

Making Places

The Berkeley cluster



The Berkeley cluster | Strategic site allocations

...Wisloe Garden Village

Draft site allocation

PS37 New settlement at Wisloe:

Land at Wisloe, as identified on the policies map, is allocated for a new garden community comprising 5ha employment, up to 1,500 dwellings, local centre including shops and community uses, primary school(s) and associated community and open space uses and strategic green infrastructure and landscaping. The development will prioritise walking, cycling and public transport over the use of the private car and will include high quality pedestrian and cycle routes through the development, walking and cycling connections to Cam & Dursley rail station and rapid bus services to the nearest main settlements. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements.

A range of tools including a community engagement and stewardship strategy, design codes and a spatial masterplan and implementation plan, to be approved by the District Council, will detail the way in which the new community, land uses and infrastructure will be developed in an integrated and co-ordinated manner. Development will be an exemplar for achieving carbon neutral development by 2030 and will take place in accordance with Garden City Principles.



Key to site map

The site map for Wisloe garden village includes the following indicative information:

- Potential access point(s)
- Strategic landscaping, including green infrastructure (indicative)
- Open spaces
- New primary school
- New local centre, including shops and community uses
- Community uses
- Food production (including community orchards) and allotments
- Existing rail station
- Site boundary
- Housing / Employment uses

The Draft Plan anticipates that Wisloe "Garden Village" will function as a new **Accessible settlement with Local Facilities (a Tier 3a settlement)** once complete, with access to services and employment opportunities within the development itself, as well as in higher tier settlements to which there will be good access.

The Berkeley cluster | Local site allocations

...Newtown & Sharpness

Draft site allocation

PS35 Land at Focus School, Wanswell:

Land at Focus School, Wanswell, as identified on the policies map, is allocated for partial redevelopment comprising up to 70 dwellings and community use and open space, including the retention and enhancement of existing open space. Development should be considered within the context of the proposed allocation PS36 to ensure that retained open space is integrated into the new community. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.



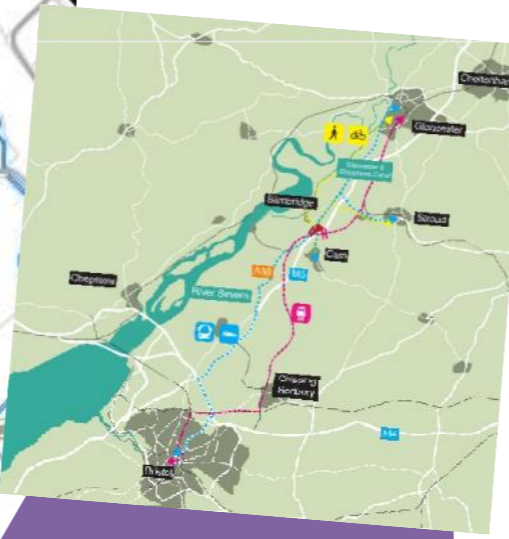
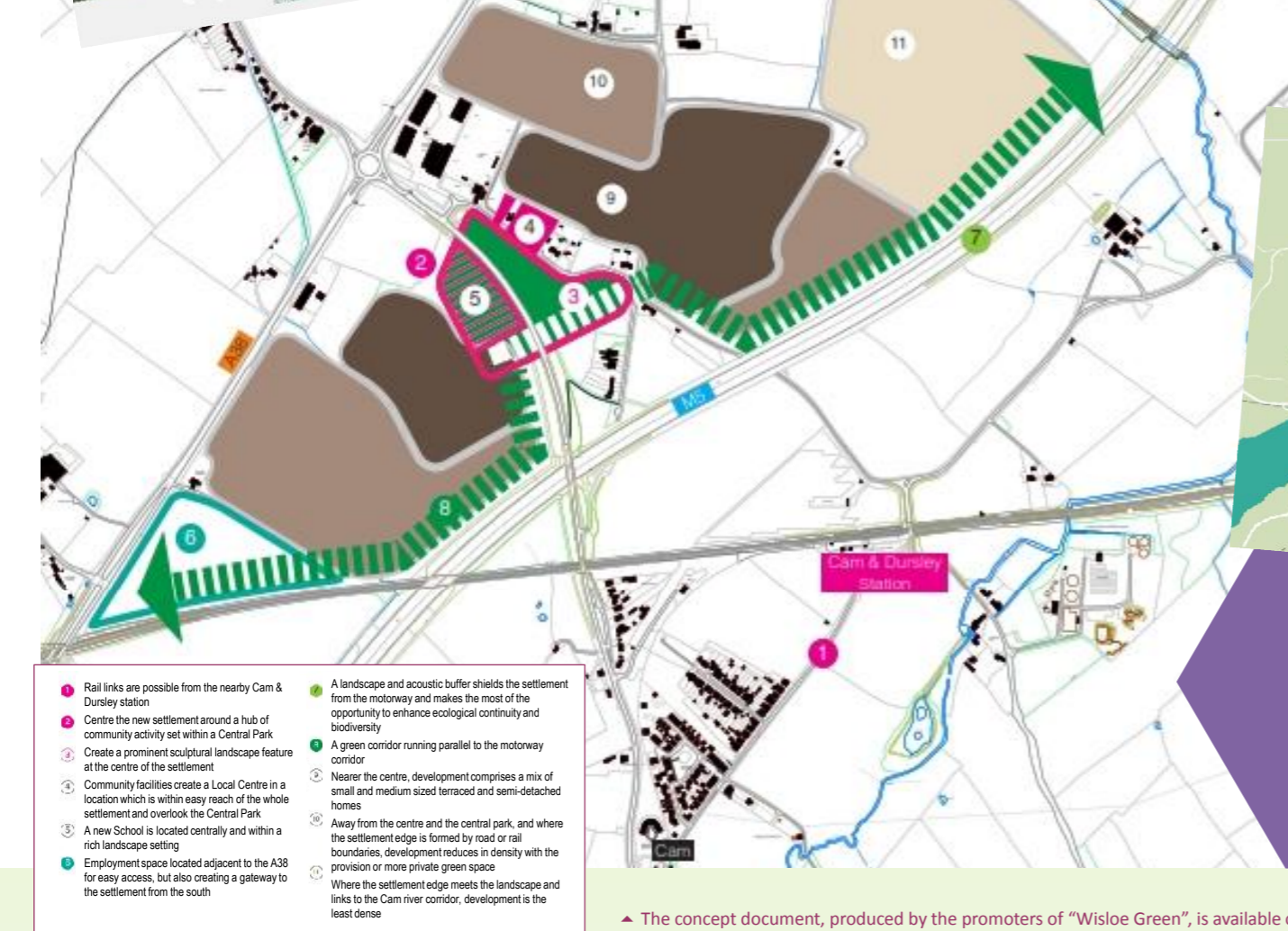
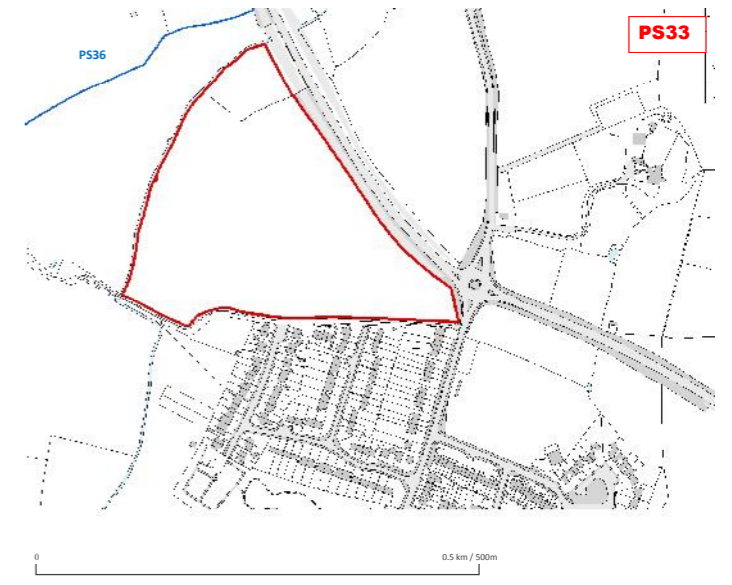
The Berkeley cluster | Local site allocations

...Berkeley

Draft site allocation

PS33 Northwest of Berkeley:

Land northwest of Berkeley, as identified on the policies map, is allocated for 120 dwellings and associated community and open space uses and strategic landscaping along the northern and eastern boundaries. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.



The site's promoters have produced a concept document and a plan that illustrates how it might be laid out and accessed. It shows some indicative 'zones' for various potential land uses, including residential areas, an employment area, a new primary school and extensive green spaces, including green infrastructure and a buffer to the M5.

We want your views and input!

Although the promoters of some of these sites have begun to put together their visions of what the development might be like, these are very early ideas. There is scope and time to shape any future proposals, and to steer how these sites get taken forward as allocations in the future Local Plan.

▲ The concept document, produced by the promoters of "Wisloe Green", is available on the Local Plan Review pages of our website.

Garden villages...

The Draft Plan envisages that housing and employment growth will be centred at two new settlements at **Sharpness** and **Wisloe**, within the Severn Vale (A38/M5 corridor), where there is potential to create new sustainable communities along garden village principles.

National policy identifies that a new settlement should create a sustainable community, with sufficient access to services and employment opportunities within the development itself, or in larger towns to which there is good access.

At both **Sharpness** and **Wisloe**, development will be an exemplar for achieving carbon neutral development by 2030 and will take place in accordance with "Garden City Principles".

These are defined as:

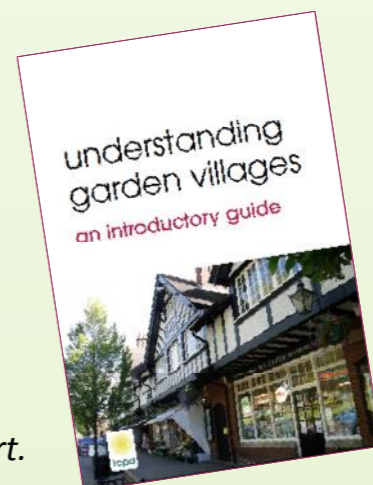
A Garden City is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Garden City Principles are an indivisible and interlocking framework for their delivery, and include:

- ❖ Land value capture for the benefit of the community.
- ❖ Strong vision, leadership and community engagement.
- ❖ Community ownership of land and long-term stewardship of assets.
- ❖ Mixed-tenure homes and housing types that are genuinely affordable.
- ❖ A wide range of local jobs in the Garden City within easy commuting distance of homes.
- ❖ Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- ❖ Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
- ❖ Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- ❖ Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.



PS36 New settlement at Sharpness:
Up to 2,400 dwellings by year 2040, 10 ha employment, local centre, community uses (including new secondary school) and open space.

PS37 New settlement at Wisloe:
Up to 1,500 dwellings, 5 ha employment, local centre, community uses and open space.



◀ The Town and Country Planning Association has produced information about garden villages, available on their website www.tcpa.org.uk

▲ "Garden City Principles" as defined by the Town and Country Planning Association