

Land Use	Land Take	Comment
Residential C3	Circa 90ha	Character areas will be defined with some neighbourhoods comprising higher densities suitable for core areas and some with lower densities suitable for edge of settlement locations.  Provision will be made for a wide range and mix of housing; including affordable rent, key worker homes, starter homes for those in housing need and young first-time buyers, homes to downsize, family homes with space standards to allow families to grow and extra-care homes to enable independent living with options for care.  Opportunities for self-build will be incorporated with in the master-plan and its associated design manuals.
Residential Institution C2	Circa 1ha	Nursing/Care home, supported residential.
Education D1	Circa 2ha	A 2.5-form entry primary school with early year's accommodation.
Employment B1 and B8	Circa 8ha	Creating a central employment hub, serviced land and buildings for rent or purchase and to include start-up space and shared facilities, supported by small-scale pockets of office and workshop spaces pepper-potted within each neighbourhood.
Health Facilities D1 and Community Hall D2.	Circa 0.5ha	Accommodation for a new, or branch surgeries for existing, GP and Dental Surgery with space for mobile community health care services and community hall and meeting rooms with outdoor areas for community events.
Retail A1, A2, A3, A4 & A5	Circa 0.5ha	Convenience shopping and outlets to meet daily needs, totalling around 2,500sq m potentially with residential uses above ground floor shop floor areas.
Hotel C1	Circa 0.6ha	At Lower Buckover Farm
Employment B1	Circa 1.4ha	At Brinkmarsh Lane Farm.
Formal Sports Areas	Circa 8.5ha	Set within green buffer spaces and designed to meet the Fields In Trust standards for a project relating to 3,000 new homes.
Green Infrastructure and Formal Open Spaces	Circa 60.5ha	Establishing community orchards, new open space corridors, community forest garden, and formal sports and natural play areas, allotments and food production areas, balancing ponds and surface water attenuation as well as the provision for a cemetery.

**Note: initial estimate subject to change as master planning process evolves.**

The following development key principles will inform the master planning of Buckover Garden Village:

- To create neighbourhoods with a diverse and innovative form of housing, including self-build and opportunities for small and medium sized housebuilders to sustain the wider local economy.
- To design walkable neighbourhoods strongly linked by green infrastructure. The aim is to secure a layout where no dwelling is more than 800 metres away from the heart of the village; going in one direction everybody will be within walking distance of the centre, and with open countryside in the other direction.
- To create a settlement that benefits from a transformational approach to public transport enabling real modal choice for its residents to travel throughout the West of England. Supported by a long term community travel champion employed to continue promoting public transport and truly embedding sustainable travel choice.
- To create a place that is positive in shaping the health of the community it serves and providing opportunities to rethink how health and care services can be delivered. To masterplan in a manner that is centred on features of a 'Healthy New Town' based on the NHS's proposals.
- To create imaginatively designed homes with gardens which combine the best of town and country lifestyles, delivered in a manner that is green, secure, characterful and popular. To create vibrant communities through the delivery of a wide range and mix of housing; including social and affordable rent, shared ownership and starter homes of at least 20% discount and which are genuinely affordable for young first-time buyers, homes to downsize, homes with an element of care and family homes with space-standards that allow families to grow.
- To create a range of employment opportunities which are planned from the outset as part of each phase of new neighbourhoods. To secure the early occupation of the first phase of employment land by an 'anchor' employer is seen as a key objective to strive for.
- To secure a development led by the objective of enhancing the natural environment, providing a comprehensive and meaningful green infrastructure network and net biodiversity gains. This net gain is to be secured by the linking of generous private gardens with public green spaces and strategic networks of green infrastructure and habitat creation. Well connected and biodiversity rich gardens, tree-lined streets, and open spaces to include community orchards, allotments and a community forest garden will dictate the master planning process – rather than merely being a by-product of the design process.
- To comprehensively respond to the challenges we face in respect of climate resilience; including homes designed to meet the climate change agenda, energy-positive technology and local food sourcing.
- To work towards the potential to introduce new structures of control that put local people at the heart of community governance and ownership of community assets. The Council see opportunities to develop an innovative model of governance based upon the public-private voluntary partnerships.

