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The team

- Lucy Atkins, Vistry Group
- Simon Collier, Planning
- Robert Roughan, Transport
- Jeremy Tompkinson, Architect
- Tom Selway, Engagement

Housekeeping

- Ask questions using the tab on the right hand of your screen.
- 'Like' questions to move them upstream.
- Also use this tab to let us know if there are any technical difficulties.

Vistry Group



Agenda

1. Welcome and introductions
2. About Vistry Group
3. Why here?
4. Context plan
5. Current Site
6. Vision
7. What can this site deliver?
8. Vehicle access
9. Walking and Cycling Strategy
10. Outline Masterplan
11. Park and Woodland
12. Next steps & how to get involved
13. Questions & answers



Vistry Group

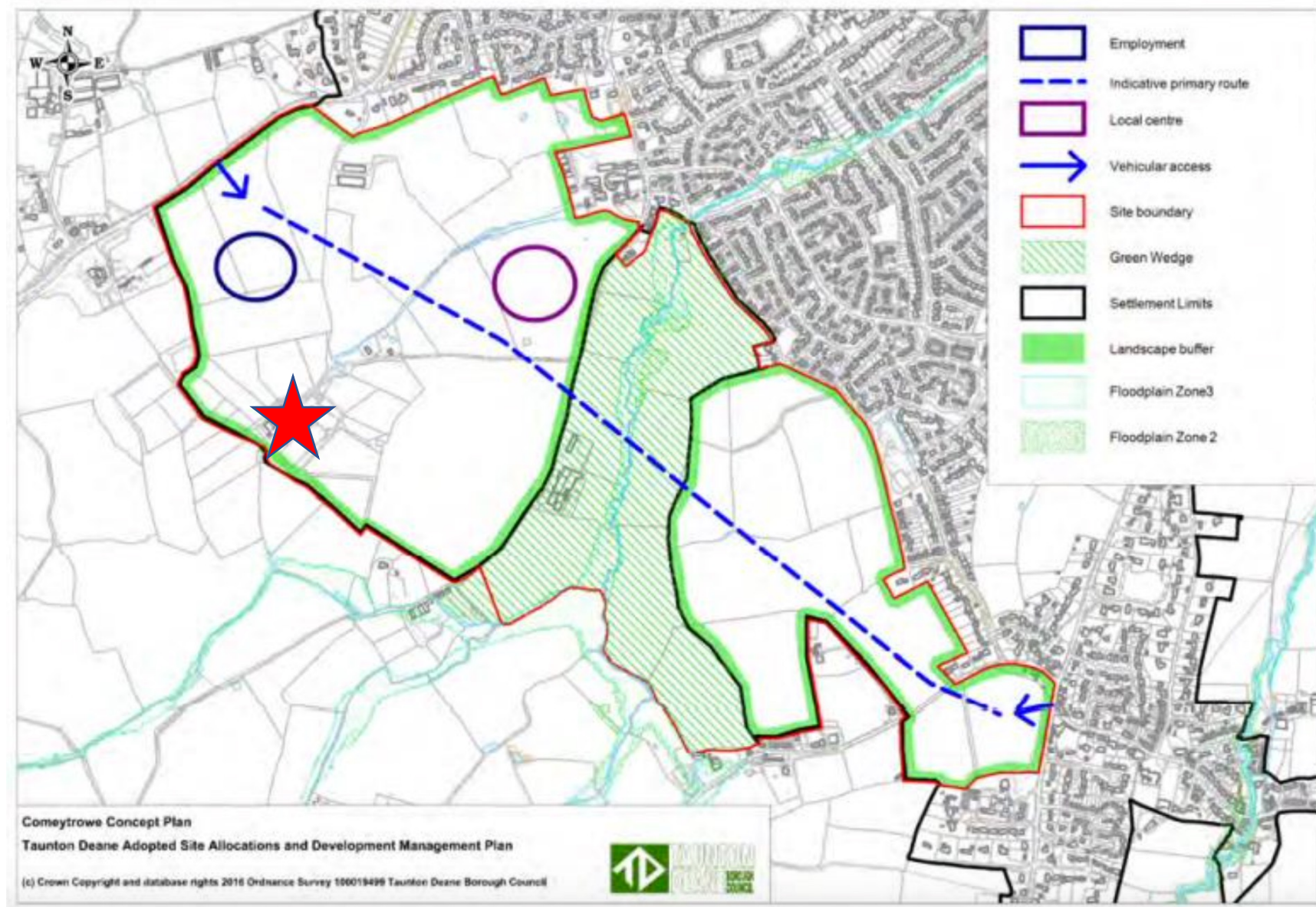
Bovis
Homes

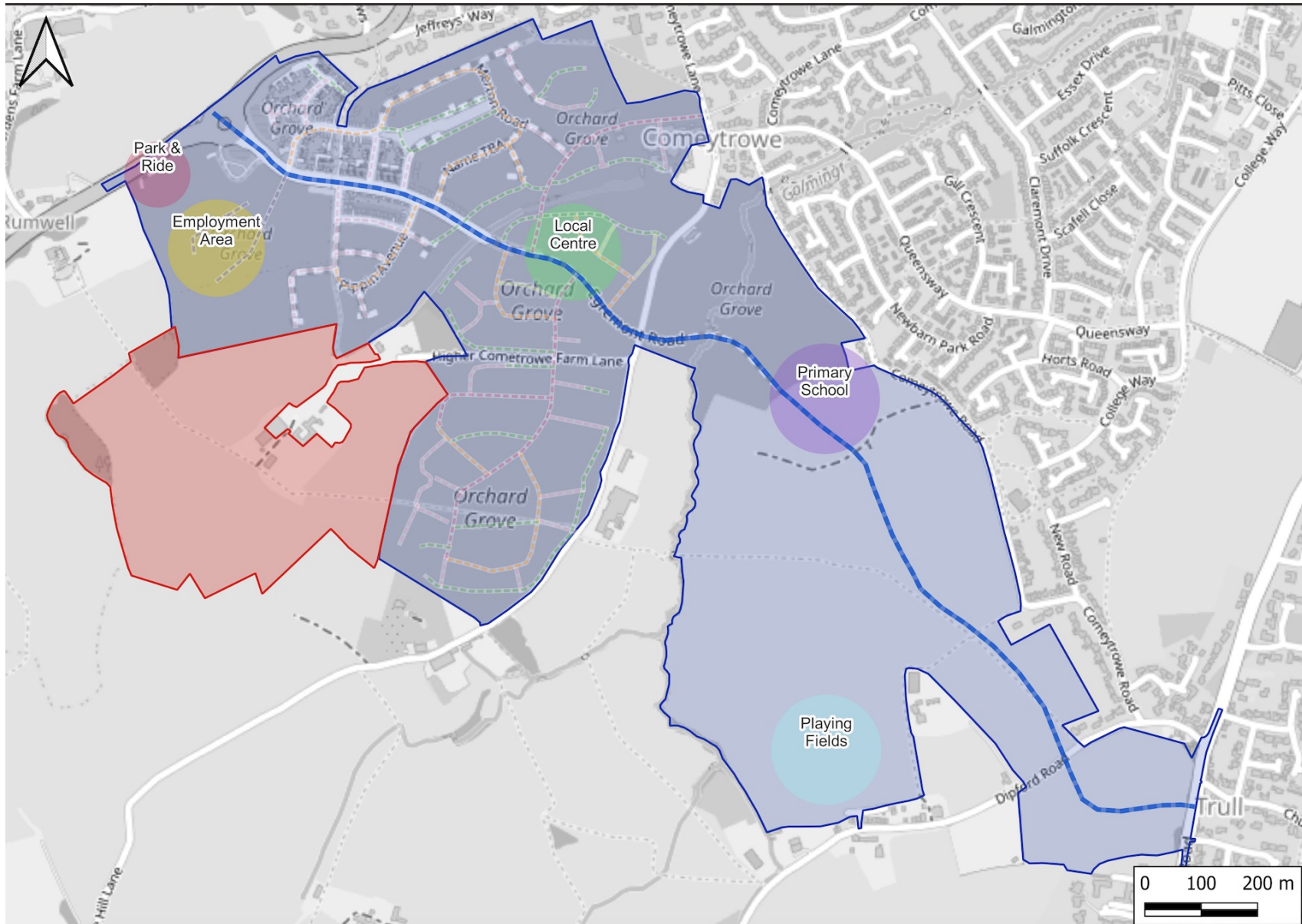


COUNTRYSIDE
Homes



Linden
HOMES









The overall vision is to create a distinctive and sustainable extension to the Orchard Grove community, with high-quality, low carbon homes, the development will be well connected and prioritise nature and biodiversity.



**Up to 400
new homes**



**25% affordable
housing**



**10% biodiversity
net gain**



**Future Homes
Standard**



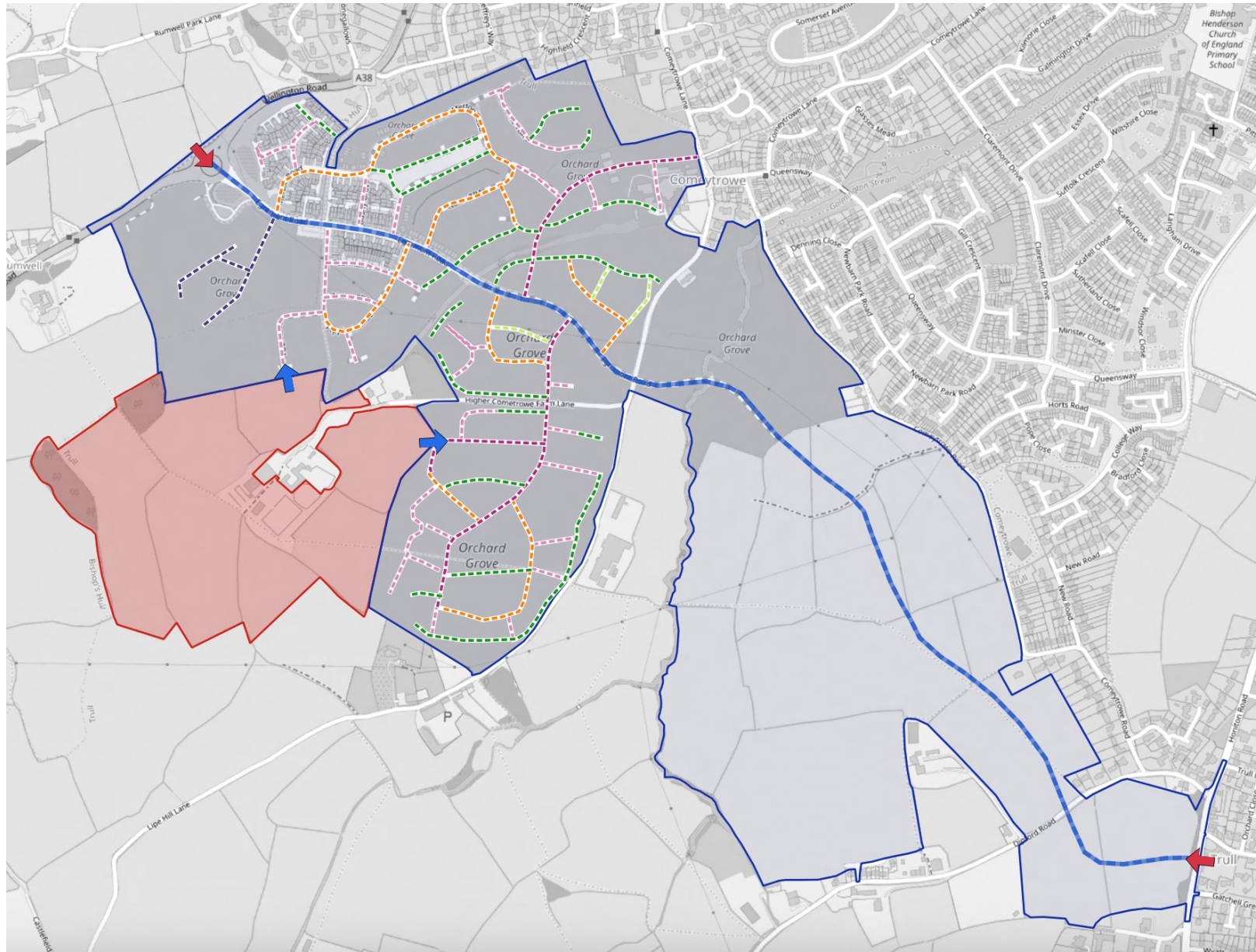
**Over 50% will be
green space**



**New parkland
and woodland
area**

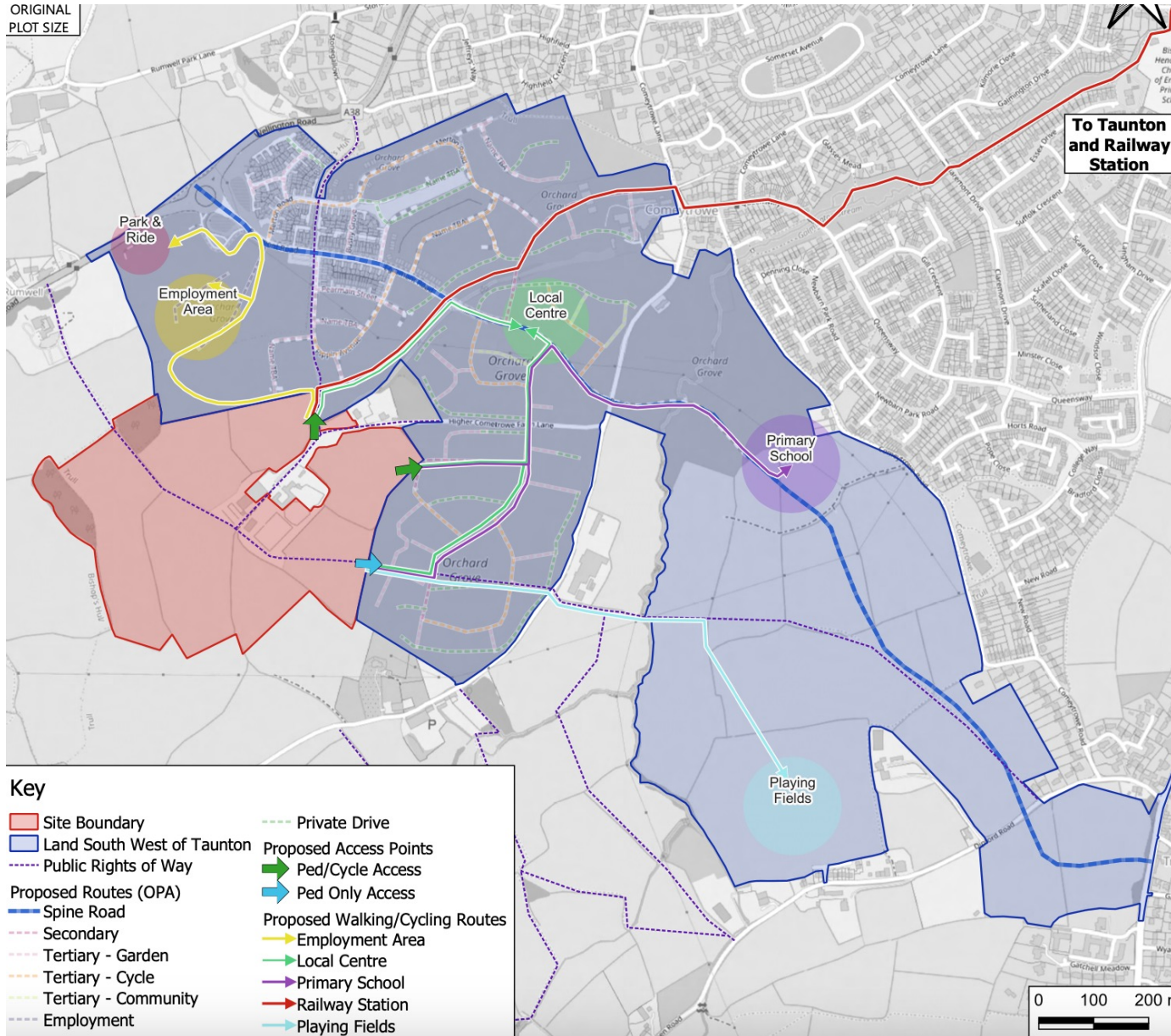


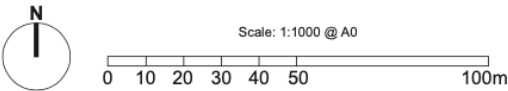
**Walkable
neighbourhood**



Access via Orchard Grove and onto the Spine Road

- Key
- Site Boundary
 - Land South West of Taunton
 - Proposed Access Points
 - Proposed Vehicle Access
 - Land South West of Taunton Access Points
 - Vehicle Access
 - Proposed Routes (OPA)
 - Spine Road
 - Secondary
 - Tertiary - Garden
 - Tertiary - Cycle
 - Tertiary - Community
 - Employment
 - Private Drive










	Site Boundary	20.7ha
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Built Development	10.0ha
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	Residential Up to 400 Dwellings @ 40 DPH	10.0ha
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Green & Blue Infrastructure	10.7ha
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-  Existing Retained Vegetation
See Arboricultural Survey for Details.
-  Existing Watercourse
-  Public Green Infrastructure
Includes SUDS, Woodland / Woodland Edge Planting, Trees, Orchards, Hedgerows and a Matrix of Grassland Types within Public Open Space
-  Equipped Play Provision
2x Local Equipped Area of Play (LEAP) with Suitable Walking Distance, and Offsets from Nearest Habitable Rooms, to Fields in Trust Guidance
-  Sustainable Drainage System (SUDS)
Softened with Suitable Naturalistic Landscape Habitats
-  Strategic Native Species Structural Woodland Planting
Linking Existing Features and Screening / Softening Views
-  Existing Public Rights of Way (PROW)
-  Strategic Movement Routes to Encourage Modal Shift for Short Journeys
Linking to Logical Destinations, and Existing PROW



The Park and Woodland is an open space for all the community to enjoy.



Next Steps

- Feb/ March 2023 Public Consultation
- March/April 2023 Application Submission
- Autumn 2023 Determination of application
- 2025 Potential construction start date

Let us know what you think:



Fill in the feedback form on the website:

www.highercomeytrowefarm.com



Email:

info@highercomeytrowefarm.com



Freephone:

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