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Introduction

The Whitchurch Green Masterplan is an ambitious development proposal that sets out an illustrative, potential framework for transformational change in the suburb of Whitchurch, and the City of Cardiff. The substantial area of land proposed as being available for redevelopment has the potential to deliver sustainable, future growth of an existing community, creating new and improved public spaces, repurposing a historic site and creating a non car-dependent, mixed-use development.

It should be noted that the proposals within this document are purely illustrative, are not intended to hold any planning status, and have been submitted as a supporting document to the Outline Planning Application for the new Velindre Cancer Centre (VCC) as a world class cancer treatment facility. The nature and phasing of development within the Whitchurch Hospital Campus is not under the control of Velindre NHS Trust and there is no obligation to the relevant landowners to take forward these proposals.

The key principles of the Whitchurch Green Masterplan are embedded in the City of Cardiff Council’s Liveable Design Guide - which provides the vision and overarching guidance for future development of the whole city.

What the masterplan does

This document serves as an illustrative planning tool to demonstrate that development of the new Velindre Cancer Centre (VCC) and regeneration of the existing VCC site will not compromise the future redevelopment of the adjacent Whitchurch Hospital Campus. Furthermore, all of the proposed development should be considered in the context of the suburb of Whitchurch, and Cardiff as a whole. This document:

- sets out an illustrative vision for the future redevelopment and repurposing of the Whitchurch Hospital campus
- plans new infrastructure to serve future development
- proposes new public spaces linked by green corridors
- demonstrates a movement framework to ensure connectivity with the surrounding community
- sets out a land use planning proposal for new housing, a health campus and mixed-use development
- respects the presence of heritage features and protects them with a new sustainable development for the 21st Century
- proposes integration of existing recreational uses and biodiversity features
- exploits opportunities for sustainable development in repurposing the whole site

Vision for Cardiff

“By 2020...Cardiff will be a world class European capital city with an exceptional quality of life and at the heart of a thriving city-region”. Cardiff Local Development Plan 2006-2026

This masterplan has been produced by HLM following consultation with the City of Cardiff Council’s planning officers and the Design Commission for Wales (DCfW).

The proposals within this document summarise the thoughts and discussions resulting from our consultations, to capture the design philosophies, brief requirements and future needs for the area.

Whitchurch Green offers an exciting redevelopment opportunity in the north of Cardiff. The Whitchurch Hospital campus comprises a series of Grade II listed buildings within extensive, landscaped grounds whose redevelopment has been discussed over several years and now has some traction following the closure of the hospital and the need to develop a new national cancer centre. The future availability of the land currently occupied by the VCC is also a significant redevelopment opportunity.

The development of this Masterplan has focussed on demonstrating the deliverability of the new Velindre Cancer Centre (VCC) whilst responding to the ‘Cardiff Liveable Design Guide - May 2015’ and the need to illustrate coherent development proposals for the adjacent Whitchurch Hospital campus and existing VCC site.

Cardiff Council’s Liveable Design Guide aims to make Cardiff the most liveable Capital City in Europe. This document aims to meet the council’s expectations, through use of masterplanning principles that relate to the Liveable Design Guide and the Vision set out in the Local Development Plan (LDP).
What we want to achieve

Description of Proposals

The new national cancer centre (VCC) and health campus will be located within the 29 hectare Whitchurch Hospital campus, which is the subject of this masterplan in conjunction with the existing 3.5 hectare Velindre Cancer Centre site. The VCC will deliver a world-class, patient-centred, integrated network of services to ensure that patients, their families and carers are able to make informed choices about the care and support they receive, where they receive it and what support they require to achieve their desired outcome.

The VCC will sit within a new campus where health and wellbeing principles will inform all aspects of the design. The high-quality landscape of the hospital grounds will promote connectivity and interaction between the buildings, enhance the user experience, merge with the surrounding publicly accessible meadows and woodland, and enhance local biodiversity. Secluded, private and secured external areas accessed from the buildings will cater for the needs of cancer patients. The building designs will maximise access to natural light and fresh air as well as promoting the benefits to patients of physical and visual interaction with the external landscape.

The health campus will include a Maggie’s Centre which will offer free practical, emotional and social support to those affected by cancer. Each centre is unique with a strong emphasis on modern architectural design within a quality landscape setting. The design comprises a new domestic scale building, a garden and landscaped grounds linked to the landscape setting.

Vision

To deliver Velindre Cancer Centre, a national cancer treatment facility of the highest design quality within a wider health campus including a Maggie’s Centre and modern Community Health facilities. The project will also respect and enhance the existing historical, ecological and recreational elements to deliver a sustainable, healing environment with health and wellbeing at its core.

Strategic Framework

The Welsh Government has set a very clear ambition for cancer care in Wales within the Together for Health: Cancer Delivery Plan 2012 – 2016 which sets out standards for the quality, safety and experience of care that the population of South East Wales should receive. Velindre Cancer Centre (VCC) is the largest of the three clinical oncology centres in Wales and one of the ten largest regional clinical oncology centres in the United Kingdom (UK Radiotherapy Equipment Survey, 2008). VCC is also the sole provider of non-surgical specialist cancer services to the catchment population of 1.5 million across South-East Wales, from Chepstow to Bridgend and from Cardiff to Brecon.

The existing Centre opened in 1956 and has since grown incrementally in response to changes in technology and demands for increased capacity. The quality of the service provided to patients at VCC is rated very highly, although it is recognised that the quality and function of the hospital environment impacts upon patients and the service they receive. Due to the age of the facility there are issues with non-compliance with statutory requirements such as Health Building Notes (HBN’s) and the need to meet targets for energy and environmental management.

The VCC is currently at a tipping point in its ability to provide high quality care at the existing facility in the face of increasing referrals into the service and increasing complexity of treatment which requires modern technology and clinical practice. The future reputation of Velindre Cancer Centre could be put at risk and will reduce its ability develop its reputation nationally and internationally and provide the highest quality patient care to which it aspires.

The founding principle of the future service model for Velindre aligns directly with the strategic intent of care close to home: ‘All care and treatment provided at home or close to home unless it is unsafe or does not provide the patient with the best outcome possible’.

To achieve this, a radical redesign of services is required based around a ‘hub and spoke’ model which would enable approximately 60% of chemotherapy patients in South-East Wales to receive their care and support at home or close to home. Furthermore, a large proportion of radiotherapy patients could receive their initial consultation at an outreach clinic in the facilities of their Local Health Board and their treatment in locations closer to home through the provision of a Velindre Cancer Centre radiotherapy satellite site in the most appropriate location.

Aims and Objectives

• Deliver a world-class health facility for Wales
• Provide a safe and patient-centred healthcare environment and an integrated model of care
• Propose an illustrative regeneration proposal for the “Whitchurch Green”, a place of destination
• Placemaking – creation of a mixed use, people-friendly, green, community hub with character
• Sustainable transport links and energy efficient buildings
• Green Infrastructure within which development can evolve
• Recreational Offer – open space/ park provision with direct links to the countryside
• Community recreational facilities that are inclusive, safe and easily accessible and promote healthy living, sport and physical activity
• Heritage and ecology appropriately preserved, enhanced and integrated within the new development
• Propose high-quality residential development to suit all stages of life (ie. flats, retirement homes, care home)
• Considered site planning to achieve the best development on the site on a phased basis including early enabling works to aid delivery of the new hospital
• Community Benefits during construction (e.g. job creation and apprenticeships)

Notes (HBN’s) and the need to meet targets for energy and environmental management.
Existing Character

The Whitchurch Green site occupies approximately 33 hectares and incorporates the Whitchurch Hospital campus and Velindre Cancer Centre facility. The site comprises a number of facilities;

- **A. Velindre Cancer Centre** - The Centre opened in 1956 and has grown to become one of the largest cancer centres in the UK. Access is via Velindre Road. The buildings are generally one storey in height. Further capacity is required to upgrade and modernise the Centre and options are being explored to deliver a new facility.

- **B. Whitchurch Hospital** - The hospital was built in the early 1900's as a psychiatric asylum and became the main centre for mental health services in Cardiff. The hospital buildings are Grade II listed. Access is from Park Road. The buildings are generally two storey in height with a prominent water tower. The rear grounds are Registered Parks and Gardens and exhibit a parkland character of lawns and mature planting. The gardens feature six Grade II listed timber shelters. The site is accessed from Park Road via a formal gateway and Gatehouse.

- **C. Playing Fields** - The northern frontage of Whitchurch Hospital comprises an open area of green space laid out for bowls, football/ rugby and cricket with associated facilities including a cricket pavilion. An access road provides a circulatory access road around the greenspace with a large central car park and further areas of grass and parkland trees.

- **D. Brownfield Site** - Located in the southwestern corner of the Whitchurch Hospital campus and previously the site of a country house “Velindre”. Formerly proposed as the site for a new Mental Health Hospital the site was cleared of a number of healthcare buildings and has remained vacant since the hospital scheme was cancelled.

- **E. Former Farmland** - Located within the northern extents of the Whitchurch Hospital campus. Previously grazing land the fields are now populated by long grass and scrub vegetation.

- **F. Former Farm Buildings** - The site of the farm house and outbuildings, now a derelict overgrown site.

- **1. Chapel** - The Grade II listed hospital chapel occupies a central position within the campus greenspace and is contemporary to Whitchurch Hospital. The building is disused and in need of repair.

- **2. Lletty Newydd Continuing Care Bungalow** - A continuing care facility is located in a modern building accessed from Velindre Road to the southeast of the hospital campus.

- **3. The Lodge** - The gatehouse located on Velindre Road, is understood to have once served Velindre, a private house located to the southwest of the hospital campus. The building is understood to be disused.

- **4. George Thomas Hospice** - The hospice provides specialist home-based palliative care in Cardiff for patients and their families. The hospice occupies a modern building located to the west of the hospital campus and accessed from the peripheral internal road network.

- **5. Cardiff and Vale Admin Building** - A modular building sited adjacent to the hospital chapel.
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<tr>
<th>Existing Buildings</th>
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<tr>
<td>Within the masterplan site</td>
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<tr>
<td>1. Whitchurch Hospital Chapel</td>
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<td>2. Lletty Newydd Continuing Care Bungalow</td>
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<td>3. The Lodge</td>
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<td>4. George Thomas Hospice</td>
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<td>5. Cardiff &amp; Vale Admin Building</td>
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<th>Surrounding the masterplan site</th>
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<td>6. Clos Coed Hir Residential Estate</td>
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<td>7. Retirement Flats</td>
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<tr>
<td>8. Whitchurch Library Gardens</td>
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<tr>
<td>9. Hollybush Estate, Residential</td>
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<td>10. Coryton House</td>
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<td>11. Public Open Space off Park Road</td>
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<tr>
<td>12. Whitchurch Hospital gatehouse and gateway</td>
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<table>
<thead>
<tr>
<th>KEY</th>
<th>Existing Site</th>
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<tbody>
<tr>
<td>A</td>
<td>Velindre Cancer Centre</td>
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<td>B</td>
<td>Whitchurch Hospital</td>
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<tr>
<td>C</td>
<td>Playing Fields</td>
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<td>D</td>
<td>Brownfield Site</td>
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<td>E</td>
<td>Whitchurch Hospital Former Agricultural Land</td>
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<td>F</td>
<td>Whitchurch Hospital Former Farm Buildings Site</td>
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Masterplan

Approach to Masterplan

This illustrative masterplan proposes a strategic land-use framework for future development, with the potential to deliver a sustainable future for the site. The proposed land uses have been adapted from the existing mixed-used masterplan that has planning consent. The new proposals respond to current planning policy, and consider the many historic, environmental, social and stakeholder requirements of the site.

The ethos behind the proposed health campus in promoting health and wellbeing is a concept that could be applied to the redevelopment of the entire Whitchurch Hospital campus. The location of the site on the urban fringe offers recreational opportunities in the surrounding countryside, as well as formal provision in nearby parks and sports facilities. The proposal for a mixed-use development integrating healthcare, employment, housing, and leisure around a central greenspace has the potential to deliver a healthy place to live, work and play. Furthermore, the close proximity to shops and amenities, major transport infrastructure, the Taff Trail, and public transport routes makes walking and cycling a real and obvious choice to residents and workers travelling to and from the new development.

The 5 Principles essential to the creation of healthy places;

1. “Healthy places improve air, water and soil quality, incorporating measures that help us to adapt to, and where possible mitigate climate change.

2. Healthy places help overcome health inequalities and can promote healthy lifestyles.

3. Healthy places make people feel comfortable and at ease, increasing social interaction and reducing anti-social behaviour, isolation and stress.

4. Healthy places optimise opportunities for working, learning and development.

5. Healthy places are restorative, uplifting and healing for both physical and mental health conditions.”

Public Health and Landscape: Creating Healthy Places
Landscape Institute Position Statement

Masterplan Planning Policy

Masterplan Policy Context

The vision of the new Local Development Plan is as set out in Cardiff Council’s 10 year, ‘What Matters’ Strategy (2010-2020). The LDP partners have agreed seven strategic outcomes whose achievement would herald the success of the vision;

Strategic Outcomes

“People in Cardiff are healthy;
People in Cardiff have a clean, attractive and sustainable environment;
People in Cardiff are safe and feel safe;
Cardiff has a thriving and prosperous economy;
People in Cardiff achieve their full potential;
Cardiff is a great place to live work and play; and
Cardiff is a fair, just and inclusive society.”

Cardiff Local Development Plan 2006-2026

Masterplan Planning Policy

The Whitchurch Hospital campus has Outline Planning (Ref: 95/01195/9) consent for a mixed use development comprising a new hospital, residential, leisure, employment, community, retail and playing fields. There is also a Section 106 agreement dated 9th January 2014 (Ref: 10/02301) that is linked to the mixed use consent.

The land uses and access arrangements proposed within the consent have been revised within the new masterplan. The masterplan site boundary has also been revised to include the existing Velindre Cancer Centre site. The following planning decisions are of note with regard to the new masterplan;

- Planning consent was granted for a Maggie’s Centre (Ref: 14/00584) within the Whitchurch Hospital campus on 30th April 2014. The Centre will be linked with the new hospital and will now be located within the health campus.
- A screening opinion (Ref: 15/00011) dated 8th October 2015 determined that an Environmental Impact Assessment (EIA) would not be required for development of the VCC in the southwest of the Whitchurch Hospital campus.
- A screening opinion (Ref: 15/00018) dated 15th January 2016 determined that an Environmental Impact Assessment (EIA) would not be required for development of the VCC in the northwest of the Whitchurch Hospital campus.
- A screening opinion (Ref: 16/00004) dated 21st July 2016 determined that an Environmental Impact Assessment (EIA) would be required as a result of the northern access proposals from Coryton Interchange to the new VCC.
- It is anticipated that this masterplan document will be submitted as part of the outline planning application for the new Velindre Cancer Centre.
**Masterplanning Process**

The new Velindre Cancer Centre project is being delivered by a multidisciplinary team including architects, landscape architects, masterplanners, planners, engineers, transport planners, ecologists and sustainability advisers. The masterplan is being led by HLM landscape architects and urban designers with input from the wider team and also involves working collaboratively with City of Cardiff Council (CCC) and the Design Commission for Wales (DCfW) through regular meetings. This collaborative process commenced before Pre-Application and will continue throughout the design process. Community and stakeholder engagement is a key, important and ongoing role throughout the design process.

It is anticipated that this masterplan document will be submitted in support of the outline planning application for the new Velindre Cancer Centre.

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**“What we want to achieve: A partnership approach between a range of people: professionals, the public, City of Cardiff Council and Design Commission for Wales (DCfW), who are engaged in a long-term process working together to design world class sustainable places.”**


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**Masterplan Principles**

The principles around the illustrative masterplan proposals are:

- Retention of the spatial layout of the core of the Whitchurch Hospital campus - buildings peripheral to a central greenspace
- Regeneration proposals for Whitchurch Hospital including retention of key buildings - the chapel, entrance block, water tower, hall and hospital ward blocks
- Retention and enhancement of the central greenspace and wildlife corridors across the site
- Clear links across the entire campus and into Whitchurch Village
- Retention and enhancement of the tree avenues and tree groups across the site
- Integration and new links with existing greenspaces and recreational areas/routes
- New development to respond and be respectful of the existing neighbourhood character
- Clear definition/distribution of land uses to propose a coherent site

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**“Cardiff will be made a healthier place to live by seeking to reduce health inequalities through encouraging healthy lifestyles, addressing the social determinants of health and providing accessible health care facilities. This will be achieved by supporting developments which provide for active travel, accessible and useable green spaces, including allotments.”**

Cardiff LDP Policy KP14: Healthy Living

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Community growing encouraging healthy eating

Pedestrian and cycle routes to promote recreation
Mixed Use Zone
Residential Zone
Health Campus
George Thomas Hospice
Green Space
Former Whitchurch Hospital Buildings
Former Whitchurch Hospital Buildings (Key Historic Buildings)
Access Roads (Health Campus)
Health Campus Access Road

A - All traffic
B - Emergency Access Only
View 1: Proposed - Illustration of Whitchurch Hospital Chapel as a mixed-use conversion for community use.

View 2: Proposed - Illustration of Whitchurch Library Gardens looking south along shared footpath/cycleway. This connection would create an off-road route into the Whitchurch Green site from the existing Whitchurch high street.

Images indicative of character and not specific proposals.
View 3: Proposed - Illustration of potential future community uses

Images indicative of character and not specific proposals

View 4: Proposed - Illustration of Whitchurch Hospital buildings and rear gardens viewed from the southeast potential future community uses - cafe and market stalls
The masterplan subdivides the site into a coherent mix of land uses that would regenerate and repurpose the Whitchurch Hospital campus and existing Velindre Cancer Centre site;

1. Residential - Existing Velindre Cancer Centre

The masterplan proposes residential development within the south of the former hospital campus to link into the existing adjacent residential streets. This development plot comprises the existing Velindre Cancer Centre which would suit redevelopment as a residential estate due to being surrounded primarily by housing and lying within easy reach of Whitchurch’s shops and amenities. The development would be accessed from Velindre Road and would benefit from, and link to Whitchurch Library Gardens.

Initial calculations have estimated capacity based upon an average density of 38 dwellings per hectare with a mix of 2, 3, 4 and 5 bed dwellings including semi-detached, detached and short terraced dwellings. Higher densities are likely to be considered for both sites in line with the local plan. We have assumed that 10% of the site may be required for Public Open Space although it is possible that contributions to off-site improvements would be likely given the proximity of Whitchurch Green open space and Whitchurch Library Gardens.

This site has also been appraised as being suitable for retirement type use. 0.6 hectare’s/ 1.5 acres has been allocated for a retirement home, which could accommodate an estimated 45-60 beds, depending on market demand.

Site Area: 2.95 ha / 7.3 acres

Standard Density to higher densities of mid-range housing with 20% affordable housing provisions.

Number of homes at 38 homes p/h = 90no.

2. Residential - Brownfield site west of Whitchurch Hospital

The masterplan allocates residential land use to this development plot that offers views west across the river valley and east into the Grade II Listed Whitchurch Hospital site. This site is boundered to the south and west by mature TPO woodland that slopes steeply towards the Glamorgan Canal. Views of the iconic hospital water tower and formal parkland planting in the hospital gardens suggest that this site would be attractive to both residential developers and homebuyers.

The site is accessed via Velindre Road, a narrow residential street, past a vacant stone built gatehouse and a number of mature parkland TPO trees. There is opportunity to have a pedestrian and cyclist access into Whitchurch Green open space from the north of the site. This route would also be constructed to suit vehicular traffic as a secondary emergency access route to other areas of the site, if required. Access at this northern point would not be available to residents to prevent it becoming a “rat run” and it would likely be controlled remotely for use during emergencies.

Site Area: 2.63 ha / 6.5 acres

Standard Density for mid-range housing with 20% affordable housing provisions.

Number of 2, 3, 4 and 5 dwellings at 38 homes p/h = 100no.

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.
Access

“**Aims and Objectives** – to deliver an integrated transport system that offers safe, efficient and sustainable travel for all, and where public transport, walking and cycling provide real and desirable alternatives to car travel.

**Key Priorities:**

- **Widening Travel choices** – ensuring that a range of practical and attractive travel options are available for most trips and that people know about them

- **Management of Demand** – Introducing a range of measures to reduce the demand for travel overall, and particularly by car, where appropriate

- **Network Management** – using a range of measures to make best use of the existing network”

The illustrative masterplan proposes to meet the aims and objectives of Cardiff Council’s Sustainable Transport Vision by connecting to, and enhancing the existing public transport connections to integrate the site within Whitchurch and the wider Cardiff area. The masterplan promotes the ambitions of Cardiff Council’s Liveable Design Guide to kick-start a step-change in travel behaviour by making sustainable travel choices the most convenient to get to and from the new development.

Site workers, residents and visitors would be encouraged to use sustainable modes of transport by the prominence of walking and cycle routes and access to facilities in the layout of the site. Pedestrian and cycle routes should be safe and visible and designed in accordance with Sustrans Design Manual and Cardiff Council Cycling Design Guide.

Pedestrians

Pedestrian friendly areas, traffic speed reduction measures, clear lines of site and logical crossing points would contribute to making the development a safe environment for all. Access provision for varied levels of ability should be incorporated through consultation with relevant user groups as advised by Cardiff Council’s Access Officer. Incentives to improve health and wellbeing could be a key feature of the development to build upon the presence of the new health campus. Accessibility and inclusiveness should be viewed as being intrinsic to the design and be incorporated into all aspects of the development.

Tree-lined boulevards are proposed through the development, along key routes, to direct non-car users through the site and connect key destinations, such as the high street, with public transport stops. The residential developments could be based around the concept of home zones, coupled with on-street parking, trees, and other design elements to act as buffers between pedestrians and traffic, and reduce traffic speed. Low traffic speed restrictions to maximum 20mph and creation of pedestrian priority spaces that are child friendly, would encourage walking to local destinations and the homezone areas could feature areas for communal seating and planting. Parking strategies would be required by each development to consider anticipated demand and reasonable provision.

Cycling

The masterplan proposes to be as permeable/accessible as possible to cyclists with cycle lanes provided on roads and traffic speed reduction measures to increase safety for cyclists, in line with the Cardiff Cycle Design Guide 2011. Further provision within the development could feature shared use footpaths within the open spaces, linked to the road network to provide a choice of routes for cyclists of varying confidence.

Opportunities could be investigated for operation of a bike hire outlet to encourage physical activity and use of local recreational routes and National Cycle Network (NCN) – Route 8 which connects Holyhead to Cardiff and runs alongside the River Taff to the west of the site and is referred to as the Taff Trail. The Trail is well used by commuters as well as recreationally. There are few dedicated cycle routes in Whitchurch and the NCN route is accessed relatively easily from the hospital campus via the existing road network. There are no designated cycle ways on Forest Farm Road, Velindre Road, Park Road or other surrounding residential streets. A waymarking strategy for the site would ensure that routes to the Taff Trail are clearly signposted to promote usage.

The new hospital and other developments within the site would require Green Travel Plans to maximise use of sustainable transport opportunities for staff and visitors.

In line with the Manual for Streets the user hierarchy across the site will be (in order of preference);

- **Pedestrians**
- **Cyclists**
- **Public Transport Users**
- **Specialist service vehicles (e.g. emergency services, waste, etc)**
- **Other motor traffic**

Cycle routes connecting to wider city and rural networks
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<th>Development Plots</th>
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<tbody>
<tr>
<td>1. Health Campus</td>
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<tr>
<td>2. Residential</td>
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<td>3. Residential</td>
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<tr>
<td>4. Residential</td>
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<tr>
<td>5. Recreation land</td>
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<td>6a+b. Mixed Use</td>
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<thead>
<tr>
<th>KEY</th>
<th>Site Connectivity</th>
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<td>Main Roads/ Bus Routes</td>
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<td>Recreation Routes</td>
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<td></td>
<td>Proposed Pedestrian Circulation</td>
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<td>Proposed Traffic Circulation</td>
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<tr>
<td>Main</td>
<td>Site Boundary</td>
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<td></td>
<td>Key Historic Buildings</td>
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<td></td>
<td>Green Space</td>
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<td>Mixed Use</td>
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<td>Proposed Site “Gateways”</td>
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<td></td>
<td>Existing Railway</td>
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<td></td>
<td>Potential Future Light Rail Link</td>
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</tbody>
</table>
Public Transport

Existing public transport connections could be incorporated into the development, where feasible. Park Road runs along the eastern boundary of the site and is a Strategic Bus Corridor within Cardiff’s Sustainable Transport Vision and a number of bus stops are located in both Park Road and Velindre Road within walking distance of various areas of the site. Discussion should be had with bus providers regarding potential diversion of existing bus routes to serve the new developments. Potentially siting new bus stops at key locations such as the new hospital, mixed-use core and high density residential blocks would increase usage and target busy locations.

The illustrative masterplan proposes to;

- meet the objectives of Cardiff Council Sustainable Transport Vision by connecting to and enhancing the existing public transport connections within Whitchurch, and link to the wider Cardiff area
- support the ambitions of Cardiff Council’s ‘Liveable Design Guide’ to kick-start a step-change in travel behaviour by making sustainable travel more appealing

Primary vehicular access to the mixed-use and residential areas would be from Park Road to the east. Pedestrian access is readily achievable from the south and east, and to a more limited extent from the west. There is very limited potential for access from the north.

Existing bus stops are within easy reach from the site on both Park Road and Velindre Road and buses are frequent on a number of routes and would provide residents and site users with a realistic, sustainable travel alternative.

Whitchurch Green is within walking distance of Coryton train station beyond the north east corner of the site, which provides a frequent (every 30 minutes) and reliable rail link to the city centre. Access to the station is either from a flight of stairs from Park Road or from Park Crescent which gives at grade access.

Train

The proposed development is within walking distance of Coryton train station which provides a frequent and reliable link with the city centre. The proposed residential and mixed-use development would access Coryton Station either via a flight of steps onto Park Road or a level access along Park Crescent. The masterplan has proposed a pedestrian route out of the existing vehicular entrance onto Park Road which would direct commuters across the pedestrian crossing towards Park Crescent and Coryton train station.

It is proposed to improve the accessibility of the new health campus to the train station via a new pedestrian link under Park Road and over the disused railway line via an old stone railway bridge. A waymarking strategy for the site would ensure that routes to the station are clearly signposted to promote usage.

Specialist service vehicles

Specialist service vehicle access and movements are key considerations for the health campus. The health campus is to be accessed from the north via Coryton Interchange with a secondary, emergency route being available through the Hollybush residential estate. Park Road is proposed as the most convenient access point to the mixed-use areas of the site.

Other Motor Traffic

Private vehicles should be catered for within the site but will be limited to certain routes. 20mph speed limits and design features to reduce traffic speeds could be used appropriately on internal road networks to promote safe cycling and a pedestrian/ child friendly environment.

Parking

Parking should be provided in key locations to Cardiff Council guidelines with suitable disabled provision.

Sufficient parking should be provided for each type of development, the arrangement should be integrated into the schemes and not provide large expanses of car parking that will dominate the spaces.
Green Infrastructure

The proposed Green Infrastructure (GI) within the illustrative masterplan comprises a fully integrated network of open spaces, parks, and tree-lined routes to guide pedestrians and cyclists through the site and promote healthy activity. The new development would be permeable to the existing surrounding streets and public open spaces encouraging existing residents to use the streets and paths to access new public open space and mixed use facilities.

Waymarking of key routes along attractive tree lined routes would provide the opportunity to feature artwork and focus on interesting architecture, encouraging exploration of the new development and use of the neighbourhood’s green spaces.

Whitchurch Green is designed around a central green space with tree-lined avenues connecting the various land uses. New open space within the development should have a clear purpose and should aim to be multi-functional and allow for;

- increasing biodiversity through meadow planting and native planting
- incorporating areas for play - potentially natural play featuring grassy mounds, boulders, logs, sand and/ or water features
- be fully inclusive to all members of the community ie. level access, sensory features, frequent places to sit and in close proximity to public conveniences and cafe facilities.
- allowing areas for sustainable drainage features to deal with run-off
- provision of retail facilities should be considered to increase usage and prolong visits
- adequate space should be provided for large tree planting
- encouragement of physical activity by provision of outdoor fitness equipment trails, measured waymarked routes for walking, running and cycling both in the park and linked with other recreational areas
- generous path widths should be provided to allow for any through routes for cyclists
- The creation of open space formally available to the public will be a substantial and valuable resource to the local community with improved off-road access to recreational features such as the Glamorgan Canal and Forest Farm.
- Provision of a new network of combined footpaths/ cycleways and grassed areas for dog walking and informal play will broaden the appeal of the green space.

“How we plan, design and manage our landscapes should be guided as much by their importance for health as for all their other functions.”

Public Health and Landscape: Creating Healthy Places
Landscape Institute Position Statement
<table>
<thead>
<tr>
<th>Development Plots</th>
<th>KEY</th>
<th>Green Infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Health Campus</td>
<td>Site Boundary</td>
<td></td>
</tr>
<tr>
<td>2. Residential</td>
<td>Proposed Green Links</td>
<td></td>
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<tr>
<td>3. Residential</td>
<td>Proposed Access Roads</td>
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<tr>
<td>4. Residential</td>
<td>Proposed Emergency Access</td>
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<tr>
<td>5. Mixed Use (Hospital Chapel)</td>
<td>Proposed Wildlife Corridor</td>
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<td>6. Mixed Use</td>
<td>Proposed Amenity Open Space</td>
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<td></td>
<td>Proposed Private Gardens</td>
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<td></td>
<td>Existing Public Open Space</td>
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<td></td>
<td>Existing Nature Reserve/ SSSI</td>
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</tbody>
</table>
Multi-functional open space

Open spaces should be required to provide a number of functions such as capacity for informal children's play, be accessible to all members of the community, be sited within safe, easily accessible locations to residents, provide adequate space for large tree planting, provide temporary storage for rainwater as required, as well as being attractive and relaxing places. Open spaces should ideally incorporate existing landscape features such as mature trees and hedgerows to ensure their protection and benefit from the character that they will provide.

Play

Areas of the recreational land are also proposed for wildflower planting and woodland planting which would also serve as features suitable for children’s play. Safe, natural features are under-represented in children's play provision and would allow children to explore in a safe environment. This will overlap with the public realm, sports, multifunctional spaces, SUDs and public art. The spaces should provide a variety of play experience and opportunities throughout the landscape.

Sports Facilities

There are several existing sporting facilities within the Whitchurch Green masterplan site which are currently used by the community. These are located within the centre of the site and include a bowling green, rugby pitch, football and cricket pitch.

These sporting facilities should be retained were possible to ensure that these are retained for the community as recreational space for the Whitchurch village residents.

Community Growing

Allotment provision has been considered within the masterplan however given the likely high value of the land on the site this may prove unpopular with developers and could mean additional resources required from the Council to manage them in a time of austerity and budget cuts. Community Gardens require enthusiasm from residents in order to succeed therefore their viability could be considered following habitation of the new development. The restoration and repurposing of the Whitchurch Hospital gardens/grounds could include a community orchard or resident’s allotments within their design. Space for growing should be provided in the residential areas and could comprise shared growing spaces - south facing gardens/balconies, or edible planting within the public realm.

Private Open Space

It is likely that the former rear gardens/immediate grounds of Whitchurch Hospital would function as private gardens to serve the residents of the redeveloped buildings. Their status as Registered Park and Gardens in addition to the six associated Grade II listed shelters are likely to lead to their protection and enhancement as part of the redevelopment proposals.

The illustrative masterplan proposes a series of interlinked open spaces and shared space tree lined boulevards to guide pedestrians and cyclists through the development. The major strength of the proposed development is the potential for prioritisation of access for pedestrians, cyclists and opportunities for children’s play.
Urban Structure

Building heights
Variation in building height would add to the visual interest of the proposed mixed-use and housing developments. A combination of two and three storey buildings would respond to the surrounding built form and respect the setting of the adjacent Grade II listed hospital buildings. Following discussion with Cardiff Council Planning Department it is understood that a maximum height of three storey buildings would be preferred in close proximity to the Whitchurch Hospital buildings. Taller buildings should be encouraged however to maximise densities in line with CCC guidance. Sensitive massing of buildings would not adversely affect the setting of the listed buildings or properties on Velindre Road. Heights of proposed development within the health campus will vary and will be sensitive to their surroundings whilst delivering their intended mass on each site.

Mix of housing types
The aim of the illustrative masterplan is to propose high quality residential development to suit all stages of life comprising;

- Apartments
- Retirement homes
- Care home
- Mix of 2, 3, and 4 bed detached, semi-detached and terraced houses
- Adaptable/ flexible homes
- live/ work units

Density
Cardiff Council’s Liveable Design Guide recommends that housing densities should vary with the highest (50-75 Dwellings Per Hectare (DPH)) around key routes and retail areas and a minimum of 30-75 DPH over-all.

<table>
<thead>
<tr>
<th>Street or area</th>
<th>Density (dph)</th>
<th>Height (storeys)</th>
<th>Unit type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-use centre</td>
<td>50-75 DPH</td>
<td>4-6</td>
<td>Flats &amp; some terraced houses</td>
</tr>
<tr>
<td>Main spine street</td>
<td>40-60 DPH</td>
<td>2.5-3</td>
<td>Majority flats &amp; terraced, some semi-detached</td>
</tr>
<tr>
<td>Key secondary streets</td>
<td>40-60 DPH</td>
<td>2.5-3</td>
<td>Equal mix terraced &amp; semi-detached</td>
</tr>
<tr>
<td>Other secondary streets</td>
<td>30-50 DPH</td>
<td>3-1</td>
<td>Terraced; semi-detached; detached</td>
</tr>
</tbody>
</table>

The residential land use proposed within the illustrative masterplan comprises;

- Brownfield site west of Whitchurch Hospital 2.63 ha / 6.5 acres
- Existing Velindre Cancer Centre Site: 2.95 ha / 7.3 acres
- Whitchurch Hospital site: 14,400 sq/m (180 flats based on the mixed-use planning consent masterplan)

The Whitchurch Hospital site has limited capacity for increased density given the restrictions associated with the redeveloping a Grade II listed property.

It should be noted that this document illustrates densities of 38 DPH which is based upon considered commercial appraisal which recommends such densities. This scale and type of development alongside a high quality landscape scheme has the potential to complement the promotion of health and wellbeing philosophies proposed for the Health Campus and the future redevelopment opportunities available at Whitchurch Green.

Social/Commercial/Health Infrastructure provision
The mixed-use elements proposed for the Whitchurch Hospital building complex are based on the existing planning consent masterplan and comprise;

- Residential 14,400 sq/m (180 flats)
- Offices 2,600 sq m
- Community 3,000 sq/ m
- Pub/ restaurant 1,000 sq/m
- Retail 1,500 sq/m
- Community Health 3,500 sq/m

Further testing of these areas would be recommended as part of future development proposals.

Affordable housing provision
The Cardiff Council standard requirement for affordable homes within new residential developments is 40% however this is reduced to 20% for brownfield sites. Affordable homes should be well designed and their appearance indistinguishable from other properties in the development.
Public Realm

The proposed Whitchurch Green public realm has the potential to create an accessible, permeable network of interconnected spaces where landscape and access to nature are the main focus whilst creating a cohesive, vibrant neighbourhood that would be resilient and adaptable.

Guidance for the proposed public realm should be sought from ‘Secure by Design’ New Homes’ 2014 and led by local and national policies on a number of issues:

- **Sustainability**: The public realm could be an exemplar for sustainability featuring water management and the use of SUDs, specific planting to encourage biodiversity and the use of low energy building materials as well as the re-use of existing on-site materials.
- **Respecting the layout, mature trees (including TPOs) and garden pavilions within the context of a grade II listed park and garden**.
- **The design of the public realm should incorporate best practice, build upon the existing sense of place and designed with crime prevention and security in mind using natural surveillance**.
- **The proposed development could exploit views of existing and new features with vistas designed into the scheme focussing upon**:
  - Views of surrounding hills/ridges and west across surrounding landscape.
  - Views of Whitchurch Hospital water tower which is a local landmark and would assist wayfinding to the new development.
  - Views towards the Grade II listed Whitchurch Hospital main entrance.
  - Views across expansive open space and along mature avenues of trees.

The public realm could link key architectural elements, both existing and proposed, to highlight their value. Specifically the development should be sensitive to:

- **The setting and quality of the Grade II listed Whitchurch Hospital buildings and landscape**.
- **Sensitive re-use of historic buildings and the iconic water tower**.
- **Integration of new development to create character**.

The public realm should be designed using the best guidance, specifically ‘By Design’ -- ‘Urban Design in the Planning system; towards better practice’ (2000) and ‘Secure by Design: New Homes’ 2014.

**Public Art**

An Arts Strategy could be developed to provide cohesive themes throughout the development and respond to the unique historic, cultural and environmental setting. Potential ideas and themes should:

- Reflect the local character of the neighbourhood.
- Be unique and innovative.
- Respond to the history of the site.
- Connect with nature.
- Provide interactive play elements.

**Development within Whitchurch Green will deliver:**

- **Variation in street widths, densities and built form to create interest and a lively street scene**.
- **Streets for people with low traffic speeds and adequate space for pedestrians and cyclists**.
- **Well considered street tree planting that contributes to the character of the urban realm**.
- **Innovative amenity space achieved through assessing local needs ie. incorporating sustainable drainage/play features/community growing/healthy living (ie. outdoor fitness equipment, waymarked walking/running routes)**.
- **Green links along tree lined streets to connect existing and proposed open spaces**.
- **Sensitive integration of mixed use development**.
- **High quality residential development to suit all stages of life**.

**Shared space - room to play in the street**

**Art work along pedestrian networks**
Architecture Strategy - Housing

The new residential development should vary in density, style and layout but should read as a cohesive development that links with the surrounding streets. Housing layouts will be designed to include a number of different types of accommodation and tenure. Within any given area of housing, there will be a mix of accommodation and tenure without segregation of any type or variation in design quality. It is not intended that there will be a single design style that covers all the proposed areas of housing as part of the development, but rather there will be a series of related styles based on the design principles outlined below;

• The design of new housing will respect the existing local neighbourhood character of Whitchurch. Development fronting onto Velindre or Park Road should respect the scale and materials of a late Victorian, Edwardian building form, referencing pitched roofs, and brick or render frontages

• The Whitchurch Hospital buildings are predominately red brick with ochre brick banding and large windows. The use of banding to new development is not encouraged unless it can be shown to be a particular design feature

• The design of the housing will respect and be part of the public realm. Windows will face onto public spaces to animate and overlook these spaces. Front doors will lead out to the public realm and be clearly visible from the roads or shared spaces. Front doors should not be hidden on side elevations. Shelters or screens will be provided to hide bins and refuse

• The design of housing will be medium to high density, of an informal layout, with houses set in landscape that includes grass and trees, including existing mature trees.

• Houses can be grouped around homezones, or other features such as mature trees including TPO’s and be in such an arrangement to form a space that is part of the public realm

• Blank elevations should be avoided, as should end garages, irregular plots and long, visible stretches of boundary features such as garden fences

• Consideration could be given to provision of plots for self-build within the constraints of a design guide

• The design of housing will be based on principles of sustainability. A Sustainability Strategy will be prepared for each area of housing outlining how it will a strategy based on layout, passive design, energy use, reuse of materials, sustainable building practices and levels of pollution and emissions. It is expected that each area will be part of a Sustainable Urban Drainage System (SUDS)

• The design of housing will take on the advice in ‘Secure by Design: New Homes 2014”
Architecture Strategy- Mixed Use

The retention and restoration of the Whitchurch Hospital buildings will be the subject of detailed survey, analysis, and costings as well as the need to consult with Cadw to agree a redevelopment plan. The scheme will have to be financially viable and repurpose the existing buildings to suit modern living standards whilst integrating new mixed-use development. The hospital currently has a distinct character which should be enhanced with new development in an imaginative and creative way. Opportunities for innovative and sustainable design should be fully explored whilst acknowledging the historic, architectural, and social characteristics of the site. The key buildings for retention are likely to be;

- The water tower
- The main entrance block
- The chapel
- The two residential wings
- The main hall

Further buildings will likely be identified for retention however there is a need to create vehicular and pedestrian routes around the site which may require selective alterations to the layout of the complex. More modern buildings within the complex are anticipated to be removed such as the Physiotherapy building which has little architectural merit and occupies a key location fronting onto the hospital recreational land. English Heritage Good Practice advice, ‘Heritage Works -- The Use of Historic Buildings in Regeneration’ February 2013 concludes that:

‘There is a strong economic case for regenerating historic buildings. The benefits relate not only to the individual buildings, but also to the wider area and community. Critical to the success of the regeneration is finding a viable economic use that can support initial refurbishment, provide the owner or developer with a reasonable return on their investment and which generates sufficient income to ensure the long-term maintenance of building fabric and any associated public open space.’

The masterplan proposes a mixed-use zone at the centre of the Whitchurch Hospital building complex which would form a key component to the regeneration of the site. There is potential for commercial, retail and/ or leisure provision. The mixed-use zone will be based on the following:

- The re-purposing of the existing listed buildings of Whitchurch Hospital
- Developing a viable series of uses that can be accommodated within the existing fabric.
- Developing sensitive and innovative changes to the fabric of the hospital commensurate with the new uses proposed, changes that will need to be demonstrated to be ‘desirable or necessary’.
- Develop new movement patterns, access and connections to allow the new uses to both function within the fabric of the building and to be connected to surrounding neighbourhoods and to Whitchurch village centre.

It is recommended that the final consideration of land uses for the southern areas of the site be considered as a whole rather than individual plots of land. The success of the redeveloped site relies upon a cohesive development that people want to visit and spend time in. Development proposals such as the hospital chapel functioning as a community facility would utilise the surrounding open space and draw in visitors who may then also use the retail/ commercial/ leisure facilities on site.
Phasing for Velindre Cancer Centre
The phasing of the Velindre Cancer Centre (VCC) is understood to be as follows;

- **Phase 1** – Enabling works connecting the site to Coryton Roundabout, and utilities connections to the new VCC site (including secondary (emergency) access to the Hollybush Estate)

- **Phase 2** – Construction of Velindre Cancer Centre

- **Phase 3** - Sale and redevelopment of existing VCC site following the anticipated opening of the new VCC in 2022

- **Phase 4** - It is understood that the remainder of the Whitchurch Hospital campus will be sold for redevelopment. The timescale for this is unknown.
EXECUTIVE SUMMARY
The Whitchurch Green masterplan sets out illustrative proposals for the potential future land uses within the former Whitchurch Hospital campus. This masterplan will accompany the outline planning application for the new health campus and serves as an illustrative tool to demonstrate that development of the new Velindre Cancer Centre (VCC) and regeneration of the existing VCC site will not compromise the future redevelopment of the adjacent Whitchurch Hospital Campus.

Future development at Whitchurch Green should incorporate the principles of Technical Advice Note 12: Design, and Cardiff’s LDP Key Policies to deliver high quality, sustainable designs for distinctive places and spaces that together will create a successful, vibrant, new community by:

• proposing diverse land uses to create a balanced, vibrant mix of activity and community
• proposing a healthy, safe and convenient environment that encourages healthier lifestyles
• safeguarding the value of existing natural and historic features
• enhancing biodiversity through high quality landscape design and sensitive proposals
• promoting efficient land use
• responding to the local character and context
• proposing a safe, legible, easily accessible development
• considering the amenity of neighbouring occupiers and connecting positively to surrounding communities