Our plans for Land at Harry Stoke Road

Crest Nicholson is developing early proposals for new homes at Land at Harry Stoke Road, Brooklands Park. We want to hear your views before any planning application is submitted to South Gloucestershire Council.

Our aims

Deliver up to 50 new homes, including affordable housing, to meet local needs and complement the Brooklands Park community.

Create green spaces and achieve measurable Biodiversity Net Gain.

Create a Multi-Use Games Area (MUGA) with a hard-surfaced, publicly accessible space for sports and play.

Provide a community park and green space for the benefit of local residents. We welcome feedback on its proposed use and layout.

Provide a nursery that promotes healthy child development, supports family wellbeing, and strengthens community connections.

Engage early and openly with residents, councillors and the Parish Council before any planning application is submitted.



Emerging masterplan for Land at Harry Stoke Road

Why this land is coming forward now

The land next to the Community Centre at Brooklands Park was originally set aside for a new primary school as part of the wider Harry Stoke development.

In 2011, the legal agreement for the site was updated to allow new homes to be built if the council did not confirm plans to deliver the school within ten years.

During consideration of school provision in 2024, South Gloucestershire Council confirmed that a school is no longer required on this site. The draft South Gloucestershire Local Plan, which is currently under independent examination, identifies the land for up to 50 new homes.

Crest Nicholson is now bringing forward proposals that make good use of this land, delivering much-needed homes alongside a multi-use games area (MUGA) and a nursery – creating new facilities that will benefit both existing and future residents.

Have your say online

Green space and play across Harry Stoke

The wider Harry Stoke development includes an extensive network of green spaces, parks and play areas for people of all ages to enjoy.

Crest Nicholson has already delivered, or is delivering:

- Play trail equipment and informal recreation areas in earlier phases
- Equipped play areas in Phases 6 and 7
- Landscaped open spaces and green corridors in Phase 5
- Tree planting, ponds and natural habitats that support biodiversity and manage rainwater naturally

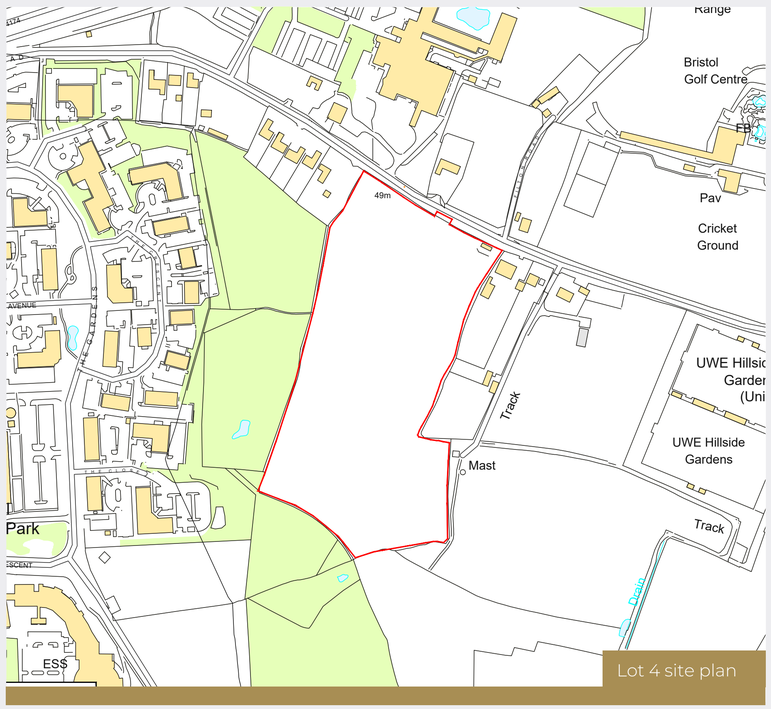
Together, these spaces form a continuous green framework linking new and existing neighbourhoods. The proposals for Brooklands Park are designed to complement and connect with this network, providing a MUGA and local nursery to further enhance community life.



Green spaces within Phases 1-5 of Harry Stoke



Green spaces within Phases 6 and 7 of Harry Stoke



Lot 4 site plan

Lot 4 at Brooklands Park: Bringing sport to the heart of the community

Lot 4 at Brooklands Park will deliver high-quality sports facilities as part of the Section 106 agreement for Harry Stoke. The scope includes, football pitches of different sizes, a pavilion and a cricket pitch (subject to budget and agreed specifications). Together, these will create a lively, accessible hub for sport and community activity. We are now seeking a partner to deliver these facilities.

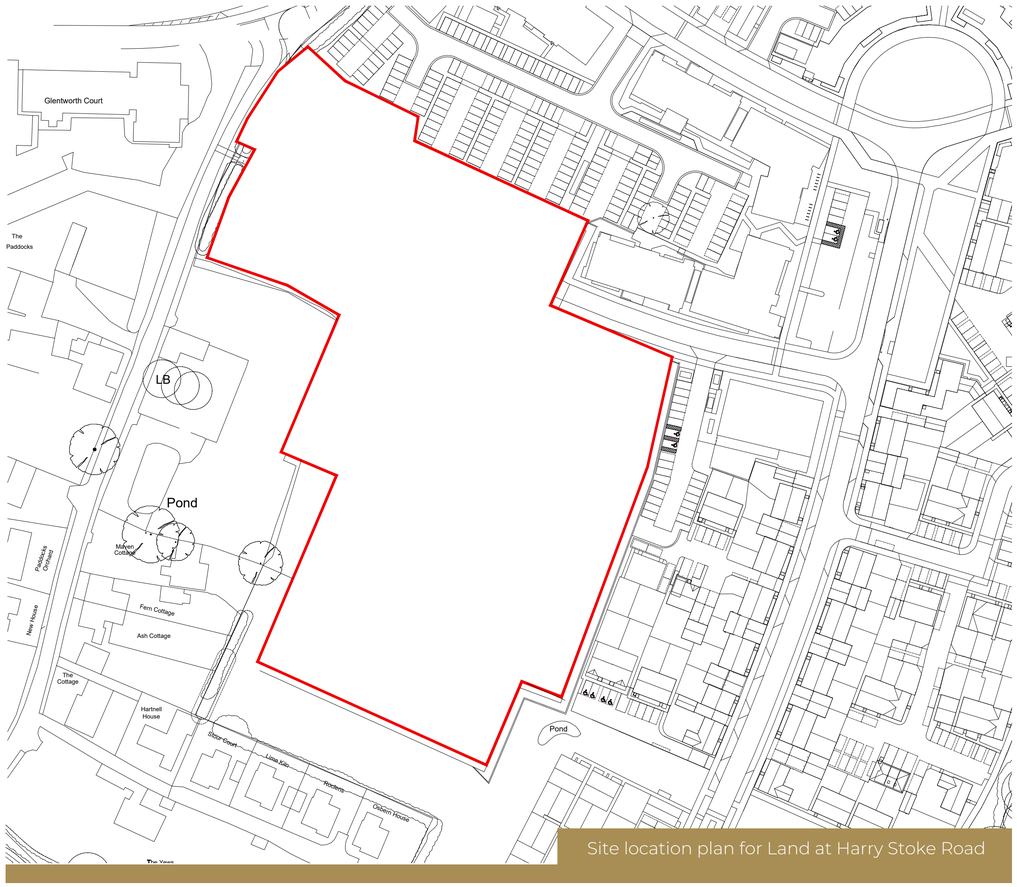
Following a meeting with stakeholders in June 2025, Crest Nicholson submitted a draft Expression of Interest (EOI) approach to South Gloucestershire Council in August. The Council has now approved this approach and the EOI process is live, with stakeholders invited to submit EOIs by 11 January 2026. The process is being run jointly by Crest Nicholson and South Gloucestershire Council and will lead to partner selection, detailed design, planning and delivery.





Have your say online

Next steps and how to have your say



Site location plan for Land at Harry Stoke Road

How to have your say

Visit **www.eohsbristol.co.uk** from **Friday 7 November to Friday 28 November 2025** to view the materials and complete our online feedback form, or complete a paper feedback form at this event.

If you have questions or need this information in another format, please contact us:
Email: harrystoke@jbp.co.uk
Phone: 0800 130 3270,
Monday to Friday, 9.00am to 5.30pm

If you would like to sign up for email updates on this project, please leave your contact details at today's event or email us at **harrystoke@jbp.co.uk** and we will add you to our mailing list.



Have your say online

Timeline and next steps

Early engagement
November 2025
Consultation with residents and stakeholders to gather feedback on the emerging plans.

Review and design development
December 2025
Comments reviewed by Crest and our consultation consultants; design refined in response to feedback.

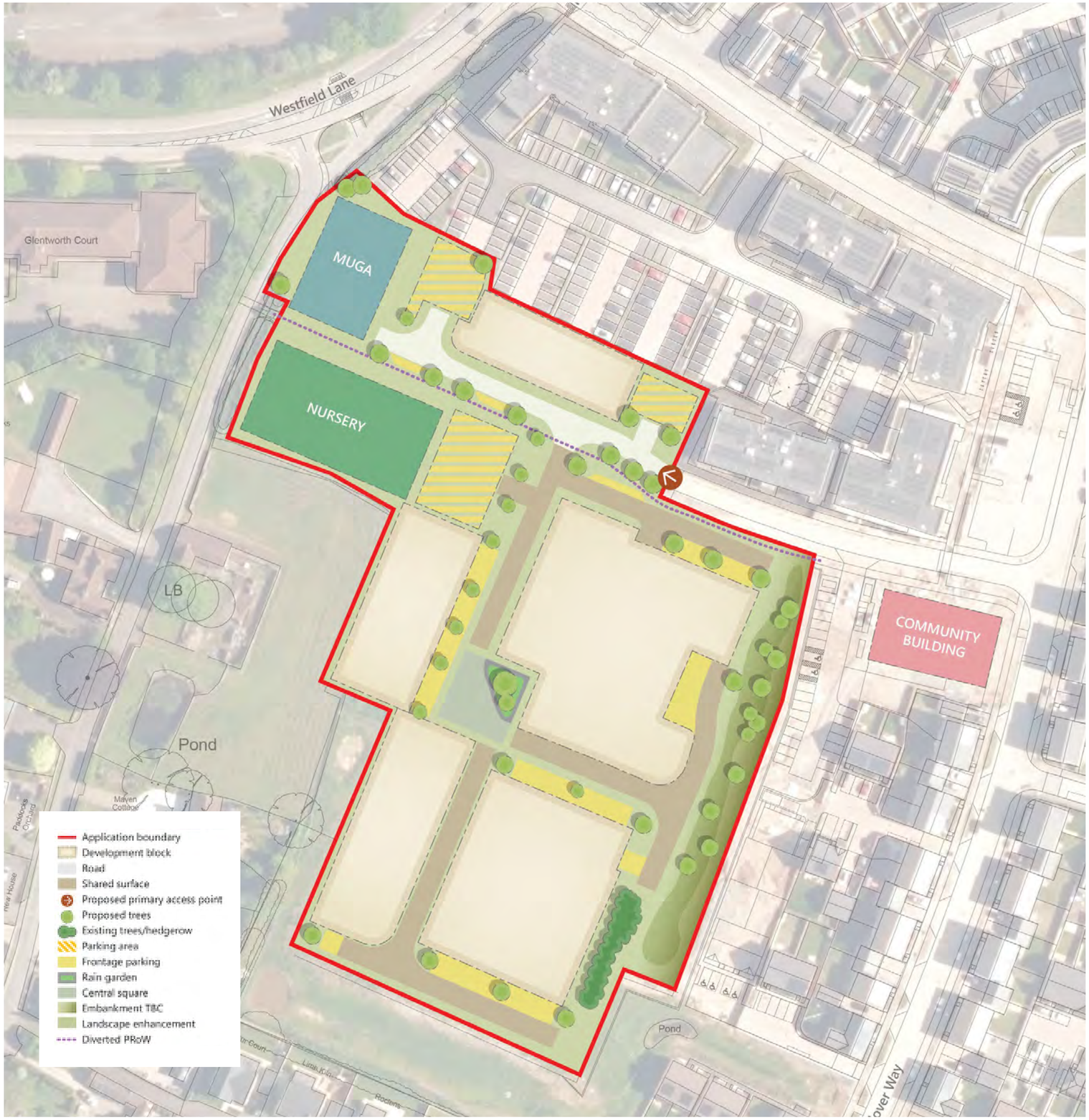
Pre-application discussions
Early 2026
Discussions with South Gloucestershire Council planning officers.

Planning submission
Spring 2026
Outline Planning Application submitted to the Council.

Start on site
2028
Subject to planning permission and S.106 agreement being signed.

Ongoing communication
Throughout
We'll keep the community informed as plans evolve and share updates on next steps.

Initial layout proposal for Land at Harry Stoke Road



Updated layout proposal for Land at Harry Stoke Road



Public open space and landscape strategy for Harry Stoke

