

A yellow line art graphic on the left side of the page depicts the profile of a building with a stepped roofline and a small chimney.

SUSTAINABLE NEW URBAN VILLAGE LAND WEST OF

PUCKLECHURCH

VISION DOCUMENT | DECEMBER 2016



VISION

The site west of Pucklechurch offers the opportunity to create a vibrant and walkable neighborhood within a high quality landscape and enjoying a distinct sense of place as an integrated addition to East Bristol. A sustainable, mixed use and inclusive community is envisaged which will put people first.

The site's location has the potential to tap into the existing sustainable transport network of the highest quality - including the MetroBus service: this means that it has close connections to transport hubs and highway network that make it ideally situated to access Bristol and the southwest as well as London and beyond. It's benefits include:

- A new urban village in a historic landscape setting
- A distinct identity with a mix of uses, services and facilities as well as housing
- Positioned to make best use of workplaces within immediate area - the North Fringe of Bristol is a nationally competitive business and employment location
- Sitting adjacent to high quality transport infrastructure including the MetroBus providing sustainable access to Parkway train station and Bristol city centre
- Located within close proximity to the A4174 – connecting to the M4 corridor
- Located in close proximity to a potential new extension to the Bristol Ring Road and a potential new Junction 18a on to the M4
- Situated on an existing arterial cycle route connecting directly to Bristol centre via vehicular and public transport modes



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PREFACE

This Vision Statement has been prepared by pad Design as a **representation by the Davison Family and IM Land Ltd, a subsidiary of IM Properties PLC**. The document sets out the potential for development at Land West of Pucklechurch, South Gloucestershire. It has been written with assistance from Cadence PR, Colliers International (planning), EDP (ecology and landscape), and PBA (transport).

The document includes an overview of the site and its context, and an initial design concept for a mixed-use development which safeguards a link to a potential new junction on the M4 to serve east Bristol and South Gloucestershire.

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Introduction

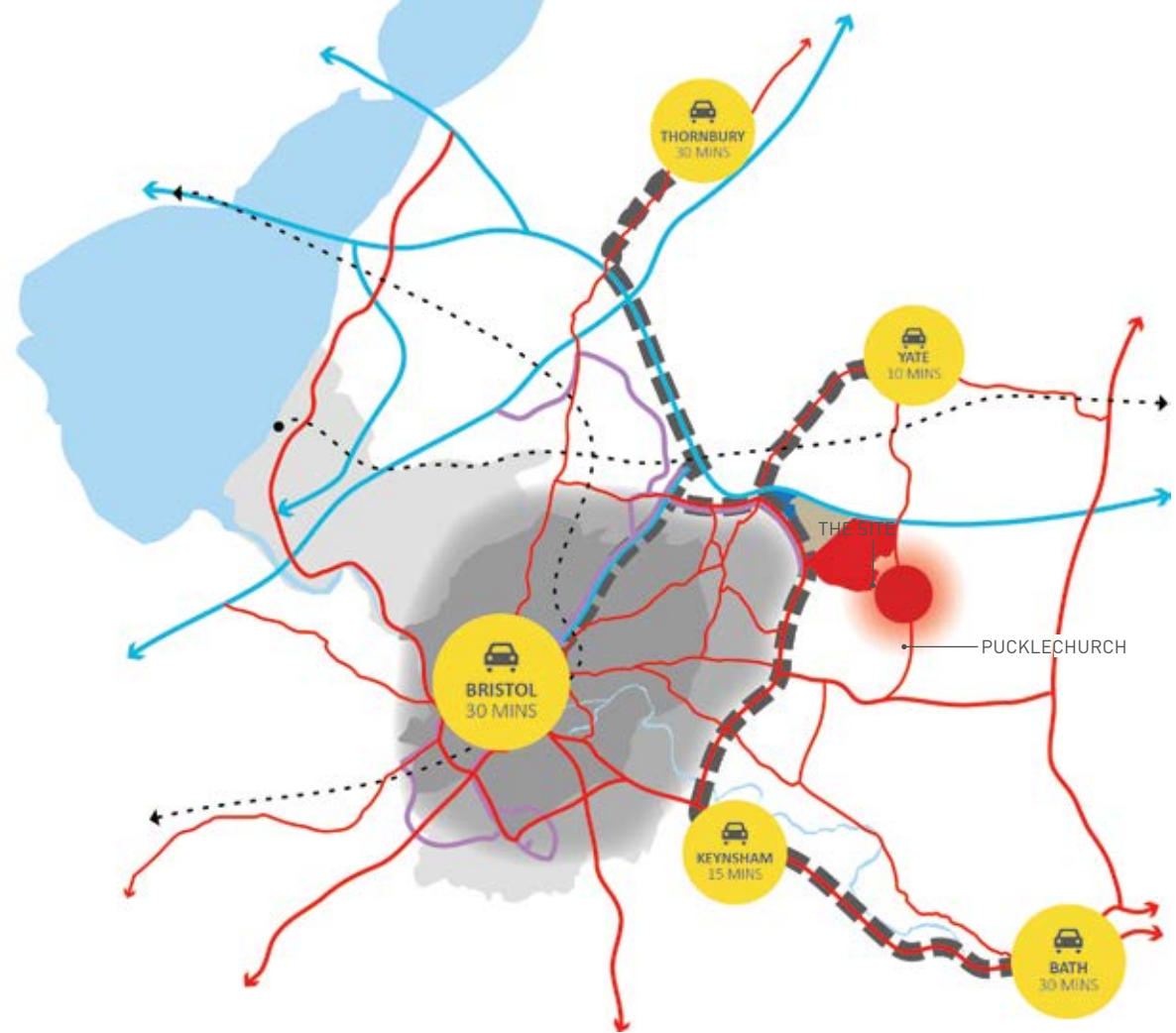
INTRODUCTION

Land to the west of Pucklechurch has the potential to deliver a well connected sustainable new urban village, comprising mixed use development and key infrastructure reflecting the existing landscape and historic location.

This document describes the site's potential to deliver circa 2600 new homes, new business and commercial uses and significant green infrastructure.

It sets out a broad concept plan for a mixed-use development based around high quality transport infrastructure. Building on the area's excellent connections (as highlighted by the diagram to the right) the development also has the potential to deliver new transport infrastructure including an extension to the Metro Bus Service, a new branch of the A4174 and a new junction onto the M4 corridor, providing relief to an overheated transport network.

The scale and context of the proposed new urban village can provide high quality new homes with a range of housing density, type and tenure to encourage an inclusive community. A new local centre would provide facilities and services that support existing business centres while providing new education sports and social facilities to the new and existing community. The site has the opportunity to implement a new urban village with its own character in the context of high quality landscape and a historic setting.



REGIONAL LOCATION

COMMUTABLE DISTANCES FROM THE SITE TO REGIONAL CENTRES

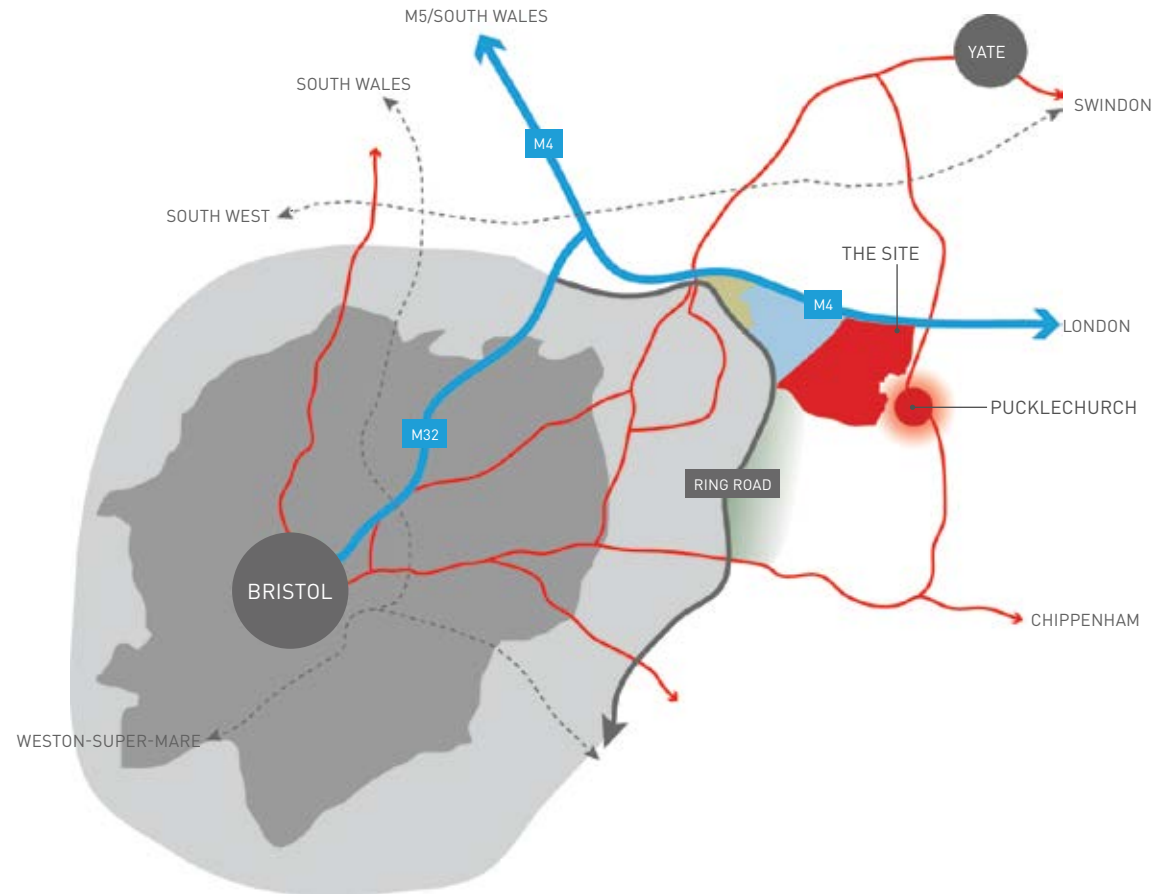
— MAJOR ROUTES	 PREFERRED DRIVING ROUTES	 LYDE GREEN
— MOTORWAYS RAIL CONNECTIONS	 BRISTOL & BATH SCIENCE PARK
● CITIES/TOWNS WITH APPROX. DRIVE TIMES	— METROBUS LINK	 DEVELOPMENT EDGE
	 CITY OF BRISTOL	



SITE LOCATION

Pucklechurch is a historic village located to the north east of Bristol and provides a location for sustainable growth. It is a sustainable strategic location for new housing, able to make best use of existing employment and transport infrastructure.

The site sits to the south of the M4 between the village and the existing, and growing, eastern edge of Bristol. This includes the mixed use development at Lyde Green, which accommodates provision for the city-wide MetroBus which is due to begin operation in 2017.



SITE LOCATION





SITE LOCATION PLAN

SITE CONTEXT

The site enjoys the historic context of Pucklechurch, the centre of which is designated as a Conservation Area and includes a number of Listed buildings, as well modern employment and residential areas.

The site lies within Bristol North Fringe, an area well served by existing employment opportunities and transport infrastructure. The site has the potential to take maximum benefit from the high-quality connections and has the potential for services to be extended.

Employment locations include the Bristol and Bath Science Park, part of the ongoing development of Lyde Green – a mixed use development which will deliver around up to 2,550 homes, employment, two primary schools and a secondary school.



1 The tower of St Thomas a Beckett Church is visible from parts of the site



2 Pucklechurch has a few local facilities which can be boosted by new development



3 Bristol and Bath Railway Path, an attractive foot/cycle route with off-road links to both cities.



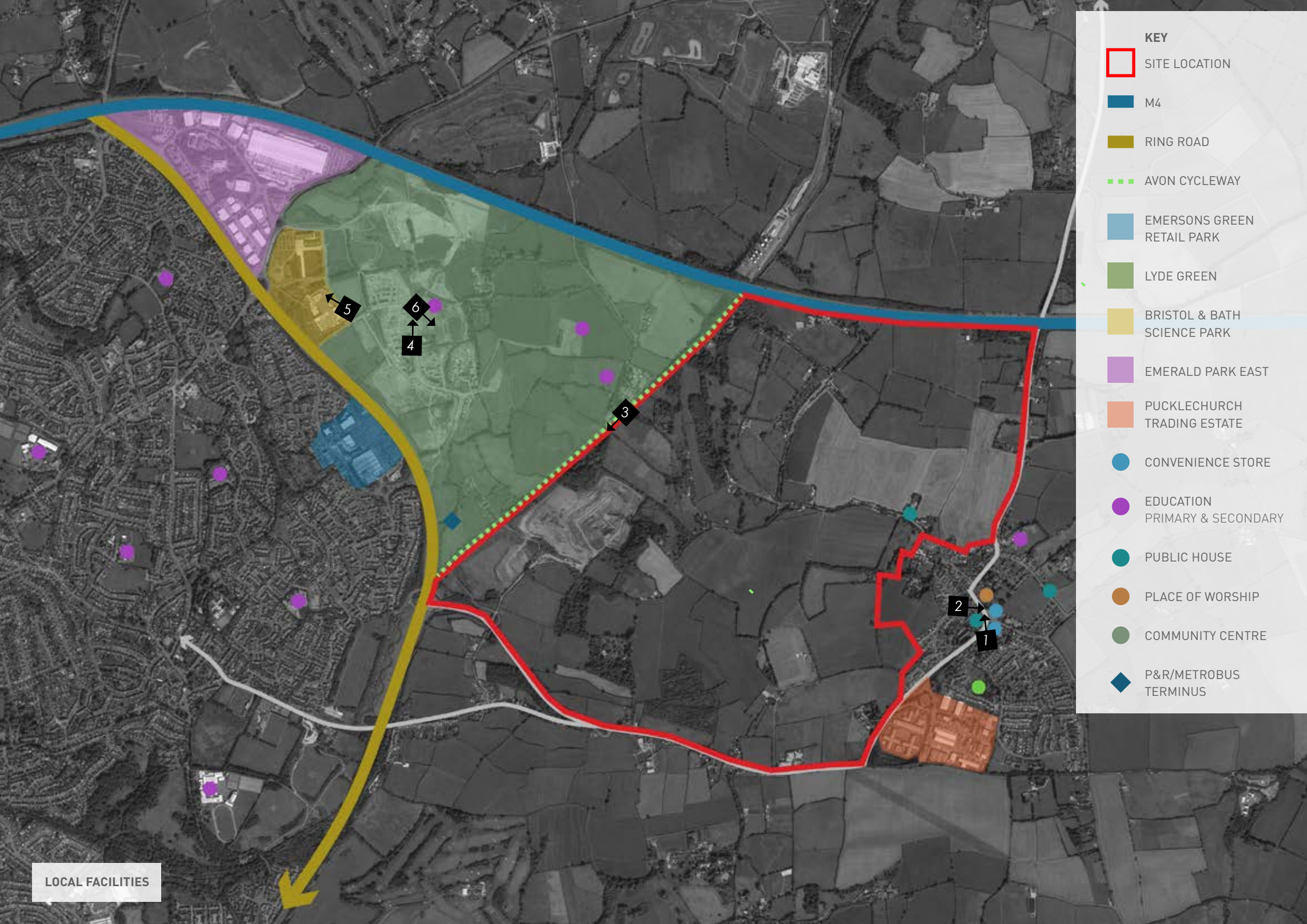
4 A variety of new housing is being provided at Lyde Green


















5 Bristol and Bath Science Park is a 'world-class' centre for research, innovation and development



6 The first primary school at Lyde Green is nearing completion



KEY

-  SITE LOCATION
-  M4
-  RING ROAD
-  AVON CYCLEWAY
-  EMERSONS GREEN RETAIL PARK
-  LYDE GREEN
-  BRISTOL & BATH SCIENCE PARK
-  EMERALD PARK EAST
-  PUCKLECHURCH TRADING ESTATE
-  CONVENIENCE STORE
-  EDUCATION
PRIMARY & SECONDARY
-  PUBLIC HOUSE
-  PLACE OF WORSHIP
-  COMMUNITY CENTRE
-  P&R/METROBUS
TERMINUS

LOCAL FACILITIES





2

The Site

SITE OVERVIEW

The site comprises largely agricultural land divided by field hedgerows, as well as a number of existing dwellings. It is crossed by a variety of highways, including several narrow lanes, while larger highways including Shortwood Road and Westerleigh Road, sections of the B4465, skirt the site.

FLOOD RISK AND DRAINAGE

The site is located in Flood Zone 1 and is therefore sequentially acceptable for development.

A reservoir is present within the south eastern portion of the development area. Any associated risks from the reservoir can be incorporated into the land use framework for the site and this will include the provision of clear flood flow routes for areas of high risk and the provision of suitable finished floor levels and flood resilient design for properties in other locations.

Surface water flows will be managed and attenuated on site to ensure runoff rates do not increase beyond existing Greenfield rates and where feasible betterment will be provided. Surface water flows will be designed to mimic existing greenfield conditions. SuDS features including detention basins and swales will be provide suitable attenuation within areas of open space across the development area.

Foul drainage will connect to existing infrastructure and any upgrades will be provided and in accordance with the local requirements of the statutory body.



1 The B4465 Shortwood Road will serve the development (seen here towards Pucklechurch)



2 The Rose and Crown (right) sits alongside Parkfield Road as it runs into the site



3 Several terraces comprise parkfield Rank, which sits within the site



4 The western edge of the site includes a number of steep slopes and areas of woodland



5 The Body of the site is relatively level farmland, with a network of hedgerows and suitable for development



The site is crossed by several narrow lanes and accommodates a number of residences



The site is well served by Public Rights of Way and cycle routes



SITE CONSTRAINTS & OPORTUNITIES

TOPOGRAPHY

Generally, the site falls away from the high point of the reservoir in the south western corner, towards the north west edge and Shortwood quarry. The topography of the majority of the site is relatively benign and suitable for development. The more challenging, steeper slopes lie within the western part of the site, the majority of which is proposed to be retained as a major landscape resource.

LANDSCAPE/VISUAL

The site comprises largely agricultural land, divided by established hedgerows and woodland areas. It includes several isolated dwellings and a cluster of terraces at Parkfield in the northwestern area.

The steeper sloping western areas provide longer range views and include the majority of the woodland blocks.

ACCESS

There are a number of public footpaths and cycle paths which provide connectivity around the site and to surrounding areas, while. The site is crossed by a number of relatively narrow country lanes, which have the potential to form part of an attractive foot/cycle network. The Bristol and Bath Railway Path cycle track runs along the north western boundary of the site.

Parts of the site are skirted by the B4465, which provides an opportunity to access the site. A long-term route towards a potential new motorway junction along the M4 can be safeguarded as part of the proposals.

NOISE

Noise from the M4 will be taken into consideration as part of the scheme and suitable standoff distances will be provided along with any additional barrier screening as considered necessary. The provision of commercial development close to the motorway will act as a screen to residential properties providing suitable levels of protection in order to meet the requirements of BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'; and World Health Organisation Guidelines for Community Noise 1999.

UTILITIES

Utilities including electricity cables, gas mains and water mains are present within the site and these will either be diverted or retained and taken into consideration are part of the land use framework. Suitable capacity will be made available through infrastructure upgrades as deemed necessary by the Statutory Undertakers.

OTHER CONSIDERATIONS

Pucklechurch Conservation Area covers much of the village centre to the east of the site. It includes a number of listed buildings, including St Thomas a Beckett Church – the tower of which is visible for part of the site. Siston Conservation Area sits to the south of the B4465.

The former colliery buildings at the western edge of the site are designated as a Scheduled Ancient Monument (SAM).





CONSTRAINTS & OPPORTUNITIES PLAN





The Vision

DEVELOPMENT CONCEPT

This section provides an initial development concept plan and a delivery strategy. The vision is to create a cohesive sustainable community, set within an attractive environment, with a strong sense of local character and identity which links positively with the existing residential areas of East Bristol, Lyde Green and Pucklechurch. The scheme would be designed focusing on placemaking principles to create a newly planned neighbourhood.

The simple concept diagram opposite illustrates broadly how the site may be developed to deliver the mixed-use new neighbourhood, underpinned by the principles of good placemaking.

GENERAL PLACEMAKING PRINCIPLES

The site is relatively visually unconstrained

- A distinctive street hierarchy will be created to help create a sense of place and to aid legibility
- A potential new Park and Ride facility for east Bristol may be provided as part of the transport strategy
- A new local centre to aid the creation of a walkable neighbourhood with a sense of community
- Sites for new primary school(s) will be delivered, served by safe walking and cycling routes

- A network of play areas will be provided across the development to encourage healthy, active lifestyles
- Development will be set back from the Community Forest Path to reduce enclosure by urban development and allow for effective tree planting to soften the settlement edge
- Hedgerows and trees will be retained where appropriate within areas of open space or alongside pedestrian/cycle routes to maintain a mature landscape structure and coherent landscape fabric
- Subsequent design to be informed by site assessments and engagement with stakeholders and the public

ACCESS

- 1 Network of new and retained pedestrian/cycle routes to be accommodated within green corridors
- 2 Bristol and Bath Railway Path
- 3 Primary streets to create a public transport loop via Pucklechurch
- 4 Potential alternative locations for new Park and Ride facilities
- 5 Area of search for potential new Junction 18a on the M4
- 6 Safeguarded route to potential new motorway junction

DEVELOPMENT

- 7 New employment area at visible and accessible location
- 8 Potential for landmark employment development
- 9 New residential areas in a range of housing densities, with mixed-use local centre and primary school(s)

LANDSCAPE

- 10 Green corridors accommodating new and retained planting and drainage attenuation
- 11 Landscape area wrapping around existing edge of Pucklechurch
- 12 Central green corridor with the potential to provide green community facilities, including sports pitches and, allotments
- 13 Major landscape resource with potential for recreational use and habitat creation
- 14 Retained reservoir incorporated into the site proposals



CONCLUSION

This Vision Statement sets out how a landscape-led mixed-use development at Pucklechurch can help deliver new housing within South Gloucestershire of around 2600 new homes. The site can also provide new employment opportunities which benefit from the high quality transport infrastructure within the area, as well as safeguarding a connection to a future new junction on the M4 to serve East Bristol and South Gloucestershire.





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