



PILL GREEN



L&Q Estates are in the process of re-shaping the vision and principles of Pill Green and we welcome your engagement in that process. The proposals will be aimed at sensitively growing Pill in a way that integrates with the existing village, bringing substantial new benefits to all.

CONTEXT

We are in the process of re-shaping our proposals in collaboration with local stakeholders, council members and people living in Pill after a number of recent important social, environmental and political factors have changed the way in which we approach creating great places. Some of these factors include:

- » The publication of the National Design Guide in 2019 and the Living with Beauty report produced by the Building Better Building Beautiful Commission in 2020
- » The UK commitment to achieving Net Zero Carbon by 2050 and North Somerset Councils Climate Emergency declaration
- » Covid 19 and the increased focus on creating healthy places

We are taking this opportunity to re-imagine our vision for Pill to respond to these factors as well as the Strategic Priorities set out by North Somerset Council which are:

- » To deliver the zero-carbon ambition by maximising, for example, the opportunities for low carbon development and the use of renewable energy.

- » To ensure new development is located close to a wide range of services, facilities and job opportunities to encourage walking and cycling, or with easy access to high-quality and effective public transport.
- » To deliver a diverse range of housing in a variety of tenures, sizes and forms to meet future needs at locations where they are most needed.
- » To significantly reduce out-commuting, particularly to Bristol.
- » To maximise the benefits from the Portishead rail line for Pill in terms of regeneration, traffic improvements and job creation.
- » To prioritise the importance of the green infrastructure network when considering new development, support priority habitats and species and safeguard areas at risk of flooding.
- » To provide essential infrastructure in step with development, including transport and community infrastructure such as schools.
- » To delivery higher residential densities through good design, particularly at town centres and transport hubs.
- » Developing new and existing communities in a way which enhances health and wellbeing and reduces inequalities.



Our emerging Vision for Pill Green is for a low to zero carbon neighbourhood, based on being a healthy place to live, work and spend leisure time where neighbourliness is encouraged throughout.

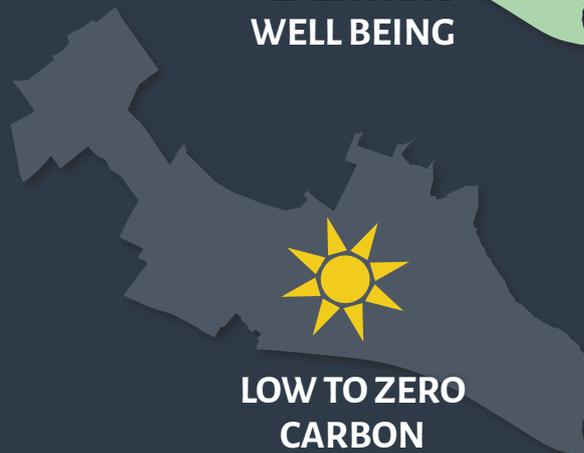
We have developed three key community pledges to deliver the emerging vision which are:



**PEOPLE AND
COMMUNITY**



**HEALTH AND
WELL BEING**



**LOW TO ZERO
CARBON**

KEY PRINCIPLES



An active travel approach which will include priority within Pill Green for cycling and walking and a commitment to improving and enhancing the wider cycle network to key employment destinations, the proposed station and local amenities.



An integrated approach to climate resilience through the orientation of development blocks, sustainable water management and establishing through public open spaces extensive tree planting and woodland.



Create a place that makes it easy to work from home through gigabit capable fibre broadband, and provides new co-working facilities and community workshops within a mixed use heart to encourage internalisation.



Creating a network of places to encourage healthy living which are attractive, well used and provides a range of facilities to encourage more people to use it for exercise, mindfulness and contact with nature



A whole range of green spaces for play, local growing areas, viewing places and recreational areas to allow existing and future Pill residents to stay local for their everyday needs.



Higher density development to make the most of the proximity of Pill Green to the proposed train station at Pill and to support the inclusion of more on site community facilities.



A greater diversity in the delivery of housing through opportunities such as a Community Land Trust, or self and custom build housing including the use of modern methods of construction to develop a more sustainable approach to building design.



A neighbourhood that is adaptable to the future needs of people and able to accommodate new technologies such as a mobility hub for autonomous vehicles, e-scooters and local delivery areas, electric charging points and community based apps.



Encouraging stewardship over the design and development of Pill Green giving the local and future community a say over the design, management and ownership of public spaces.



On review of the existing constraints and opportunities, our current view is that the site can accommodate up to 1,000 dwellings, a new primary school, local centre, and a range of high quality green infrastructure to be used by the whole village.

The scheme would also provide and/or support investment in strategic infrastructure, including the re-opening of Pill Railway Station.

We would like to engage with you to develop the principles and plans further to ensure any future proposals respond to the needs and requirements of both the existing and new residents of Pill.

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