

## Appendix G

### **POLICY CS27 – EAST OF HARRY STOKE NEW NEIGHBOURHOOD**

~~Provision will be made for a major mixed use development of 2,000 dwellings with associated infrastructure, including the safeguarding of the route for the Stoke Gifford Transport Link, on land east of Harry Stoke, extending south from Winterbourne Road to the A4174 Avon Ring Road which is part of the Major Scheme programme of the West of England. The safeguarding of this strategically important route for the Stoke Gifford Transport Link, as shown on the Proposals Map and its construction are the exceptional circumstances in which land will be removed from the Green Belt at this location. Development of the new neighbourhood will not come forward until the programmed delivery or construction of this route has been secured.~~

~~Development will be planned on a comprehensive basis that integrates with SGLP site 13 (Harry Stoke), and be in accordance with the vision, Policy CS25 & partnership priorities of the Bristol North Fringe communities, and high quality urban design principles as set out in Policy CS1.~~

~~Residential development will provide for a range of types and tenures in accordance with Policies CS17 and CS18.~~

~~It will also provide the following infrastructure:~~

A major mixed use development is planned on land to the East of Harry Stoke extending south from Winterbourne Road to the A4174 Avon Ring Road, as defined on the Proposals Map. Within the New Neighbourhood provision will be made for approximately 2,000 dwellings in a new mixed use community. This will be supported by the preparation and adoption of a Supplementary Planning Document. Development will be comprehensively planned and phased to ensure full integration between different uses, provision of ancillary facilities and supporting infrastructure including the Stoke Gifford Transport Link, both within and beyond the area.

It is essential that an area-wide adopted SPD is the policy delivery mechanism to ensure development is comprehensively planned and delivered in order to integrate with SGLP site 13 (Harry Stoke) and the Stoke Gifford Transport Link as set out in Policy CS7. Development will be undertaken in accordance with the vision, Policy CS25 and partnership priorities of the Bristol North Fringe communities, and high quality urban design principles as set out in Policy CS1.

Development proposals will be required to demonstrate that they are in accordance with the SPD. They should positively facilitate and not prejudice the development of the New Neighbourhood, and meet the overall vision for the area. This area will be a major focus for development and will deliver:

- **A range of residential types and tenures in accordance with Policies CS17 and CS18;**
- **Primary School(s) for approximately 3 forms of entry and full day nursery;**
- **A multi-use building comprising doctors surgery, library, community meeting space, children’s and youth facilities;**
- **Local retail, food and drink outlets;**
- **Well planned and integrated Green Infrastructure including a strategic green corridor for amenity, recreation, woodland and wildlife use along the eastern edge of the site, sustainable urban drainage and allotments in accordance with Policies CS2 and CS24;**
- **Sports pitches and changing facilities;**
- ~~**A waste transfer and recycling facility;**~~
- **The potential provision of pitches for Gypsies and Travellers;**
- **The East of Harry Stoke New Neighbourhood Transport Package (see Policy CS7);**
- **Junctions, public transport stops, pedestrian crossing points and street trees/landscaping in order to integrate the transport link with the new neighbourhood;**
- **An Extra Care housing scheme; and**
- **Contributions will also be required for the provision of secondary school places in the locality.**

**Special attention will be required to layout, building form, scale and roofscape, architectural treatment, and landscaping along ridgelines and slopes visible from the wider area.**

**This list is not exhaustive and development should also meet other policies of the Local Development Framework and the provision of necessary utilities as appropriate. Further details are also set out in the Infrastructure Delivery Plan.**

*Delete reference in paragraph 12.26 to the programmed delivery of the Stoke Gifford Transport Link as follows:*

~~“..... The Council is also investigating other funding sources. Programme delivery will therefore be considered to have been achieved when all the required resources are committed. “~~

To ensure consistency with other parts of the Core Strategy delete similar references to programmed delivery in paragraphs 1.37 and 4.17 of the Plan:

~~1.37 “ ...to the A4174 Avon Ring Road. Development of the new neighbourhood will not come forward until the programmed delivery of the Stoke Gifford Transport Link has been secured. In the East Fringe of Bristol .....”~~

4.17 “ ....to deliver a new neighbourhood. Development of the new neighbourhood will not come forward until the programmed delivery or construction of this route has been secured. The new neighbourhood comprising 2,000 homes.....”