3. George Thomas Hospice
This facility will be incorporated into the development, with access maintained across the Whitchurch Hospital internal road network.

4. Mixed Use - Whitchurch Hospital and Chapel
The masterplan proposes regeneration of the Grade II Listed Hospital (4a) and Chapel (4b) as mixed use development. These historic buildings contribute significantly to the character of the site and deserve to be sympathetically regenerated to serve the new community of Whitchurch Green and Cardiff as a whole.

The chapel is centrally located within the greenspace and could suit future use as a community facility that could comprise changing facilities for the sports pitches, a cafe or restaurant. The hospital wards would suit residential conversion with the main entrance building providing an impressive arrival point to a hotel or office development.

Buildings that have less architectural or historic merit will be considered for removal and there will be a need to open up the site for vehicular and pedestrian access. Opportunities for uses such as retail and/or live/work units should also be considered to create a diverse and sustainable development that attracts visitors and creates an interesting place to live. The hospital complex needs a comprehensive survey and regeneration plan carried out in consultation with Cadw which will ensure a development that respects the buildings history and secures the future of the complex.

The indicative zoning of the mixed-use development of the listed hospital complex is set out on page 22 of this masterplan.

5. Health Campus - Former Agricultural Land
The masterplan proposes a Health Campus to the north of the Whitchurch Hospital recreational land. The campus will include a new Velindre Cancer Centre as a national cancer facility whose landscape setting will be used for maximum effect to benefit the wellbeing of its patients. The designs of the architecture and landscape of the new hospital will maximise the potential offered by views across the Taff river corridor and far ridges beyond the immediate meadow and woodland setting. The hospital site is surrounded by mature woodland and has a distinct sense of place with a sense of calm and feeling of enclosure that will suit use for healthcare.

A Maggie’s Centre is proposed within the health campus, and will benefit from a close relationship with the new hospital. The Centre will be set within landscaped grounds and surrounded by mature vegetation which should suit the quiet, relaxed nature of the facility.

A number of recreational routes are aligned along the perimeter of the hospital site. These well used routes could be upgraded and linked into the hospital landscape, to maintain and enhance public access to the mutual benefit of patients, visitors and staff. The landscaped hospital grounds will also diversify, supplement and enhance the existing ecology, wildlife corridors, meadows and woodland linked to the campus.
6. Residential - Former Farm site

The masterplan maintains the existing planning consent use of this area for residential development overlooking the central green space, bound by the green space / SSSI / Wildlife corridor. The residential offer would be low density housing.

Site Area: 0.885 ha / 2.187 acres
Number of homes at 24 homes p/h = 21no.

7. Recreation Land

The masterplan proposes a greenspace as the centre of the new development of Whitchurch Green. This core land use will create a new area of public open space that links each development plot and creates an attractive entry point into the former hospital campus. The regeneration of the campus requires that new infrastructure be constructed to facilitate access whilst recognising the sensitivity of the historic features of the site. The recreational land within the masterplan is of sufficient size to brand itself a “destination park” subject to the development of suitable facilities that encourage visitors to stay longer ie. a café and toilets with good parking facilities and transport links. The hospital chapel has potential to be redeveloped as a community facility supplemented by the mixed use provision proposed for Whitchurch Hospital which would act as a draw to visitors and encourage them to prolong their visit.

8. Wildlife Corridor

The masterplan proposes landscape buffers/ wildlife corridors along the western boundary and across the site to the north of the recreational land. These green links are key to the protection of existing biodiversity, enhancement of public access around the site, and to assist with integration of the new development within its landscape context. The urban fringe character of the site offers opportunities to exploit these countryside elements to create a green infrastructure of mature vegetation and new planting that will preserve valuable wildlife habitat, provide areas for informal play and recreation and provide buffers between the proposed development, nature reserve and Site of Special Scientific Interest (SSSI).

Community Health Facility/ GP Surgery

The exact requirements and potential location of this facility within the campus are yet to be determined.