

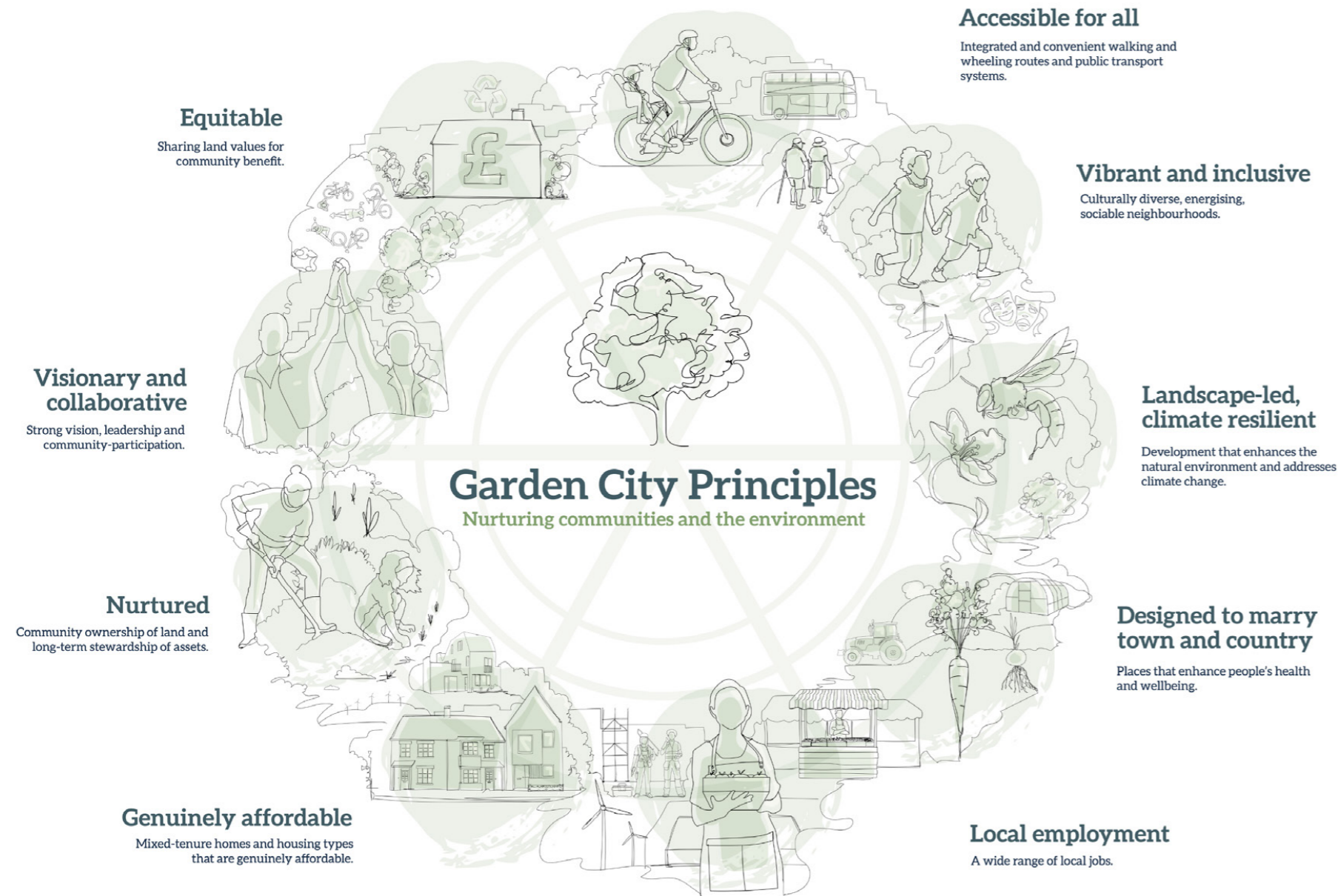
An architectural sketch of a village development, showing a mix of residential and commercial buildings, streets, trees, and a central square. The drawing is in a light blue line-art style. The title 'Buckover Garden Village' is overlaid on the left side of the sketch.

Buckover Garden *Village*



TORTWORTH
ESTATE

Vision Document 2024



Introduction

This statement presents the vision for Buckover Garden Village: A unique opportunity to create a healthy, vibrant, and wholly sustainable new community in South Gloucestershire to meet the social, economic and environmental challenges of the 21st Century.

This opportunity is all set within the ownership of a single landowner, the Tortworth Estate, creating the context for successful delivery through a legacy of leadership, partnership, and stewardship.

The vision for Buckover Garden Village remains as alive today as it was when first conceived in 2016 in response to the Joint Spatial Plan. The proposals continue to be progressed, as the requirements for new homes, employment and inward investment in the rural infrastructure of South Gloucestershire and the wider region have not gone away.

At the start of the 21st Century the Town and Country Planning Association (TCPA) published “Re-imagining Garden Cities for the 21st Century” which argued that the Garden City principles could help overcome the stigma of building new communities that have too many poor developments and inadequate infrastructure provision.

A Garden Village is a new community that is designed, delivered, and managed in accordance with the Garden City principles, but tailored for a smaller scale than Garden Cities. New Garden Villages can be developed as ‘distinct settlements’ where there are sufficient employment and community facilities provided within the development to support the population and where there is an affordable and easily accessible public transport system linking the new garden village with its ‘parent’ town or city.

“A decent and affordable home defines the entire arc of our lives. The home is much more than a simple commodity. It is the foundation of our health and well-being, shaping our life chances as well as our national productivity. Providing a decent home for everyone is the defining test of a civilised society. England is failing that test. We are not building enough homes of the right quality in the right place at the right price.”



Buckover Garden Village

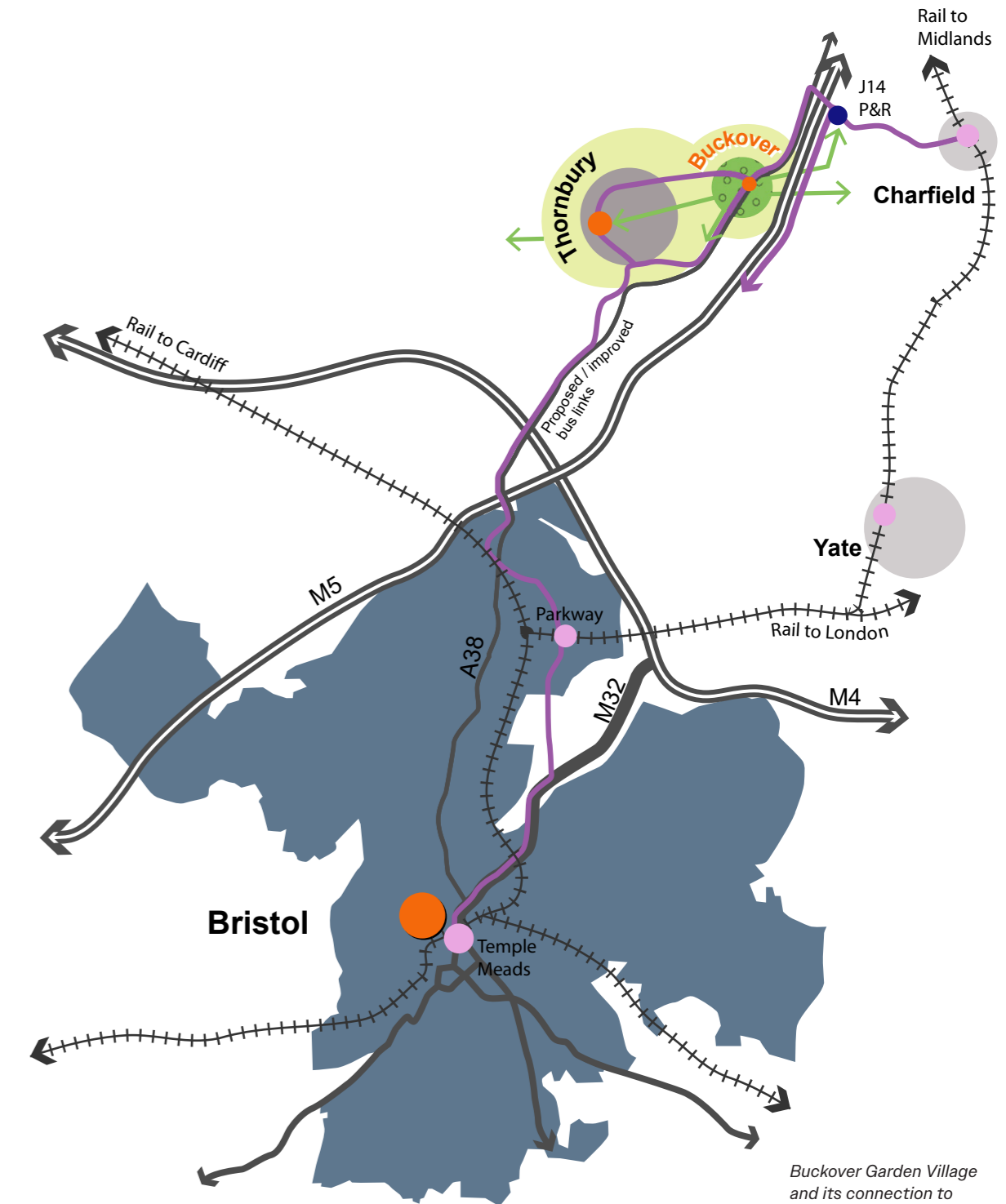
Buckover Garden Village will be planned, delivered, and managed in accordance with the Garden City principles. A distinct settlement yet well connected to its 'parent' city and town at Bristol and Thornbury to play an important role in meeting the future needs of the area.

Buckover will define the character of a Garden Village:

- Designed with attention to detail.
- Affordable homes close to employment.
- Services for day to day needs within walking distance of homes with wider public transport and cycling links.
- Provide for a vibrant social life.
- Planned for healthy living.

In this way, Buckover Garden Village can better address the challenges of delivering sustainable new growth for the region; creating the critical mass needed to sustain services and facilities and build connected communities for the future.

This approach is consistent with the proposition supported by South Gloucestershire Council's draft Joint Spatial Plan.



Buckover Garden Village and its connection to the 'Parent' city (Bristol) and town (Thornbury).

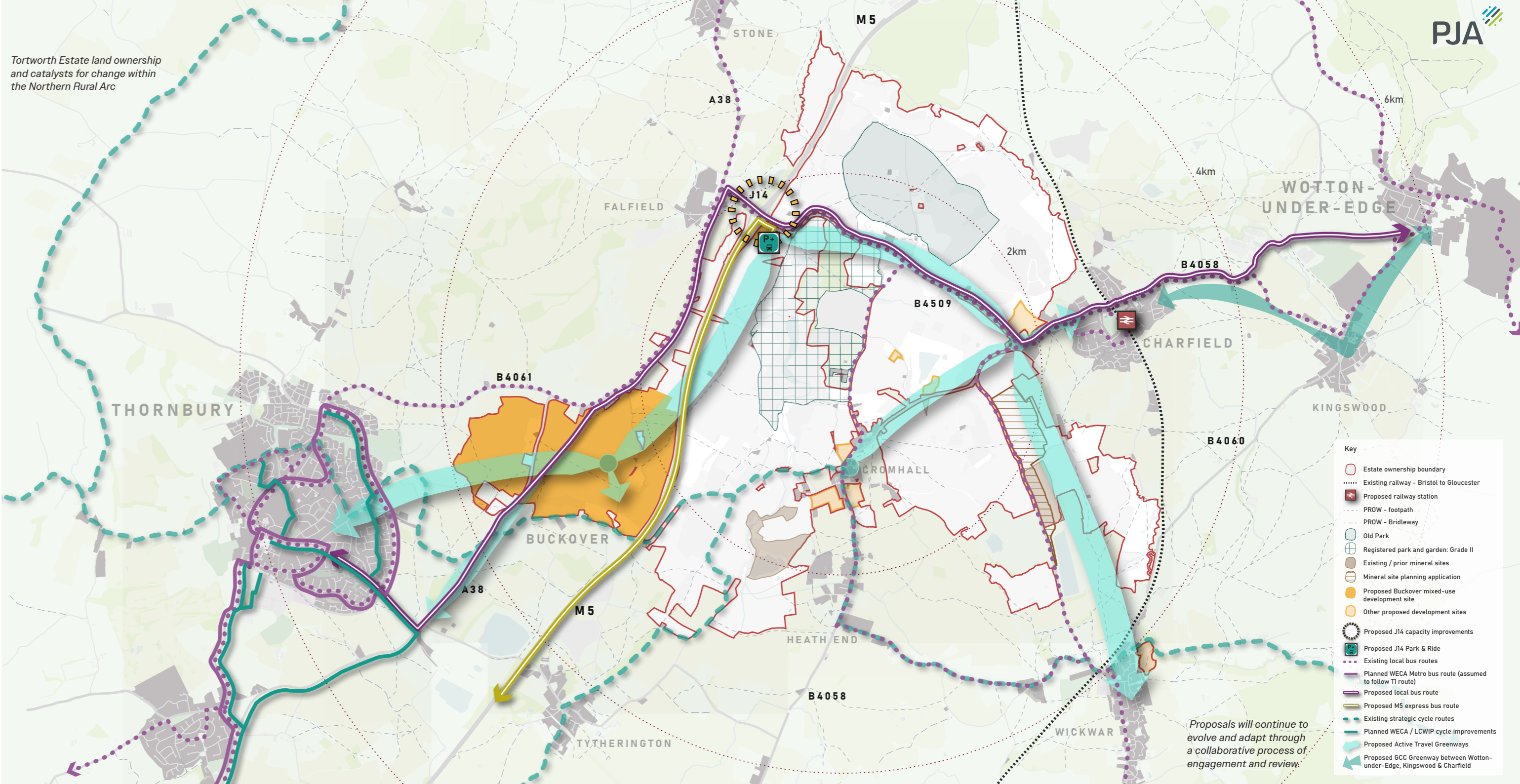
Tortworth Estate

Buckover Garden Village is a key element of Tortworth Estate's strategic vision to support the environmental, economic, and social improvement of South Gloucestershire's 'Northern Rural Arc' (Thornbury to Charfield).

As the single landowner of over 4,500 acres within the Arc, the Estate can facilitate a joined-up approach to unlock real benefit and change for the area. A net zero transport strategy lies at the heart of the Estate's vision, including:

- Safeguarded routes for active travel Greenways to complement emerging initiatives to the north and south of Estate, linking Wotton-under-Edge to Charfield promoted by Gloucestershire County Council; and the dedicated cycle route between Thornbury and Almondsbury, promoted by South Gloucestershire Council.
- Proposed active travel and bus routes to link Thornbury through the rural area to the new station at Charfield.
- Low carbon travel hub at J14, providing park and ride facility into Bristol and a travel exchange at the northern gateway to South Gloucestershire and the West of England (The Estate own the majority of land around J14) thereby reducing car dependence on the M5 for those accessing Bristol and those traveling north, via genuine alternatives.

Tortworth Estate is committed to working in partnership with stakeholders to deliver this strategy and a range of other projects and identified catalysts for improvement across the Arc area (as proposed in Tortworth Estate's Vision).



Connected communities

The vision for Buckover Garden Village is for a compact, distinct, and connected settlement. A liveable neighbourhood with easy access to modern health facilities, leisure activities, open space, playing fields, allotments, and wider countryside. Access to locally sourced food and opportunities for food production.

A community where jobs, schools and services are within easy, safe walking distance. Buildings, streets, spaces, and activities which provide opportunities for social interaction. A coherent place with a clear identity and a garden village ethos which promotes long term stewardship.

A community that is confident in its future. An environment that encourages new business start-ups, home-working and independent retailers. A range of housing types, tenures for all ages to create a genuinely mixed community reducing the needs to travel everyday.

A community that reflects the education and entrepreneurial spirit of the Garden City movement. Supporting new schools, technology, and new ways of living, learning, and working. Promoting investment in the arts, cultural and creative industries. Connected to each other, to neighbouring communities and to the wider world.



The concept and land use strategy for a compact and connected Garden Village at Buckover.

Proposals will continue to evolve and adapt through a collaborative process of engagement and review.

Framework for the future

Buckover Garden Village site extends over 500 acres (200 hectares) of unconstrained land outside of the Green Belt, National Landscape designation, and areas of flood risk. An adaptable and flexible framework plan has been prepared to test and demonstrate one approach to deliver the vision for the new settlement.

Key elements include:

- Approximately 3,000 homes of mixed type and tenure.
- Employment to facilitate resilience in the rural economy, with potential for over 1,500 jobs created through education, the health centre, hotel, care home, farm shop and office / flexible workspaces.
- Focus on green/low carbon energy.
- Sustainable transport strategy prioritising pedestrian movement and cycling/e-modes/public transport.
- Walkable neighbourhood based around clear placemaking strategies.
- Landscape-led approach designed to Building with Nature accreditation.
- Appropriate retail and community provision to meet daily needs.
- Education and healthcare facilities for the local area.
- Strong links with productive agricultural land

This framework plan will continue to evolve and adapt through a collaborative process of engagement and review.

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- 1 Estate community farm shop
 - 2 Garden Village centre / square
 - 3 Mixed use centre along A38
 - 4 Secondary school
 - 5 Green corridor including areas for leisure, active travel & food production
 - 6 Primary school
 - 7 Community orchards
 - 8 Lower Buckover Farm Hotel
 - 9 Potential direct bus / cycle connection to Thornbury
 - 10 Potential arrival junctions
 - 11 Formal core residential area
 - 12 Hill top parks and viewing points
 - 13 Neighbourhood parks, formal play & playing pitches
 - 14 Linear raised park edge to motorway
 - 15 Brinkmarsh Green Lane and farm courtyard
 - 16 Buckover Garden Village Farm / employment
 - 17 Allotments
 - 18 Areas of new planted woodland

Illustrative framework masterplan for Buckover Garden Village.

Proposals will continue to evolve and adapt through a collaborative process of engagement and review.

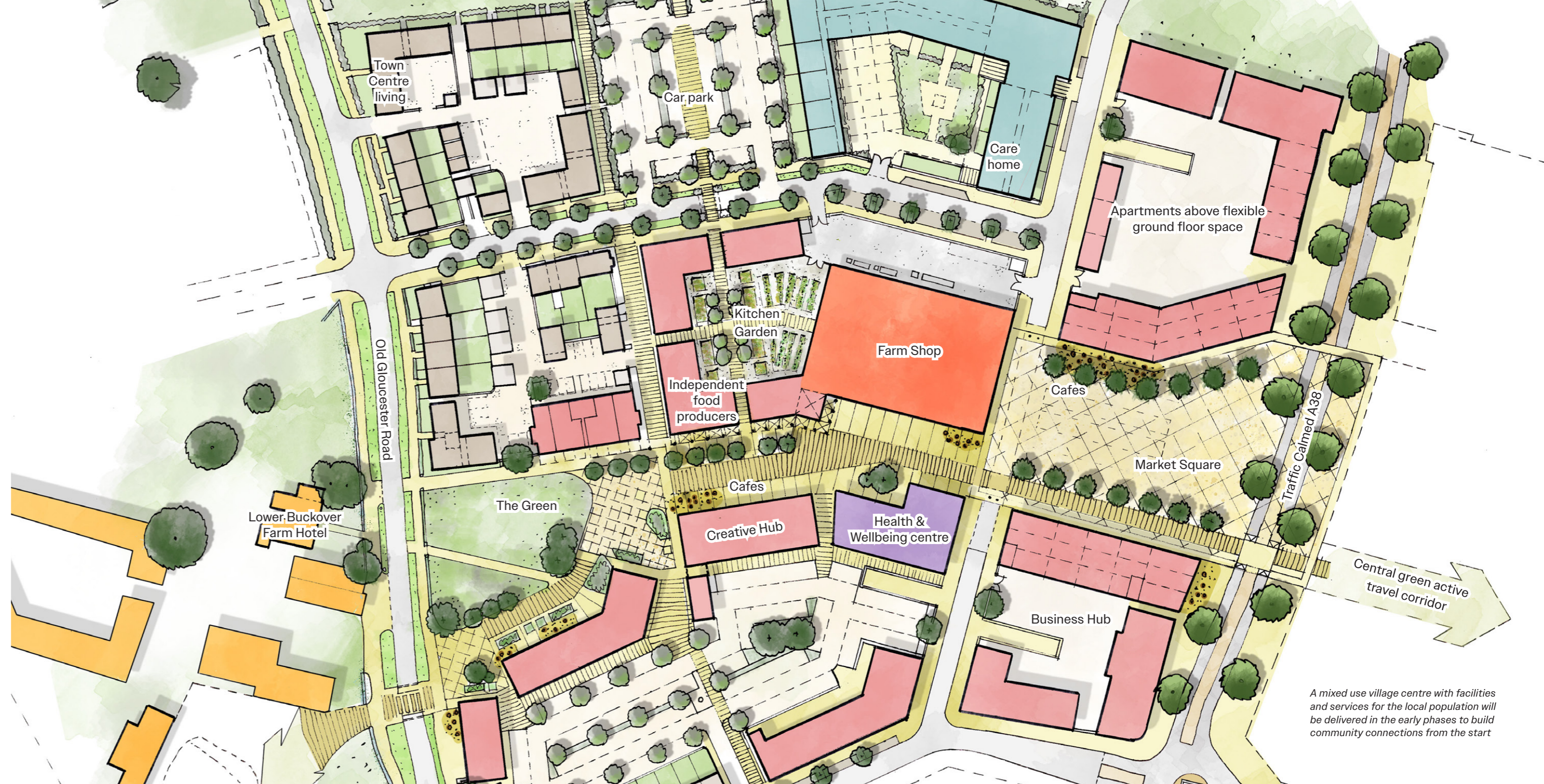
Vibrant village heart

With a healthy variety of uses including shops, offices, community facilities, and spaces for arts and leisure activities that makes a place liveable and not just a residential scheme, Buckover Village Centre will become place that allows people to access more of their daily needs closer to home.

Locating the centre on the A38 and embracing the road as part of the scheme as a multifunctional high street will bring passing trade potential and vitality. The centrally located village market square will become an outlet for local makers and food & drink producers from the region.

Buckover Village centre will support an 'entrepreneurial community', with an emphasis on start ups and creative space. A 'creative hub' will include business space, workshops, community space, and integrated studio and leisure spaces. New homes for all ages will create connections and conversations across generations in building a healthy community.

An enterprise centre will provide managed work space for small businesses. The farm shop will be a multifunctional hub providing commercial space for small businesses and offering employment opportunities. These will be integrated with health facilities, shops, cafés, hotel as well as care homes and residential uses at upper floors to create a truly mixed-use centre.



A productive landscape

Approximately 50% of the land at Buckover is proposed for extensive tree and hedgerow planting, open green and play space, recreation and leisure areas, active travel corridors, local food growing facilities and sustainable urban drainage. This will create a productive and accessible landscape, and the potential to exceed national biodiversity net gain targets without reliance on third party land.

Tortworth Estate is committed to a focus on Building with Nature and continuing the Estate wide approach to local food production and education, where seasonality and locality are celebrated, helping reduce food miles, and encouraging well maintained green and blue infrastructure.

The Estate is already demonstrating this commitment locally, with the Cromhall Wetland project leading the way in resolving environmental impacts associated with waste water treatment, alongside delivery of substantial biodiversity gains.

At Buckover Garden Village allotments and a horticultural enterprise will provide locally grown food and training for the community and its schools enabling children to reconnect with nature and have hands on experience as to how food is grown.



The northern green corridor runs through the valleys and lower lying ground at Buckover. The 'Wet' corridor accommodates old drainage ditches and new areas for water management.



The Central Green Spine connects the old Buckover Farm House with Brinkmarsh Lane providing a pedestrian and cycle friendly route that weaves together space for food production, leisure and play with safe connections to both primary schools.



A green corridor can follow the higher ground along the southern edge framing views to the Cotswolds, across Buckover and towards the Severn Valley.



Green infrastructure at the heart of the place making approach for Buckover Garden Village

Proposals will continue to evolve and adapt through a collaborative process of engagement and review.

Stewardship & legacy

Leadership, partnership, and stewardship lie at the heart of the principles for the Garden City movement and Tortworth Estate's believe that Buckover Garden Village will play an important role in meeting the future needs of the area.

The Estate is fully committed to:

- Ensuring any future development at Buckover is planned in accordance with the principles of a Garden Village.
- Continued working in partnership with the local authorities, stakeholders, and communities.
- Retaining an active and leading role in delivery, and for collaborative management through a Community Trust.
- Renewable energy projects for sustainable power generation.
- Biodiversity net gains on land within the Estate's control to exceed national targets.

Importantly with the Estate retaining ownership, monies that would have normally arisen from selling its interest can instead be used to ensure the early delivery of key infrastructure such as the market square and community farmshop.

In summary, the proposed approach for Buckover Garden Village will ensure delivery of an extraordinary and exemplar new community for the 21st Century that offers its people an outstanding quality of life for generations to come.

The village square, farm shop and café with associated community space will be delivered within the first phase of development and managed by The Estate Stewardship Body.



Tortworth Estate are committed to continuing a collaborative approach of engagement and review in progressing the vision for Buckover Garden Village.



“The Panel sees here an exceptional combination of an encouraging Local Planning Authority, an excellent design team, a property development partner that stresses placemaking and a single landowner with a long-term custodial role... We are excited by the potential of this combination to produce something extraordinary and exemplary”

(South West Design Review Panel, 11 April 2019)

NEW masterplanning

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