

12 December 2018

## **WOODLANDS GOLF CLUB SITE – STATEMENT FOR BRADLEY STOKE JOURNAL**

South West Strategic Developments Ltd (SWSD) are promoting the Woodlands Golf Club site as a future opportunity to deliver a highly accessible and sustainable development, close to thousands of jobs, everyday facilities and Bristol city centre.

It has been confirmed that the Joint Spatial Plan (JSP) will need to allocate sites to deliver thousands of new homes. SWSD therefore put forward Woodlands Golf Club as an option for new development. However, the site is not currently proposed to come forward as an allocated site in the JSP.

Whilst there are no firm plans for the site, SWSD appreciates that residents will have concerns. However, SWSD would like to assure the community that any proposals would be positively planned through engagement with local residents and Councils to provide a wide range of infrastructure and road improvements.

Initial concepts for the Woodlands Golf Club site present the opportunity for an abundance of community benefits, including:

- A significant level of affordable homes, compliant with, or even exceeding, Policy requirements.
- A new primary school.
- A retirement care facility.
- A vibrant local centre with shops and essential services.
- Extensive parkland available to the wider local community for recreational purposes.
- A range of new sporting facilities available to local clubs and residents, including Bradley Stoke FC who SWSD's representatives have been in discussions with
- Possibility of a new secondary school, should the Council require it in this location (currently SGC require a site for a new secondary school).
- Significant improvements to walking and key Sustrans cycle routes as well as public transport services to provide much greater possibilities for non-car transport.

A range of highway improvements could be provided (new bus link, junction improvements and new roads) which detailed traffic modelling has shown to improve the existing situation by helping to reduce the numbers of cars on the roads. Conversely the sites currently proposed to the north of Bristol, such as at Buckover and Charfield, will generate much more traffic coming into Bradley Stoke and Aztec West and will therefore have a severe impact on existing traffic and key junctions.