALES HELP TO MANAGE THE FLOW OF SURFACE WATER & PERSISTENT RAINFALL.

POTENTIAL PED LINKS TO PROW

GREEN/WILDLIFE CORRIDORS THROUGH THE DEVELOPMENT/ ALONG THE SITE'S BOUNDARIES WILL HELP ENHANCE ECOLOGICAL & LANDSCAPE VALUE.

RECREATIONAL ROUTES WILL PROMOTE CONNECTIVITY AND INTEGRATION.

TREE LINED STREETS & GRASS VERGES

POTENTIAL PED/CYCLE ACCESS POINT

NEW COMMUNITY ORCHARD, CENTRED AROUND THE PROTECTED TREES, CREATING A FOCAL GREEN SPACE, PROMOTING SOCIAL COHESION.

POTENTIAL EMERGENCY/ PED/CYCLE ACCESS POINT



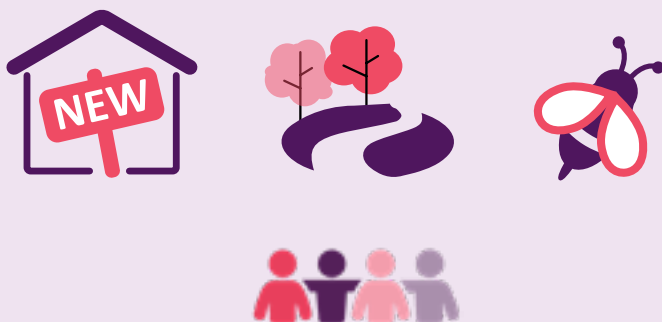
Conclusion & Key Benefits

Land at Upper Bristol Road, Temple Cloud represents an opportunity to create a sustainable, thriving and deliverable new neighbourhood.

This Vision Document shows how the neighbourhood for up to 65 private sale and affordable new homes and supporting green infrastructure can be planned and designed to reflect a truly walkable community, well-connected to Temple Cloud by walking and cycling, based upon a set of five placemaking principles. There is also the opportunity to deliver off-site highways improvements to enhance connectivity and safety for new and existing residents.

The proposals for the neighbourhood are viable, achievable, realistic, logical and deliverable - it is unfettered being in one ownership and under the control of a single experienced developer. The Site represents a significant opportunity to assist BANES District Council in fulfilling its housing needs and those of the wider housing market area.

To take the Vision forward, we aim to work with planning officers to establish policy parameters, and bring the local community in to help design the Site within that context. This may comprise of a series of public consultation events to discuss and sketch ideas, and build upon the emerging principle set out in this Vision Document.





Appendix







Who will deliver the new Neighbourhood?

Vistry Group is seeking to work with the local community, key stakeholders and BANES to deliver the scheme, realising its benefits and opportunities for existing and new residents at Temple Cloud.

What we do?

Who we are?

Vistry Group was formed in January 2020 following the successful acquisition of Linden Homes and the Galliford Try Partnerships & Regeneration businesses by Bovis Homes Group PLC.

Vistry is one of the top five builders in the UK by volume and is one of the country's leading housebuilders. Vistry have an excellent track record in the sustained delivery of sustainable new homes in the local area.



A partner you can trust



Vistry's Sustainability Strategy

Vistry Group's purpose is to deliver sustainable homes and communities across all sectors of the UK housing market. Key to this purpose is a successful and ambitious sustainability strategy.

Our strategy launched in 2021 and is focussed on three priority areas of People, Operations and Homes & Communities.

It includes a commitment to setting carbon reduction targets consistent with the reduction required to keep warming at 1.5°C and the development of a roadmap to deliver net zero carbon homes.

We recognise that key to success in meeting the sustainability challenges we face as a society and industry is collaboration, and to facilitate this we have become members of the UK Green Building Council, as well as corporate members of the Institute for Environmental Management and Assessment.

We continue to be gold members of the Supply Chain Sustainability School and members of the Future Homes Task Force.



Our operations



- The targets covering greenhouse gas emissions from company operations are consistent with reduction required to keep warming at 1.5°C.



- 100% of electricity used in our offices and sites is from renewable sources.



- Responsibility for climate related issues resides with Executive Leadership Team (ELT) and our COO is the executive sponsor and chairs the quarterly Group's Sustainability Forum.

Waste and Resources



- 100% of electricity used in our offices and sites is from renewable sources.



- Responsibility for climate related issues resides with Executive Leadership Team (ELT) and our COO is the executive sponsor and chairs the quarterly Group's Sustainability Forum.



- We identify, manage and mitigate all environmental impacts through our ISO 14001 certified management system.

- Waste Recycling data for 2020 resulted in an annual total of 95% recycling rate.



Our Homes & Communities

Placemaking

Our approach to placemaking is designed to improve people’s quality of life and support our customers health and wellbeing.

Providing our customers with access to high quality amenities that support local economies is a key consideration when selecting and designing our sites and in addition to section 106 and community infrastructure contributions.

Our master planning approach aims to provide a clear hierarchy of public, private, and semi-private spaces that encourage neighbours to interact with each other and build strong communities

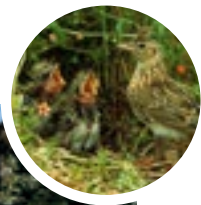


Netherhall Park, Great Barr



Hedgehog highway

At Bovis Homes we're proud to contribute to the welfare and future of these declining creatures.



The Green, Winchester Village

S106



Twigworth Green, Twigworth

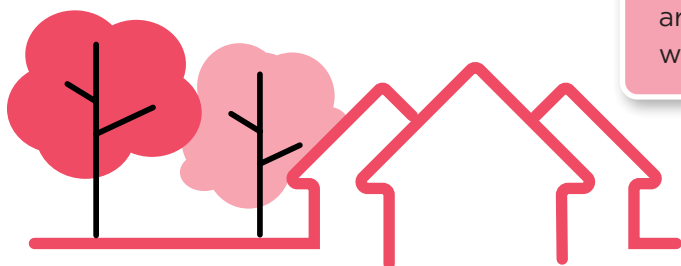
Nature

Our approach to development design focusses on the principles of Green Infrastructure (GI) - networks of multifunctional green space which includes parks, open spaces, playing fields, woodlands, street trees, allotments, private gardens, sustainable drainage systems and soils.

Ahead of a 10% biodiversity net gain being mandated by the Environment Act, we are seeking to assess and future-proof our schemes.

We are in partnership with the British Hedgehog Preservation Society and have formed a new partnership with the Bat Conservation Trust, to help protect these important species.

Vistry Partnerships are now business supporters of the Bumblebee Conservation Trust (BBCT). The aim of this sponsorship is to ensure our sites across the country are helping to support bumblebees and other wildlife with our planting.

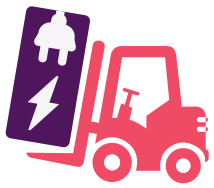




The Future Homes Standard; Proposed changes to Part L



Unwrapped home, Emmbrook Place



Future Homes Standard

We are currently developing the 2025 housetype range to meet the new Part L and Future Homes Standard (FHS).

We are piloting the construction of zero carbon homes on a site with Vistry Partnerships West Midlands (Europa Way Triangle, Warwick).

We are conducting extensive reviews of renewable technologies and products to ensure we offer the most technically robust solution which is right for our customers.

Building upon its fabric-first approach, Vistry currently aims to: make its entire build process as efficient as possible;

- reduce energy demand within its homes;
- decarbonise the heating of homes;
- facilitate the use of electric vehicles;
- and provide green infrastructure at the forefront of its developments.

Countryside Partnerships



Affordable Housing and Planning Obligations

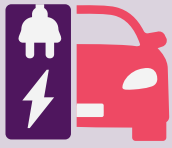
We work collaboratively with local authorities and registered providers (RPs) to provide affordable housing across a range of different tenure types.

Planning obligation spend in 2020 was £50.5m which contributes to the needs of the communities we build in.



Countryside Partnerships is the leading private sector provider of affordable housing creating 1,306 affordable homes during 2020, our product range includes one-bedroom apartments through to larger five-bedroom family homes.



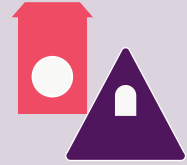


Electric Vehicle Charging Points to all new homes

1.2km+ of new recreational footpaths for pedestrians & cyclists



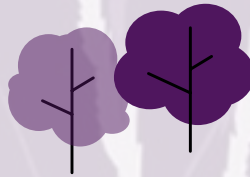
50+ Bat Roost Boxes
50+ Bird Nest Boxes



30% Affordable Housing - Policy Compliant



around 160 New people live here



Public open space including 1.16ha of Ecological Enhancements



0.10ha for formal play opportunities



Aim to achieve at least 10% biodiversity net gain on Site

around 3.15 Ha of green infrastructure

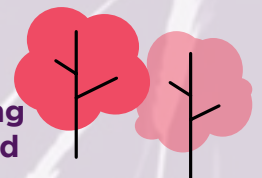
63% of the total Site area for walking, cycling, play and habitat creation.



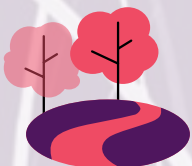
around 0.27 Ha SuDS provision



500+ Trees to be planted, including 0.10ha of orchard planting



Sustainable links and easy access to employment areas at Midsomer Norton, Bath & Bristol



Linking & enhancing existing public footpaths to the wider community of Temple Cloud



Inclusion of new native tree and thicket planting, and dark corridors for bats

Vistry Group

Vistry Group Strategic Land
March 2023