

## Welcome

### A new, sustainable, green & well-connected community in North Somerset

Taylor Wimpey is proposing to create a vibrant, new community in North Somerset. The 165-hectare site – at Woodspring Golf & Country Club and surrounding land – is extremely well-located to create a highly-sustainable and well-connected new neighbourhood.



Sketch showing the heritage hedgerows through the site

## Welcome to our consultation

Thank you for attending our event. Our team of experts is here to explain the proposals and answer your questions. We really welcome your feedback. These display boards will also be available on our website. If you have any questions please do not hesitate to ask a member of our team.

## Your feedback

You can provide feedback by:

- 📄 Completing one of our forms and leaving it with the team today
- ✉ Taking a Freepost envelope and post your completed form to us
- 🌐 Visiting our website at [www.taylorwimpey.co.uk/new-homes/long-ashton/woodspring](http://www.taylorwimpey.co.uk/new-homes/long-ashton/woodspring) and submit your comments
- ☎ Calling our Freephone number to speak with one of our team on **0800 193 9403**
- ✉ Emailing our consultation adviser via [consultation@conversationpr.co.uk](mailto:consultation@conversationpr.co.uk)

**Please submit your comments by 16 June.**

We will review all comments and include a summary of them in our Statement of Community Involvement report which will accompany our outline planning application. We are hoping to submit our application to North Somerset Council in summer 2026. Once the application has been submitted, you will have a further opportunity to comment via the Council's planning portal.



## About Taylor Wimpey

Taylor Wimpey is a five star rated housebuilder and one of the largest residential developers building and selling over 10,000 homes every year. As a responsible developer we are committed to working with local people and communities. We have a clear purpose to build great homes and create thriving communities.

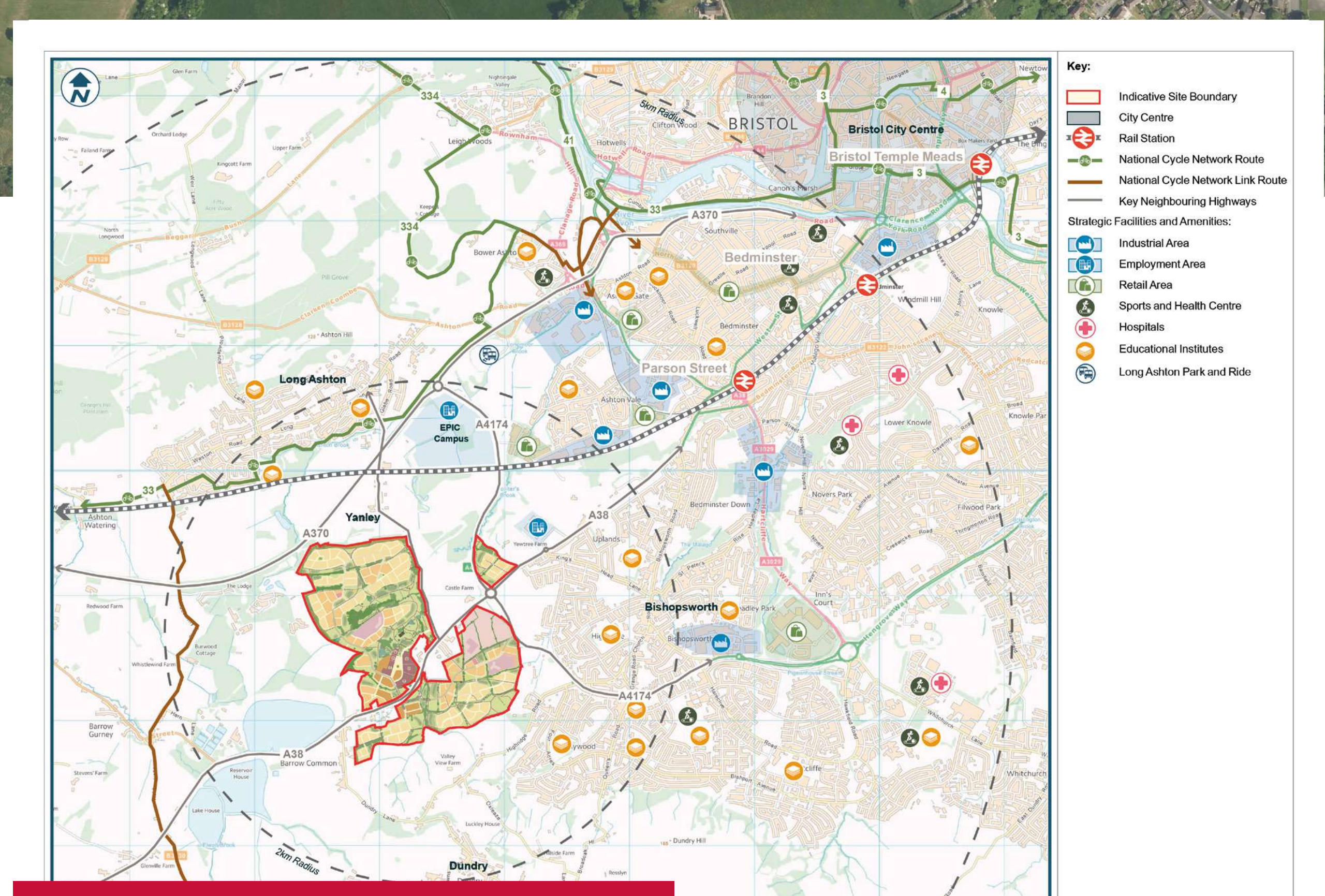


Illustrative drawing showing the new secondary school to the right and the first primary school to the left, on land to the south of the A38

## The site



Site location plan indicated by the red line



Plan showing location of amenities and connections

## Site description

- Located in North Somerset, approximately 4km south-west of Bristol city centre
- Made up of three areas of land; two main parcels north and south of the A38, and a third parcel located to the north-east of the Lime Kiln Roundabout at the junction of the A4174 Colliters Way and the A38
- Approximately 165 hectares, including Woodspring Golf & Country Club and surrounding land
- Site bordered by Yanley Ridge to the north, Yanley Lane/Colliters Way to the east, and mature woodland and farmland to the south and west

## Planning

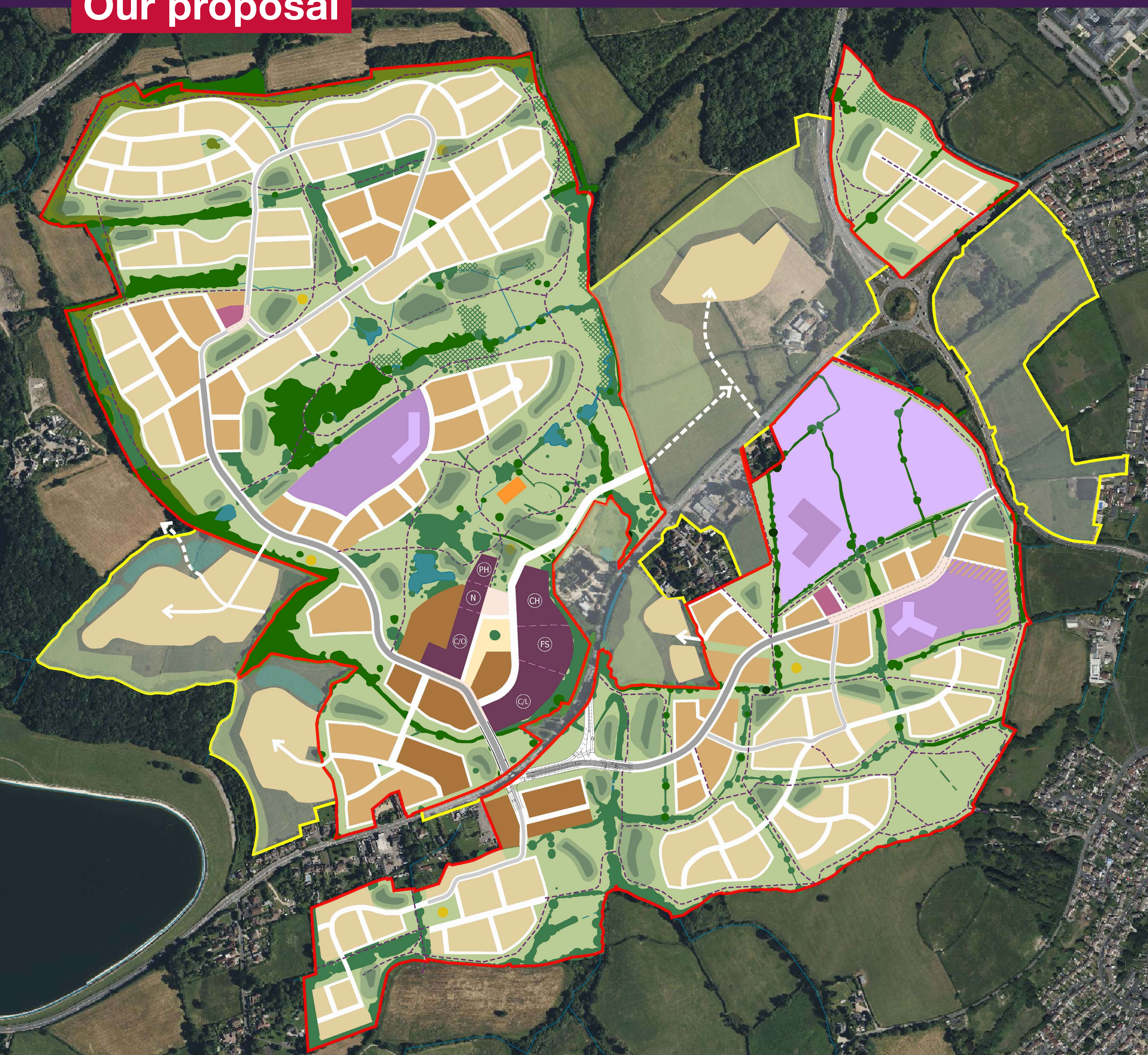
- Site included as part of a larger draft allocation for 3,500 homes in North Somerset Council's emerging local plan (we are proposing approximately 2,950 of that 3,500 total)

- Our team has undertaken extensive assessments which have informed our proposals
- We're preparing an outline planning application to establish the key principles of the development, which will run in parallel with the local plan process
- If outline planning permission is granted we would then produce a design guide which would set out the details for what the development would look like
- We would then prepare and consult the community on a subsequent detailed planning application, and take further feedback into consideration



Examples of other Taylor Wimpey developments

## Our proposal



### Legend

Site Boundary 165.10ha	Mixed Use - Residential	Central Hub - mixed use urban area	Neighbourhood Hub	Existing Trees/Hedges to be retained	Watercourse / Pond
Wider Allocation Boundary	Potential Residential / Primary School Extension (0.65ha)	Community and Leisure	Indicative Primary Routes	Existing Cat. B Trees/Hedges to be retained	Existing Clubhouse
Residential	2FE Primary	Commercial Shops and Office	Indicative Secondary Route	Proposed Planting	Proposed Footpath
Residential - Increased density/massing	Secondary School	Nursery	Proposed Attenuation	Public Open Space	Play Area
		Public House / Food and Drink			
		Care Home			

### Our masterplan

We've been working on a masterplan for this development for several years.

We've studied the topography of the land, views from and towards the site, important biodiversity, drainage/flooding, heritage and all the technical matters that dictate what can and what cannot be done on the site.

- The masterplan will set out how our proposed development, open spaces and community facilities could be arranged
- It helps ensure the development is distinctive, easy to navigate and with infrastructure built in from the outset
- Up to 2,950 new homes with a new secondary school and two new primary schools
- A district centre at the heart of the new neighbourhood with a mobility hub, healthcare and community buildings, shops, restaurants, cafes and workspaces to serve both new and existing local residents
- Homes, commercial and community spaces set in more than 80 hectares of green open space
- Approximately half the site dedicated to nature parks and green corridors – with enhanced biodiversity – for the whole community to enjoy

- Cycling, walking and public transport prioritised, with a network of new cycleways and footpaths both within the development and connecting to the local area
- Land included for early delivery of primary school plus secondary school in first phase of development
- Existing golf clubhouse made available for community use from the outset
- We've carefully considered how a new community can relate to existing nearby villages, so those residents can also benefit
- We're ensuring streets and buildings are located to help protect views into and out of the site. This includes enhancing and making key viewing points within the site accessible to everyone
- Focused around green infrastructure, landscaping, new public open space and public realm including dual use of sports facilities at secondary school

## Our proposals – landscape-led

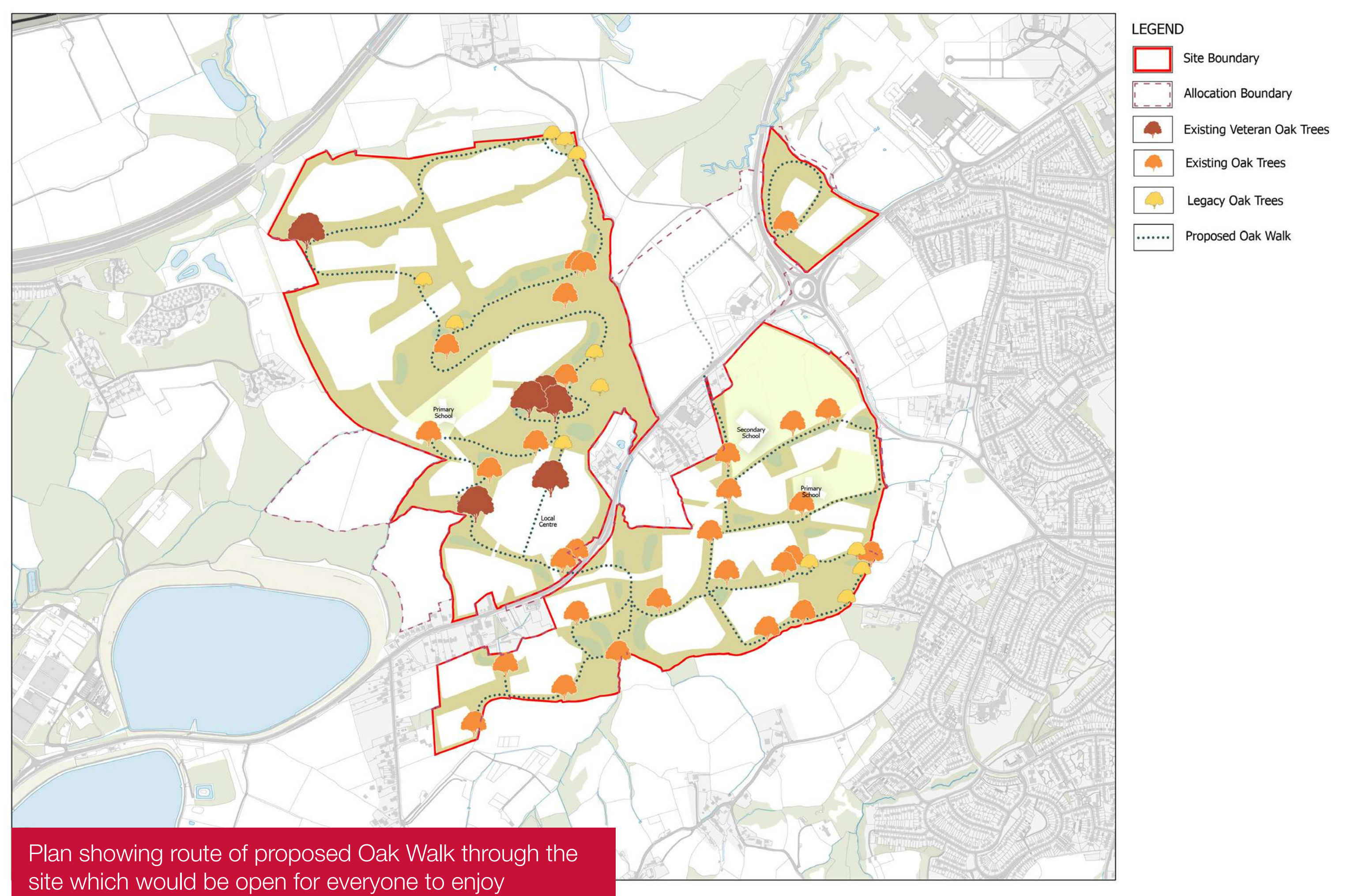
### Public open spaces

- Approximately half the site retained as green, open space including ‘nature parks’ which everyone can access and enjoy
- As you can see on the plan, two green ‘valleys’ will run across the site; a ‘people’s park’ and an ecology park which aims to protect and enhance wildlife and biodiversity.
- New public spaces will take advantage of the best views across the site and to the wider landscape
- Play and outdoor social areas will be located throughout the development for a range of age groups to enjoy



### Recreational walking routes

- A network of pedestrian and cycling routes
- As the smaller plan shows, this centres around a dedicated ‘journey through the oaks’ celebrating the site’s existing characterful oak trees as well as newly planted ‘legacy’ oaks
- There are varied character zones within the site, allowing for a diverse range of active routes. These include woodland walks, walks that celebrate wider views, and routes that cater for all abilities
- Public Rights of Way (PRoW) may be realigned and upgraded to create better integrated, more enjoyable routes – and to ensure they connect with the existing PRoWs beyond the site’s boundary including Dundry to the south, and the Monarch’s Way to the west



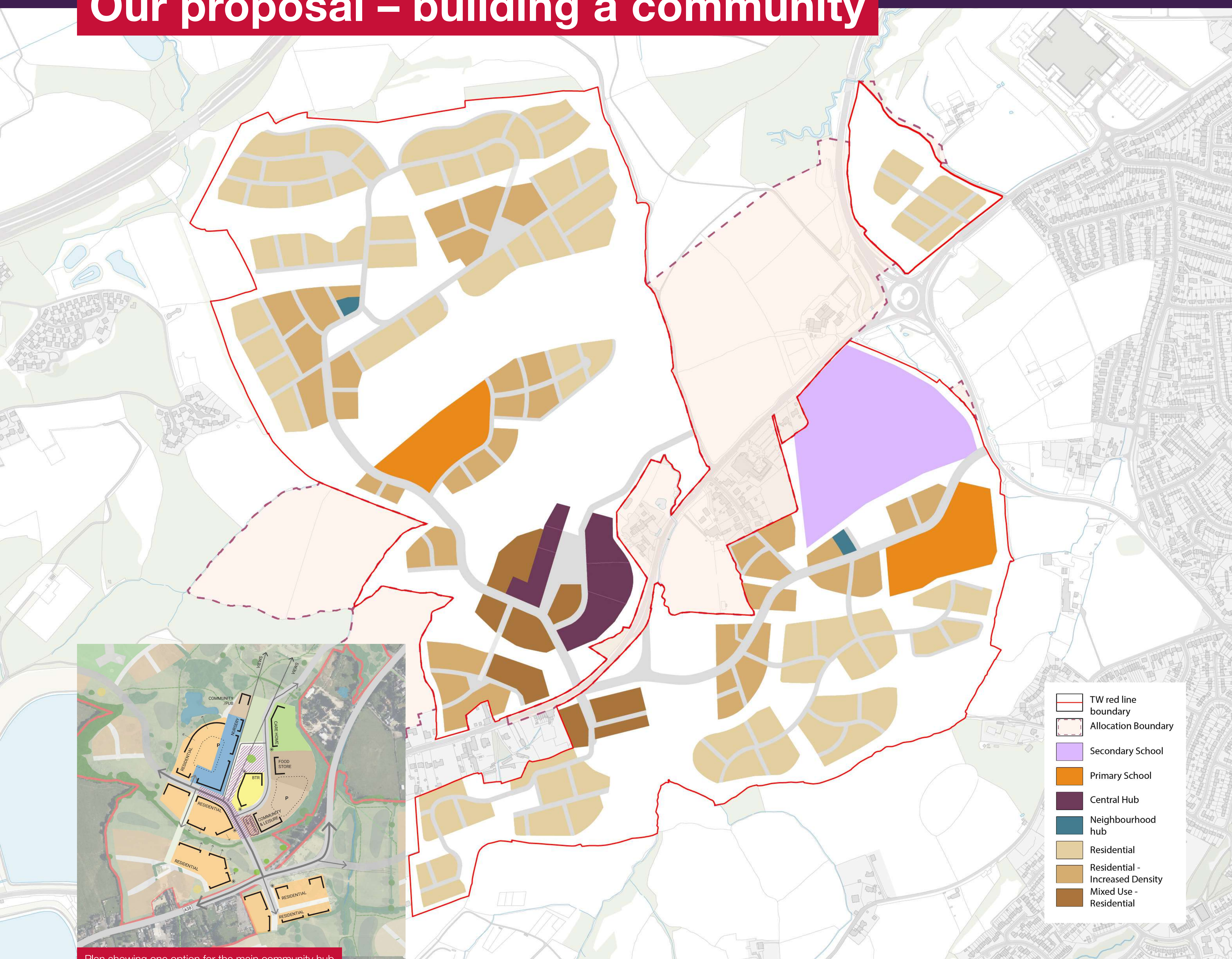
### Protecting and enhancing habitats

- Existing hedgerows, trees and habitats to largely be preserved
- Extensive additional tree, hedgerow, and wildflower meadow planting
- A rich network of green corridors will support wildlife, including bat foraging corridors
- Groundworks to help restore the valley landscape and strengthen woodland areas along the higher ridge lines and western edge of the site
- Landscape and ecology will work together to create a meaningful collaboration where wildlife and people can equally thrive

### Managing water to enhance biodiversity

- All surface water run-off from the new development will be carefully managed, conveyed and contained within the site through sustainable drainage systems such as swales, attenuation basins, permeable paving and existing ditches
- The main plan above shows attenuation ponds located across the site notably where there are existing water courses
- All sustainable drainage systems will be landscaped to create a biodiverse area suitable for flora and fauna to establish and flourish

## Our proposal – building a community



As well as approximately half the site being retained as green, open space, our new community will include new homes, new schools and new community hubs. The main plan above shows where these are located across the site. With the network of cycling and pedestrian connections (outlined on the 'access & movement' display banner) this layout ensures all homes are within easy and safe walking distance of local facilities, schools and transport hubs.

### New homes

- A mix of homes including affordable homes to rent and discounted market homes to meet local need
- The actual housing types will be dealt with through the subsequent detailed reserved matters planning application
- Sustainable homes meeting Future Homes standards

### Height & density

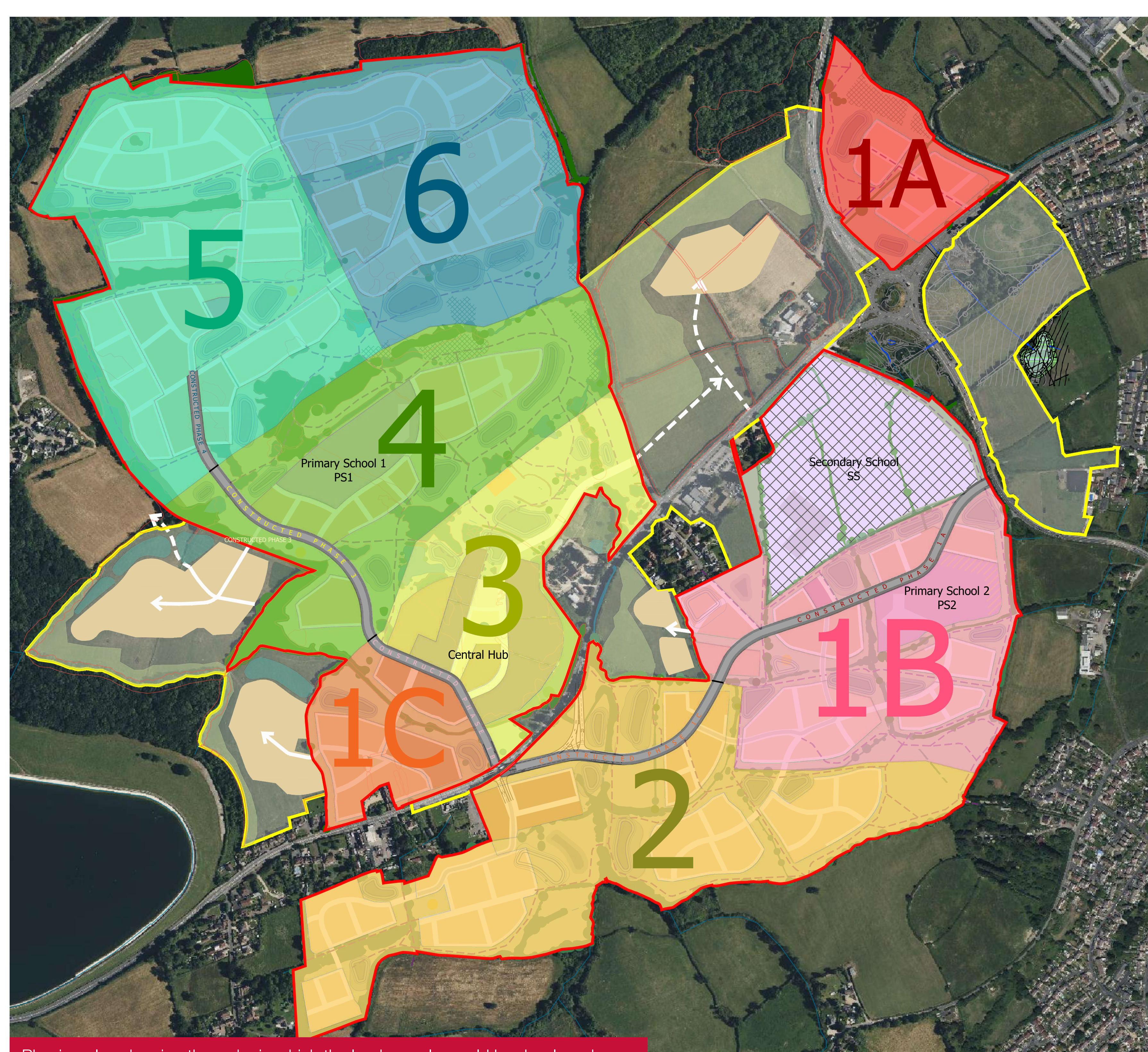
- Range of heights from 2 storeys up to 6 storeys with the tallest buildings in the middle of the site
- Density will also rise closer to the district centre and fall where the site meets open countryside or more sensitive views

### New schools

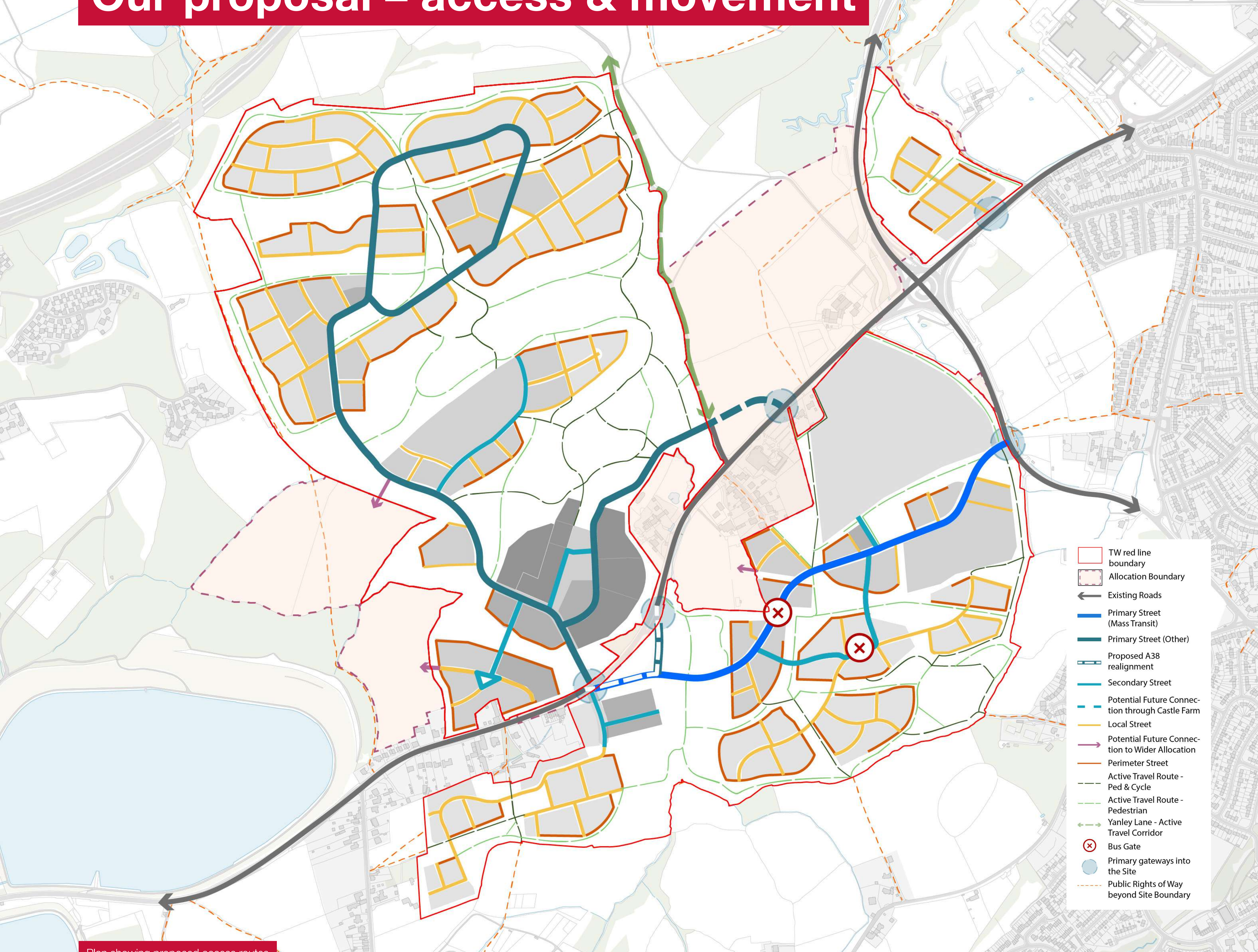
- Three new schools: two primary and one secondary
- Secondary school and its sports facilities proposed to be available to the wider community outside of school hours
- Safe walking and cycling routes to school to encourage non-car travel

### Community hubs

- A new local centre north of the A38 to sit at the heart of the scheme
- We envisage it will include healthcare, community building, retail, food & drink, co-working and other employment uses
- A transport hub will make it easy to get to and from the centre using public transport, by bike and on foot
- Two smaller shops are proposed in the north and south of the development, close to the schools
- Woodspring Golf & Country Club's clubhouse will provide opportunities for community uses from the outset. We would like to hear any feedback you have for these spaces.



## Our proposal – access & movement



We are proposing a new community where people will be encouraged to move within, to and from the site using buses, cycling and walking.

### Transport hubs

Transport hubs will be provided at the heart of the scheme and within the local centres to the north and south of the A38. These would see bus stops converge with cycle parking, e-bike & e-scooter pick-up. All residents and visitors would be within 400m of a bus stop and e-bike/e-scooter docks.

### Lime Kiln Roundabout

The smaller parcel of land to the north of Lime Kiln Roundabout would have a single, T-junction access onto the A38 indicated by the grey circle.

### Land East of the A38

This southern parcel would have three vehicle access points, also indicated by grey circles, each with traffic lights. The route indicated by the blue line (onto the A38 and A4174) would not be for through traffic other than buses. This route would include segregated footways and cycleways, separated from vehicles by green verges. This route could also be used for a potential Mass Rapid Transit system.

### Realignment of the A38

We are looking at realigning part of the A38, shown by the white dashed line, but would seek to keep the existing route open during construction to minimise disruption.

### Closing Yanley Lane to through traffic

Traffic would no longer be able to enter or leave Yanley Lane at the A38 junction. Instead this would become a green cycle lane with access for existing residents to their homes only from the north. At the bottom of Yanley Lane, we are proposing a potential new bus-only exit (indicated by the grey line).

### Land North West of the A38

There would be one main access on the A38 where the realignment is shown. This would have traffic signals. We are also looking at a new bus access at the bottom of Yanley Lane, as described above.

### Cycle and pedestrian routes

Where the streets are coloured teal, there would be cycle, pedestrian and vehicle routes all separated by green verges. There are also a series of cycle and pedestrian routes shown as dark (cycling) and light (pedestrian) green dashed lines.

### Connecting to existing Public Rights of Way (PRoW)

We will provide high-quality pedestrian routes within our site and provide improvements to surrounding PRoWs to ensure there is connectivity to the wider areas of Dundry and Long Ashton.

### Bus routes

We are proposing to invest in new and existing bus services and routes which will serve the development and wider area. The details of the routes will be discussed with the council's highways officers and local bus operators.

### Reducing speed along the A38

We are proposing to reduce the speed along the A38 broadly along a section from southwest of Lime Kiln Roundabout to Dundry Lane partly down to 40mph and partly reduced to 30mph.

Bus stop with live passenger information at another Taylor Wimpey development



Pedestrian route from a different Taylor Wimpey scheme



## Our proposal – social & economic benefits

**A development of this size comes with substantial social and economic benefits including opportunities for jobs and training for local people.**

Below are some of estimated employment and economic benefits. These are in addition to many other social, health & wellbeing and environmental benefits associated with improved access to high quality, energy-efficient housing and new public open space.



Illustration of proposed Lower Clover Green



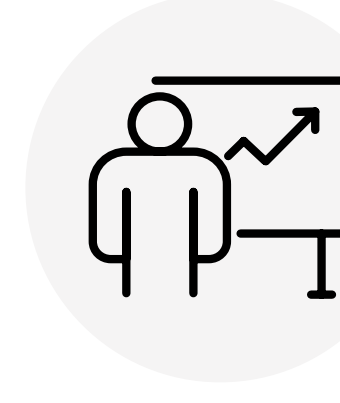
**506 (FTE) construction jobs:** Estimated to create 506 temporary construction jobs per year over the build period



**399 retail/hospitality/leisure jobs:** Jobs supported as a direct result of new residents spending money in the local economy



**123 traineeships:** Job total includes 79 apprenticeships and 44 traineeships per year during the build period



**£130m:** Expected additional Gross Value Added (GVA) per year from direct and indirect jobs



**£21m:** Additional estimated construction wages per year during the construction period



**£6.8m Council Tax:** Additional Council Tax per year resulting from 2,950 new homes



**1,675 operational jobs:** Additional full and part time non-construction jobs created across the development



**£7.1m New Homes Bonus:** One off award to North Somerset Council



Sketch showing Yanley Ridge

## Our proposal – sustainability

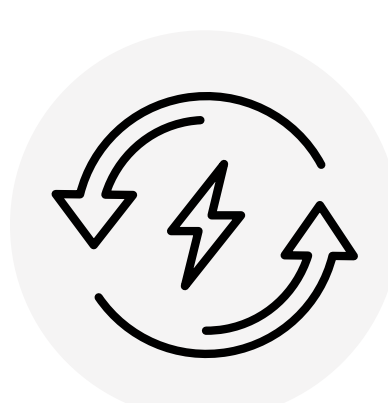


### Sustainability

At Taylor Wimpey we are committed to playing our part in tackling key sustainability challenges. In 2021 we invested substantial resources to understand what measures we could take to help build a more sustainable future, which we published in our Environmental Strategy ‘Building a Better World.’

Our emerging masterplan for our new community in North Somerset is designed to create future-ready, energy efficient homes and healthy, connected neighbourhoods, while protecting nature and supporting the community.

### Our key principles



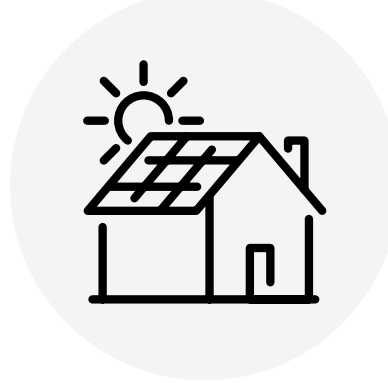
#### No gas – 100 per cent electric homes

A fossil-free development which follows our approach at other recent, successful Taylor Wimpey developments.



#### Clean energy

All homes will run on electricity with buyers offered the option to use REGO-certified suppliers for renewably-sourced electricity until the National Grid is fully decarbonised.



#### Future-ready design

As the main illustration at the top of this board shows, Taylor Wimpey has already built homes to test various techniques to ensure we can deliver operational net-zero homes.



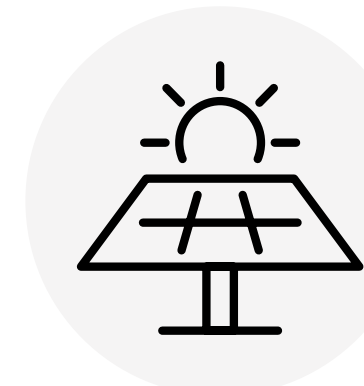
#### Reducing embodied carbon

Taylor Wimpey is working with suppliers to reduce carbon in materials and construction by 20 per cent by 2030.



#### Net zero operational carbon

Homes designed to achieve net zero operational carbon, meaning day-to-day running produces no carbon emissions, through a combination of different, tested technologies and sourced clean energy.



#### Smart energy technology

Solar panels, battery storage, heat pumps, underfloor heating, and innovative systems like ThermaSkirt, help improve efficiency – sometimes even producing surplus electricity for the grid.



#### Upgrading local infrastructure

Taylor Wimpey will fund necessary upgrades to the local electricity network (such as new substations).



#### Consistent quality

Every home, whether private or affordable, is built to the same high environmental standard – with differences only in layout, size and architectural style.

We will create a connected, low-carbon, nature-rich neighbourhood that supports residents, enhances biodiversity and helps build a sustainable future for North Somerset.