



THE VALE

North Somerset's New Community in the Making

DELIVERING THE OPPORTUNITY

North Somerset is challenged with promoting land for new homes with additional employment land over the next 25 years. Where this will be located, in a sustainable way, without impacting on existing communities is something upon which all residents should have a say.

Taylor Wimpey is proposing new villages at The Vale, together with their own amenities, in the North Somerset countryside to contribute to this challenge. This document provides information on our vision.

The Vale will reflect the character of North Somerset and its many wonderful villages



1. INTRODUCTION

The proposed site is located within North Somerset, close to its eastern boundary. It covers 305 hectares of land in total and is bounded to the north west by the A370 Long Ashton bypass and is traversed by the A38 to the south.

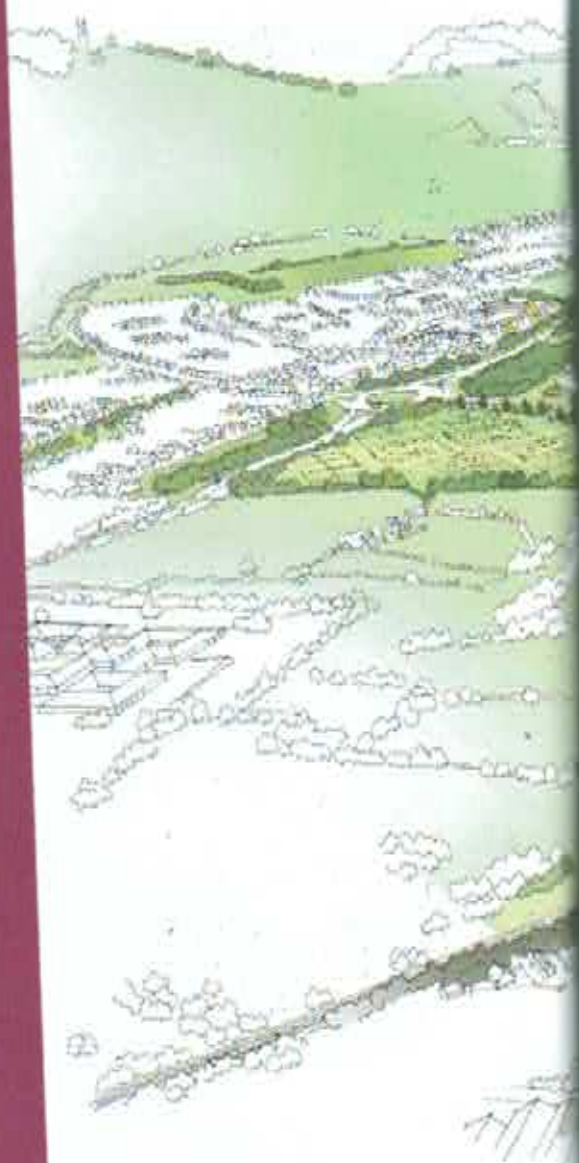


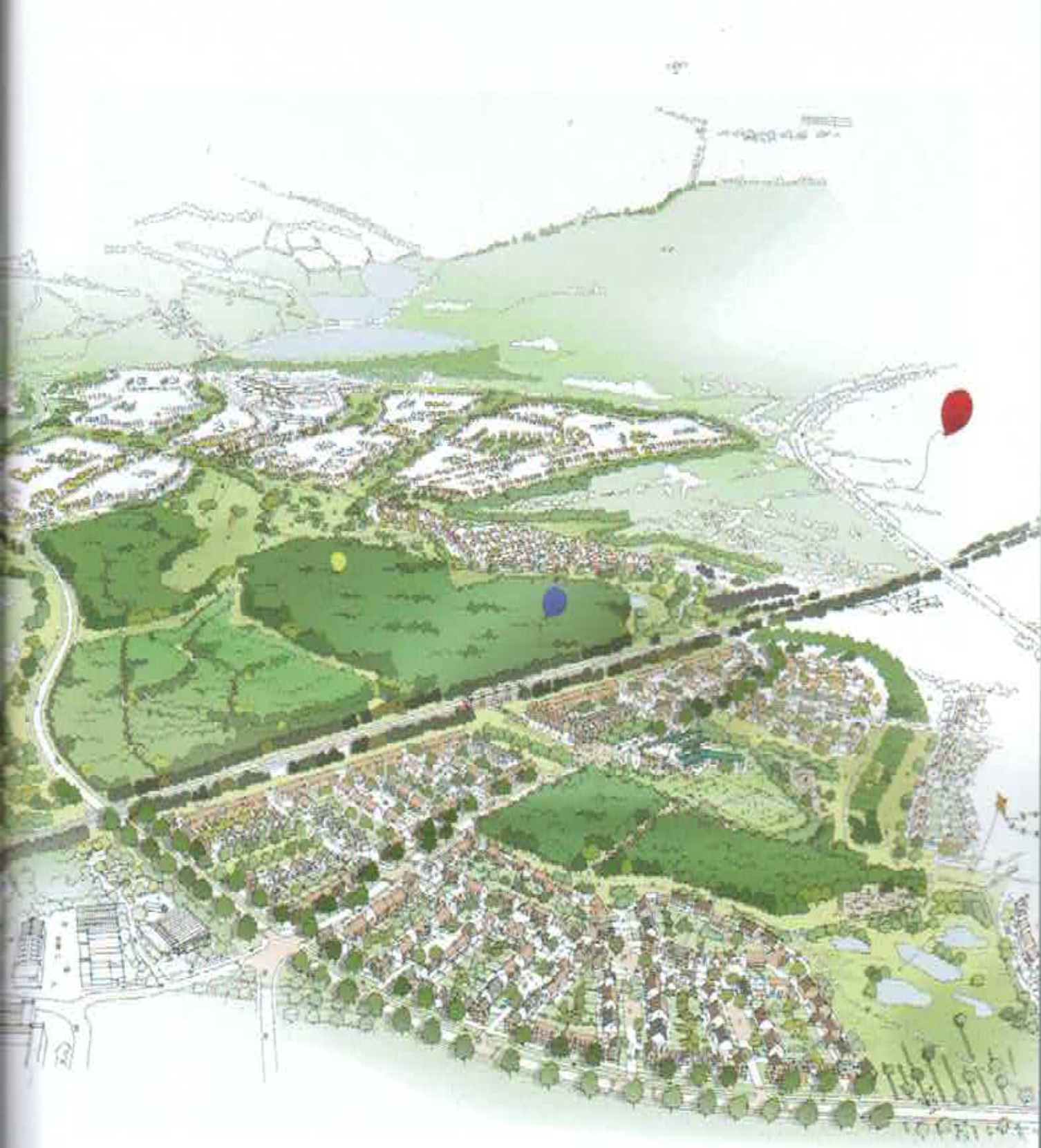
Location Plan



2. THE VISION

Our vision for The Vale is a collection of villages, creating a landmark new community that will offer a high quality lifestyle within a unique North Somerset setting.







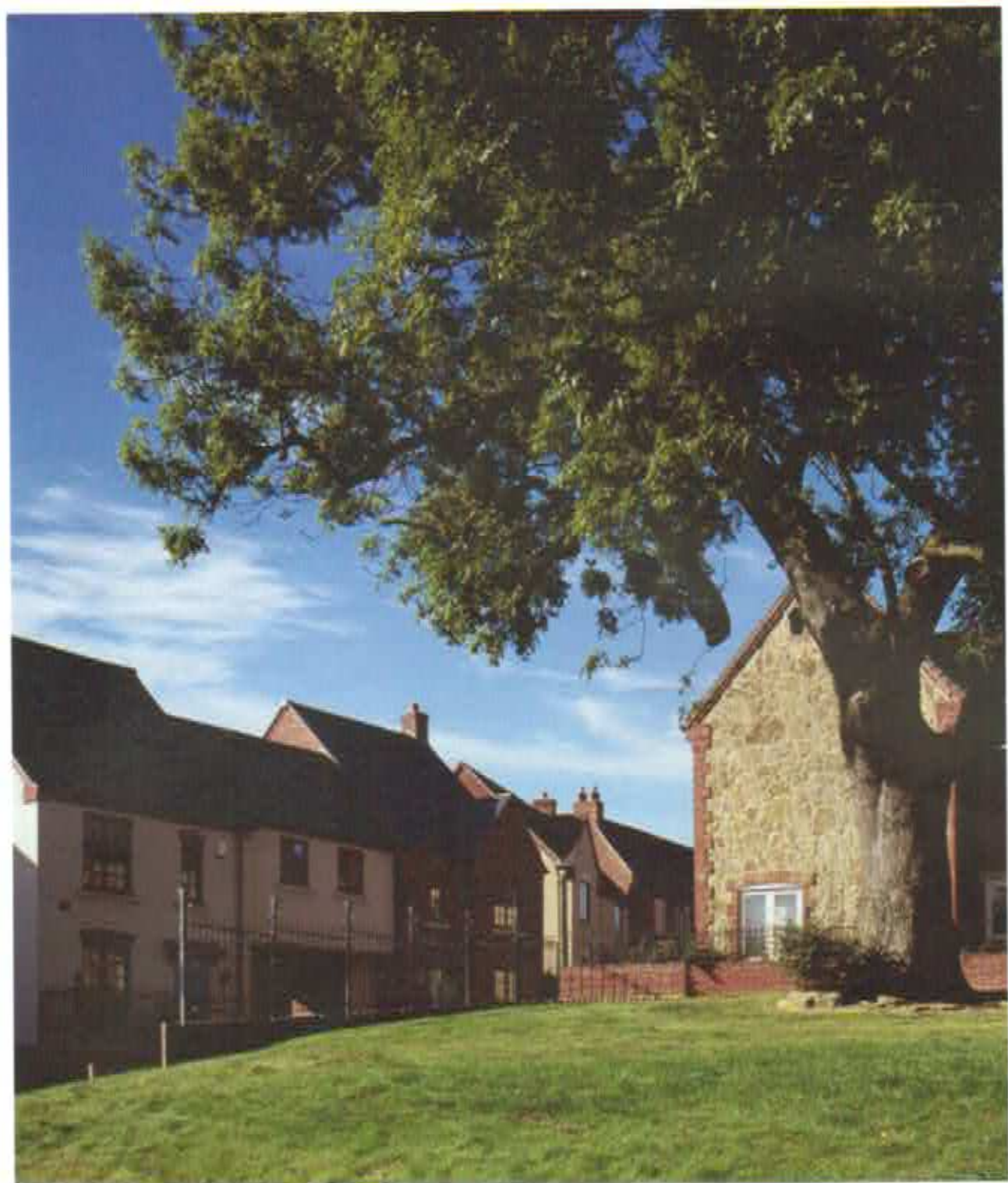
3. WHAT MAKES THE VALE SPECIAL?

3.1. DELIVERING HIGH QUALITY NEW HOMES

In North Somerset, pressure for new homes is high. There are many factors which have contributed to this pressure. For example, on average people are living longer and the average number of people living in each home has reduced. More homes are therefore needed to accommodate the growing population.

North Somerset Council's current figures suggest that 20,985 homes are required to meet the District's housing need between 2006 and 2026. An assessment of housing across the West of England is currently being undertaken by the four local authorities - South Gloucestershire, Bristol, Bath & North East Somerset and North Somerset. The initial work by the four authorities suggests that the number of homes needed for the area is even higher.

The pressure for new homes also means many people in North Somerset are finding it harder to afford a home of their own. According to recent reports, the average house price in the South West in 1995 was £67,500. This had risen to £243,000 in 2014. Rental costs in the area have also increased by 9% over the last three years.



3.2. PROVIDING NEW INFRASTRUCTURE

Building new homes without access to schools, transportation and jobs stores up problems for the future and can strain existing infrastructure.

The Vale is ideally placed to provide new homes in a highly sustainable location in tandem with building on committed infrastructure investments with opportunities for new jobs, publically accessible open green space and community infrastructure such as schools, doctors' surgeries and dentists etc. The opportunity exists to provide both the infrastructure that is needed and an exceptional quality of development because of the amount of land controlled by Taylor Wimpey and the scale of the proposed development.

For example, three brand new primary schools and a new state of the art secondary school would be provided to support the new community. These schools will be paid for by the developer on land which is well connected to and accessible from new homes. Delivering a development in this way ensures that high quality modern facilities are provided at no cost to the local authority. Local authority resources can therefore be directed to the maintenance and improvement of existing schools.

Delivery of well planned new communities will deliver the infrastructure needed to support residents' needs and enable it to thrive - without putting pressure on increasingly scarce local authority resources to bridge the infrastructure gap.



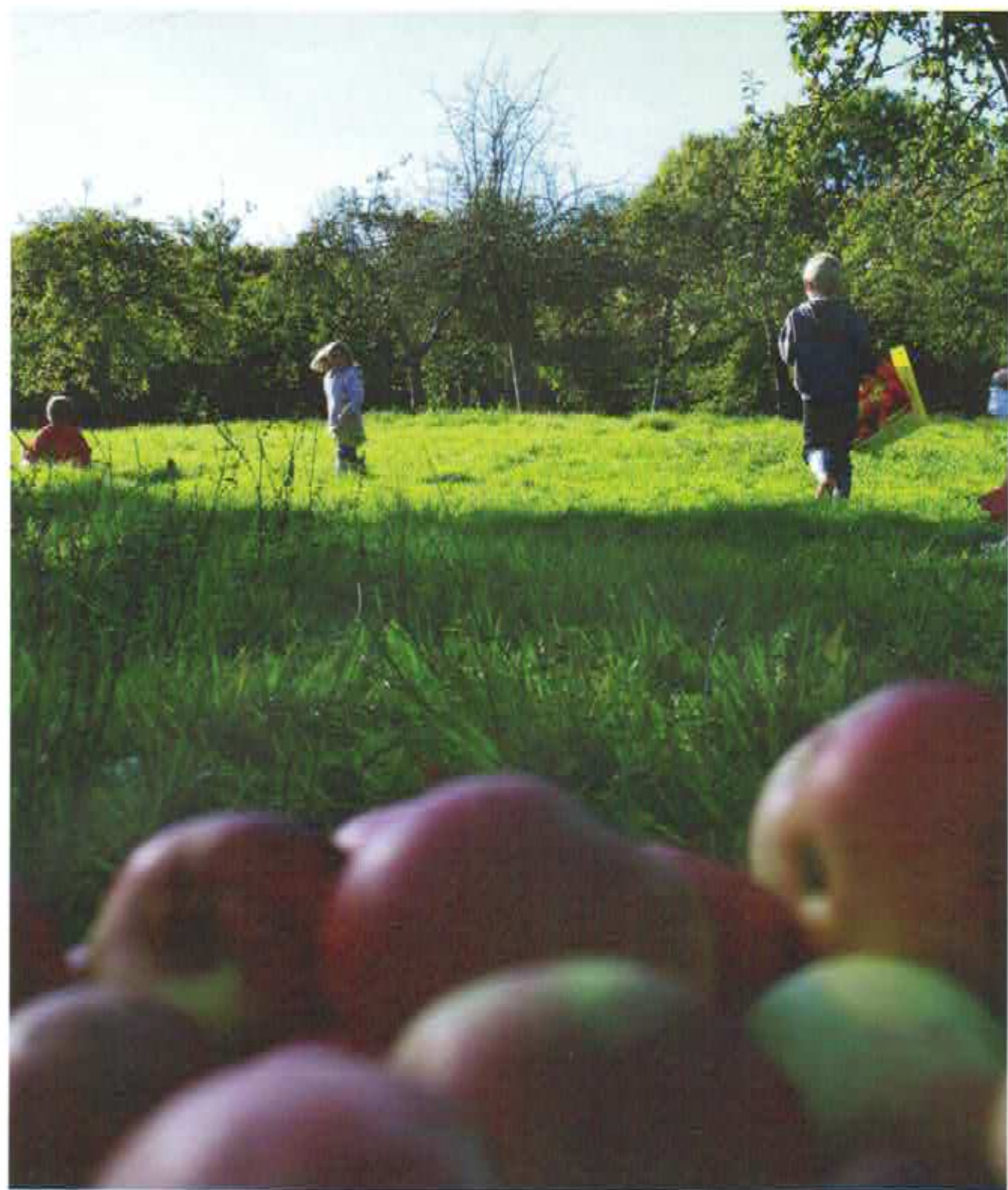
3.3. EXEMPLAR IN SUSTAINABLE LIVING

We believe that the development of new communities at The Vale represents the best opportunity to meet a significant proportion of the district's future development needs, in a sustainable way.

The creation of high quality, well connected communities in a sustainable location will help safeguard the identity of other towns and villages across North Somerset.

The location provides a unique opportunity to connect to the strategic transport network linking the A370, the A38 and south Bristol.

The Vale's topography provides the ability to create a number of distinctive new communities, sitting within the folds of land, obscuring it from wider view.





3.4. PUBLIC OPEN SPACE NOT PRIVATE LAND

The land comprises 305 hectares of predominantly closed-off private agricultural land and a golf course. We firmly believe that green open space that is accessible for all must be a key part of the existing and new community infrastructure.

A significant proportion of the land will be transformed from closed-off private agricultural land to accessible green space and parkland which everybody is free to explore, while also providing a feeling of spaciousness and promoting biodiversity. This parkland and all the community assets will be controlled by residents and this legacy will guarantee their provision in perpetuity.





4. MEETING THE SPATIAL OBJECTIVES OF THE JOINT SPATIAL PLAN

The Joint Spatial Plan has set out a number of Spatial Objectives that will guide new development by creating quality places, delivering growth and helping to achieve the overall vision for the West of England. We have set out below our response to achieving the spatial objectives and delivering an exceptional new place.

Village Green: Dwellings are located around an attractive village green





4.1. CREATING QUALITY JOBS

The Vale presents a unique opportunity to generate economic growth in an outstanding environment, with the potential for creating up to 4,000 new jobs for North Somerset.

Working closely with the local authority and other partners, we will look to create quality jobs in the new communities, providing a sustainable balance of uses, and giving people the opportunity to work locally.

We will look to provide a range of opportunities for job creation and economic growth, including:

VILLAGE HEARTS

Well designed and functioning village centres, presenting opportunities for local business and social enterprise growth, to serve the communities themselves, and to provide destinations for other North Somerset residents

HOME WORKING

Working with the local authority we will look to maximise the roll out of superfast broadband across North Somerset, by providing the necessary infrastructure and facilities within the new communities within the Vale to support effective homeworking. This will include a dedicated home working hub with meeting rooms, concierge services and the necessary IT facilities to support start-ups and small businesses





EMPLOYMENT LAND

From a design perspective we recognise the importance of ensuring that employment land is carefully integrated into the new village communities within the Vale. It is a sensitive balance. We will work closely with commercial specialists and the local authority Economic Development Team to ensure that we create environments that meet the need of both new and existing growth sectors, and fit within the concept of the Vale as a series of small functioning rural villages.

OTHER POTENTIAL OPPORTUNITIES

Further employment opportunities would arise from the many other parts of the new community. New schools would create teaching posts and support roles; the shops, leisure facilities, doctor's surgery etc. would all create a range of employment across the development.

CONSTRUCTION JOBS

Finally, it is important not to forget the number of new jobs that would be created through the construction of the development itself. A development of the scale proposed would provide many full time construction jobs for a number of years. As a company we are passionately committed to employing local people in the construction of our developments. It is for this reason that we are proposing strong construction curriculums, providing experience on site to those training and to taking on a large number of apprentices to help construct the new community.

Taken together, the above measures which could be delivered through development at The Vale would collectively have a significant impact on the local economy, providing long term economic benefits to new and existing residents in the surrounding communities.





4.2. CONNECTING THE VALE TO NORTH SOMERSET

The Vale is in a highly sustainable location and will provide the necessary new infrastructure and investment to be a fully connected part of North Somerset. It will become an integral part of the wider area through new roads, public transport, schools, employment, a high speed communication network and a strong community that reflects the spirit of North Somerset.

STRATEGIC TRANSPORT LINKS

The Vale is well-placed in relation to the A370 and A38 roads which provide connections across North Somerset into Bristol City Centre, and Weston-Super-Mare. The construction of the South Bristol Link Road, which passes through the site, will make improvements to the local highway network, with the MetroBus network providing a dedicated link to Bristol Temple Meads Station and other important destinations. There is the opportunity to enhance rail connectivity between Weston-Super-Mare and Bristol by the provision of a new station as part of a future expansion of the network.

NEW INFRASTRUCTURE AND TECHNOLOGY

The Vale will provide much needed new infrastructure for the benefit of its own residents but also for the existing communities surrounding it. This infrastructure will include new primary and secondary schools, higher education facilities and community hubs featuring doctors surgeries, dentists and other local facilities. The infrastructural needs of local communities at The Vale will be a major contribution to the area easing the pressure on existing facilities. Technological infrastructure will also be a key part of The Vale making sure residents and home workers are able to take full advantage of superfast broadband.





CONNECTED COMMUNITIES

The concept for The Vale is create a set of villages that reflect the socially cohesive character of many North Somerset villages. People will be able to have a strong sense of being connected as a community with safe and vibrant streets, beautifully looked after open spaces and high quality housing. The ethos behind the Vale is to promote integrated communities that have a network of local support and which offer people the opportunity to live a healthy life.

LINKING PEOPLE WITH THEIR ENVIRONMENT

A significant part of the place making approach for The Vale is to be sensitive towards the existing green infrastructure and add to it through high quality green linkages. To connect into the existing natural environment is a key design aspiration as well as encouraging people to relate to existing planting, woodland and greenways within their communities through interpretative signage, trails and new destinations.



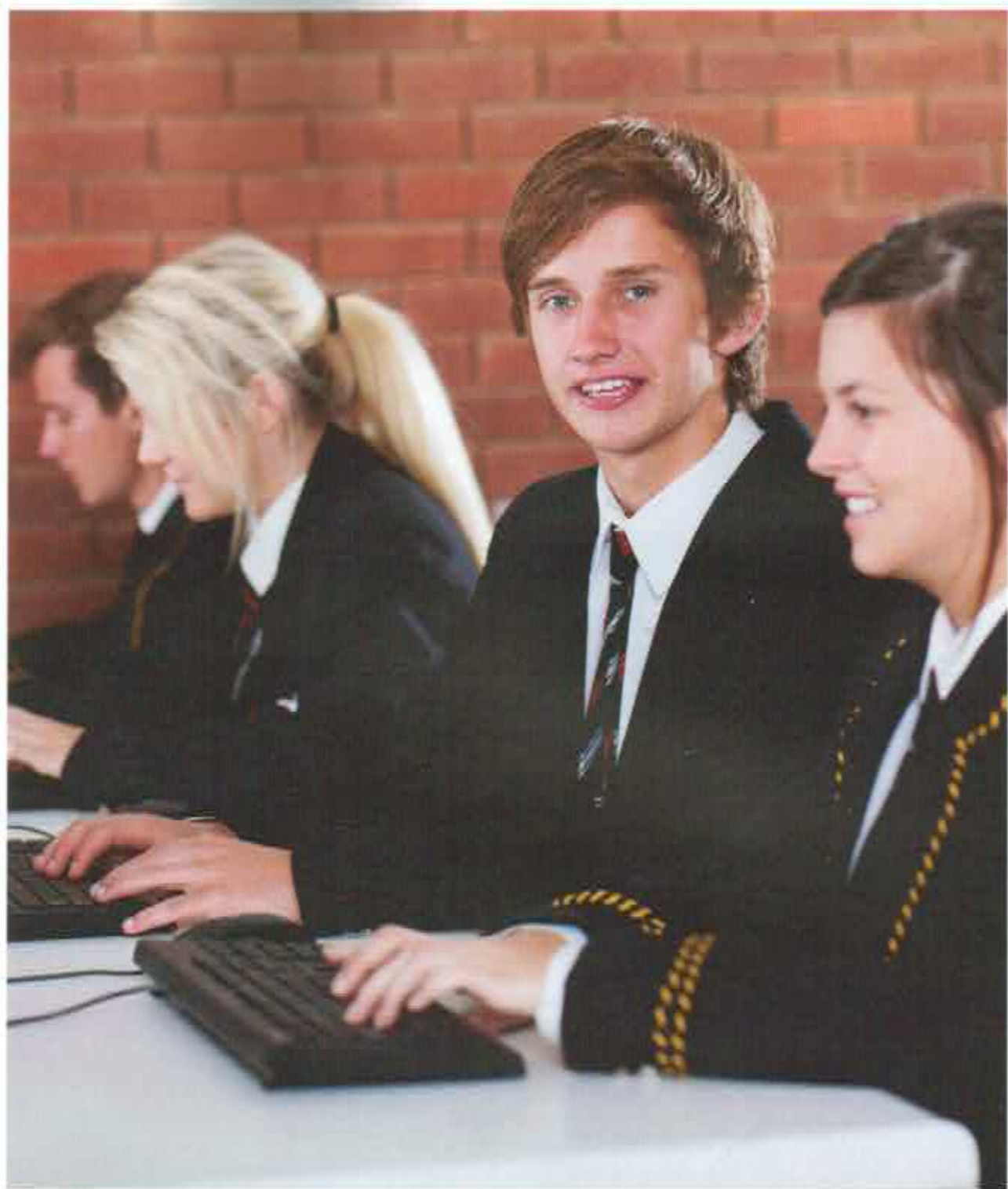
4.3. FOREFRONT OF EDUCATION

Education and schools play a critical role within communities. In a village setting, schools, along with other local services, often provide the fulcrum for the community.

We are committed to ensuring that the Vale is at the forefront of education in North Somerset, and that all young people have access to outstanding education, in order that they can fulfil their potential.

We actively support the principle of 'Local schools for Local Children' - that children should be able to attend a local school that enables them to achieve their potential. This principle is reflected in our emerging thinking around education provision within the Vale, from pre-school right through to training and apprenticeship opportunities.

We believe that any new school should be at the centre of the community, be working for the benefit of and sharing its resources with that community and provide engaging learning environments. By working with other stakeholders we are committed to providing learning environments which are best placed to meet the interests of children and families.





Educational attainment levels in North Somerset, both at school age and beyond, are already amongst the best in the region. The Vale presents an opportunity to build upon this, to provide exceptional educational settings for both the new and existing communities, and to contribute to the educational needs of North Somerset.

North Somerset Council, in conjunction with local education partners, is progressing exciting plans for Higher Education in the area. We believe that the Vale could present an opportunity to build upon this, both through a permanent HE faculty linked to an existing HE provider in North Somerset, and through the provision of apprenticeships and placements throughout the build phase of the project. Taylor Wimpey has already delivered such an initiative in conjunction with partners in Buckinghamshire, and believes that there is an opportunity to explore the replication of the model in North Somerset.

www.buckinghamshireutc.co.uk/tucks-utc-and-taylor-wimpey-launch-campaign-promoting-careers-in-construction





4.4. CELEBRATING THE ENVIRONMENT

We are committed to delivering developments which enhance the environments within which they sit, creating a lasting positive legacy for the area.

UNDERSTANDING THE LAND

Our starting point is ensuring that we have a good understanding of the biodiversity and habitats across the land, that we know which areas are susceptible to flooding and which areas have previously been used for purposes which could cause contamination.

We have now undertaken initial studies on The Vale and as a result we have a good understanding of the condition of the land, which areas are suitable for development and the opportunities that exist to enhance the environment.

PROTECTING THE ENVIRONMENT

The scale of the land within The Vale enables development of the scale envisaged in such a way that it does not harmfully impact upon any environmentally important areas. There are also opportunities to enhance wildlife through the creation of new or additional habitats.

An element of the site falls within an area at risk of flooding. No vulnerable uses such as housing would be developed on this land. The development proposed at The Vale can be achieved on land which falls entirely outside of the flood risk areas.

The extensive landscape provides great potential for active and passive uses, in addition to accommodating existing valuable green capital and features. This will form an important network between main land parcels, knitting neighbourhoods together.



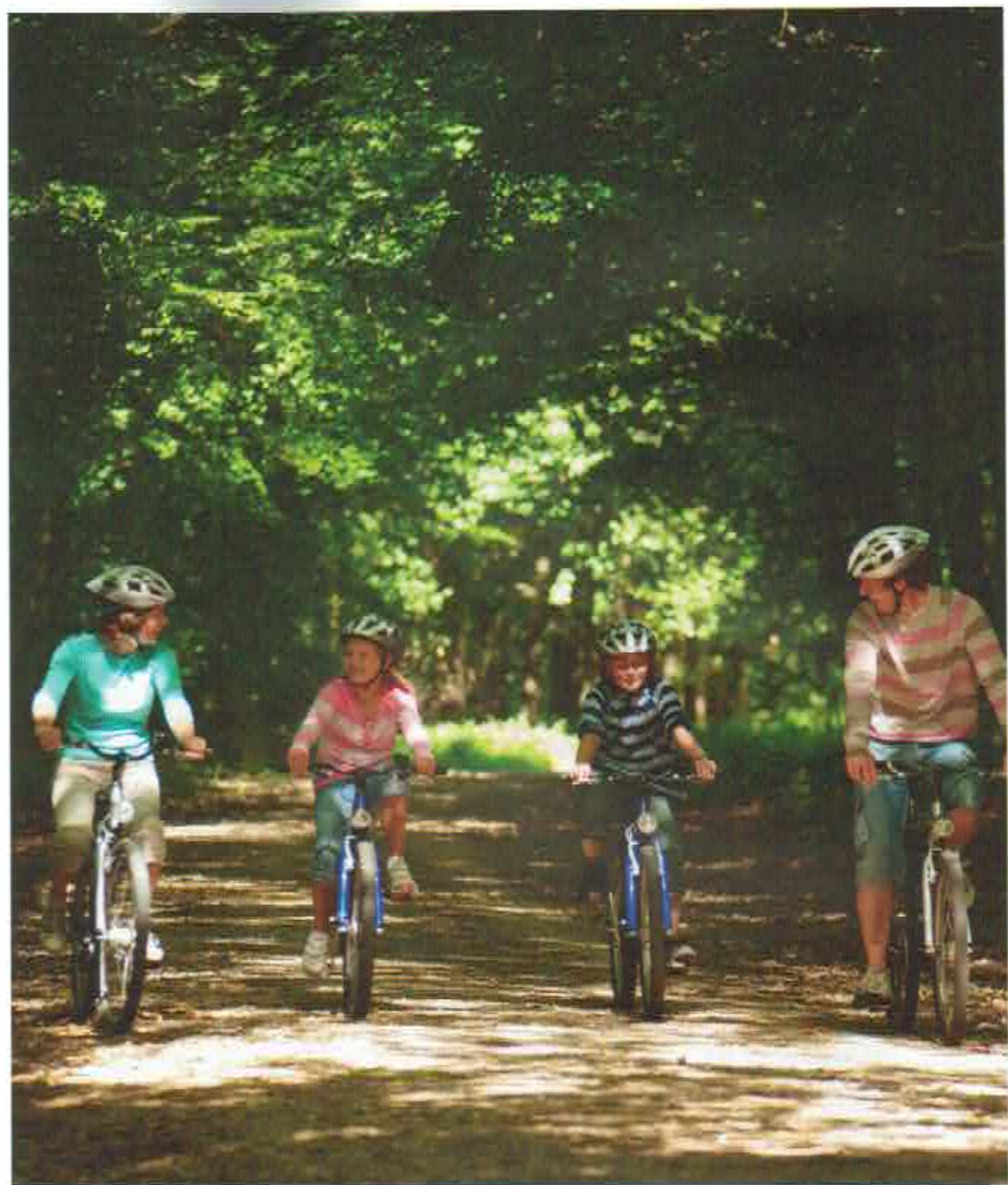


4.5. PROMOTING HEALTHY LIVING & WELL-BEING

The Vale will have a health led Masterplan with the principle of healthy living embodied within the heart of the proposals.

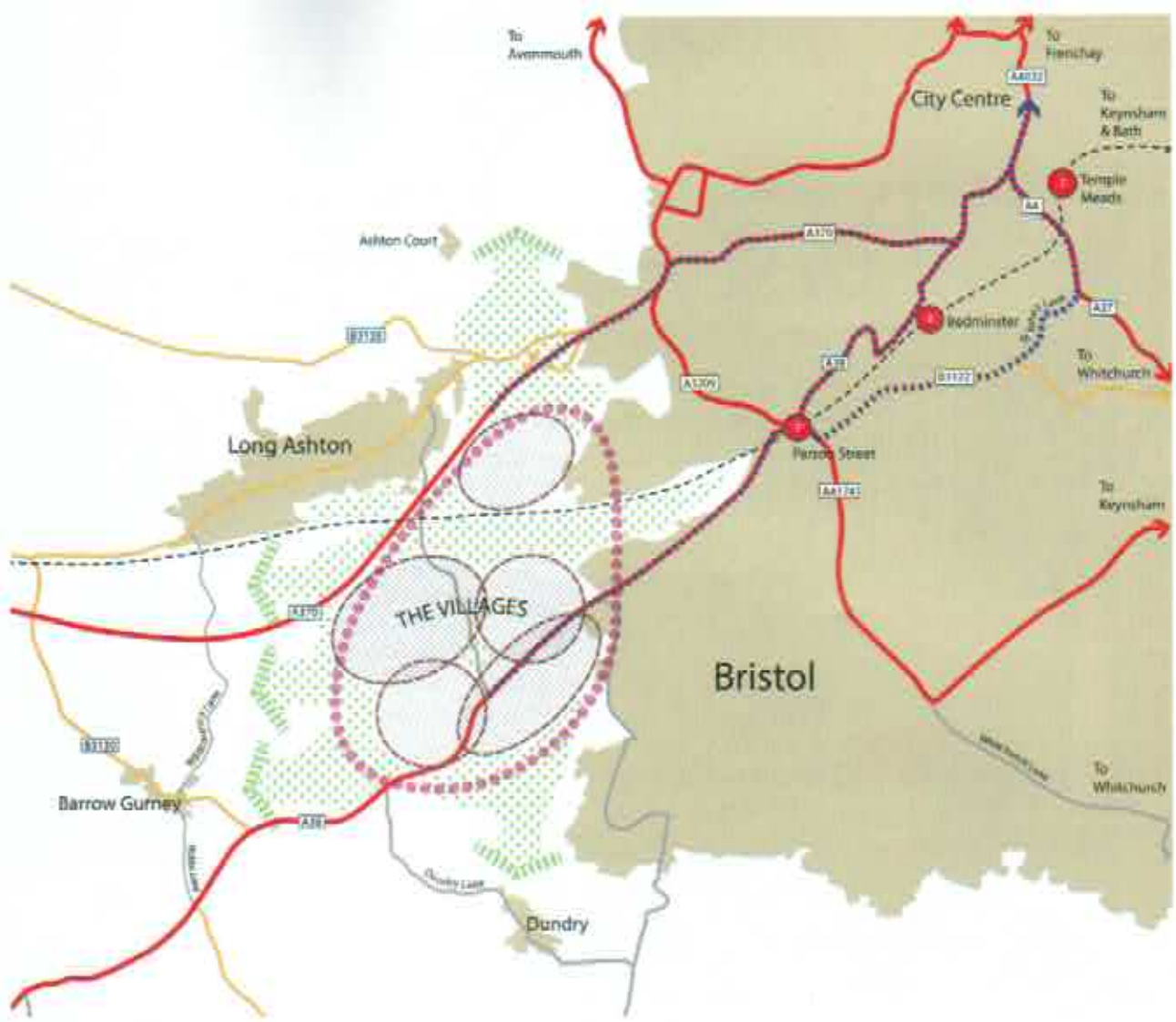
As we evolve the concept for The Vale, we will expand upon the ISP spatial objectives relative to the promotion of 'healthy lifestyles' and the creation of a 'sense of community through quality design'. This will provide stakeholders and designers a set of key health and sustainability objectives for the masterplan and will include:

- » Easily accessible and multifunctional green spaces that provide convenient opportunity for recreation and relaxation;
- » Community space and opportunities for social interaction;
- » Well-connected networks for active travel;
- » Safe places with a focus on natural surveillance;
- » Local facilities and services and opportunities for local employment;
- » Adaptable homes that meet local needs and are designed for life;
- » Beauty in the built and natural environment;
- » A minimisation of resource use and energy demand; and
- » Acceptable air quality and noise levels.



5.1. CONCEPT & DESIGN EVOLUTION

A map of the British Isles illustrating the Roman road network. The map shows the coastline of Britain and Ireland, with the English Channel to the west. Major Roman roads are depicted as red and pink lines, radiating from central hubs. Key locations marked with orange dots and labeled in Latin include Londinium (London), Eborac (York), and Caer Eborac. Other labeled locations include Deva (Chester), Eborac, and Caer Eborac. The map also shows the Roman province of Flavia Caesariensis and the Roman province of Flavia Caesariensis. A scale bar in the bottom right corner indicates distances in miles and kilometers.



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|---|---|---|--|---|
|  Development |  Potential Villages |  Secondary Vehicular Route |  Train Station |  Road routes into centre |
|  Site Area |  Primary Vehicular Route |  Lanes |  Railway | |



5.2. LIVING IN THE VALE

The Vale presents an opportunity to create great living and working spaces in an exceptional setting. The topography of the land will define the shape of the new villages, and provides a stunning setting for rural living in North Somerset. We are committed to designing and building homes which reflect the quality of the environment in which they sit.

Access to good quality facilities and services are a key component of every great place, so well designed village hearts will be an essential element of each village within the Vale.

The Vale will benefit from excellent transport links, both road and rail, and with the potential for pedestrian/cycle networks to further enhance accessibility.

Building a community feel to the Vale is critical to making it a great place to live. We will work with communities from the outset, supporting the development of groups, networks and a community ethos. A feeling of belonging, and of being part of something special, sits at the heart of all great places to live, and ultimately this is what we wish to create in the Vale.

Village Heart: The village centre has a shared space at its heart, designed for people







A Village Street: A well-proportioned avenue provides a key link through the heart of the village





Quality Homes: A strong frontage made up of a varied building stock





5.3. CONNECTIONS

The Vale will build upon strong existing infrastructure within North Somerset, and deliver new transport links that align with future proposals and ensure that sustainable forms of transport are an accessible, attractive and convenient option.

KEY ELEMENTS OF PROVIDING GREAT CONNECTIONS

Rail

The Great Western rail line runs through the site on an east-west alignment, providing links from Bristol Temple Meads to the south-west region. Alternative local access to the rail network is also provided at Parson Street Station and at Nailsea and Backwell Station.

Road

In terms of strategic highway links, The Vale is well placed in relation to the A370 and A38 road corridors with both routes providing key arterial connections across North Somerset and into Bristol City Centre. The delivery of the South Bristol Link Road provides a much needed piece of strategic infrastructure affording benefits in terms of connectivity and orbital movement and traffic relief to local roads in south Bristol and in Barrow Gurney. Its integration as part of the The Vale's community will be important in order to avoid issues of possible severance and constraints to achieving permeability and local connectivity.



Buses and Public Transport

There is an established network of urban and inter-urban bus services, which serve existing communities in the local area providing links to Bristol City Centre, Weston-super-Mare, Clevedon, Nailsea and the major transport hubs of Bristol Temple Meads rail station and Bristol International Airport. The Vale would also facilitate an extension of the MetroBus network from Ashton Vale and South Bristol Link Road making a high quality public transport route from the City Centre to Bristol International Airport a real possibility in the future.

Cycling and Walking

Within the site area there are a number of Rights of Way and public footpaths that provide recreational links and connections from the site to Long Ashton and Ashton Court to the north, Dundry to the south and Barrow Gurney to the west.

The close proximity of the City Centre makes cycling an attractive prospect both for commuting and for recreational use. The Vale is well placed to capitalise on the route parallel to the BRT and link into established national cycle routes.



5.4. THE FUTURE LANDSCAPE

The landscape of The Vale is distinctive and its character results from the shape of the wide valley or vale landform; the watercourses; and the edge of city and edge of countryside land uses. Both city and countryside qualities influence the Vale landscape. It is a contained and well defined place with the rising landform at Long Ashton, Barrow Gurney and Dundry Hill creating a visual limit to the west, south and east, and the city of Bristol forming the limit to the north.

The future landscape of The Vale will have a Green Infrastructure (GI) that runs through the place, forming the backbone of connected local green places. Placemaking principles that craft attractive, memorable and relevant spaces will be layered across the initial response to the GI. The GI will be a network of existing and proposed natural and semi natural elements, containing the Blue Infrastructure (BI) of the watercourses and the future water management of the scheme, in a manner that links the proposed villages within our concept. The Landscape Institute suggests that:

'A GI approach enables landscapes to deliver social, economic and environmental benefits simultaneously, and then to look at how those benefits can be multiplied by being connected to a wider network of spaces.'

The Landscape Institute 'Position Statement' on GI (LI 2013)

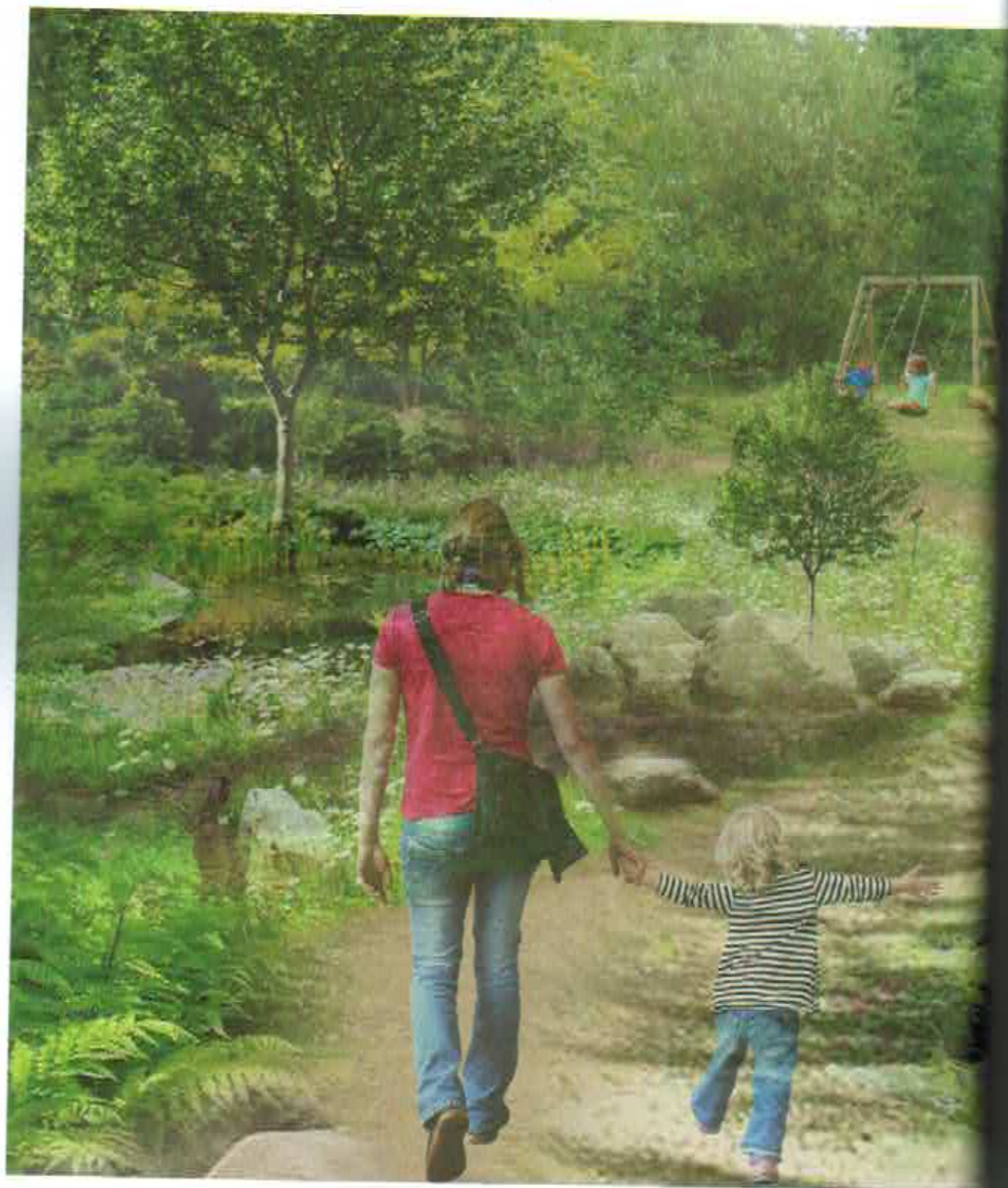
Any future development at The Vale, guided by landscape led principles, will form a sympathetic and successful relationship with both countryside and the settlement. *The landscape is an essential part of what makes a place successful. It sets the scene and is there to be enjoyed by all. It creates a sense of place. It generates more value. Most importantly, it helps to create a sense of pride and ownership.'*

The Landscape Institute 'Profitable Places?' (LI 2014)

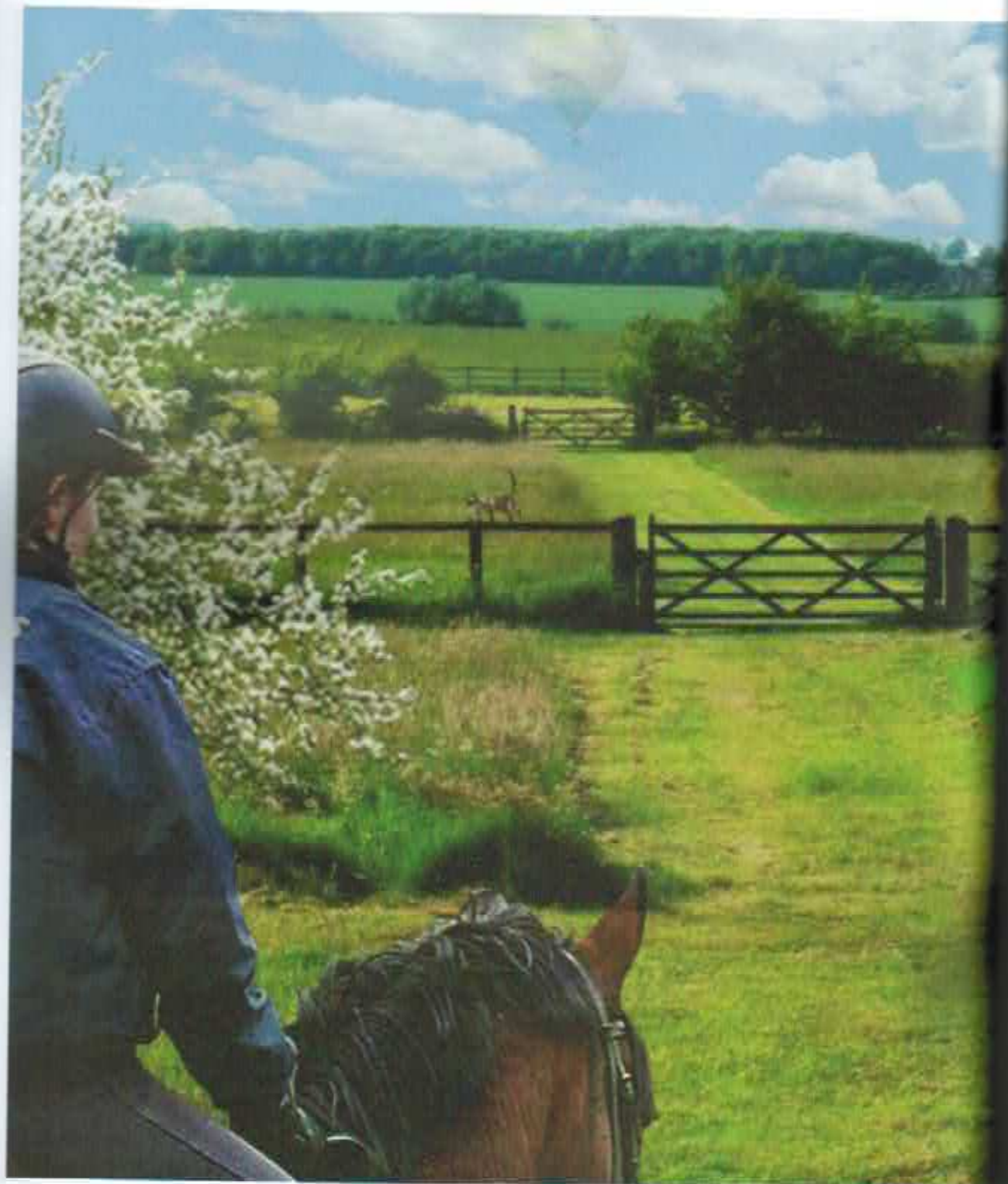




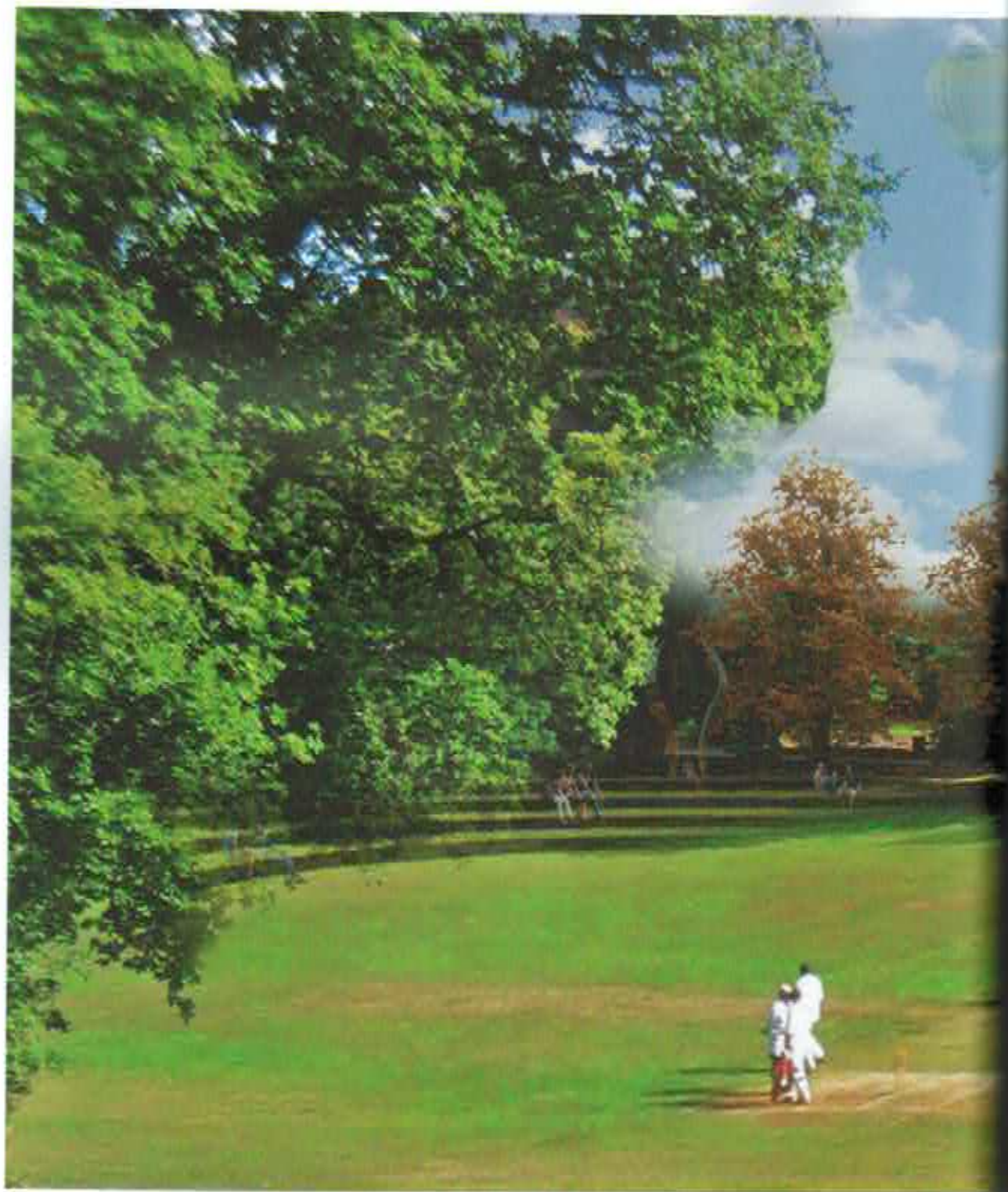














6. INVOLVING THE COMMUNITY

Our vision of a collection of villages for The Vale will deliver a landmark new community that will offer a high quality lifestyle within a unique North Somerset setting. It will be a desirable place to live, visit and enjoy key facilities, attractive landscapes with stunning views and sustainable transport opportunities located on the doorstep.

We believe that for The Vale to be a success it needs local people to shape it and be influential in making decisions on delivering infrastructure that will benefit the entire district and drive growth in the local economy, alongside creating abundant green open space opened up for public use.

In due course we will be involving stakeholders and the community within consultation exercises to help us evolve the vision.

