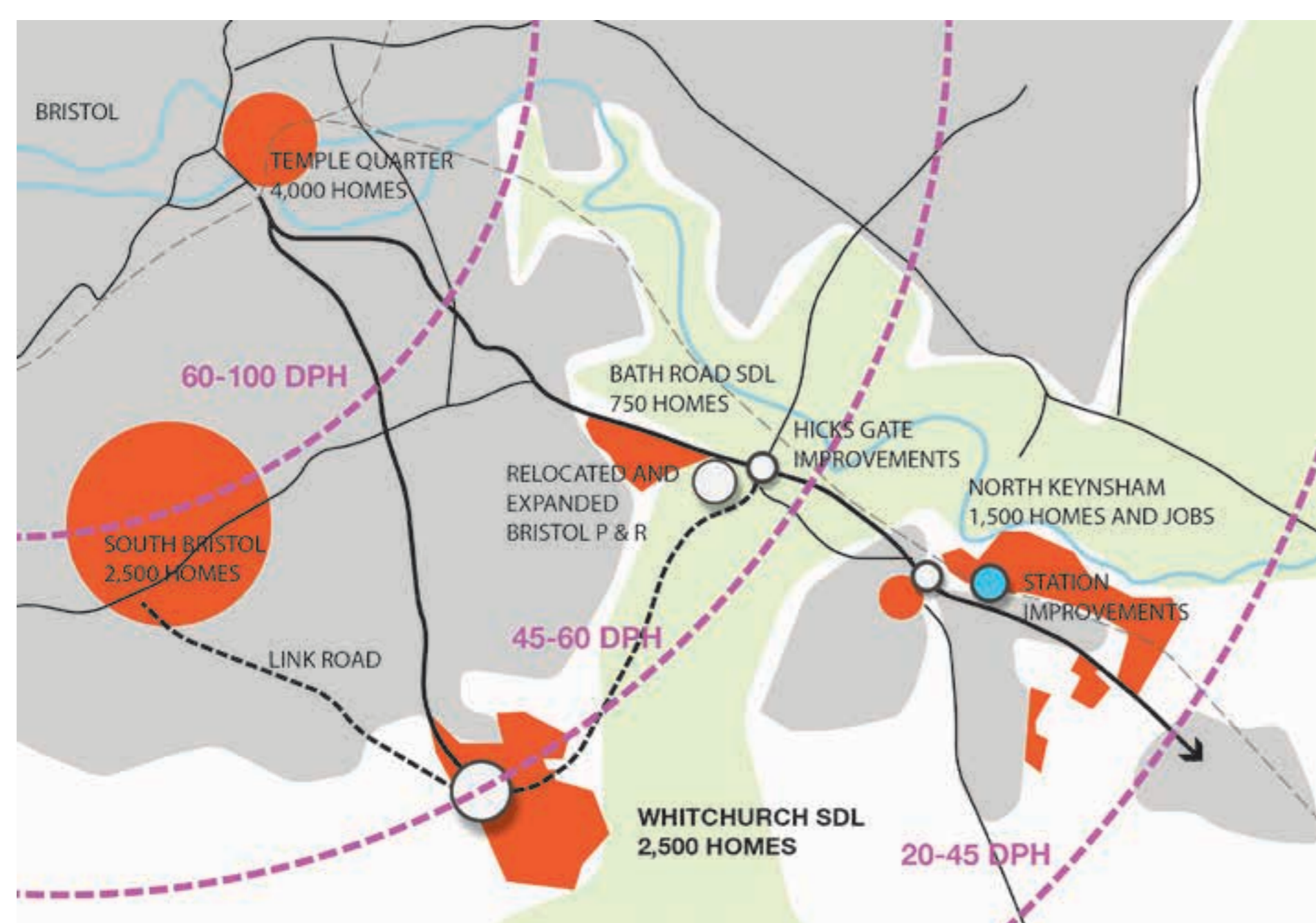


Whitchurch: New Garden Community

Joint Spatial Plan

The Strategic Development Location at Whitchurch has been identified in the West of England Joint Spatial Plan (JSP) as one of the locations capable of delivering a sustainable new community to help meet its strategic growth requirements. It will be undertaken in a way that protects, and enhances, the area's significant environmental qualities.



Local Plan (2016-2036)

A core objective of the Local Plan (2016-2036) is to enable this development to be delivered. It will do this by defining and allocating the area for development, and setting out the development requirements and design principles against which future planning applications will be assessed. This will involve removing the land from the Green Belt and defining a new Green Belt boundary. It is anticipated that about 2,000 new homes will be built in this area, together with employment and associated community and healthcare facilities.

An essential issue in this location is the provision of transport infrastructure, including a new road between the A4, the A37 and the South Bristol Link Road. It is the Council's view that this needs to be delivered before housing development can proceed. See transport boards for details on these proposed transport interventions.

The Local Plan is not simply about enabling development, it is an important tool in shaping the quality of our future communities. The Local Plan is about reconciling a range of competing requirements to create a great place and provide the conditions for existing and future communities to flourish.

It is about achieving change that addresses some of our most pressing needs:

- Enabling a shift to more sustainable modes of travel.
- Responding to climate change.
- Delivering a range of homes.
- Securing jobs that support a healthy economy.
- Providing necessary infrastructure and facilities.
- Ensuring the provision of biodiversity and environmental enhancements to create enriching and inspiring places.



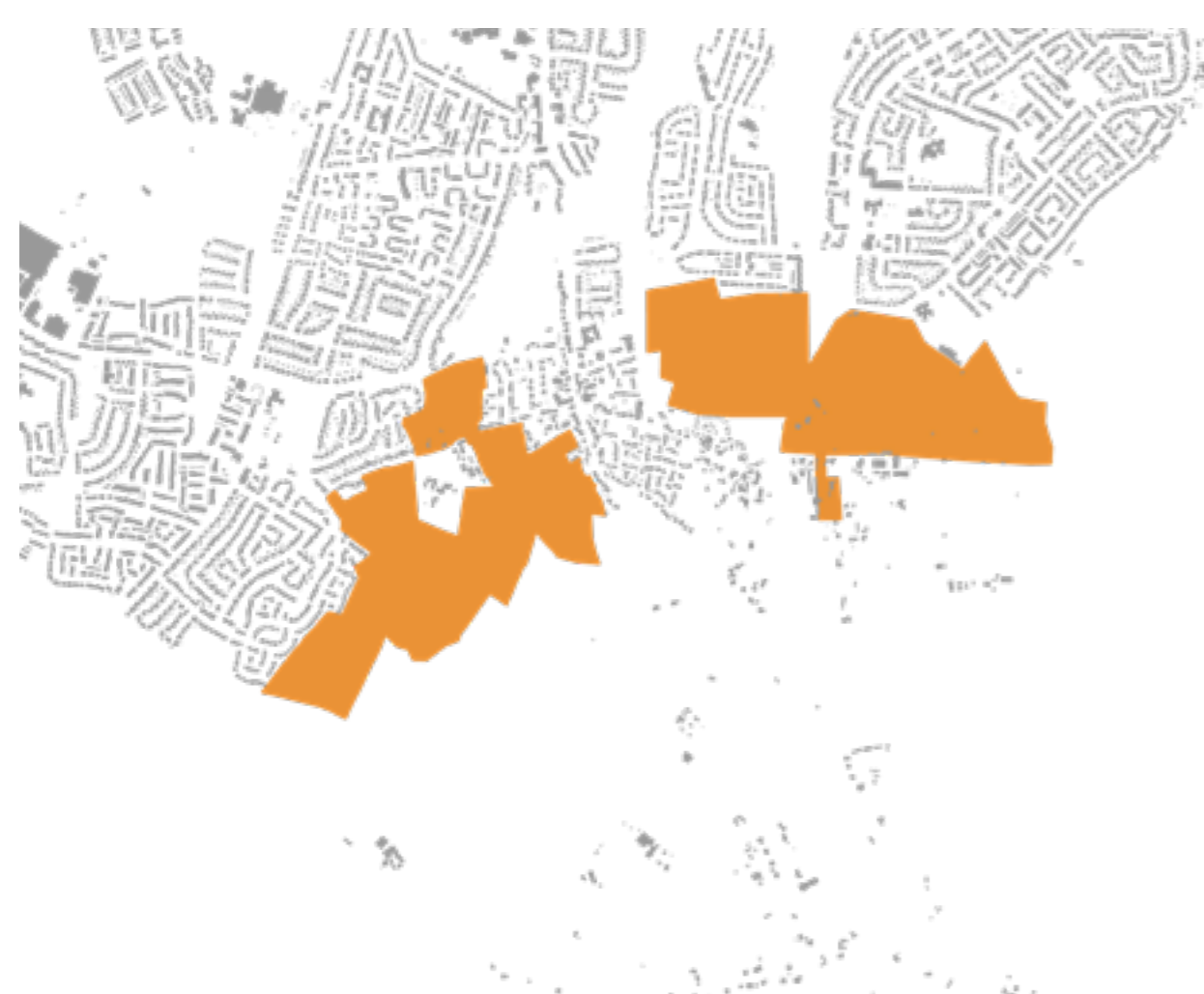
Initial area of search

Whitchurch: New Garden Community

Locational options

In assessing the best, broad location for the development various options were considered:

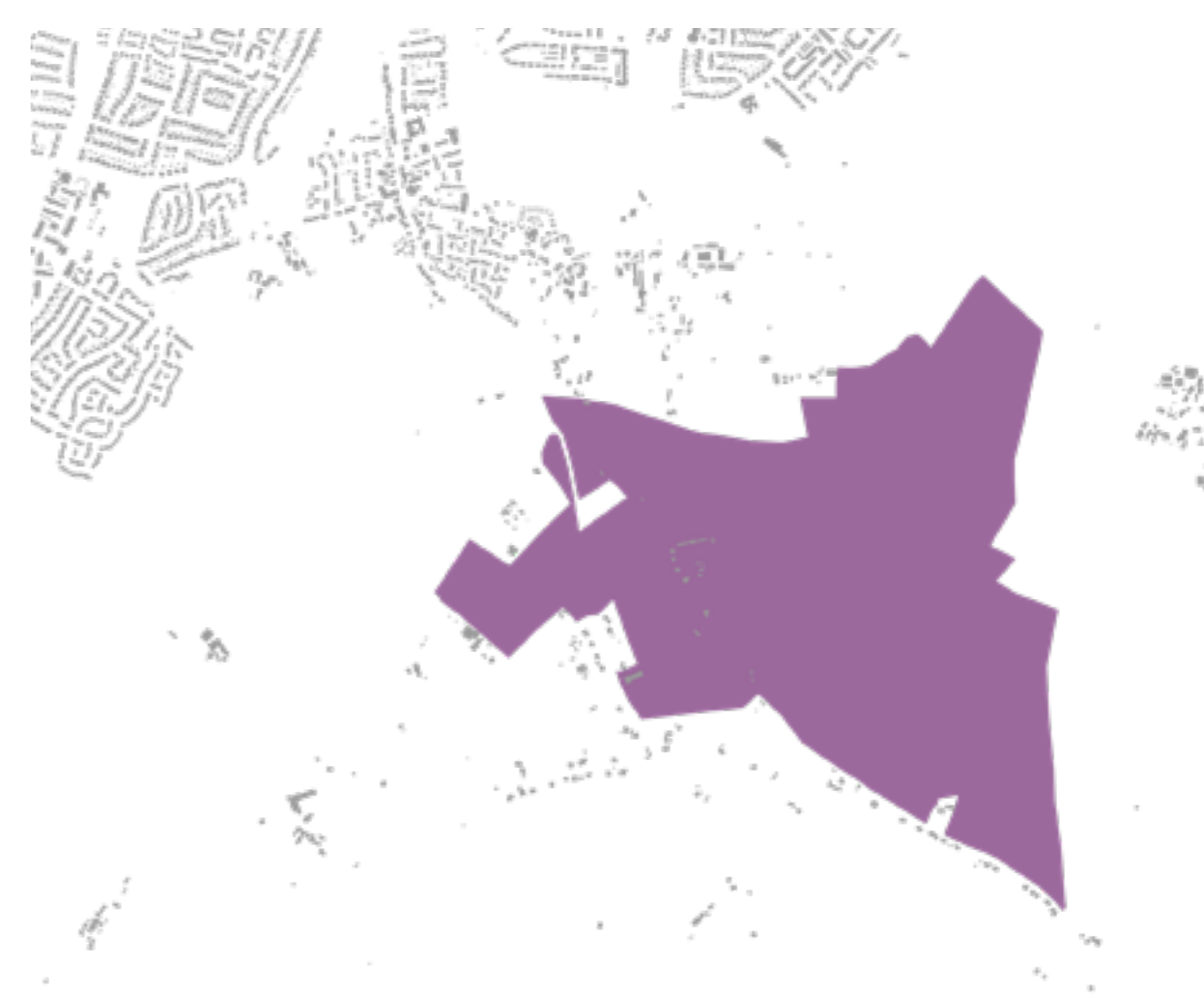
Option 1 – Extend Bristol



Option 2 – Extend Whitchurch



Option 3 – Individual statements

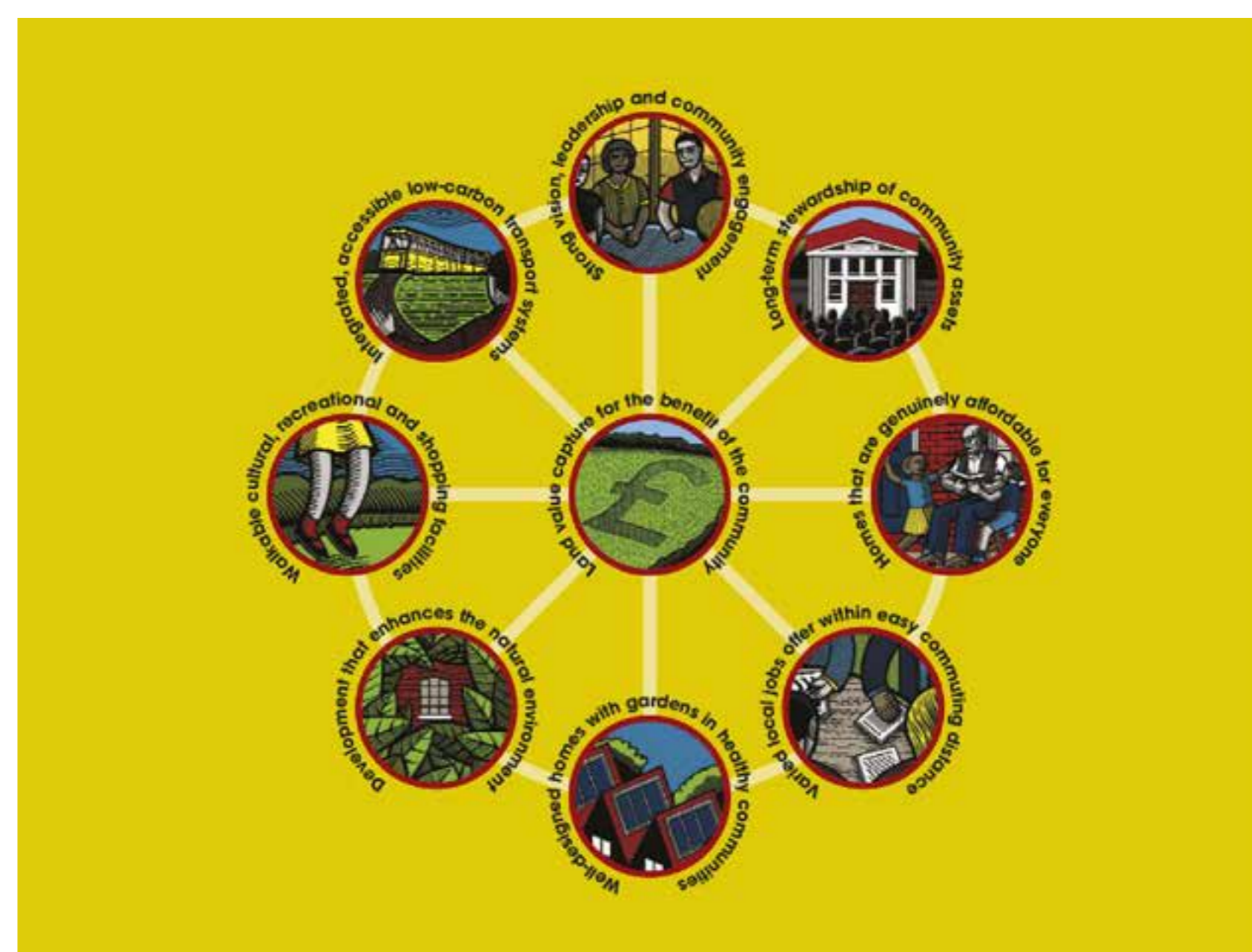


The preferred option - that emerged through consideration of a wide range of issues, including the response to the environmental context and the emerging alignment of the link road - is the creation of a separate settlement.

Garden Community principles

Given the emerging characteristics that the Council is promoting for the strategic development at Whitchurch, it is proposing to adopt a set of 'Garden Community Principles' that have been adapted from the Town and Country Planning Association (TCPA). These will guide the nature and form of development, establish a stewardship model for the on-going management of place, and strongly influence the delivery. This approach will seek to capture land value to ensure the delivery of a high quality scheme, including affordable housing, and secure the delivery of community and transport infrastructure for the benefit of all residents.

Diagram illustrating the key aspects of a Garden Community



Whitchurch: New Garden Community

Development area

An Emerging Strategic Planning Framework has been produced for the Whitchurch development area that identifies the following key elements:

- The broad location of the proposed new orbital route.
- The setting of Maes Knoll and Queen Charlton conservation area.
- Green infrastructure link from Stockwood Vale, through the development area, via the hedgerow network to woodland to the south and west to Maes Knoll.
- An additional development opportunity, to the eastern edge of Whitchurch Village, to help meet housing need.
- A new settlement located south of the new orbital link, and east of the A37.

These key elements are illustrated in the sequence of diagrams below:

Orbital zone



A movement zone has been safeguarded for the proposed Orbital link route. A number of links connecting into Bristol are currently being explored. This zone is illustrative only.

Green infrastructure



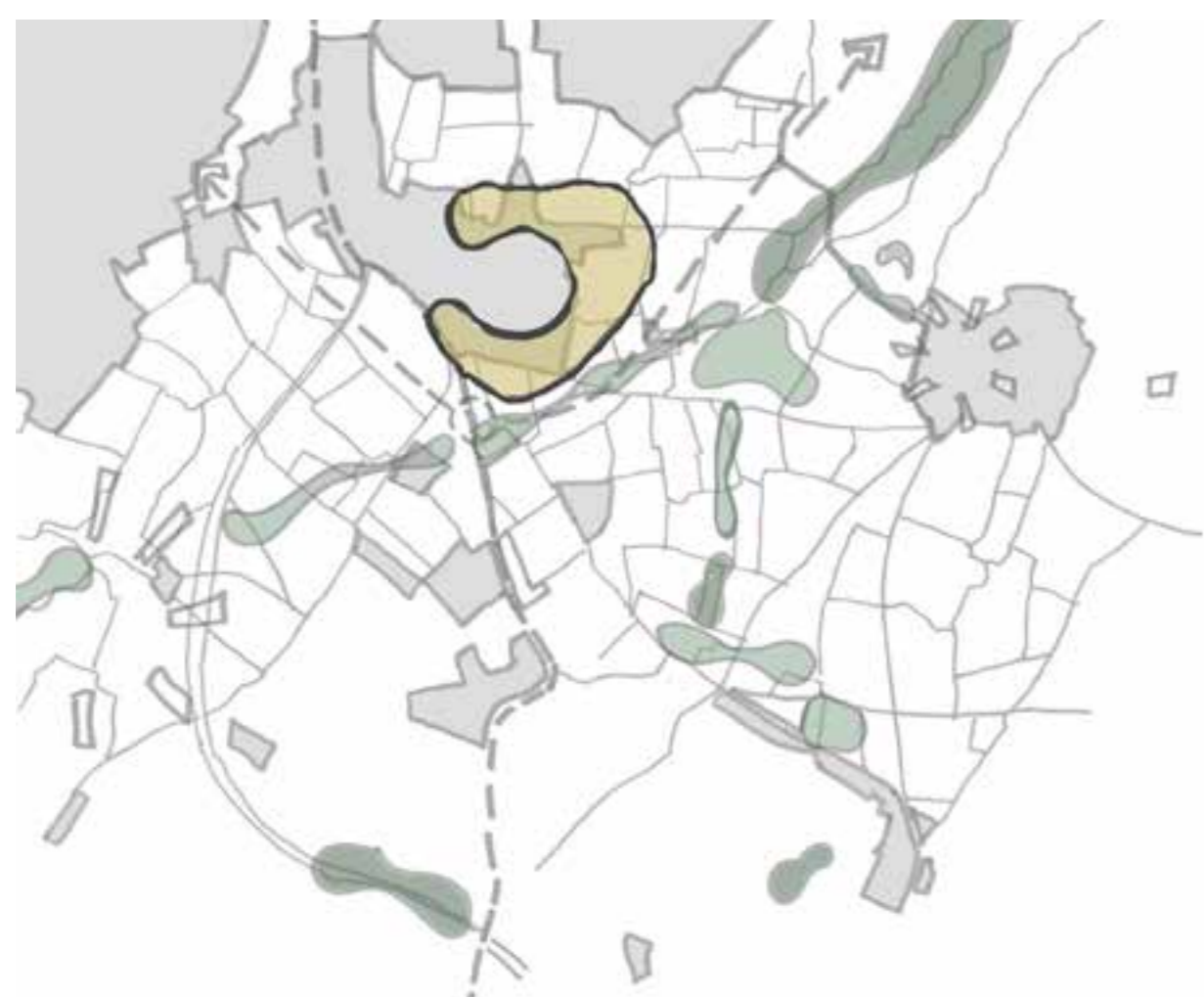
The strategy is to connect existing pockets of green infrastructure through the SDL via new green links. These links are informed by the topography, location of existing green spaces and proximity to the zone of the proposed Orbital route.

Key landscape landmarks



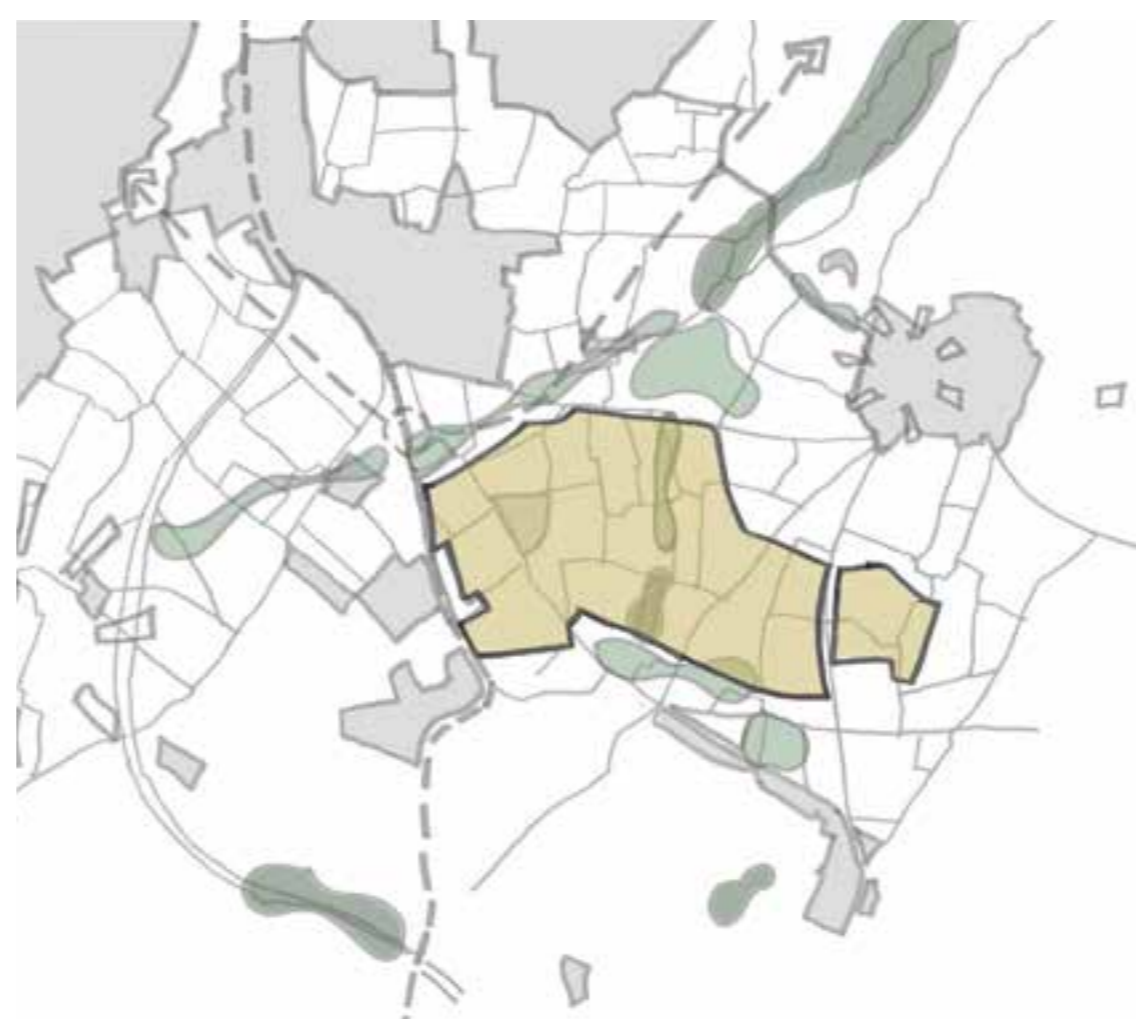
Key views to landscape focal points such as Maes Knoll and Stockwood Vale are also retained and enhanced where possible. The heritage setting of Queen Charlton will also be a key influence on where development occurs and how it relates to the village.

Extending Whitchurch Village



There is scope to provide appropriately scaled infill development at Whitchurch Village, which retains the existing character and respects the surrounding countryside.

New settlement



A new settlement is proposed east of the A37. It will be clearly defined on its northern edge by the Orbital zone and distinct from neighbouring communities, yet well connected to its context by pedestrian/cycle friendly routes.

The strategic framework

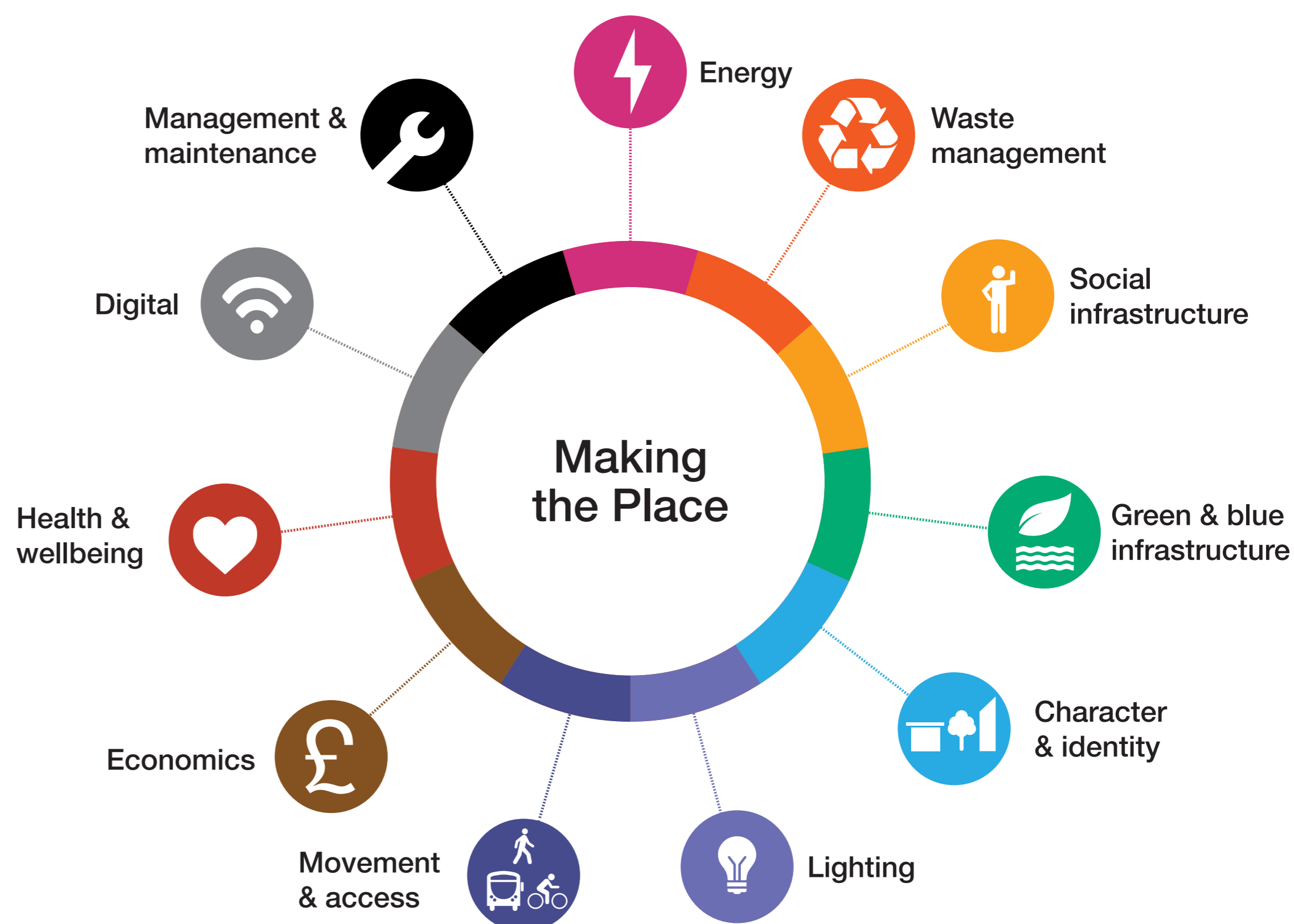


The combination of reshaping the development area of Whitchurch, and the proposed development south of the Orbital zone will form the strategic framework for development. This will be underpinned by the green and blue infrastructure strategy.

Whitchurch: New Garden Community

Strategic design objectives

A set of Strategic Design Objectives are proposed, which provide site specific themes that are used to guide the creation of the detailed planning policy framework. These themes help to define the quality of place that the Council is aspiring to develop.



A distinctive place:

- The new village will contribute positively to local character and distinctiveness, and will form a contemporary, new neighbourhood with its own identity.
- It will have a range of homes of different types and sizes, including affordable housing, to cater for a diverse community.
- It will have community and education facilities offering opportunities for all.



Connected to the landscape:

- Design and settlement structure should work with the landscape, and historic character, and respond appropriately to its setting.
- Building on existing landscape character and features, a new landscape structure of open spaces, hedgerows, tree belts and woodland will be incorporated into the development. This will improve the environmental quality, create wildlife habitat and complement the landscape setting, as well as promoting connectivity for people and wildlife through enhanced walking and wildlife corridors.
- Enhance existing, limited, wetland habitat and improve hydrological functioning - to increase biodiversity and provide resilience for extreme weather events.

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A sustainable place:

- The village layout and infrastructure will ensure a high number of journeys take place on foot, by bike or on public transport.
- Development will be expected to be zero carbon - incorporating energy efficient buildings and renewable energy technologies.
- Low carbon individual transport options are to be provided, including EV car and EBike charging. Facilities for bike hire could also be included.



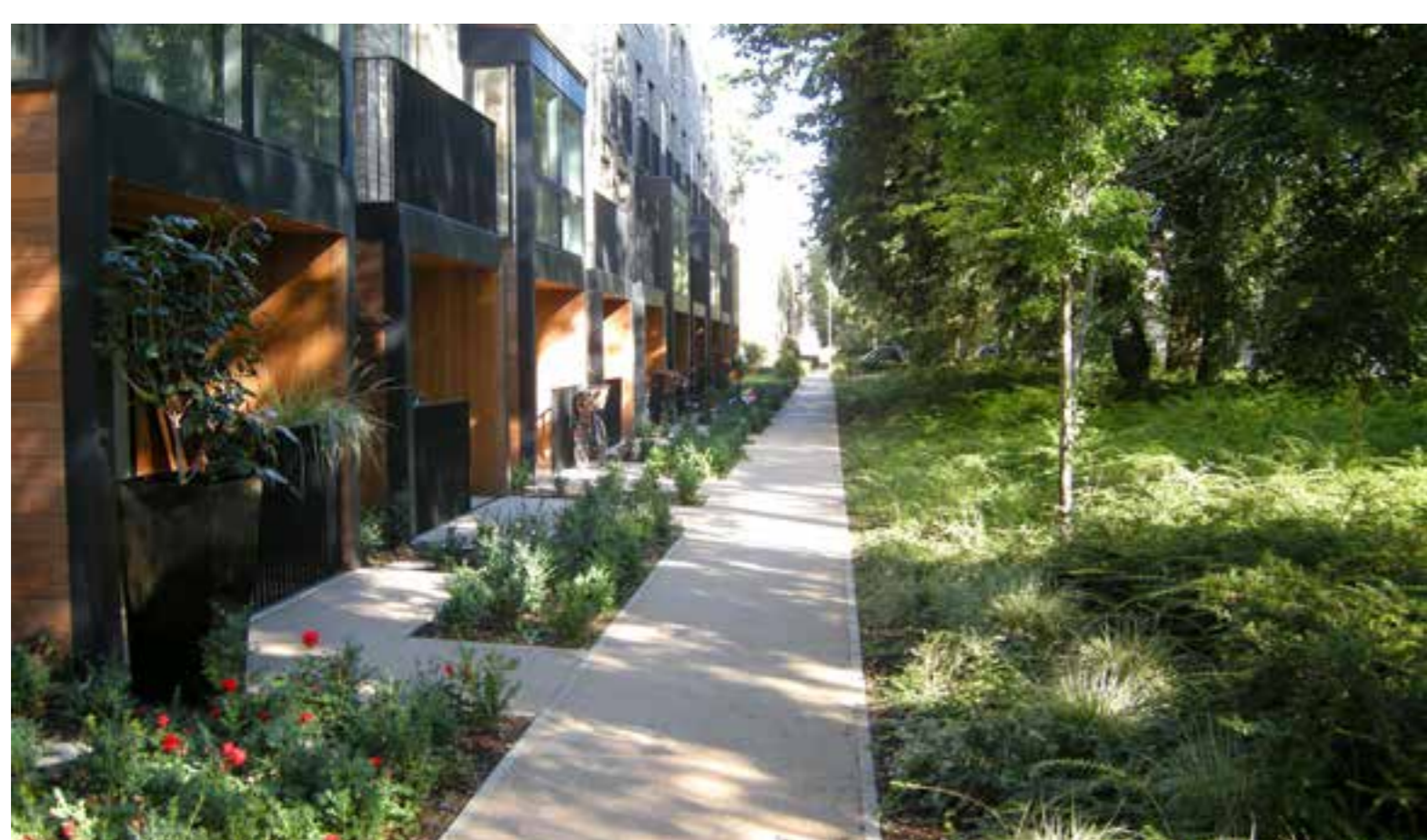
A healthy place:

- To combat sedentary lifestyles, walking and cycling will be a natural part of the pattern of daily activities, through good infrastructure.
- Encourage healthy living, through access to the outdoors and safe green routes to local facilities, such as sports and leisure, schools and amenities.
- Incorporate outdoor growing areas, facilitating healthy eating, community interaction and environmental education.



A social place:

- Promoting social interaction through walking and cycling routes with a high quality public realm and landscape.
- The new neighbourhood and existing communities will sustain local services such as schools and a local centre. New employment opportunities will include small scale co-working and studio space with high speed digital connectivity and services.
- Retail units, a cafe and a community centre will be provided at an early phase to create a vibrant place.



A connected place:

- The new village will be integrated with the existing walking and cycling routes to Whitchurch Village, Queen Charlton, Keynsham, Sustrans Route 3 and, through Stockwood Vale, to the River Avon.
- Accessibility to new park and ride facilities, proposed at Whitchurch Village, may be located on the new village perimeter, and could be integrated with the local centre.
- Roadways through the site to be designed as attractive streets with integrated landscape design, drainage, parking and services.

Whitchurch: New Garden Community

Broad spatial options

Two broad spatial options are suggested to stimulate discussion and test ideas about their implications. It is likely that the eventual preferred option will blend elements from both, and include other concepts that address other opportunities.

The first option (Option 1) seeks to optimise solar gain with roofs facing south so that buildings can generate as much power as possible from the sun with solar panels. It is more formal in its layout of streets and spaces.

The second option (Option 2) is based on the concept of creating neighbourhood clusters and is a more landscape-led approach that results in a more organic, softer urban structure.



For more information please visit:
www.bathnes-gardencommunities.co.uk

Emerging Option 1



Emerging Option 2



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