

Land off Stockwood Lane, Whitchurch

Public Consultation

It is proposed that an application for outline planning permission for residential development on land to the north east of Whitchurch be submitted to Bath and North East Somerset Council by Pegasus Planning Group, on behalf of Robert Hitchens Limited. The development will comprise up to 340 new dwellings (including affordable) with associated public open space and infrastructure, set within a landscape framework. Vehicular access is proposed from Stockwood Lane.

Your views are sought on these emerging proposals as these will help inform the application.

The application will also be supported by a number of studies including those relating to:

- Archaeology
- Transportation
- Landscape
- Ecology
- Flood Risk

PUBLIC EXHIBITION

Two exhibitions have been arranged to give you the opportunity to view the emerging proposals, to speak with our team, and to provide your feedback on the proposals before an application is submitted to the Bath and North East Somerset Council. This will enable your views to be considered and amendments made, as necessary.

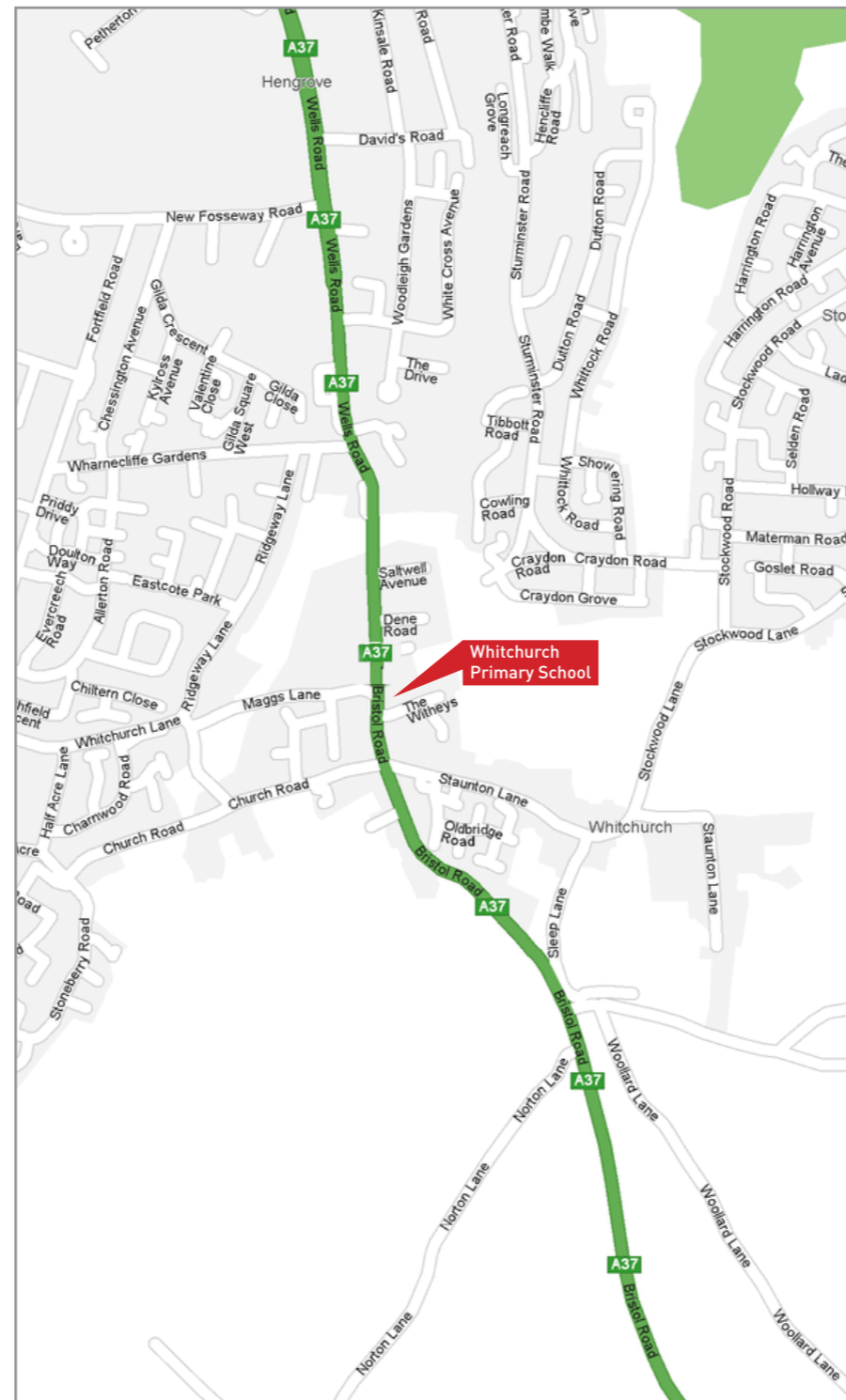
The first exhibition will be held on **Monday 4th October 2010** between **3.30pm and 8pm** at **Whitchurch Primary School, 22 Bristol Road, Whitchurch, Bristol**. It will be presented by Pegasus Planning Group and PFA Consulting. A location map is shown below.

The second exhibition will be held on **Thursday 7th October 2010** between **3.30pm and 8pm** at **Whitchurch Primary School**. It will be presented by Pegasus Planning Group and PFA Consulting.

Pegasus Planning Group welcomes all comments in respect of the development. These can be submitted by post or personally at the forthcoming exhibitions. We invite comments to be received by **15th October 2010**. All posted comments should be sent to:

Pegasus Planning Group
Pegasus House,
Querns Business Centre
Whitworth Road,
Cirencester
Gloucestershire
GL7 1RT

Email: whitchurch@pegasuspg.co.uk



Exhibition Location Plan
Whitchurch Primary School



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SITE AND SURROUNDINGS

The site lies between Stockwood and the old village of Whitchurch. It comprises approximately 13 hectares. The site is bounded by a caravan park and residential development to the south and by residential development to the north. Adjoining the site to the west is an area of woodland, beyond which lies the course of the former railway. To the north east is an area of common land designated as being of nature conservation interest. Sports pitches lie further to the east beyond Stockwood Lane. The site is not identified by the Environment Agency as being at risk of flooding. The site does provide some visual separation between Stockwood and the village of Whitchurch, this will be addressed by the careful integration of green infrastructure to allow the settlements to be “read” as separate communities and also by the retention and enhancement of existing/historic field boundaries.



Site Context Plan

PLANNING CONSIDERATIONS

There is an urgent need for new housing to meet the District’s housing requirements there being an acknowledged shortfall of at least 406 dwellings. There is also a need for affordable housing. The current Local Plan policy is for 35% of new houses to be affordable which will result in excess of 100 affordable dwellings being provided on this site as affordable homes.

The area was originally identified in the Regional Spatial Strategy (now revoked) as part of an urban extension to South East Bristol to help meet housing needs and is identified as being within the broad location for development identified in the emerging Bath and North East Somerset Core Strategy.

Notwithstanding the revocation of the Regional Spatial Strategy there is still a need to make some housing provision to meet local needs and in line with the Government’s key housing goal that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. A smaller scale extension is therefore being proposed, which is substantially less than the scale proposed in the District Council’s Spatial Options Consultation Document of October 2009 but has regard to the acknowledged shortfall in housing referred to above.



THE PROPOSAL

The Concept Masterplan shows a possible layout for the site and includes up to 340 dwellings at 40 dwellings per hectare, an equipped children’s play area, outdoor sports provision and other strategic public open space including green infrastructure. Existing footpath and cycle links will be retained and in some cases realigned. Vehicular access is proposed from Stockwood Lane

The draft layout has been carefully considered taking account of the following:

- Protect local common land in particular Whitchurch Green
- Respect the visually important green link which extends into Bristol and between Stockwood and Hengrove.
- Protect and enhance the secondary green link formed by the route of the old railway line which also extends into Hengrove.
- Provide visual separation between Whitchurch and Stockwood.
- Extend green link to the higher area of the site to protect views into the site especially from Maes Knoll.
- Respect and reinforce existing hedgerows and to retain the area of above ground watercourses and natural springs in the west of the site.
- Affordable housing will be included in accordance with local and national policy.
- Allow for the potential incorporation of the re-aligned A37 by-pass (as outlined in the adopted Local Plan), should the need or desire arise in the future.