



2009 Comprehensive Plan

West Bradford Township
Chester County, Pennsylvania
"Between the Brandywines"



Marshallton Blacksmith Shop

A Prayer for Pennsylvania

This "countrie greene," our heritage,
Of field and stream and wood,
That Penn and his staunch followers
Once found so "wondrous goode;"
A trust it is, ours to preserve,
This wooded paradise,
So that our children, too, may know
Tall trees and open skies.

Where roads and houses once were seen
Towns have to cities grown;
On factories the chimneys show
How far the smoke is blown.
The green hills build up, one by one,
Ever with urgent stress,
While men forget that only God
Can build a wilderness.

Lord of each hill and valley stream,
Master of stone and wood,
Preserve this lovely land from men,
Help us to keep it "goode."

~ Berenice Ball



West Bradford Township Board of Supervisors

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Comprehensive Plan Task Force

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Gregg Bucino, Resident	Joe Miller, Planning Commission
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with mapping assistance from
The Environmental Management Center of the Brandywine Conservancy

Dedication

The Board of Supervisors would like to dedicate this Plan to each of the numerous individuals who serve our community by providing countless hours of their time serving as Township volunteers.

Their dedication and perseverance is evident daily and not always recognized fully.



Adopted by Resolution 09-08 on June 23, 2009



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Open Space, Recreation, and Environmental Resources Plan ~ Appendix C

standalone document

Greenways, Trails, and Gateways Plan ~ Appendix D

standalone document

Roadway Sufficiency Analysis & Capital Improvement Plan ~ Appendix E

standalone document

Introduction

“A form of government was at once established., the basis was liberty of person and conscience, the power in the people, and local self-government...”
~ William Penn¹



“Main Street” Marshallton - West Bradford Township

West Bradford Township’s last Comprehensive Plan was adopted in 1989. It was supplemented in 1993 by our *Open Space, Recreation, and Environmental Resources Plan* and in 2004 by *Creating Connections – A Greenways, Trails, and Gateways Plan for West Bradford Township*. The adoption of our past Comprehensive Plans had fortuitously come before great changes were thrust upon the Township. This allowed us to plan and prepare adequately for what was to come. The decade of the 1990’s and early years of the 2000’s resulted in substantial new growth in the Township. The goals and policies contained in our previous Comprehensive Plan significantly reduced the impact of that growth and allowed us to retain much of our character as compared to other municipalities in the region.

Coincidentally, the adoption of this Comprehensive Plan occurs at another turning point in the Township’s history. The Township is expected to reach its “build-out” during the life of this plan – where a majority of its land will be developed. It is likely that the goals and policies set out in this Plan will represent the last opportunity to set the Township’s character and quality of life for the foreseeable future.

¹ www.penntreatymuseum.org, accessed on 3/17/09, unattributed, but believed to be quoted from Samuel Janney's *The Life of William Penn*, 6th edition, 1882



West Bradford Township Comprehensive Plan

Since the last Comprehensive Plan was developed, West Bradford Township has grown considerably, from a rural-suburban municipality to a primarily residential and suburban one. Accordingly, this plan establishes planning goals and policies to guide our expected growth over the next couple of decades. The primary land use focus has now shifted from that of the previous plan's concentration on protecting an agricultural land base to that of preserving the key natural features that define much of the key land in our community.

This Comprehensive Plan is intended to further the best interests and well-being of the Township. It is meant to preserve the existing quality of life for both current and future residents. A key objective is to ensure a sustainable future for the Township and our citizens. In a time when many "experts" question the reasonableness of local government policies and its effectiveness in providing services, West Bradford Township shall continue to prove that a properly run, local government is best in providing local services to its residents in a responsive and cost effective way.

Development of this Comprehensive Plan included substantial community input from the public, Township staff, Township elected officials, and volunteer boards - especially the Planning Commission and Comprehensive Plan Task Force. The Comprehensive Plan Task Force, having worked on the document for over two years, was composed of representatives of the Planning Commission, the Parks and Recreation Commission, the Historical Commission, the Emergency Services Board, the Greenways Task Force, and members of the general public. Two public hearings were held on the document and it was reviewed by the Chester County Planning Commission, Downingtown Area School District, and all eight adjacent municipalities.



Martin's Tavern - Marshallton

