

5 Core Strategy Summary

New neighbourhood in an urban extension to South East Bristol



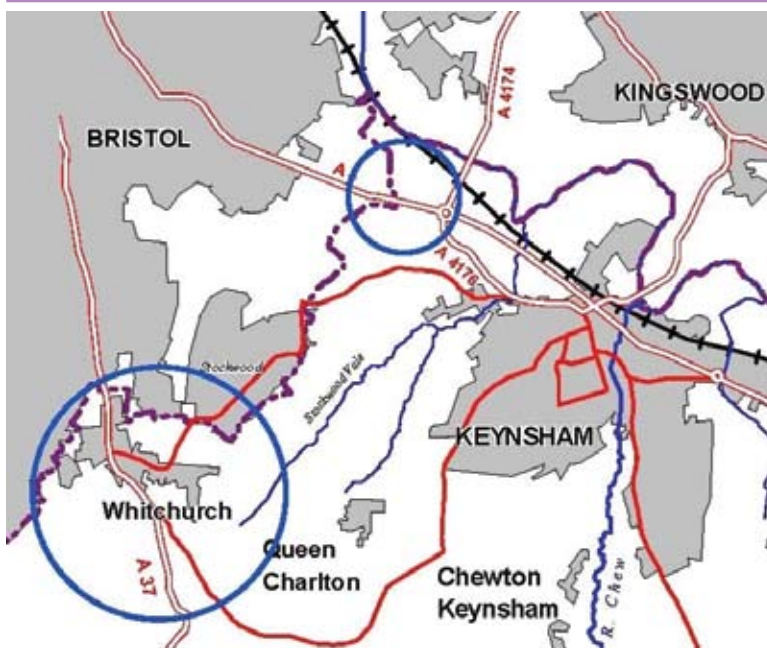
This is one of a series of 8 summary leaflets about the Core Strategy spatial Options document. This leaflet summarises the options for an urban extension to South East Bristol.

Before you comment pick up a copy of the full document or visit our website: www.bathnes.gov.uk/corestrategy

The draft Regional Spatial Strategy (RSS) requires an urban extension to South East Bristol to help meet the long-term growth needs of Bristol. It is important that any new neighbourhood developed in an urban extension is planned to assist with and complement regeneration initiatives in south Bristol and has the necessary infrastructure in place.

The draft RSS identifies an “area of search” within which more detailed study should be undertaken to identify the best location for development. This area extends from the Whitchurch area, through Stockwood Vale and then northwards to Hicks Gate. Within this area the Council is required to identify the most appropriate location for development. The Council has consistently maintained that there is capacity for significantly less development in an urban extension to South East Bristol than has been proposed in the draft RSS.

Land previously identified by B&NES within the draft RSS ‘Area of Search’ as potentially being the most suitable for development



Infrastructure and Phasing

Development of an urban extension in South East Bristol must be accompanied by infrastructure, which is appropriate to the level of development, and provided at the outset.

Key infrastructure will include a South East Bristol urban extension transport package, schools, sports and community facilities, green infrastructure, water and sewerage facilities, decentralised and renewable energy facilities.

Any urban extension to South East Bristol should be phased towards the end of the period covered by the Core Strategy (i.e. housing development would not be likely to start before 2020).

Emerging Spatial Vision

The new neighbourhood within Bath & North East Somerset will have its own unique character and will provide a **new edge** and **enhanced entrance** into south Bristol.

It will be a new neighbourhood that will contain a mix of uses, including having a significant **employment role** and will provide a **range of services** and facilities for new and nearby communities.

The new neighbourhood will support the future growth of Bristol and the sub-region, assisting with the **regeneration of south Bristol**. It will need to be well linked to south Bristol, the city centre and the northern fringe of Bristol as well as the wider area through a choice of sustainable means of transport.

A south east Bristol urban extension **transport** will need to be in place to serve the new development. The development of any new neighbourhood will be phased so that it is built later in the period covered by the Core Strategy.

The new neighbourhood will be an excellent example of new development and will promote healthy and low carbon living. Decentralised and renewable energy will be used, and buildings will be zero carbon.

Development will respond positively to its environmental context and will incorporate strategic green **infrastructure**.

Some of the key spatial objectives proposed for the new neighbourhood:

A number of specific objectives and policies are included in relation to the urban extension, these include some of the following issues:

- Encouraging renewable and decentralised energy
- Sustainable construction targets
- Flood risk management
- Infrastructure provision – new development must be supported by timely delivery of appropriate infrastructure e.g. public transport, education etc
- Green infrastructure standards for urban extensions
- Affordable housing options for urban extensions
- Urban design policies and approaches for this development proposed
- Must provide integrated waste management infrastructure.
- Sustainability of urban extension in terms of resource use
- Mix of uses in an urban extension – not just housing but also retail, employment space, education, social and sports facilities etc – to support new and existing communities
- Contribution to the sustainable economic and social vitality of south Bristol and be well integrated into Bristol
- Have good transportation links with Keynsham, but make sure that a green belt gap between Bristol and Keynsham is maintained

Considering the “area of search”

Key findings

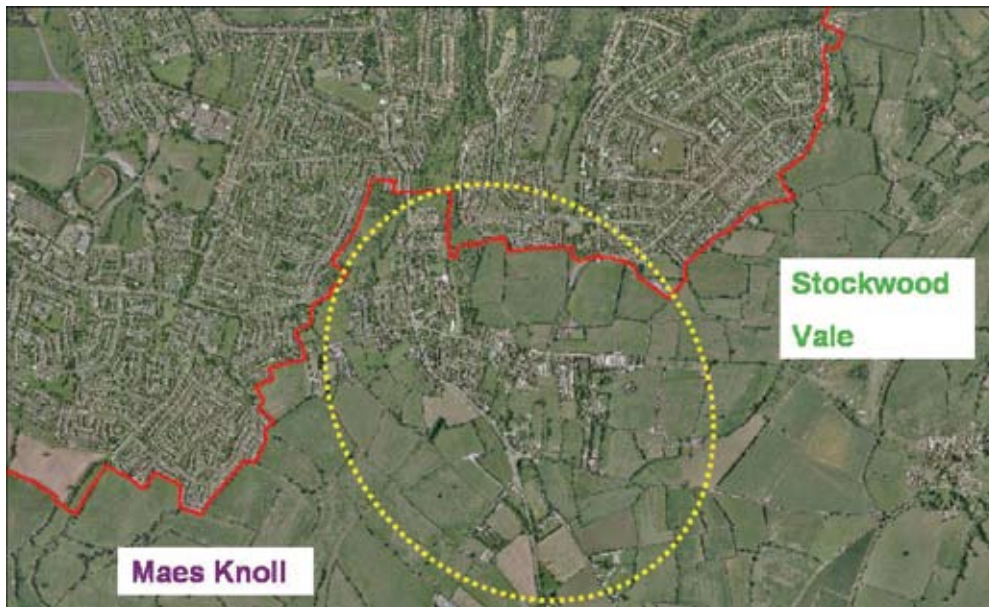
- Stockwood Vale is not considered suitable for development and has been excluded from further search
- The Hicks Gate area has been considered and studied in some depth but is not proposed as an option for the location of an urban extension
- The capacity for urban extension development is considerably less than suggested in regional policy

Whitchurch

Whitchurch is a location where it is considered that any necessary urban extension development should be focused but subject to all necessary infrastructure being assured and in place, and avoiding significant environmental harm.

Aerial photograph of Whitchurch location

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Profile

The Whitchurch area is located entirely within Bath and North East Somerset Council and the broad location centres on Whitchurch village. This is a small village with an existing centre focused around the high street although existing facilities and shops are limited.

Environmental Context

Historic Environment: Maes Knoll, a scheduled ancient monument located close to this area, the setting of this feature needs to be protected. There are also a number of listed buildings, and medieval field patterns within this area. The effect on the setting of the nearby Queen Charlton, a conservation area is an issue.

Nature conservation: This area has existing ecology which would need to be protected.

Landscape: The impact of development on the Chew Valley skyline needs to be considered. Development at this level should not threaten this.

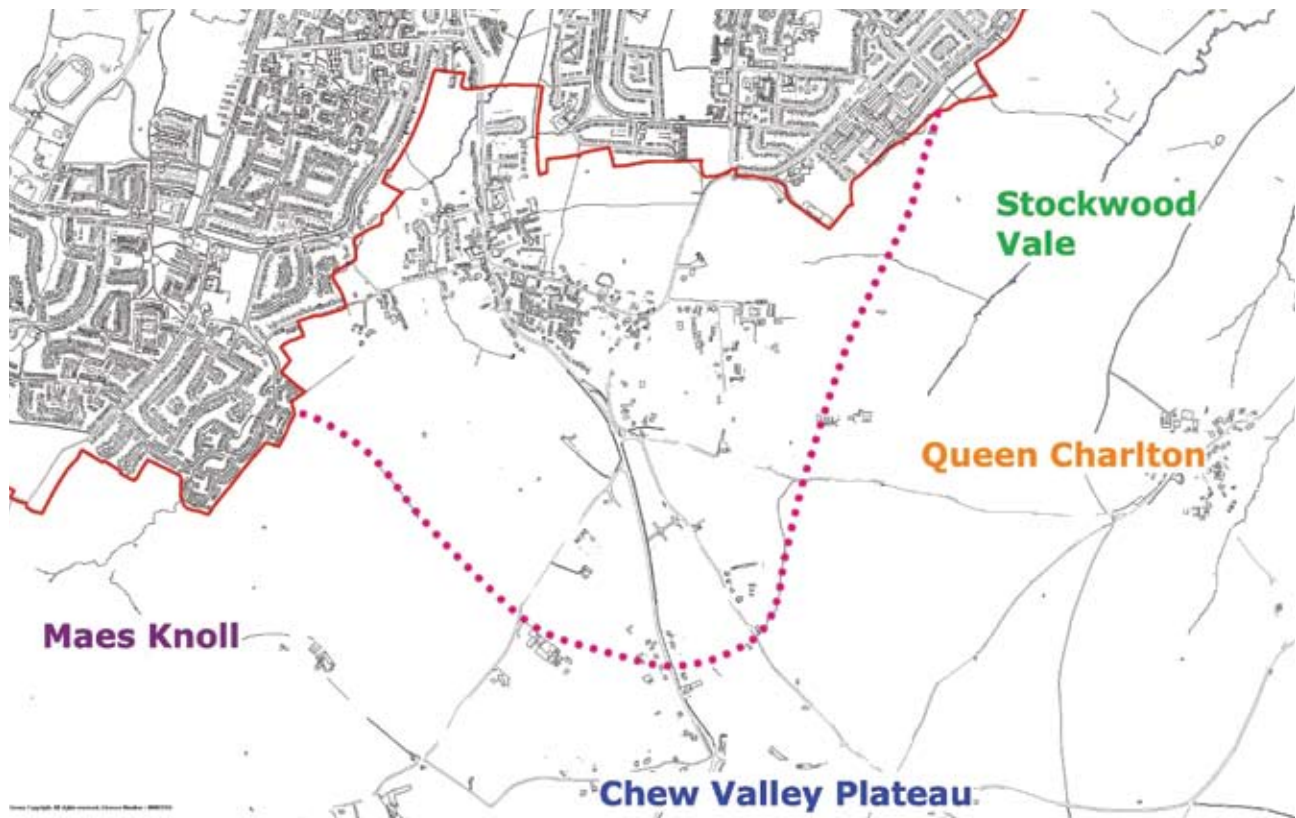
Role and function

Extension of the city: It has the potential to be well integrated into the existing urban area of South East Bristol with access to a wide range of services and facilities supporting the needs of the new and existing communities.

Strategic Transport: Whitchurch is currently poorly served by public transport. The A37 is heavily congested and transport modelling is currently underway to ascertain potential transport improvements. This development is dependent on the implementation of a South East Bristol urban extension transport package if it is to meet the transport objectives.

Range of facilities and services: Development in one location at Whitchurch would maximise the potential for a range of facilities and services within the new neighbourhood. This area is adjacent to an area in Bristol which is developing good services which the new population will use. Existing facilities will need to be extended and new facilities extended.

Broad location for development at Whitchurch,
highlighting key environmental constraints



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Whitchurch as a broad location, and subject to appropriate infrastructure, may accommodate the level of development the Council is considering (given the draft RSS requirements) in its Core Strategy options i.e. 3,300 – 3,650 homes and other uses. The diagram above illustrates this location, it is indicative of a broad area rather than being a site boundary. The lower level of housing provision is considered to be preferable as this recognises the environmental impact of development and makes sure that the impact is minimised.

Other summary leaflets in this series:

1. Vision, Objectives and Core Policies 2. Locational Options for the District 3. Bath
3a. New Neighbourhood in an urban extension to Bath 4. Keynsham 5. New Neighbourhood in an urban extension to South East Bristol 6. Midsomer Norton and Radstock 7. Rural Areas

Make your comments on the Core Strategy Spatial Options by 11 December 2009

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Planning Policy: telephone 01225 477548