

# Designing our Communities

## THORNBURY OPTIONS FOR GROWTH

### AREA 6. Potential Growth 500—600 houses

#### Advantages:

Reasonable access to the High Street (10 minute walking distance).  
Excellent access to Castle secondary school and Manor Brook and St Mary's primary schools.  
Not in Green Belt, so no revision to Green Belt boundary necessary.  
Development may help to realise aspirations of the Castle School.

#### Disadvantages:

Potential Flooding/drainage issues need to be investigated.  
Potential impact on nearby Conservation Area and historic character of Thornbury Castle and listed buildings.

### AREA 5. Potential Growth 40—50 houses

#### Advantages:

Excellent access to the High Street shops and services.  
Relatively little ecological interest compared to other areas.

#### Disadvantages:

In Green Belt.  
Potential impact on landscape and historic character.  
Potential Flooding/drainage issues need to be investigated.  
Area currently used by walkers and as a route to the Mundy playing fields

### AREA 1. Potential Growth 350—400 houses.

#### Advantages:

Not in Green Belt - no revision to Green Belt boundary necessary.  
Less harm to important landscapes.  
Less impact on historic character.  
Subways already installed under Morton Way to enable pedestrian access.  
Good access to primary school and Primrose Drive newsagent/ convenience store

#### Disadvantages:

No existing services within five minute walking distance (except children's play equipment).  
Town centre not within convenient walking distance (20 minutes minimum walking time).  
Close proximity of A38 may encourage car use.  
Breaches Morton Way 'boundary'.  
No statutory biodiversity designations, however national priority species are present in parts of the area.

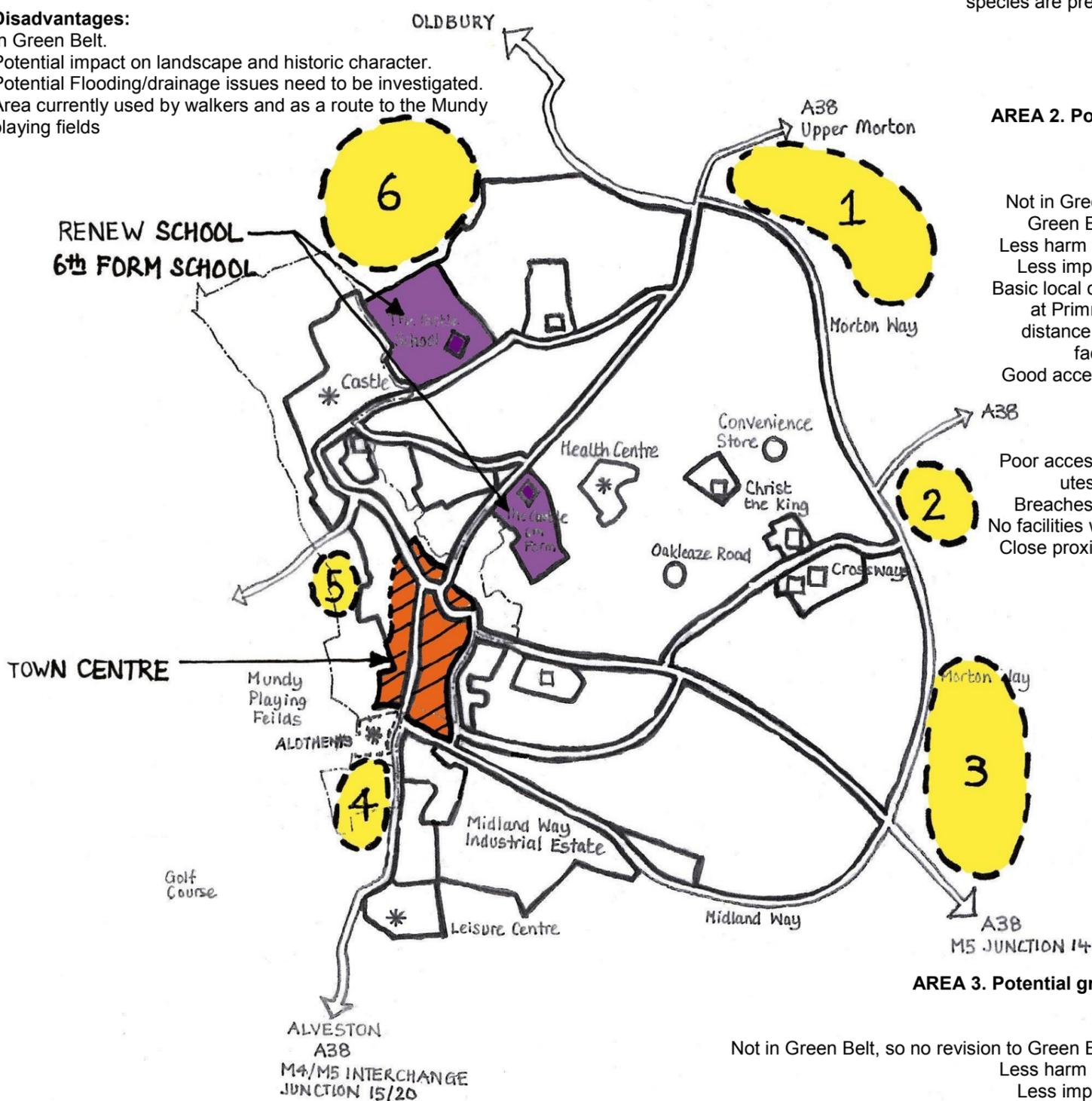
### AREA 2. Potential Growth 90—110 houses

#### Advantages:

Not in Green Belt, so no revision to Green Belt boundary necessary.  
Less harm to important landscapes.  
Less impact on historic character.  
Basic local centre/convenience store at Primrose Drive within walking distance, however this is the only facility within that distance.  
Good access to Crossways primary school

#### Disadvantages:

Poor access to High Street (20 minutes minimum walking time).  
Breaches Morton Way 'boundary'.  
No facilities within a five minute walk.  
Close proximity of A38 may encourage car use.



### AREA 3. Potential growth 750—900 houses

#### Advantages:

Not in Green Belt, so no revision to Green Belt boundary necessary.  
Less harm to important landscapes.  
Less impact on historic character.  
Primrose Drive convenience store within 15-20 minute walking distance, however this is the only facility within that distance.

#### Disadvantages:

Poor access to High Street (20 minutes minimum walking time).  
Breaches Morton Way 'boundary'.  
Area contains two Sites of Nature Conservation Interest (SNCI), ponds and hedgerows of interest to wildlife.  
No facilities within a five minute walk.  
Poor access to Castle School and health centre.  
Close proximity of A38 may encourage car use

### AREA 4. Potential Growth 90—100 houses

#### Advantages:

Excellent access to the Town centre shops, services and facilities.  
Excellent access to Midland Way employment.  
Excellent access to leisure centre.

#### Disadvantages:

In Green Belt.  
Potential Flooding/drainage issues need to be investigated.  
Ecological habitats of interest; mitigation would be required.  
Potential impact on landscape and historic character.

Thornbury Community Engagement Workshop. 20th October 2009