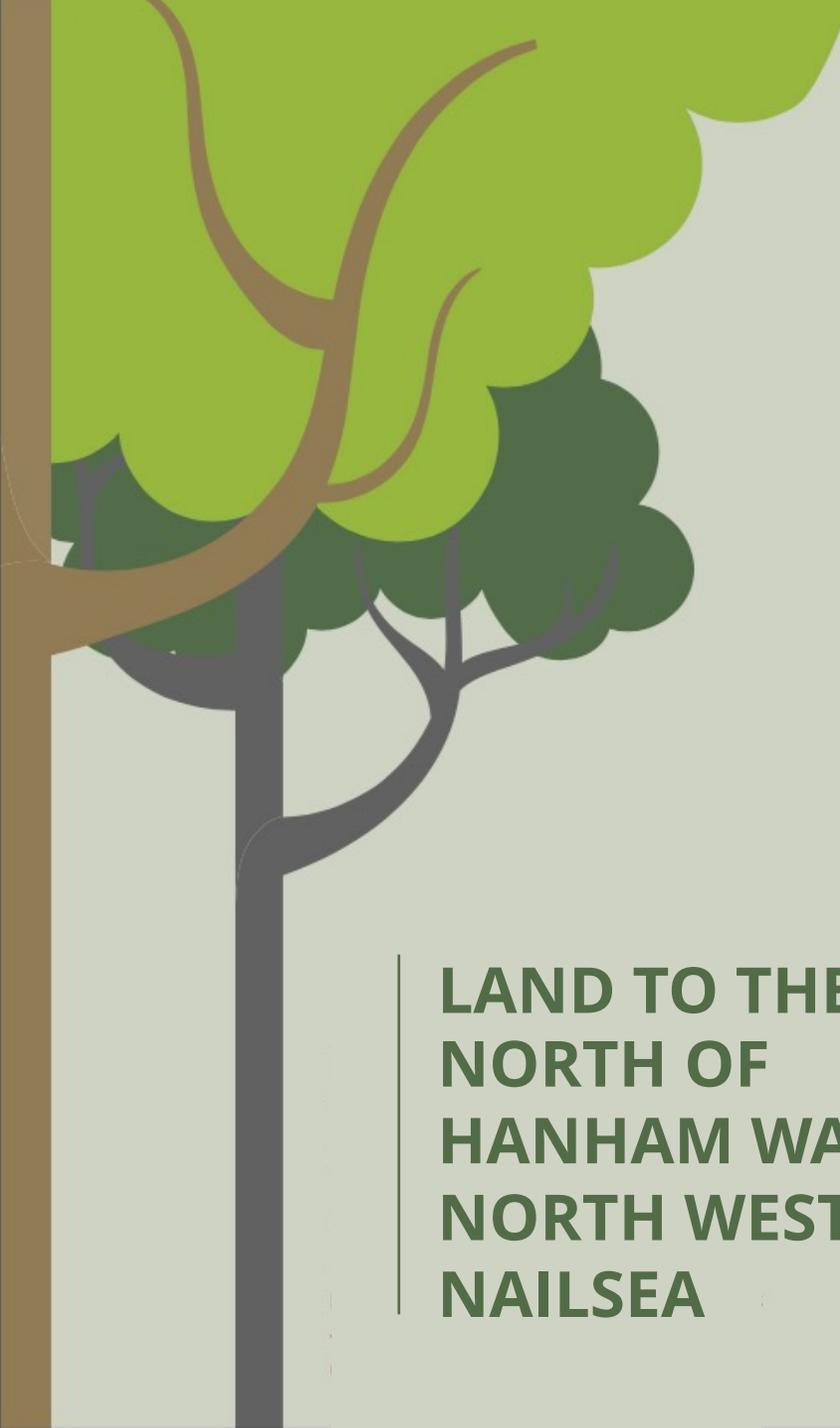


Vistry Group



**LAND TO THE
NORTH OF
HANHAM WAY.
NORTH WEST
NAILSEA**

**NAILSEA TOWN COUNCIL
27 SEPTEMBER 2023**

Vistry is preparing an outline planning application for land north west of Nailsea.

The site is allocated in North Somerset Council's 2018 Sites and Policies Plan.

The plans will create up to 150 new homes, 30% affordable, 5.6 hectares of green space (54% of the site) and all built to Future Homes Standard.





Vistry Group comprises Bovis Homes, Linden Homes and Countryside Partnerships;

We are a 5* builder and the largest provider of affordable housing in the UK.

Vistry Group

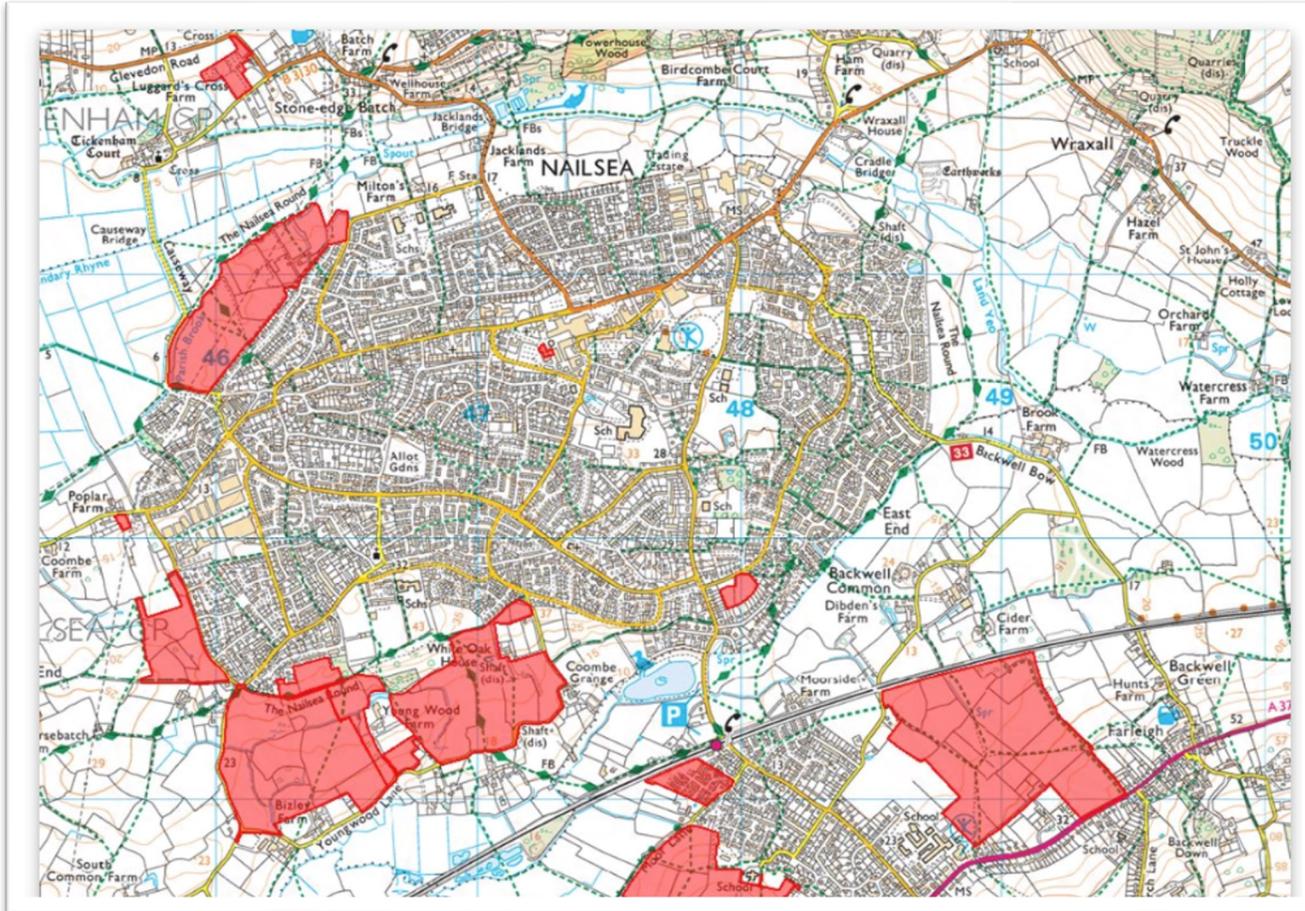
Bovis Homes

COUNTRYSIDE Homes

Linden HOMES

Vistry Group

Planning Context



Source: North Somerset Site Allocation Plan



- Transport assessments undertaken – demonstrates safe site access and no major infrastructure intervention required
- Delivery of up to 150 new homes (allocation for 450 homes)
- Delivery of the spine road from Watery Lane to the remaining allocated land
- The overhead pylons have been removed and rerouted underground
- It has been confirmed that there is sufficient capacity within local schools
- Twickenham FC is outside of the site and is unaffected by our future development proposals
- All TPOs, trees and hedgerow boundaries will be retained
- Existing PROWs will be retained across the site, maintain the links to Causeway View
- There will not be any impact on the nearby SSSI and the Parish Brook will be unaffected
- Planning application to include a comprehensive flood risk assessment and drainage strategy prepared alongside the LLFA, Somerset Drainage Boards and Wessex Water.

Opportunities and Constraints



Key considerations include:

The pylons and utilises, drainage, neighbours, access and movement, ecology, landscape and heritage.

Key opportunities identified include:

New parkland, new connection to Nailsea Round Walk, improved biodiversity and habitat, spine road...

The Masterplan



UP TO
150
HOMES



30%
AFFORDABLE
HOUSING



54.8%
GREEN
INFRASTRUCTURE

UP TO 15%
BIODIVERSITY
NET GAIN



LOCAL FOOD GROWING
OPPORTUNITIES THROUGH
COMMUNITY ALLOTMENTS
& ORCHARDS



GAS-FREE
HOMES WITH
RENEWABLE
TECHNOLOGIES

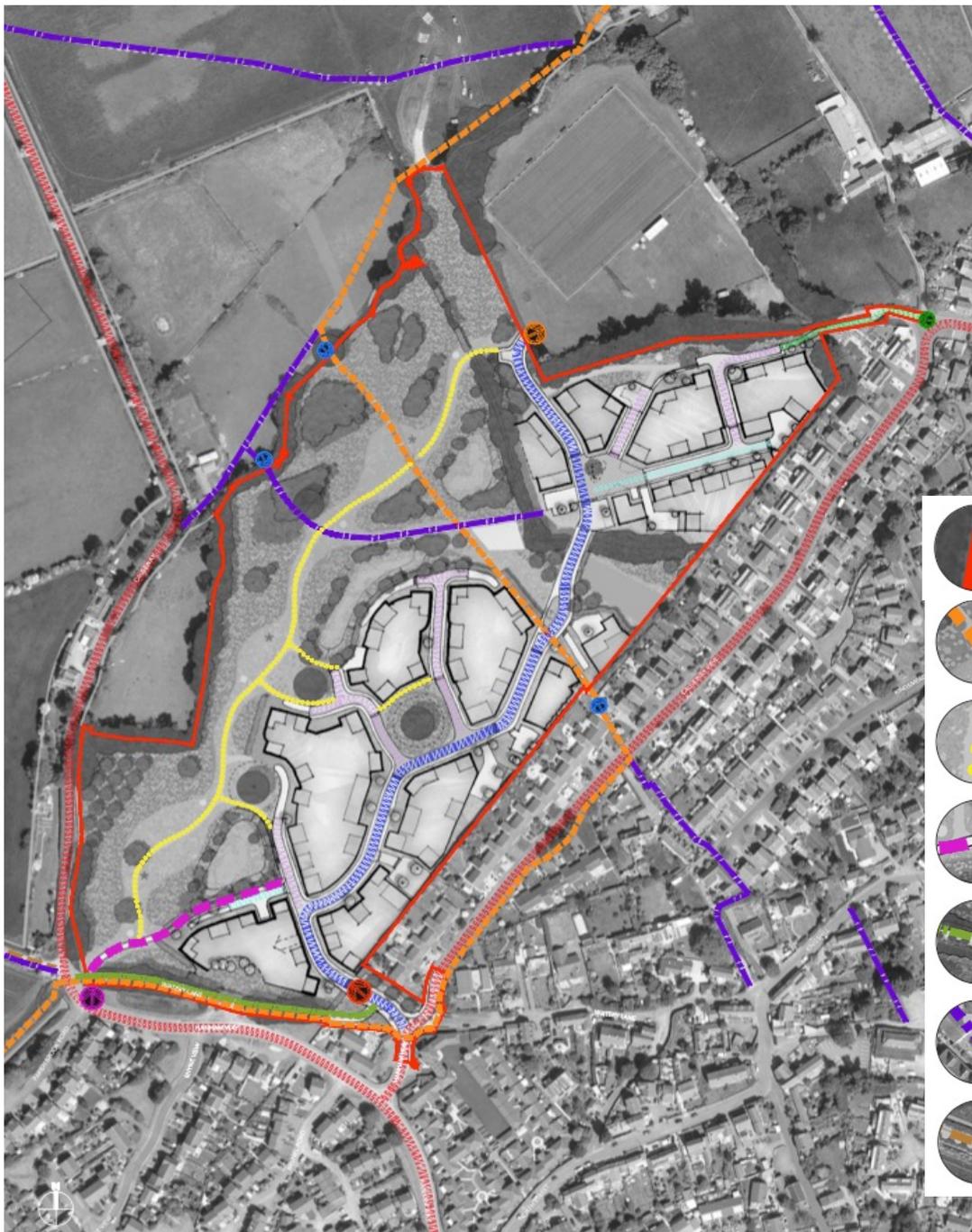


NEW CONNECTING
ROUTE TO THE
NAILSEA ROUND
WALK



NEW COMMUNITY RECREATIONAL
PARK, WITH WALKING AND
CYCLING ROUTES, PICNIC AREAS
AND PLAY TRAILS

Movement



Zero Carbon Home, from 2030



Zero Carbon Scenario - 2023

- 1 150mm cavities
- 2 Heating and hot water - air source heat pump
- 3 Possible hydrogen boilers (currently unlikely)
- 4 Solar panels
- 5 Battery storage
- 6 Smart controls
- 7 Underfloor heating
- 8 Electric vehicle charging points
- 9 Improved airtightness
- 10 Heat recovery ventilation
- 11 Different superstructure material options for embodied carbon

Anticipated Time Scales

- Autumn 2023
Application Submission
- Spring 2024
Determination
- Autumn 2024
Reserved Matters
- 2025 Potential
construction start date



vistry-northwestnailsea.com



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Freephone:
0800 689 5209



Planning file:
tbc

Key themes from the feedback to date

- **Proposals should respond to local need**
- Ensure **access to green spaces**
- That the working, living and **ecological environment** is not only protected but enhanced
- Champion **climate change**
- **Encourage active travel** and help minimise congestion
- Should consider **neighbours and parking**
- **Congestion** in Nailsea
- **Access off Watery Lane**
- **Sustainability**
- **Flooding**

Source: North Somerset Council, Nailsea Town Council, Nailsea Action Group, our own consultation and various other sources