

Welcome

Land north of Youngwood Lane, Nailsea

Mactaggart & Mickel present their proposals to develop land to the north of Youngwood Lane, which lies to the south west of Nailsea. This exhibition provides a summary of technical information on a range of topics which are relevant to bringing this site forward for development. If you have any questions, please ask a member of the project team who will be happy to help.

An outline application is currently being prepared for submission to North Somerset Council for the development of up to 450 homes on land north of Youngwood Lane. The intention is to deliver an attractive new community that will contribute towards North Somerset's housing supply and more importantly deliver much needed growth to Nailsea itself.

Community engagement is critically important to Mactaggart and Mickel's approach, and therefore your thoughts and comments on the emerging proposals are critically important to inform any formal submission to the council. The 'What Happens Next' board gives details on how you can give us your feedback.







Who are Mactaggart & Mickel?

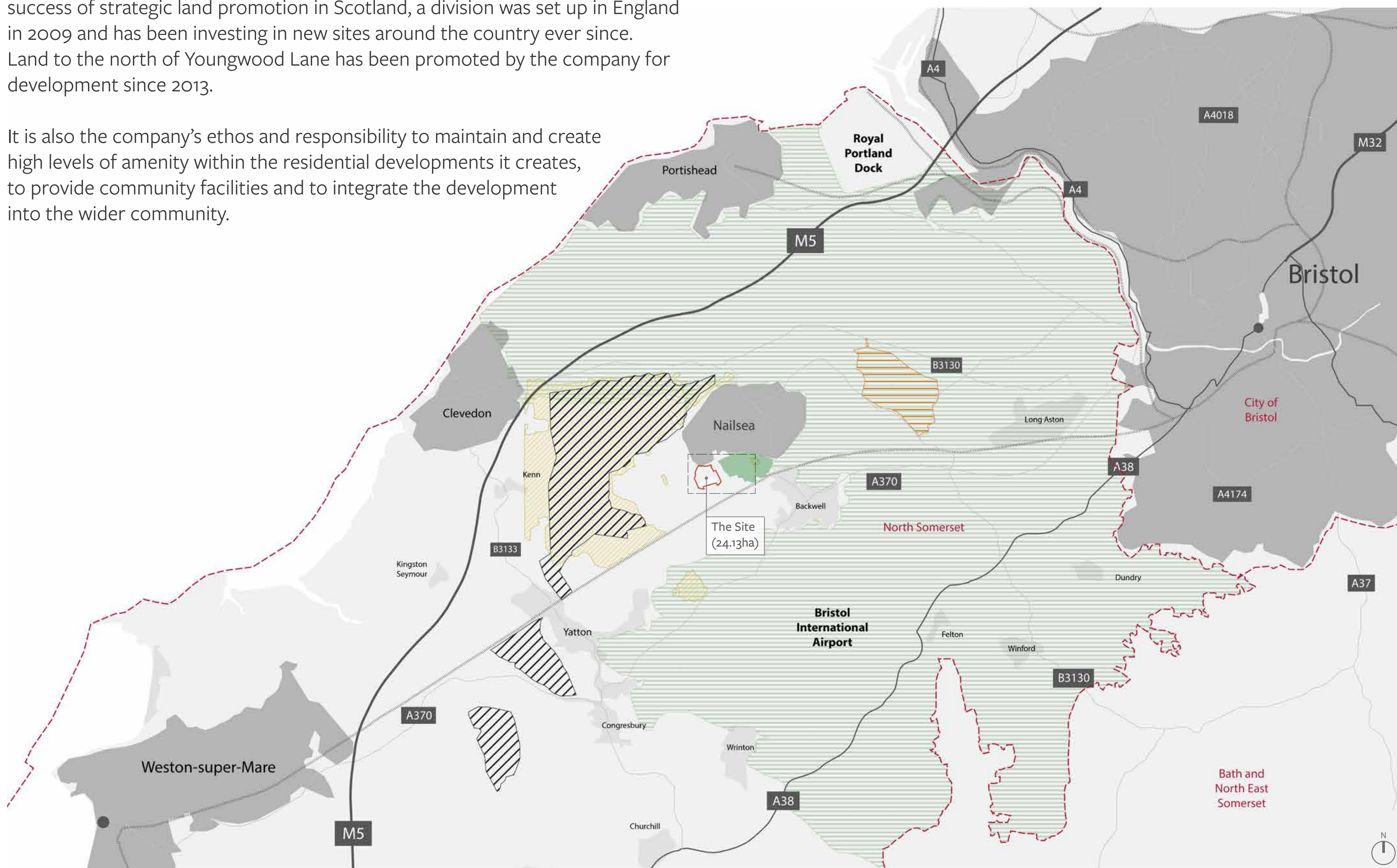
Mactaggart & Mickel is a Scottish company that has been constructing homes since 1925. The family-owned company takes pride in creating high quality homes and leaving a lasting legacy for future generations. Based on the long term success of strategic land promotion in Scotland, a division was set up in England in 2009 and has been investing in new sites around the country ever since. Land to the north of Youngwood Lane has been promoted by the company for development since 2013.

It is also the company's ethos and responsibility to maintain and create high levels of amenity within the residential developments it creates, to provide community facilities and to integrate the development into the wider community.

The consultant team :

- Planning – Roche Associates
- Urban design and master planning – Clifton Emery Design
- Transport and drainage – WYG
- Landscape and visual appraisal and ecology – FPCR
- Heritage and archaeology – Cotswold Archaeology
- Community affairs – Tristan Fitzgerald Associates

-  Tickenham, Nailsea and Kenn Moors SSSI
-  Registered Historic Parks and Gardens
-  BAP (Biodiversity Action Plan)
-  North Somerset Boundary
-  Strategic Gap
-  Green Belt



The site in planning context to Nailsea, Bristol and North Somerset. Red line indicates application area.

Planning Policy

Land north of Youngwood Lane, Nailsea

North Somerset Council is required to plan 20,985 new homes across the district by 2026. This is an increase of 50% compared with the Core Strategy as originally adopted. This level of development was imposed by the Core Strategy Examination Inspector in his report. Nailsea will be expected to take its share of this growth, and the housing requirement for Nailsea has been increased to 917 homes by 2026 in the draft amendments to the Plan, which were the subject of consultation in Autumn 2015.

As well as the Core Strategy there is also an emerging Joint Spatial Planning Strategy being prepared by the four West of England local authorities, Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire. Through recent consultation on the Joint Spatial Plan, Nailsea was a focus for future growth beyond 2026 in many of the options being explored.

The Council will shortly be consulting on its detailed allocations, and is continuing to place considerable reliance in meeting the housing requirement across its area. The Council's proposed strategy for dealing with housing numbers, and in particular the requirement for 917 dwellings, is to continue to allocate land in north-west Nailsea for development, together with land off Engine Lane and Uplands. There are known constraints affecting the north-west site, including overhead power lines and flooding. This site has been considered for development for nearly 15 years to meet Nailsea's housing needs, however it has not been deliverable.

Should the long-standing site at north-west Nailsea, with an opportunity now, not come forward; this will increase development pressures elsewhere within and around the town. It is likely that a second site for up to 500 dwellings, outside existing development, limits will have to be found at Nailsea to meet the housing requirements for the town.

The Council is in difficulty in complying with its obligations to demonstrate a five year supply of deliverable housing land, when assessed against the increased housing requirement of Core Strategy Policy.

Planning policy constraints (predominantly Green Belt and Strategic Gap) severely restrict the options for the expansion of Nailsea to the north, east and south, and other constraints, in particular flooding, constrain development to the north-west.

To meet the housing requirements that must be accommodated at Nailsea, growth to the south-west is one of the limited options available.

The development proposals being put forward by Mactaggart & Mickel allows the Council to meet its housing land supply for Nailsea. As outlined in this exhibition, the site is suitable for development and deliverable.

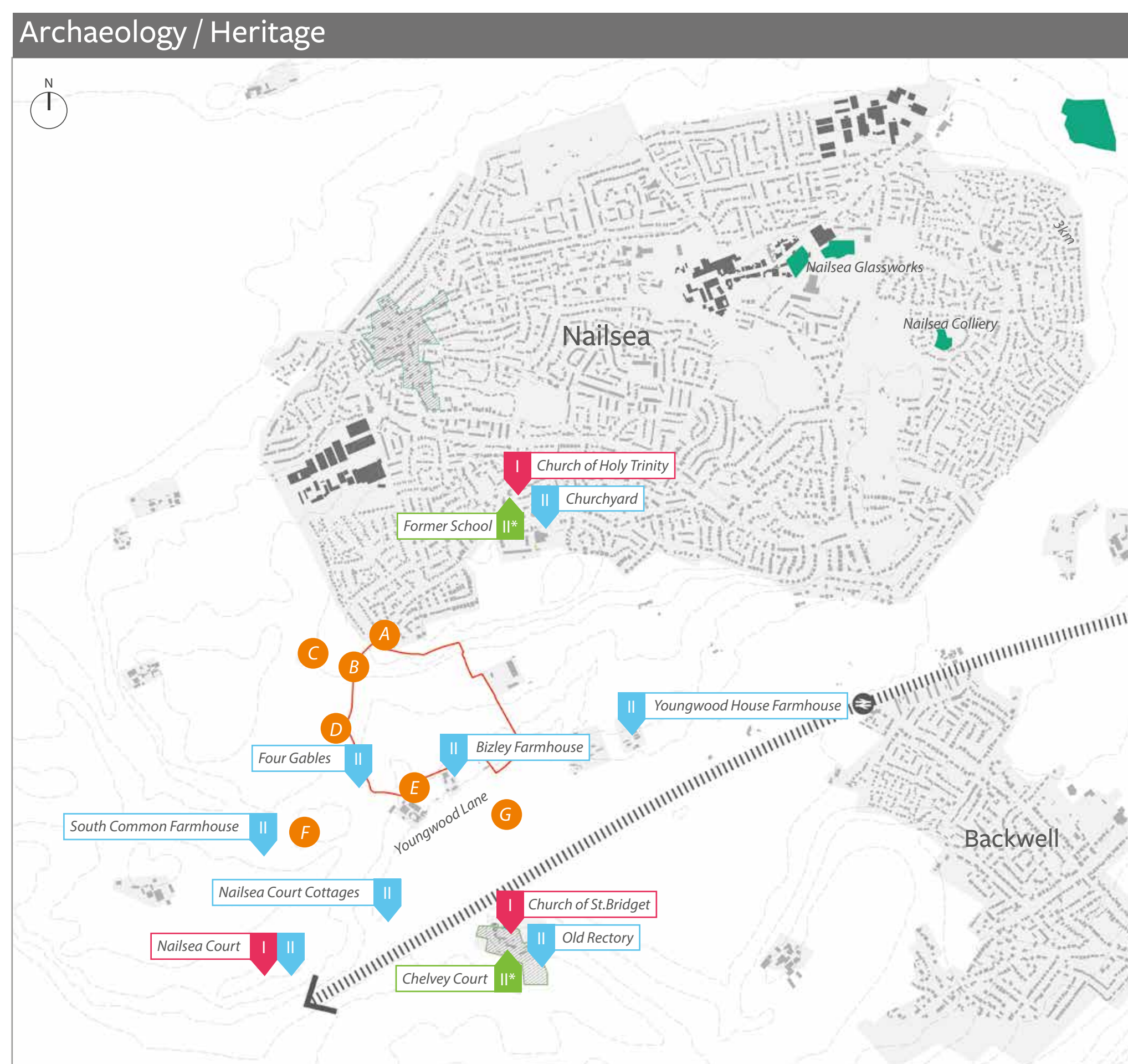


Site Analysis

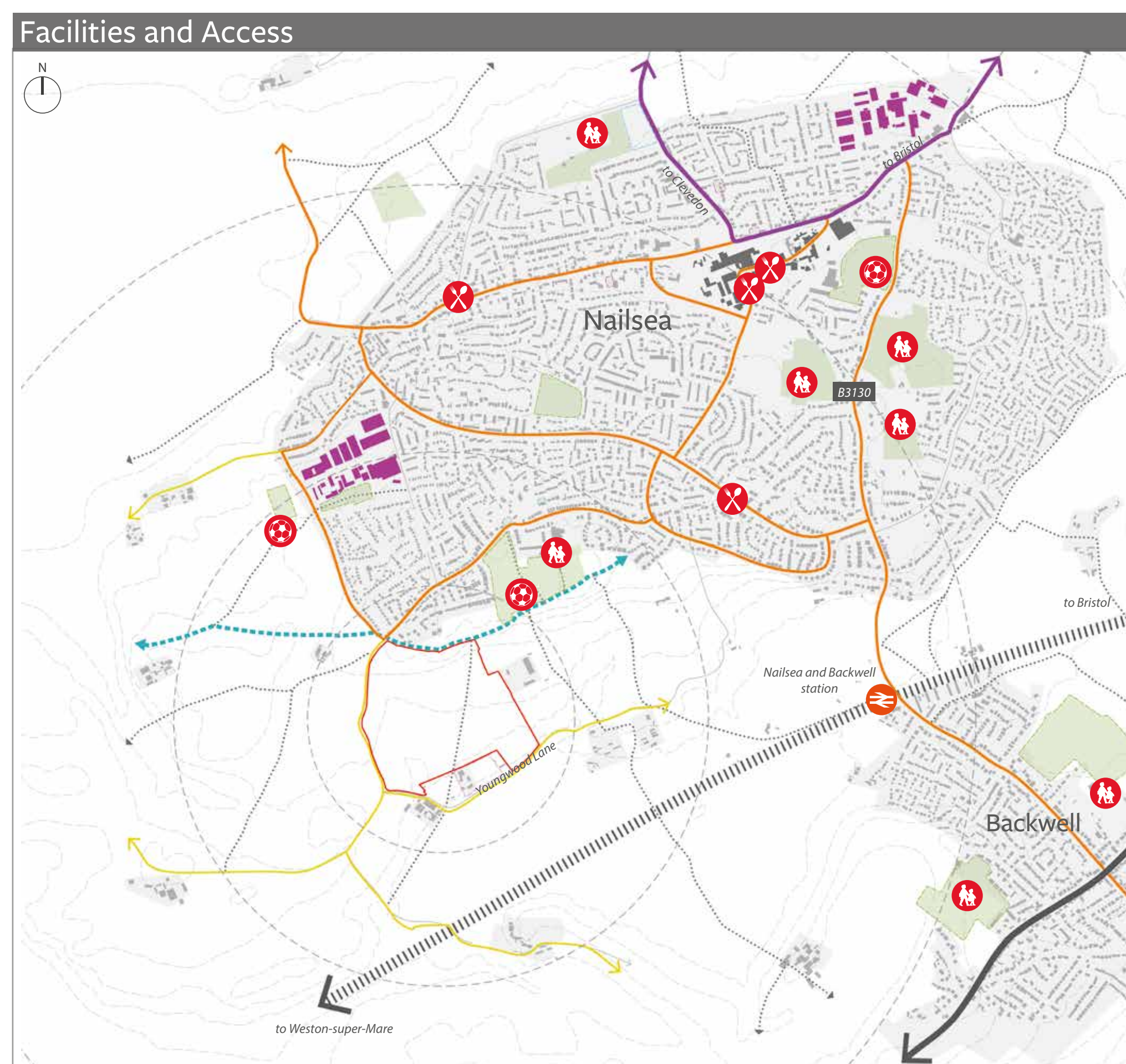
Land north of Youngwood Lane, Nailsea

The land comprises existing fields located on the south-west edge of the town, and is 24.1 hectares (59.5 acres) in size. It is well positioned, in close proximity to local community facilities, including the town centre and the railway station.

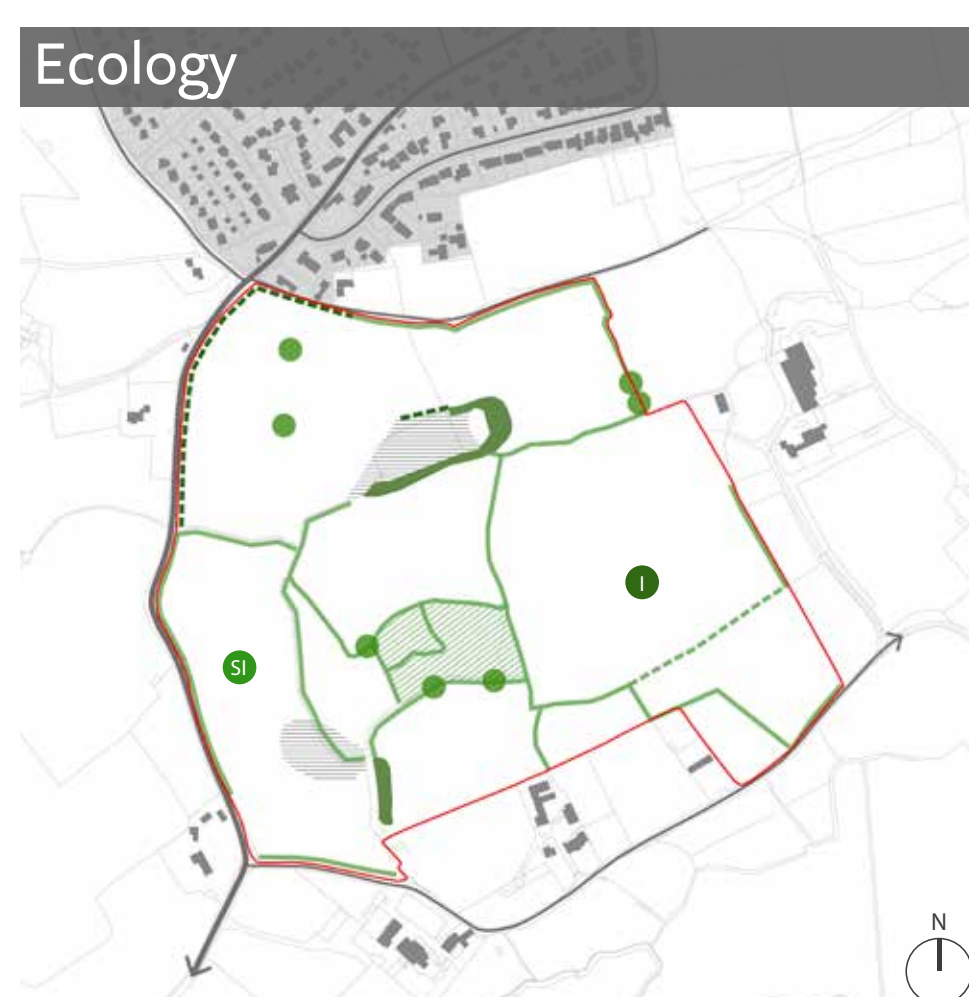
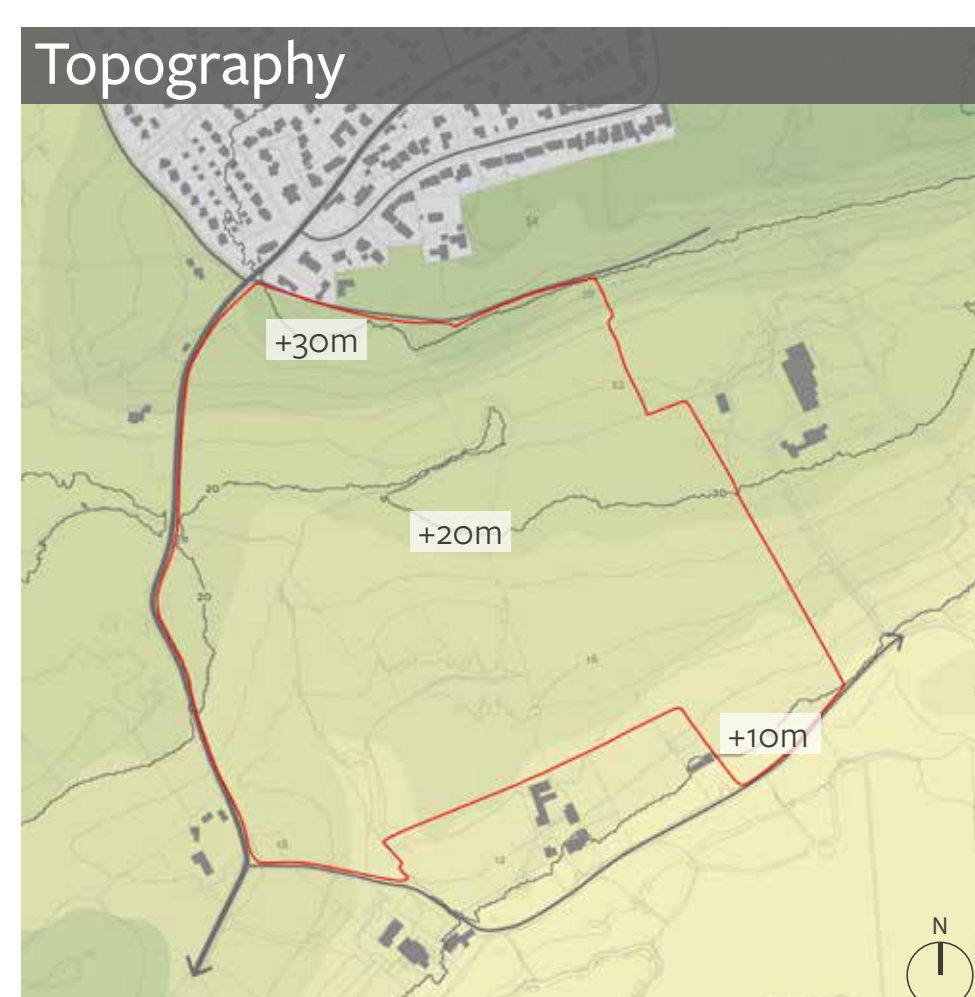
In order to inform our understanding of the site and its surroundings, a number of key issues have been considered. These are summarised on the plans below. The most significant site constraints identified to date relate to access, drainage, heritage and ecology.



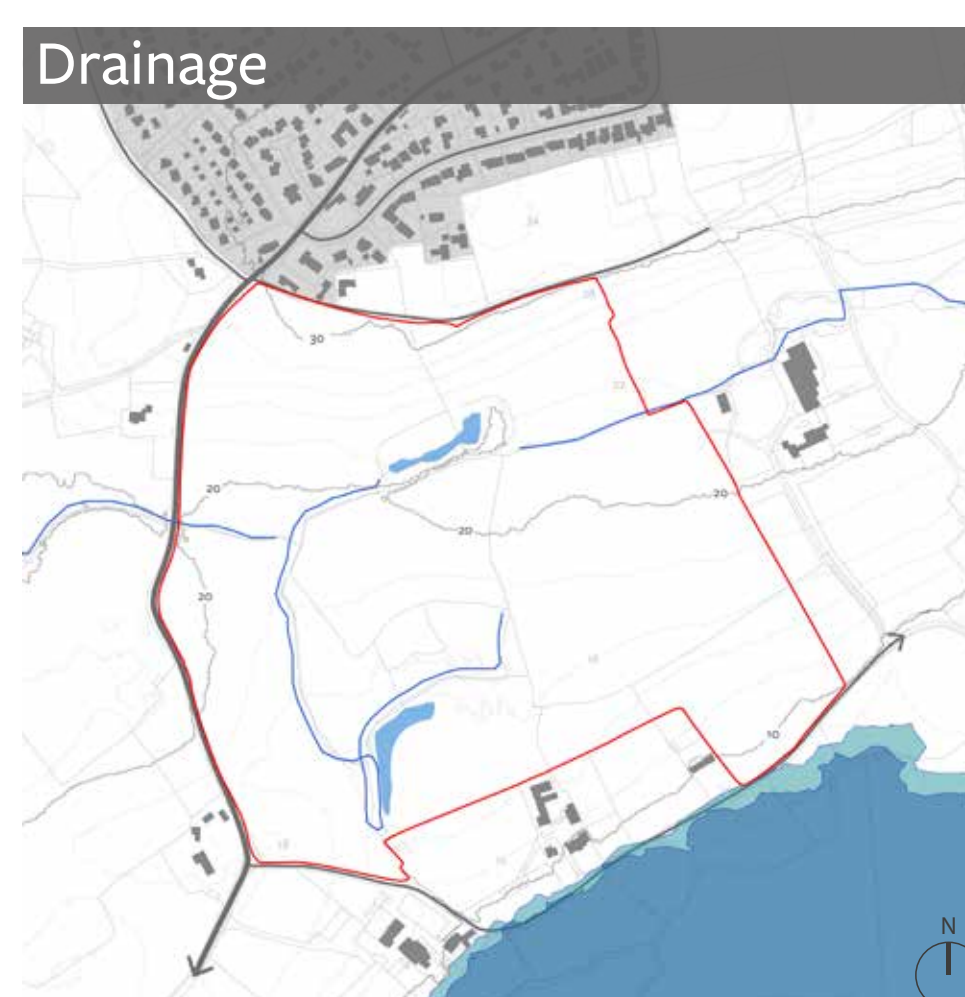
- Application boundary
- Listed Buildings**
 - I Grade I listed Building
 - II* Grade II* listed buildings
 - II Grade II listed buildings
 - A Site of a quarry at St Mary's Grove
 - B Site of a quarry in Netherton Wood Lane
 - C Site of ox-house at Battens Farm
- Heritage Assets**
 - D Site of a post-medieval wagon shed
 - E Quarry west of Bizley Farm & Site of oxhouse in Youngwood Lane
 - F Old quarry at South Common Farm
 - G Tramway from Youngwood Lane to the railway
 - ▨ conservation area
 - scheduled ancient monument



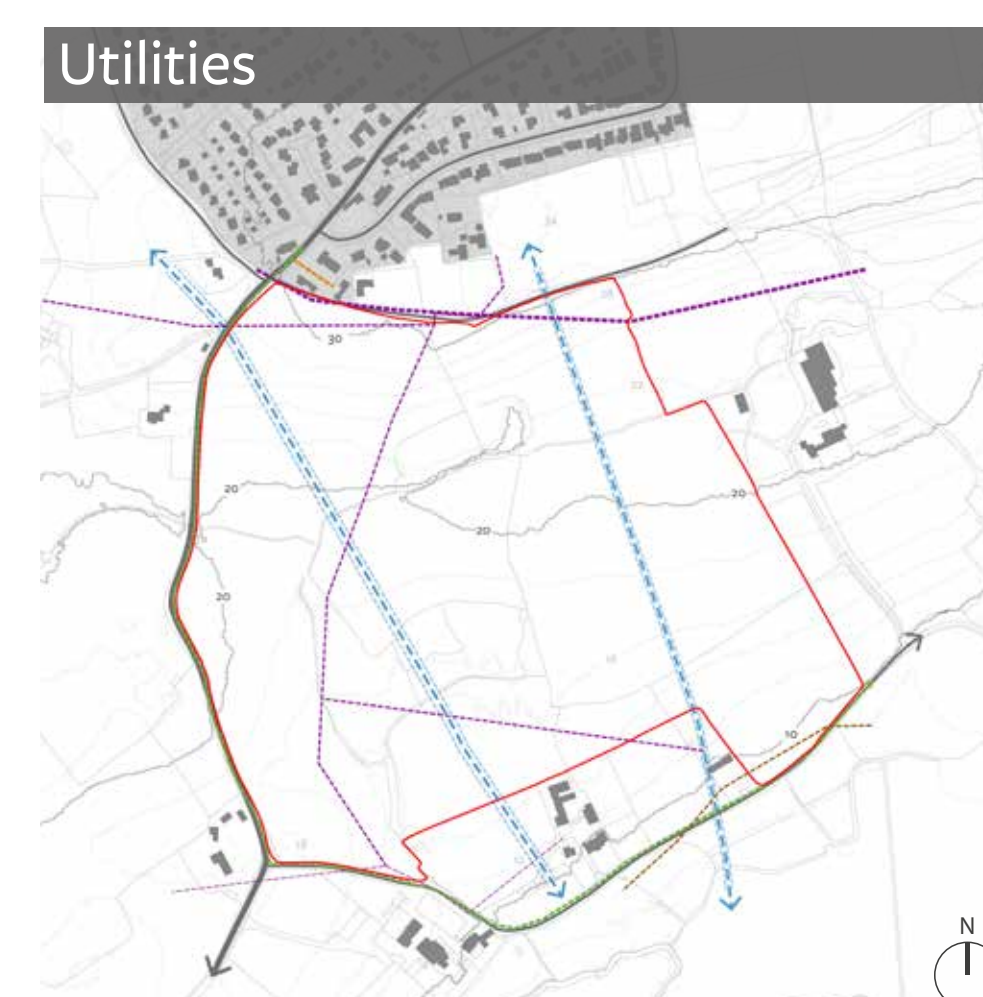
- Application boundary
- A Road
- B Road
- Secondary Roads
- Tertiary Roads
- Bridleway
- ... Public Rights of Way (PRoW)
- ||||| Railway Line
- ⊞ Railway station
- ⊞ School
- ⊞ Restaurant/cafe/pub
- ⊞ Sports facilities



- Hedgerow (good quality)
- Hedgerow (poor quality)
- Scrub
- Broadleaved woodland
- Mature tree
- ▨ Semi improved grassland
- ▨ Derelict orchard
- Improved grassland
- Poor semi-improved grassland



- Flood Zone 3 : 1 in 100 chance of flooding each year
- Flood Zone 2 : 1 in 1000 chance of flooding each year
- Water course
- Existing pond
- Water main (underground)
- BT line (underground)
- Foul water pipe (underground)
- Electricity line (overhead)



- Water main (underground)
- BT line (underground)
- Foul water pipe (underground)
- Electricity line (overhead)

Concept + Vision

Land north of Youngwood Lane, Nailsea

Living in this development on the edge of Nailsea, built on 'Garden City' principles, will allow local residents to enjoy a healthy lifestyle, benefiting from the best of country life within a few minutes of a town centre. It will offer a truly sustainable way of life where walking to work and school, tending your allotment, harvesting from the apple orchards, cycling to the local shops, playing cricket or football at the Grove and nipping to the local shop are all made easy.

The green open parkland spaces at its heart will form a distinct setting for the new housing and a great resource for the community. New homes are designed around generous areas of green open space, with a play space and community centre at the heart of the scheme, all well connected via a network of foot and cycle paths.

For those who need get to Bristol, Weston-super-Mare or further afield, the railway station between Nailsea and Backwell is a terrific asset — one of many attractions that make the garden village such a sought after place to live. Streets and spaces offer an environment that is green, leafy and community-focused, where food can be produced near the home, where houses have gardens and good space standards and where healthy living is made easy. Here modern countryside living will meet urban living in the Twenty First Century. Town will meet country with the best of both - a superb parkland landscape and high quality and sustainable new homes, creating a great place to live.



Above: This panel is intended to provide images from elsewhere that capture the feel of what might be possible.

Masterplan

Land north of Youngwood Lane, Nailsea



Above: Illustrative Masterplan

Artist's Impression

Land north of Youngwood Lane, Nailsea

This illustrative perspective shows how the proposed community might look.

Below: Artist's impression of proposals. From viewing platform and linear park facing south towards Chelvey.



- 1 Viewing platform
- 2 Community building and social space
- 3 View towards Church of St. Bridget in Chelvey
- 4 Houses fronting onto linear park
- 5 North-south footpath connections
- 6 Existing planting retained



Key Issues

Land north of Youngwood Lane, Nailsea

Below is some key information that we have taken into account when producing our masterplan.



We want to maintain and enhance the wildlife habitats around our site, as well as the hedgerows, water features and trees. We will look to reduce and mitigate the effects of development as much as we can.

Surveys to identify the biodiversity, nature conservation features and habitats have been carried out on the site by FPCR since 2014. The range of habitats on the site currently support populations of birds, badgers, common bat species and greater and lesser horseshoe bats. We will adhere to all current legislation and guidance relating to habitats and conservation.

We intend to retain the majority of the existing features within the development and we will also create new, high-quality habitat areas. This will be achieved through the maintenance and enhancement of existing bat commuting corridors, the provision of an extensive central landscape break, and the retention and enhancement of the majority of the existing hedgerows and woodland. These measures will conserve and enhance the current ecology of the site and its ecology in the future.

Retained grassland Retained scrub Mature trees Retained hedgerows



A heritage assessment was carried out by Cotswold Archaeology to find whether there are any known or expected archaeological remains on the site. The assessment found there were no designated assets situated within the site. The fields within the site are post-medieval and the hedgerows marking the boundaries of the fields are classified as historically important. The design of the scheme seeks to retain the majority of these boundaries.

The assessment also examined any potential effects of development upon nearby existing heritage assets. The initial results influenced the evolving design plans, which have been engineered to make sure they minimise any adverse effects upon the surroundings. Sensitive heritage assets in the area include the Chelvey Conservation Area, the Church of St Bridget, Four Gables and Bizley Farmhouse. The design of the scheme, including the central landscape break, green space and planting, ensures that none of the existing assets will be subject to significant harm. Initial consultation with Historic England has confirmed that the development will not lead to significant harm.

Listed buildings Conservation area



The town of Nailsea is on a 'raised island' so although much of the surrounding area is within higher risk flood zones, our site is not. Flooding is an increasingly important factor to address when developing sites. At our site, it is possible to deliver a development which fully complies with current planning guidance on flood risk. The site lies entirely within Flood Zone 1; this is the lowest risk classification for flooding and indicates that the site will remain flood free even during a 1 in 1000-year flood on the nearest main river, the River Kenn, which is about 70 metres south.

All areas of the development will be drained via attenuation basins designed to limit the discharge of storm water during the most extreme events, including an allowance for climate change. The diagram gives further details on the drainage measures that have been proposed for the site.

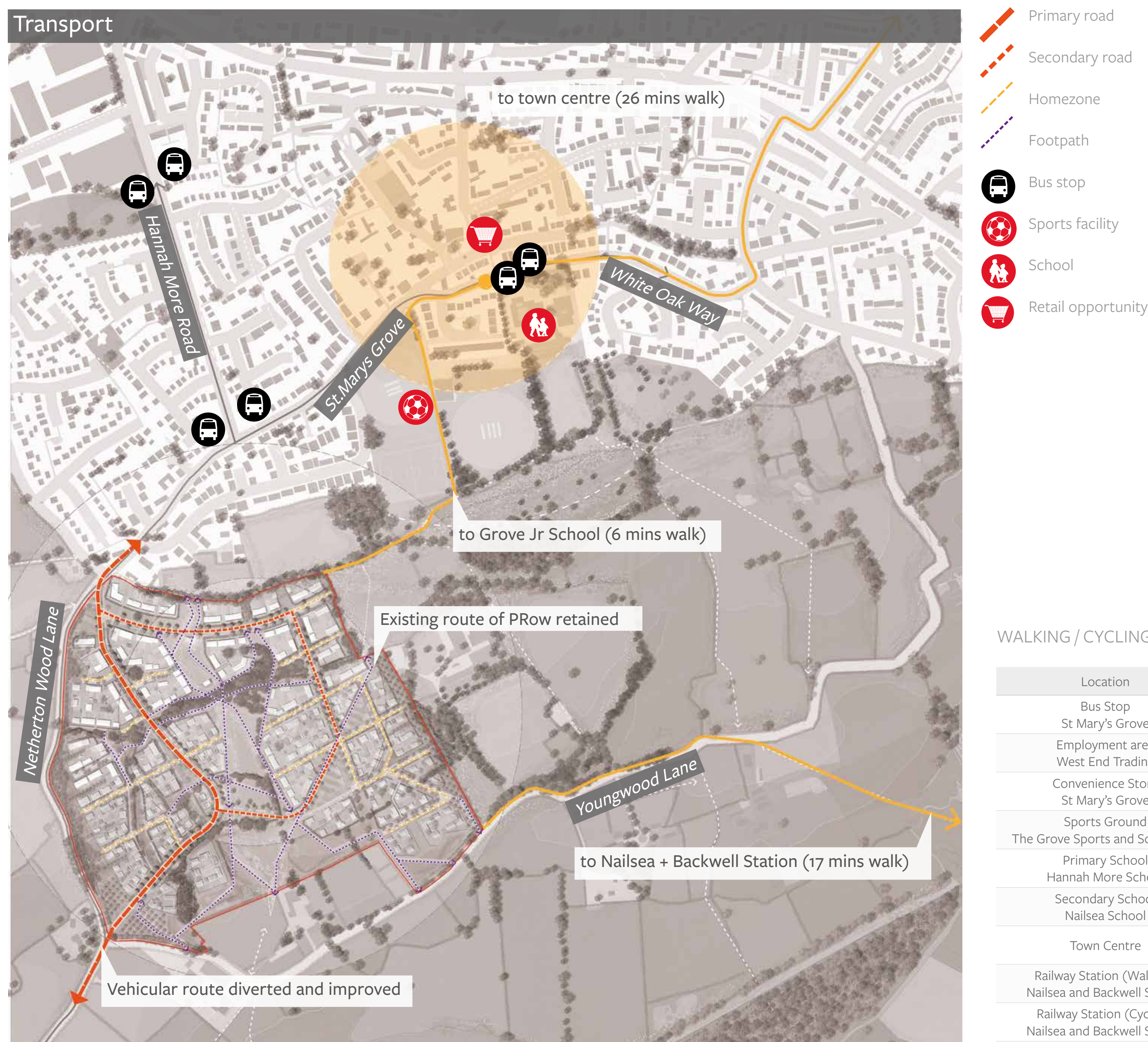
Foul water will be discharged into existing sewers owned by Wessex Water. Discussions with Wessex Water are currently ongoing to work out if upgrades will be required to the existing sewerage system.

Flood risk will therefore not be increased as a result of this development and will, due to the control of surface water runoff during extreme storm events, be reduced.

Existing water bodies Proposed attenuation basins

Key Issues

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Proposals for access to the development site by each of the three main modes of travel; namely car, walking and cycling, will be detailed separately as part of the planning application.

Interaction between these three modes is essential in order to achieve an integrated package, that will provide easy and safe access to the site for all modes of transport.

Access : It is proposed to create a new through route from St Mary's Grove, located to the north of the site, to the junction of Youngwood Lane and Netherton Wood Lane, located on the site's south-western boundary. This route will pass directly through the development site, thus providing a higher standard road link than currently exists on Netherton Wood Lane.

Traffic Generated by the Development : The proposed residential development of up to 450 homes will generate additional traffic in the morning and evening peak hours with initial calculations suggesting that this will be in the order of 302 to 354 additional car movements (two-way) in each peak.

We envisage around half of these new car trips will travel north/east towards Queens Road where they can access Wraxall, the A370 (via Station Road) and Hanham Way. The remaining half of expected development trips will head south towards either Chelvey Road (to reach the A370), Manmoor Road or the B3133.

Access to Local Facilities : A transport assessment will be submitted alongside the planning application and considers the accessibility of local services and facilities by walking, cycling and public transport. This shows that primary education, local convenience shops and sports facilities are all within convenient walking distance of the site. Other facilities, such as supermarkets, the secondary school, the railway station and the town centre are all within a comfortable cycling distance and are capable of being reached on foot by a reasonably fit person.

Car Parking : The proposed residential parking provision is fully in line with North Somerset Council's minimum standards.

Public Transport : The site has catered for the potential to extend bus services to access the site directly, given that it is located adjacent to existing bus routes.

Railway station : Nailsea and Backwell Rail Station is accessible via public footpaths to the south of the site, weather permitting, and also via St Marys Grove and Queens Road to the north. The potential extension of bus routes would also deliver a service connecting the development to the town and the railway station.

What Happens Next?

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Thank you for coming along to our exhibition today. Your views are very important and they help us to inform the preparation of the planning application.

In summary:

- Nailsea has an identified requirement for 917 homes by 2026. This site could meet around 450 homes, providing much needed growth for the town.
- Unlike other sites around the town, the site is not affected by any other landscape designations and is outside the Green Belt.
- Our proposals are within the scale of development anticipated for such a settlement.
- Lying upon the urban edge, the site will be well integrated with the rest of Nailsea, and will have good accessibility to both urban facilities and transport.
- The proposal supports the Core Strategy Vision for Nailsea to be a thriving prosperous settlement.
- Significant technical work has been completed by the Consultant Team on the site. This work has demonstrated that the site is both suitable and deliverable to meet housing needs.

Comments can be made in a number of ways:

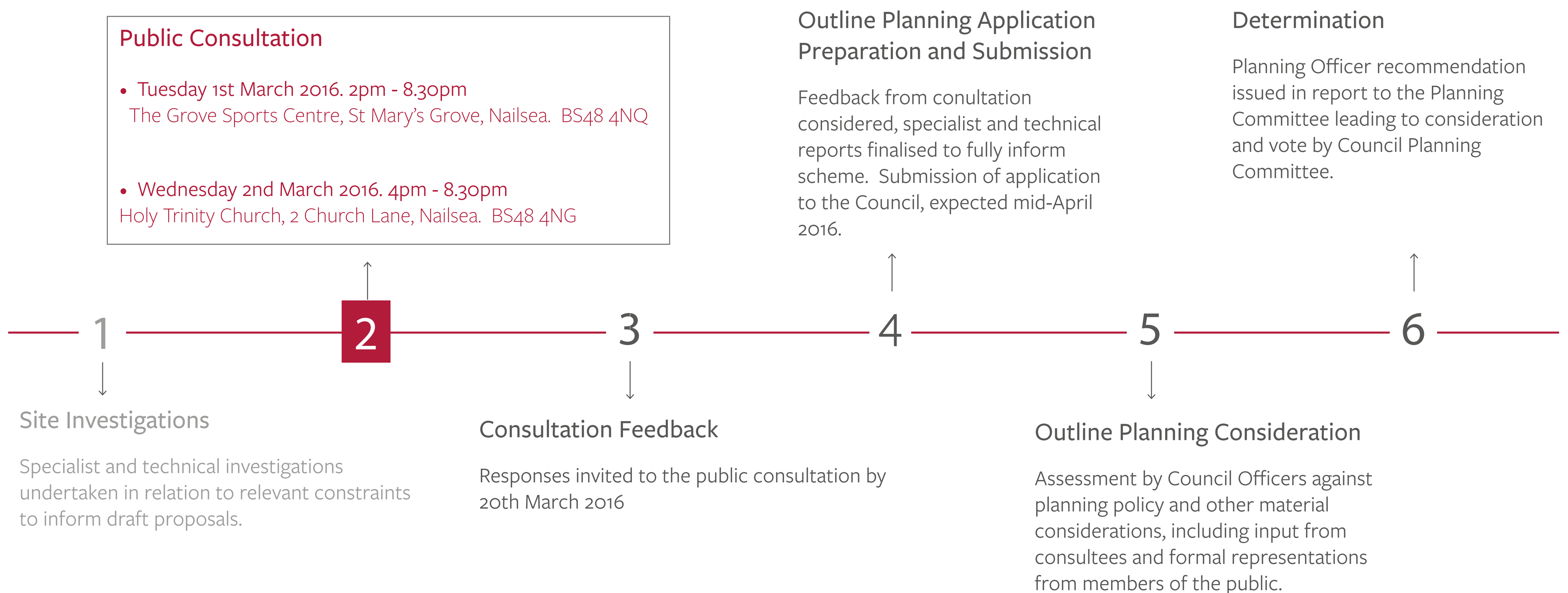
- Please take one of the feedback forms and place it in the ballot box.
- You can take the feedback form home and send it back via the freepost envelope provided.
- You can submit your comments online from Thursday 3rd March 2016 onwards. Please go to <http://www.macmicgroup.co.uk/land/england/nailsea> to complete the online questionnaire.
- Please make sure that all feedback (by post and online) is returned to us by 20th March 2016.

If you have any issues with viewing the website, you can email us on nailsea@macmic.co.uk. Alternatively, you can contact our community affairs consultants, TFA, at their offices in Bristol:

Tristan Fitzgerald Associates
Westpoint
78 Queens Road
Bristol
BS8 1QU

Phone: 0800 6122 790

Mactaggart & Mickel and the rest of the team will consider all constructive feedback that we receive. All information will be held in accordance with the Data Protection Act (1998) and will not be shared with any third parties. We will only contact you in relation to this planning application.



Mactaggart & Mickel is committed to delivering a development on the site to meet housing requirements and is confident that this can be delivered over the next five years.

Thank you for your interest in this site.