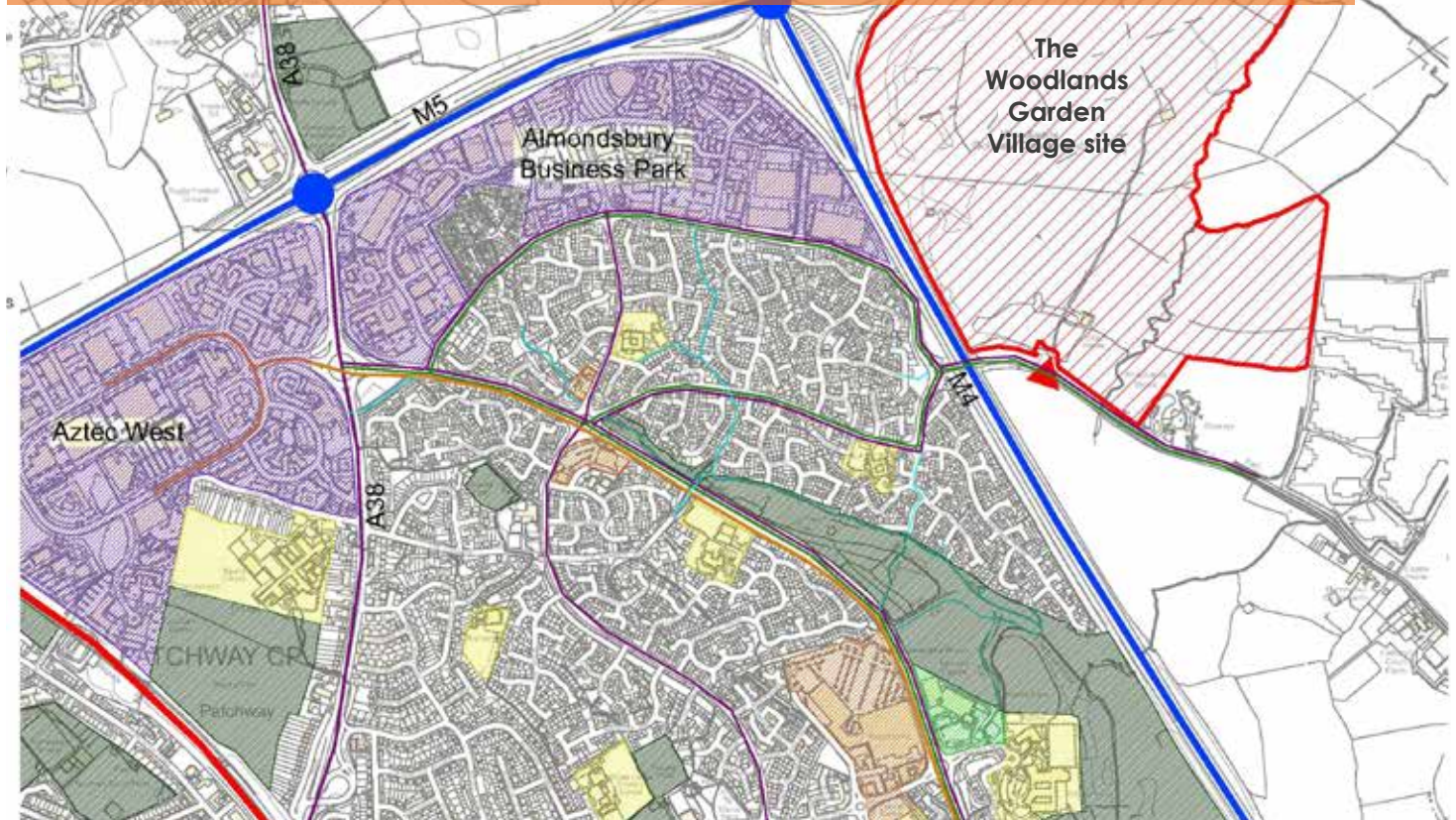


Woodlands Garden Village

A sustainable new community

November 2017



Woodlands Garden Village presents a unique opportunity to boost housing delivery by providing a new sustainable community of up to 2,000 homes, including a range of social infrastructure which can provide a level of affordable housing likely to exceed policy requirements, if required.

Woodlands is in an extremely sustainable location adjacent to key infrastructure and, crucially, within walking and cycling distance of thousands of jobs.

The site's location would have significant benefits in highways terms over and above the other proposed allocated sites within the Joint Spatial Plan (JSP), which are considerably further away from the main generator of housing need - Bristol - and require substantial, and currently unfunded infrastructure.

We are aware that the JSP is moving forward with a consultation on the submission draft commencing in November 2017.

However, there is a compelling case for the Woodlands site to come forward as an alternative to those sites which have received overwhelming opposition, such as Buckover Garden Village and Charfield, which will require extensive as yet unfunded infrastructure.

There is also a good case for the JSP to include Woodlands as a fall-back position, which can meet the requirements of additional need in a sustainable location.

Any such approach would protect the JSP should the Inspector seek additional housing numbers, or when the JSP is updated to conform with the Government's standardised housing need methodology.



THE WOODLANDS GARDEN VILLAGE SITE

A SUSTAINABLE LOCATION

Woodlands Golf Club is in an extremely sustainable location in close proximity to Bradley Stoke which is serviced by a range of key facilities including primary and secondary schools, medical facilities, retail and public transport including Metro Bus.

It also lies within easy walking and cycling distance to the key existing employment areas at Aztec West and Almondsbury Business Park.

This means that the Woodlands site has by far the highest concentration of jobs and services within walking and cycling distance when compared to the JSP sites being considered in the South Gloucestershire Council area.

The site also has strong physical and transport links with Bristol, and is within walking distance (under 2km) from nearby key facilities.

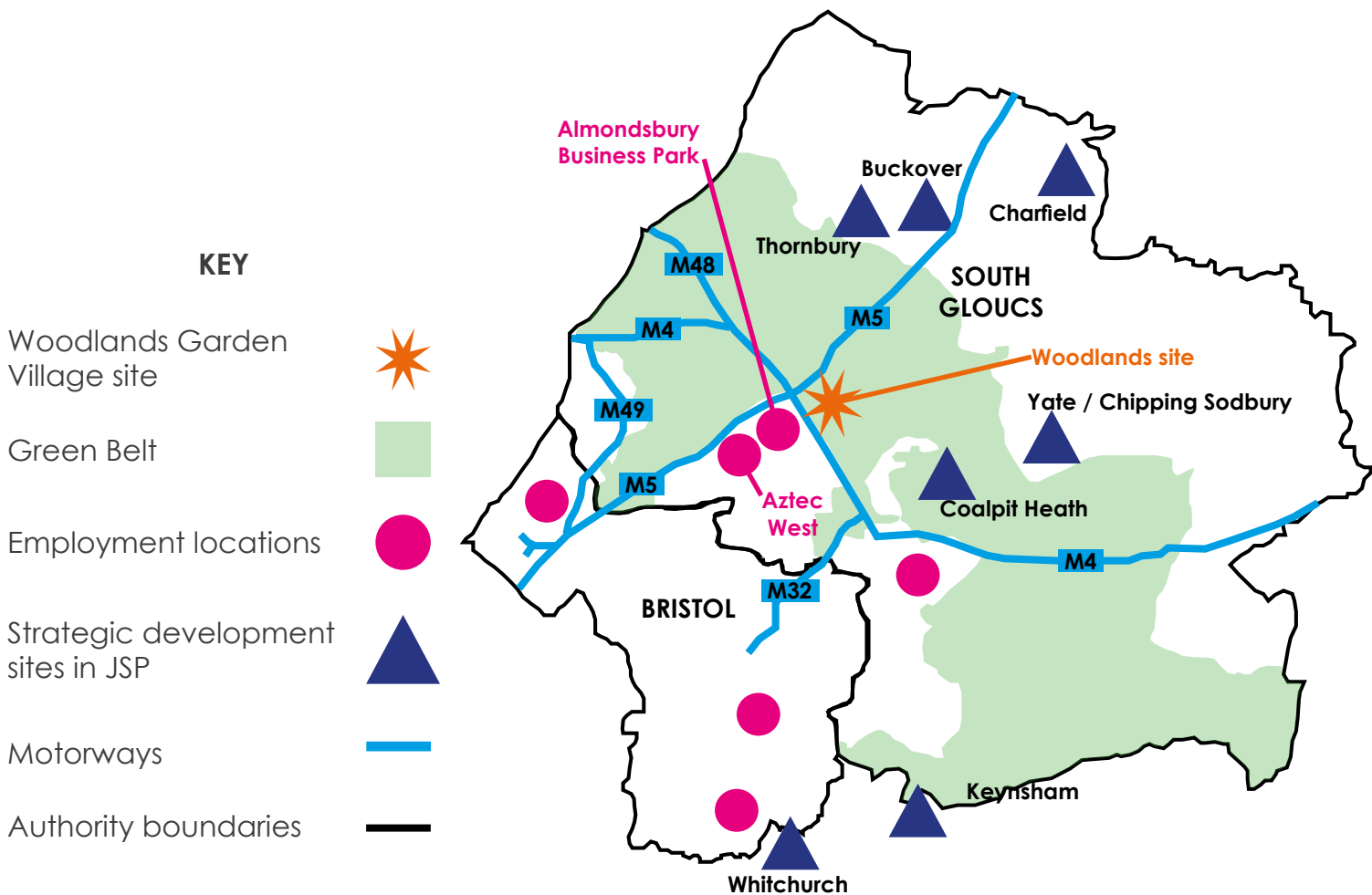
ACCELERATED HOUSING DELIVERY

The Woodlands site is under the control of a single landowner and as such represents a deliverable and viable opportunity to boost housing delivery by providing up to 2,000 homes.

The site will also be able to unlock a sizeable proportion of affordable homes, starter homes and self-build plots at a level which is likely to exceed policy requirements.

Woodlands Garden Village could therefore significantly accelerate the delivery of affordable units in the West of England Area and within South Gloucestershire specifically.

PLAN SHOWING THE WOODLANDS GARDEN VILLAGE SITE IN THE CONTEXT OF OTHER JSP SITES



SIGNIFICANT SOCIAL INFRASTRUCTURE

The site is located close to a wide range of existing and planned local and strategic infrastructure.

Notwithstanding this, we are confident that the site can deliver a level of social infrastructure that exceeds policy requirements.

As an absolute minimum, we expect the site would provide a range of benefits for the local community, including:

- A new on-site primary school and meaningful contributions towards secondary education provision, in accordance with the local education authority's aspirations, or alternatively a secondary school on-site.
- A local centre providing shops, doctor's surgery, professional services, care home facilities, offices and purpose-built community facilities.
- Attractive circular walking and cycling routes and new leisure facilities.

POTENTIAL FOR A NEW SECONDARY SCHOOL

The Woodlands site has the potential to meet the need for a new secondary school in South Gloucestershire and this is something we will investigate further through discussions with members and Council officers.

A NEW CARE FACILITY

We have engaged with local care home trusts to discuss a new care facility on the Woodlands site. Our engagement has identified interest for such a facility and discussions are ongoing.

LANDSCAPE MATTERS

The JSP acknowledges and accepts the extraordinary circumstances for the release of sites from the Green Belt to help meet the region's housing needs.

The Woodlands site, whilst in the Green Belt, does little to fulfil the five green belt functions and is not constrained by any other ecological or environmental classifications as it is outside of all flood zones, conservation areas and AONB.

Unlike other sites, Woodlands Garden Village is well screened by substantial existing landscaping and earthworks. Accordingly there are very limited views into the site. The site is also unique in that it will not promote coalescence as it is separated from existing residential settlements, but adjacent to employment and social facilities.



Key features

- 1 Primary School
- 2 Local Centre
- 3 Community Park
- 4 Leisure facilities
- 5 Allotments / Growing spaces

Masterplan key

- Development Boundary
- Access - all modes
- Access - pedestrian / cycle
- Pedestrian / cycle routes proposed
- Pedestrian routes existing
- private drives
- key spaces
- Potential bus stop locations
- potential bus route through site
- Hedges / Trees retained
- Potential Ecological Planting
- planting / Trees proposed
- Play / kick-about areas
- Amenity Public Open Space
- Strategic Open Space
- Potential Allotment Area
- Retained Water Area
- Proposed Attenuation Area
- Key buildings / indicative built frontage

A HIGHLY ACCESSIBLE & SUSTAINABLE SITE

ACCESS AND HIGHWAYS

Uniquely, the Woodlands site is able to provide foot, cycle and public transport access to key employment and retail centres.

Development of Woodlands for a new Garden Village would therefore not have the same adverse impact on the A38/M5 and M4/M5 junctions than other proposed allocations within the draft JSP. Woodlands would also avoid any such direct impact on the busy A38 corridor.

Initial transport studies undertaken and submitted in support of a pre-application process have shown that development at Woodlands would have a negligible impact on the road network, with no impact reported at the important Aztec West Junction.

Specific mitigation measures have been identified and modelled that would further minimise the identified minor impact of the development and would also provide wider benefits by improving the local highways network.

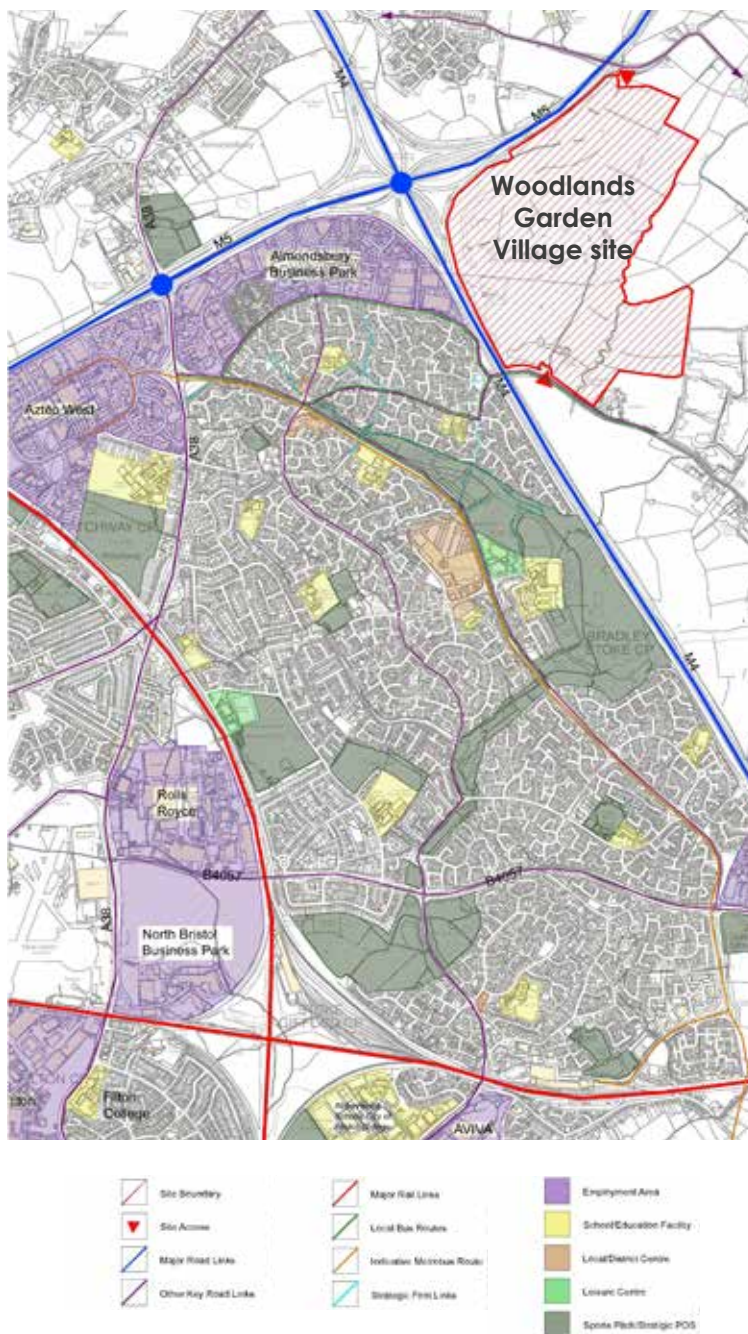
SUSTAINABLE TRANSPORT

Woodlands Garden Village presents an opportunity to harness sustainable modes of transport through the following proposed measures:

- The site is located just 1.2km from the proposed Metro Bus route and will therefore have a materially positive impact on the commercial viability of Metro Bus.
- Crucially, the site also has the capacity to facilitate Metro Bus services and could enable an alternative public transport link to Thornbury which avoids the Aztec West Roundabout, thereby alleviating pressure in this location.
- The site could also deliver substantial improvements to the existing walking and cycle connections, and provide new routes through the site, including a new pedestrian and cycle bridge over the M4 (Trench Lane), allowing the widening of Trench Lane for vehicles.
- Discussions with Sustrans and a Bus Operator are also progressing to identify opportunities to further enhance the accessibility of the site by sustainable modes.

Due to their locations divorced from the key employment and retail/service centres in South Gloucestershire and Bristol, the currently allocated JSP sites cannot promote such sustainable modes of transport.

PLAN SHOWING THE WOODLANDS SITE IN THE CONTEXT OF LOCAL FACILITIES



IN SUMMARY:

Woodlands Garden Village presents a unique opportunity to deliver:

- A sustainable new community of 2,000 homes including a level of affordable housing which is likely to exceed policy requirements.
- Certainty over viability and delivery given the site is within a single ownership and will not require expensive and complicated strategic infrastructure.
- An extremely well connected location for new homes, adjacent to existing key infrastructure and, crucially, within walking and cycling distance of thousands of jobs.
- Benefits in highways terms over and above the other proposed sites which are considerably further away from key destinations and will require strategic infrastructure, which is not currently funded.
- Significantly less impact than other sites on the junctions in the Almondsbury Interchange area and on other junctions, such as J14 of the M5 and along the A38 corridor.
- A level of social infrastructure that exceeds policy requirements, including a primary school, a thriving local centre, a care facility and considerable open green space.
- Possibly a new site for a secondary school, subject to the Council's requirements.
- Significant benefits associated with improving the commercial viability of Metro Bus and could unlock an alternative link towards Thornbury.
- A well screened site, which will not promote coalescence or materially impact the character of nearby settlements.

There is a compelling case for the Woodlands site to come forward through the JSP should there be difficulties over the currently allocated sites; or, if the overall housing numbers increase in the Plan.

Alternatively, Woodlands is a sustainable option for a reserve site should either of these difficulties arise during the Examination of the JSP.

COMMERCIAL BENEFITS FOR METRO BUS AND A NEW ROUTE



Next Steps

South West Strategic Developments is keen to work with South Gloucestershire Council and the West of England Combined Authority to bring forward a mutually beneficial allocation of the Woodlands site as part of the regional growth plan outlined in the JSP and we would be happy to consider any suggestions you may have in respect to what social benefits the site might deliver.

In this regard we hope to engage with members of all Councils and the local community as we move forward.

