

# Land at Brandown Close Temple Cloud



Vision Document  
June 2020

# Introduction

## Background

This Vision document has been prepared by Caddick Land Limited in response to the Council's "Call for Sites" in respect of the intention to update the land supply assessment (HELAA) as an important part of the evidence base to feed into the planned Local Plan Partial Up-date.

The site has been included in previous versions of the HELAA under reference TC4d, albeit this was prior to Caddick Land's involvement. In total the site amounts to 8.12 hectares (20 acres) though to respect landscape, ecology and other land use considerations, the developable area approximates to around a fifth of the gross area of the site.

As part of the Caddick Group of companies, Caddick Land acquires land to promote for development for onward sale to housebuilders and/or to develop ourselves depending upon the location and the mix of uses. In this instance, our proposals are for residential development and therefore our agreement with the landowner is to promote the site for housing for onward sale to a housebuilder. Accordingly, we can confirm that the site is in single ownership and is controlled by Caddick Land, making it available for development if and when planning permission has been obtained.

The Vision document is underpinned by reports from specialist consultants on matters including landscape impact, highways, urban design and ecology. Detailed reports on each planning consideration can be made available to support the proposals set out in the Vision Document in order to assist the assessment of the site.

## Site and Surroundings

The site is located to the south-east of the village of Temple Cloud which is a large village lying to the south-west of Bath benefiting from a reasonable level of local facilities and good public transport connections to Bath and beyond.

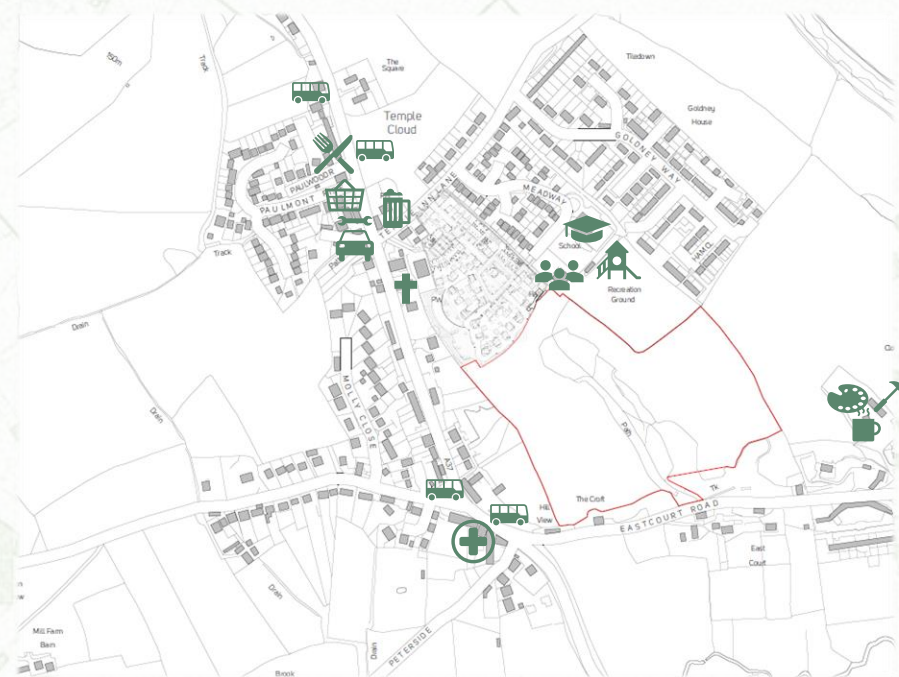
Comprising two fields separated by an area of mature woodland, the site represents an extension to the recent residential development (Knights Rise) developed by David Wilson Homes on land which adjoins the site's north-west boundary.

The north-eastern boundary dog-legs around the site of the village hall and associated playing field with a large agricultural field making-up the remainder of the site's eastern boundary.

A large area of woodland splits the site into two distinct halves, with the land sloping down towards Eastcourt Road to the south. The site is separated from Eastcourt Road by mature trees and residential curtilages of a number of houses that lie to the north of the road.

The western part of the site has a defined ridgeline running from west to east, with the site's western boundary comprising a tree and hedge screen adjoining land comprising a mixture of residential curtilages and open space to the east of the A37.

A number of public rights of way cross the site providing access to the A37 and the village services to the west, to the village recreation ground/community hall and school to the north-east and to Eastcourt Road to the south.



Site Location & Facilities Plan

### Key of Village Facilities:

- School
- Playground

- Village Hall
- Gastropub
- Convenience Store
- Garage

- Restaurant
- Bus Stop
- Doctors
- Art Gallery

- Workshops
- Café
- Church



# Constraints & Opportunities

## Landscape

In landscape terms the eastern and western portions of the site display different characteristics.

The eastern parcel is very well contained by the central woodland block (that is associated with a former quarry) whilst to the north there are urban influences formed by the village recreation ground and adjoining school and properties off Ham Close/Goldney Way which provide a settlement backdrop. Development of the eastern parcel would therefore have limited landscape impact.

By contrast, the western parcel has a ridgeline running from west to east across the northern half of the field. To the north of the ridgeline the land is strongly influenced by properties on the southern boundary to the Knights Rise development but south of the ridgeline the landscape opens out to views across open countryside to the south of the village. Any development on the western parcel would need to be restricted to the land north of the ridgeline to avoid impacting upon distant views from the south.

The central area of woodland encompasses an historic quarry and provides a distinctive landscape screen separating the western and eastern portions of the site. The woodland extends south to join a linear area of trees on the northern side of Eastcourt Road, with a significant level drop down to the road itself.

## Development Strategy

Development is proposed in the more appropriate areas of the site, as defined by the landscape constraints plan, with the rising land in the south-west free from development to avoid adverse impacts on long-range views from the south. This ensures that existing trees and hedgerows are retained as strong and mature assets of the site.

A small cell of development is shown in the north-western part of the site beyond a locally occurring ridge line. There is the potential that bungalows could be used here to step building heights down from the recently completed adjacent scheme and also define active frontages to the open space in the south. Dwellings are shown along the western and southern boundaries of the existing playing fields; backing on to them in the west in order to address the proposed street, whilst fronting them from the south. A larger cell of development is defined in the eastern part of the site, visually enclosed by the strong central woodland belt, set back from the western boundary to allow for the retention and strengthening of the existing field boundary hedgerow.



## Open Space

A significant amount of new publicly accessible open space could be created by this site which could deliver a highly beneficial network of pedestrian and cycle routes and ensure the long-term retention of the significant woodland belt located centrally within the site.

The Illustrative Layout identifies the existing children's equipped area of play located in the adjacent playing fields. There is the potential to introduce a number of smaller play "events" that could supplement the existing facility and encourage children to use the footpath network as a safe route to school and with parents as part of a more active lifestyle.

Indicative attenuation basins have been shown at the low points across the site and the surface water Drainage strategy could also include open swales where the topography allows.



# Design

## Design Structure

The Illustrative layout demonstrates a capacity for the site to accommodate approximately 80 dwellings, including a policy compliant level of affordable housing. It uses a perimeter block formation that results in an outward-looking scheme, showing that front doors could be positioned to address streets and development edges and rear gardens be safely enclosed within. There are opportunities to define a number of important buildings that would act as legible features and aid way-finding and these could provide opportunities for the introduction of locally inspired features and materials. Corner turning buildings are shown across the Illustrative Layout, showing how dual aspect dwellings could be used. Care has also been taken across the Illustrative layout to show that vistas along streets can be positively addressed by building frontages, particularly at the southern end of the street.

## Movement & Access

The existing public rights of way that cross the site are largely retained in place and form the basis for an enhanced network of pedestrian and cycle connections; there is the potential that one route may need to be diverted to provide a more efficient use of the site. Routes are set within green corridors but benefit from natural surveillance from adjacent dwellings and could benefit from improved surface treatment and potentially from low level lighting, if considered appropriate. Real opportunities exist to enhance connectivity in the village by enhancing existing non-vehicular routes and providing new ones that provide safe routes to the existing playing fields, children's play area, village hall and primary school.

Vehicular access is taken from the adjacent residential area. The Illustrative Layout shows how a street could route along the western fringe of the central woodland belt, leading to the larger development cell in the east, arriving at a node within the cell from where lanes could lead to the edges and serve shared private drives. A small adopted spur is shown serving the small parcel in the north-west that picks up on the alignment of the existing public right of way and which could be used to create an interesting intersection with the street.

The Illustrative Layout also demonstrates that a policy compliant car parking provision is achievable, without the need to resort to large areas of frontage parking but utilising different car parking typologies where appropriate.



### Key

	Application site boundary		Indicative proposed planting		Existing Public Right of Way		Existing equipped play / LEAP (potential for enhancement)
	Other land under control of applicant		Open space		Redirected Public Right of Way		Potential for play / LAP (as part of walking route)
	Existing (retained) trees & hedgerow		Indicative surface water attenuation basin		Proposed pedestrian/cycle link		Potential locations of landmark buildings

### Illustrative Masterplan



# Conclusion

## Summary

Temple Cloud is a sustainable village beyond the Green Belt that has been recognised by BANES Council as being suitable for growth. The recent development of Knights Rise, which was allowed on appeal in 2015, was deemed to be acceptable in terms of the sustainability of the location and causing no material harm to any other planning considerations and its development has brought the urban edge of the village to adjoin the site's north-western boundary.

In the context of the emerging Partial up-date of the Local Plan, the site represents a logical extension to Knight's Rise, served from an extension of the existing access road and concentrating development in the eastern parcel of the site which is well contained by the central woodland and by the village recreation ground and school beyond.

The land is crossed by a number of established rights of way which will be enhanced to provide a network of footpaths affording access to the south and east as well as to the main facilities within the village to the north and the west. The local school is within easy walking distance thereby minimising school trips by car and there are opportunities to enhance the village recreation ground and to increase surveillance.

In the western portion of the site, other than a small enclave of low density housing to be developed south of Knights Rise, the remainder of the land will be given over to public open space providing footpath links to the west and to the south, to link with Knights Rise to the north and the main area of housing to the east. The ecological and landscape value of the central woodlands will be respected and enhanced to provide a unique feature to the benefit of existing and future residents.



View North from Site





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