



Homes  
England

Date: 8 February 2022

Our Ref: RFI3719

Tel: 0300 1234 500

Email: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

Making homes happen

By Email Only

Information Governance Team  
Homes England  
Windsor House – 6<sup>th</sup> Floor  
50 Victoria Street  
London  
SW1H 0TL

Dear [REDACTED]

**RE: Request for Information – RFI3719**

Thank you for your request for information which was processed in accordance with the Freedom of Information Act 2000 (FOIA).

You requested the following information:

*Full copies of all communications (including emails, letters and records of meetings) with Bristol City Council relating to Brislington Meadows dated 01/06/2021 through to 20/12/2021.*

*Where an email has been identified please disclose the full thread for context. Please also search draft and (where possible) deleted email folders.*

*Please also include any attachments.*

*Where a meeting has been identified please include the minutes, agendas and briefing materials.*

**Response**

We can confirm that we do hold information that falls within the scope of your request. Please find enclosed Annex A. Some of the information held has been withheld or redacted under the following exemptions:

**Section 40 – Personal information**

We have redacted information on the grounds that it constitutes third party personal data and therefore engages section 40(2) of the FOIA.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged.

The full text in the legislation can be found on the following link:

<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

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### **Section 43 - Commercial interests**

Under section 43(2) Homes England is not obliged to disclose information that would, or would be likely to, prejudice the commercial interests of any party.

The information requested that relates to ongoing discussions and appraisals of options to progress development at this site engages section 43(2) of the FOIA as it is commercial in nature and its release would be likely to prejudice the commercial interests of Homes England and other interested parties to the information.

Homes England has identified that the information requested, if released, would be likely to prejudice the effective relationship between all parties and the operation of those parties' commercial activities.

Section 43 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether or not it is in the wider public interest for the information to be disclosed.

#### Arguments in favour of disclosure:

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money; and
- Homes England acknowledges there is interest from the public in how we work with our partners in relation to progressing development.

#### Arguments in favour of withholding:

- The information relates to and directly affects ongoing commercial negotiations that Homes England and the third party are undertaking regarding future proposals at the site. If this information were released it would be likely to disadvantage Homes England's and the councils' commercial positions. The parties involved would not be able to negotiate effectively as this information could be used by other third parties to distort or otherwise prejudice the ability of the council to secure planning permission. This would not be in the public interest as it would put progress at risk and inflate prices. This would negatively affect public money and nullify work already undertaken;
- Some of the information is still subject to approval and options contained within not yet finalised. The consequences of releasing data that is part of wider ongoing proposals could damage our relationships with partners and put potential negotiations and planning at risk. This would not be in the public interest as this could put potential homes in jeopardy and would undermine Homes England's position and ability to deliver against its objectives and targets in our Strategic Plan;
- Releasing the information would be likely to negatively impact future development processes and proposals as interested parties may feel unable to provide all the relevant information necessary to Homes England for fear of disclosure. This would impact the ability of Government officials to make effective, informed decisions regarding allocation of public funds;
- The consequences of releasing data that is part of a wider ongoing application could damage our relationships with partners and put these potential funding allocations at risk. This would not be in the public interest as this could put potential homes in jeopardy;



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- Disclosing details of a third party's business proposals, processes and information not in the public domain may affect their relationship with other parties, including Homes England, and affect a party's reputation in the market. This would be likely to have a negative impact on the third party's ability to procure works or funding for ongoing development. Releasing information in relation to a third party in a competitive market would be likely to distort competition, making it a less competitive process. This would not be in the public interest as it would be likely to lead to third parties being unable to secure works for market value, or be successful in securing approvals for works and services. This would be likely to have a negative effect on future commercial activity. This would not be in the public interest as it would negatively affect Homes England's position as the government's housing accelerator and our ability to create successful and trusting relationships with partners; and
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of the legislation can be found on the following link:

<https://www.legislation.gov.uk/ukpga/2000/36/section/43>

#### **Section 41 – Information provided in confidence**

Under section 41(1)(b) of the FOIA Homes England is not obliged to disclose information to the public if it would constitute a breach of confidence.

Links and passwords to online meetings which are held within correspondence and fall within scope of your request have been provided by a third party to Homes England in confidence with the expectation that they will not be publicly disclosed, and therefore section 41 of the FOIA is engaged. Release of this information would put the third party at risk of cyber attack and fraud. Homes England have a duty to protect the financial interests of our partners. We would suffer reputational risk if potential future partners thought we would release confidential information.

Although section 41 of the FOIA is an absolute exemption and there is no requirement to conduct a full public interest test, we can confirm that we have considered the public interest as a breach of confidence may not be actionable if there is an overriding public interest in disclosure. We feel that there is no overriding public interest in favour of disclosure of this information.

The full text of the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/41>

#### **Section 21 - Information accessible to applicant by other means**

Some of the information contained within email correspondence is exempt as it is available elsewhere. We can confirm that documents attached to emails in Annex A that are available on the consultation website for Brislington Meadows have not been included in Annex A.



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Making homes happen

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Email: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

The full text of the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/21>

### Advice and Assistance

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA and therefore can provide the link to the Consultation website: [Brislington Meadows](#).

### Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled you may request an internal review by writing to;

The Information Governance Team  
Homes England – 6<sup>th</sup> Floor  
Windsor House  
50 Victoria Street  
London  
SW1H 0TL

Or by email to [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

You may also complain to the Information Commissioner however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link:

<https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

**The Information Governance Team**  
For Homes England

OFFICIAL

s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 23 July 2021 15:24  
**To:** s. 40(2)  
**Subject:** RE: Brislington Meadows - Ecology Catch Up Call? Land At Broom Hill (Brislington Meadows) Broomhill Road

Thanks s. 40(2)  
I'm free at 2pm Thursday, and I've just confirmed that our Ecology Lead, s. 40(2), can also make it.

s. 40(2)

LD̄DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

s. 40(2) [www.lda-design.co.uk](http://www.lda-design.co.uk)

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The pandemic shows the world needs a new baseline. Read *Space & Time*, our thinking during six weeks in lockdown.

During these extraordinary times, many of our team are balancing home and work commitments and might take longer to respond. If you receive an email out

**From:** s. 40(2) @homesengland.gov.uk>  
**Sent:** 23 July 2021 15:22  
**To:** s. 40(2) @bristol.gov.uk>; s. 40(2) @lda-design.co.uk>; s. 40(2) @thelandmarkpractice.com>; s. 40(2) @bristol.gov.uk>  
**Subject:** RE: Brislington Meadows - Ecology Catch Up Call? Land At Broom Hill (Brislington Meadows) Broomhill Road

Thanks s. 40(2)

I can do next Thursday at 2.00 p.m but on leave on Friday.

s. 40(2)

s. 40(2)



s. 40(2)

2 Rivergate  
Temple Quay  
Bristol  
BS1 6EH

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**From:** s. 40(2) [redacted] [@bristol.gov.uk](mailto:[redacted]@bristol.gov.uk)>

**Sent:** 23 July 2021 15:12

**To:** s. 40(2) [redacted] [@lda-design.co.uk](mailto:[redacted]@lda-design.co.uk); s. 40(2) [redacted]

s. 40(2) [redacted] [@thelandmarkpractice.com](mailto:[redacted]@thelandmarkpractice.com); s. 40(2) [redacted] [@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk); s. 40(2) [redacted]

s. 40(2) [redacted] [@bristol.gov.uk](mailto:[redacted]@bristol.gov.uk)>

**Subject:** FW: Brislington Meadows - Ecology Catch Up Call? Land At Broom Hill (Brislington Meadows) Broomhill Road

Hi All

Is next Thursday afternoon at 2pm convenient? If not I could do Friday morning from 10:30.

Please can you let me know when would be good with you and I can send out a Zoom invite

Best wishes

s. 40(2) [redacted]

---

**From:** s. 40(2) [redacted] [@thelandmarkpractice.com](mailto:[redacted]@thelandmarkpractice.com)>

**Sent:** 23 July 2021 15:08

**To:** s. 40(2) [redacted] [@bristol.gov.uk](mailto:[redacted]@bristol.gov.uk)>

**Cc:** s. 40(2) [redacted] [@bristol.gov.uk](mailto:[redacted]@bristol.gov.uk)>

**Subject:** RE: Brislington Meadows - Ecology Catch Up Call? Land At Broom Hill (Brislington Meadows) Broomhill Road

Hi Both,

I am around most of next week.

Kind regards,

s. 40(2) [redacted]

**s. 40(2)**

THE LANDMARK PRACTICE

Hope Chapel House

Hope Chapel Hill

Hotwells  
Bristol BS8 4ND

s. 40(2)



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**ECOLOGY • ENVIRONMENTAL PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURAL GRAPHICS**

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**From:** s. 40(2) @bristol.gov.uk>  
**Sent:** 23 July 2021 15:06  
**To:** s. 40(2) @thelandmarkpractice.com>  
**Cc:** s. 40(2) @bristol.gov.uk>  
**Subject:** FW: Brislington Meadows - Ecology Catch Up Call? Land At Broom Hill (Brislington Meadows) Broomhill Road

Hi s. 40(2)

Could you join a meeting with s. 40(2) on Brislington Meadows? I'll leave you both to coordinate day/time.

thanks

s. 40(2)

---

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 23 July 2021 09:29  
**To:** s. 40(2) @bristol.gov.uk>; s. 40(2) @bristol.gov.uk>  
**Subject:** RE: Brislington Meadows - Ecology Catch Up Call? Land At Broom Hill (Brislington Meadows) Broomhill Road

Morning both,

I appreciate that it's always a bit difficult to plan meetings/calls during the summer holidays. s. 40(2), Homes England's lead on Brislington Meadows, will be on leave from the 4<sup>th</sup> August so can I ask if it's possible to have our catch up before then?

Hopefully that will be OK.

Thanks

s. 40(2)

s. 40(2)

LDĀDESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

s. 40(2)  
s. 40(2)

[www.lda-design.co.uk](http://www.lda-design.co.uk)

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The pandemic shows the world needs a new baseline. Read [Space & Time](#), our thinking during six weeks in lockdown.

[During these extraordinary times](#), many of our team are balancing home and work commitments and might take longer to respond. If you receive an email out

**From:** s. 40(2)

**Sent:** 21 July 2021 14:29

**To:** s. 40(2) [@bristol.gov.uk](mailto:s.40(2)@bristol.gov.uk); s. 40(2) [@bristol.gov.uk](mailto:s.40(2)@bristol.gov.uk)

**Subject:** RE: Brislington Meadows - Ecology Catch Up Call? Land At Broom Hill (Brislington Meadows) Broomhill Road

Thanks for the update s. 40(2) I hope to heard from you s. 40(2) next week.

With kind regards

s. 40(2)

---

**From:** s. 40(2) [@bristol.gov.uk](mailto:s.40(2)@bristol.gov.uk)

**Sent:** 21 July 2021 13:43

**To:** s. 40(2) [@lda-design.co.uk](mailto:s.40(2)@lda-design.co.uk); s. 40(2) [@bristol.gov.uk](mailto:s.40(2)@bristol.gov.uk)

**Subject:** RE: Brislington Meadows - Ecology Catch Up Call? Land At Broom Hill (Brislington Meadows) Broomhill Road

Hi both

I've been working the last two weeks to get Landmark Practice reconfirmed as our ecology consultant for the next six months.

The procurement process should be resolved by end of this week, so will then be in a position to confirm with you s. 40(2) that s. 40(2) is available to advise/meet.

s. 40(2)

s. 40(2)

Growth and Regeneration

s. 40(2)

s. 40(2)

[@bristol.gov.uk](mailto:s.40(2)@bristol.gov.uk)

---

**From:** s. 40(2) [@lda-design.co.uk](mailto:s.40(2)@lda-design.co.uk)

**Sent:** 21 July 2021 13:28

**To:** s. 40(2) [@bristol.gov.uk](mailto:s.40(2)@bristol.gov.uk); s. 40(2) [@bristol.gov.uk](mailto:s.40(2)@bristol.gov.uk)

**Subject:** RE: Brislington Meadows - Ecology Catch Up Call? Land At Broom Hill (Brislington Meadows) Broomhill Road

Hi both – has there been any progress on arranging the meeting?

Thanks

s. 40(2)

s. 40(2)

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Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2)

email: s. 40(2) | [www.lda-design.co.uk](http://www.lda-design.co.uk)

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The pandemic shows the world needs a new baseline. Read [Space & Time](#), our thinking during six weeks in lockdown.

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**From:** s. 40(2) [@bristol.gov.uk](mailto:s.40(2)@bristol.gov.uk)>

**Sent:** 15 July 2021 07:51

**To:** s. 40(2) [@lda-design.co.uk](mailto:s.40(2)@lda-design.co.uk); s. 40(2) [@bristol.gov.uk](mailto:s.40(2)@bristol.gov.uk)>

**Subject:** FW: Brislington Meadows - Ecology Catch Up Call? Land At Broom Hill (Brislington Meadows) Broomhill Road

Hi s. 40(2) and s. 40(2)

s. 40(2) Sorry I missed your call.

Unfortunately s. 40(2) and so will not be able to further advise on BNG. We do have consultant cover on providing Ecological consultee input but it may be worth us setting up a meeting with them so that they can be brought up to speed.

s. 40(2) Please can you advise if it will be s. 40(2) and if so can we arrange a meeting

Many thanks

s. 40(2)

# Not in Scope

s. 40(2)

**From:** s. 40(2) @thelandmarkpractice.com>  
**Sent:** 26 July 2021 11:24  
**To:** s. 40(2)  
**Subject:** RE: Brislington Meadows - Ecology Catch Up Call? Land At Broom Hill (Brislington Meadows)  
Broomhill Road

Yes I am free at 2pm on Thursday.

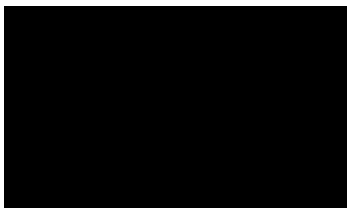
**'for and on behalf of City Design, Bristol City Council'**

Kind regards,  
s. 40(2)

s. 40(2)

**THE LANDMARK PRACTICE**

Hope Chapel House  
Hope Chapel Hill  
Hotwells  
Bristol BS8 4ND  
T: s. 40(2)



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Duplicate

s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 22 November 2021 10:34  
**To:** s. 40(2)  
**Subject:** FW: PROW Brislington Meadows [WBDUK-AC.FID124207612]

s. 40(2)

LDA Design is independent and proud to be owned by the people who work here. The brilliance of the collective powers what  
During these extraordinary times, many of our team are balancing home and work commitments and might take longer to respond. If you receive an email ou

Not in Scope

Not in Scope

s. 40(2)

**From:** s. 40(2)  
**Sent:** 15 June 2021 11:02  
**To:** s. 40(2)  
**Subject:** RE: Brislington Meadows - catch up

I can do that time

s. 40(2)

Homes England



s. 40(2)

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**From:** s. 40(2) @bristol.gov.uk>  
**Sent:** 15 June 2021 09:54  
**To:** s. 40(2) @homesengland.gov.uk>; s. 40(2)  
s. 40(2)  
s. 40(2)  
**Subject:** RE: Brislington Meadows - catch up

Hi all

s. 40(2) has asked for a follow up call next Friday (25<sup>th</sup>). The diary here is very busy but I have 8/8:30 if that could work?

Many thanks

s. 40(2)

s. 40(2)

Bristol City Council | City Hall | BS1 5TR

Not in Scope

s. 40(2)

**From:** s. 40(2)  
**Sent:** 15 June 2021 12:18  
**To:** s. 40(2)  
**Subject:** RE: Brislington Meadows - catch up

Hi s. 40(2)

That works for me.

Thanks

s. 40(2)

s. 40(2)



s. 40(2)

2 Rivergate  
Temple Quay  
Bristol  
BS1 6EH

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**From:** s. 40(2) @bristol.gov.uk>  
**Sent:** 15 June 2021 09:54  
**To:** s. 40(2) @homesengland.gov.uk>; s. 40(2)  
s. 40(2)

s. 40(2)

**Subject:** RE: Brislington Meadows - catch up

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Many thanks

s. 40(2)

s. 40(2)

Bristol City Council | City Hall | BS1 5TR

# Not in Scope

s. 40(2)

**From:** s. 40(2) @bristol.gov.uk>  
**Sent:** 11 June 2021 08:42  
**To:** s. 40(2)  
**Subject:** Bristol DC Committees

Bristol DC Cmmtts

DCA Committee

Richard Eddy (Conservative - Chair)  
Don Alexander (Labour - Vice-Chair)  
Fi Hance (Green Party Spokes)  
Andrew Varney (Liberal Democrat Party Spokes)  
John Geater (Conservative)  
Paul Goggin (Labour)  
Tom Hathway (Green)  
Philippa Hulme (Labour)  
Ed Plowden (Green)

DCB Committee

Ani Stafford-Townsend (Green – Chair)  
Chris Windows (Conservative – Vice-Chair)  
Fabian Breckels (Labour Party Spokes)  
Andrew Brown (Liberal Democrat Spokes)  
Donald Alexander (Labour)  
Lesley Alexander (Conservative)  
Tony Dyer (Green)  
Zoe Goodman (Labour)  
Guy Poultney (Green)

s. 40(2)

Postal Address: Bristol City Council, PO Box 3399, Bristol BS3 9FS

s. 40(2)

Website: [www.bristol.gov.uk](http://www.bristol.gov.uk)

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Consultations: <http://www.bristol.gov.uk/consult>  
Privacy Notice: <https://www.bristol.gov.uk/about-our-website/privacy>

From: [REDACTED]  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: [REDACTED]

Hi all

I have been asked to push this back a couple of weeks due to various items.

Kind regards

Microsoft Teams meeting  
Join on your computer or mobile app

[REDACTED]

Join with a video conferencing device  
Meeting ID: [REDACTED]

Video Conferencing ID: [REDACTED]

Microsoft Teams Meeting Information: <https://join.officeapps.microsoft.com/join.aspx?loc=US&org=Microsoft.com&meetingid=945c7c4b-208b-413d-b011-448161212146&confid=945c7c4b-208b-413d-b011-448161212146&meetingid=945c7c4b-208b-413d-b011-448161212146>  
Lobby Name: [REDACTED]  
Meeting ID: [REDACTED]  
Meeting URL: [REDACTED]

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Learn more: <http://www.broad.com>  
Privacy notice: <http://www.broad.com>





s. 40(2)

**From:** s. 40(2) @bristol.gov.uk>  
**Sent:** 24 June 2021 09:57  
**To:** s. 40(2)  
**Subject:** RE: Brislington Meadows

Hi s. 40(2) he asked for it to be with just yourself.

Many thanks

s. 40(2)

s. 40(2)

Bristol City Council | City Hall | BS1 5TR

---

**From:** s. 40(2) @homesengland.gov.uk>  
**Sent:** 24 June 2021 09:52  
**To:** s. 40(2) @bristol.gov.uk>  
**Subject:** RE: Brislington Meadows

Hi s. 40(2)

Has s. 40(2) indicated who from Homes England should be on this catch-up?

Thanks

s. 40(2)

s. 40(2)



s. 40(2)

2 Rivergate  
Temple Quay  
Bristol  
BS1 6EH

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**From:** s. 40(2) [redacted] <[\[redacted\]@bristol.gov.uk](mailto:[redacted]@bristol.gov.uk)>  
**Sent:** 24 June 2021 08:42  
**To:** s. 40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>  
**Subject:** RE: Brislington Meadows

Hi s. 40(2) [redacted]

s. 40(2) [redacted] would like to do a really quick call with you tomorrow, can you do 8.20 for 10 minutes?

Many thanks

s. 40(2) [redacted]

s. 40(2)

Bristol City Council | City Hall | BS1 5TR

**From:** s. 40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>  
**Sent:** 22 June 2021 17:08  
**To:** s. 40(2) [redacted] <[\[redacted\]@bristol.gov.uk](mailto:[redacted]@bristol.gov.uk)>  
**Cc:** s. 40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>  
**Subject:** RE: Brislington Meadows

Hi s. 40(2) [redacted]

I am just wondering if there is any way this meeting could be reinstated as I understand, through being asked to provide a masterplan today, that there is a meeting with the Mayor's Office on Thursday. We are extremely keen to hear the outcome of this meeting and feedback from s. 40(2) [redacted]

Thanks

s. 40(2) [redacted]

s. 40(2)



s. 40(2)

2 Rivergate  
Temple Quay  
Bristol  
BS1 6EH

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-----Original Appointment-----

**From:** S. 40(2) [@bristol.gov.uk](mailto:S.40(2)@bristol.gov.uk)

**Sent:** 18 June 2021 10:55

**To:** S. 40(2)

**Cc:** S. 40(2)

**Subject:** Brislington Meadows

**When:** 09 July 2021 08:30-09:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Microsoft Teams Meeting

Hi all

I have been asked to push this back a couple of weeks due to various leave.

Kind regards

S. 40(2)

---

## Microsoft Teams meeting

**Join on your computer or mobile app**

[Click here to join the meeting](#)

**Join with a video conferencing device**

[teams@ac.dial.vc](mailto:teams@ac.dial.vc)

Video Conference ID: [REDACTED]

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s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 28 July 2021 14:00  
**To:** s. 40(2)  
**Subject:** BCC-HE: BNG discussion - agenda

Afternoon all,  
I've suggested an agenda for tomorrow. It can be refined if required. There's a fair bit to get through in an hour so I'm happy to chair.

1. Introductions
2. BCC's BNG policy position (RS)
3. BNG delivery Options (PC)
4. Offsetting parameters (RR)
5. Relevance of CIL (PC)
6. Partnering (RR)
7. AOB
  - Ecological surveys
  - Building with Nature

Thanks

PS – please circulate Zoom details - thanks

s. 40(2)

LDĀDESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2)

email: s. 40(2) @lda-design.co.uk | [www.lda-design.co.uk](http://www.lda-design.co.uk)

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The pandemic shows the world needs a new baseline. Read [Space & Time](#), our thinking during lockdown.

During these extraordinary times, many of our team are balancing home and work commitments and might take longer to respond. If you receive an email out

s. 40(2)

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The pandemic shows the world needs a new baseline. Read [Space & Time](#), our thinking during six weeks in lockdown.

s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 28 July 2021 13:05  
**To:** s. 40(2)  
**Subject:** RE: Brislington Meadows Ecology Discussion

Hi s. 40(2) – could you circulate the dial-in details for the Zoom call when you get a minute?  
I'll send out an agenda shortly

Thanks

s. 40(2)

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-----Original Appointment-----

**From:** s. 40(2) On Behalf Of s. 40(2)

**Sent:** 28 July 2021 13:03

**To:** s. 40(2)

**Subject:** FW: Brislington Meadows Ecology Discussion

**When:** 29 July 2021 14:00-15:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Zoom

-----Original Appointment-----

**From:** s. 40(2) @bristol.gov.uk>

**Sent:** 26 July 2021 12:04

**To:** s. 40(2)

**Subject:** Brislington Meadows Ecology Discussion

**When:** 29 July 2021 14:00-15:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Zoom

Please let me know if other attendees need to be invited

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s. 40(2)

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**From:** s. 40(2) @campbellreith.com  
**Sent:** 23 November 2021 12:42  
**To:** s. 40(2)  
**Subject:** Fw: Brislington Meadows, Archaeological Trenching - Site Rules for Signing and Return

FYI - the team are liaising well with BCC's s. 40(2)

Best wishes,

s. 40(2)  
CampbellReith  
consulting engineers

[HERE]  
470 Bath Road  
Bristol  
BS4 3AP

s. 40(2)

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# Not in Scope

s. 40(2)

**From:** s. 40(2)  
**Sent:** 01 November 2021 11:26  
**To:** s. 40(2) @bristol.gov.uk  
**Subject:** Brislington Meadows - School Link

Hi s. 40(2)

Hope you are well.

Could you give me a ring on this as soon as you can?

Many thanks

s. 40(2)

s. 40(2)



Ms. 40(2)  
Ts. 40(2)

2 Rivergate  
Temple Quay  
Bristol  
BS1 6EH

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s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 10 December 2021 15:37  
**To:** s. 40(2)  
**Cc:** s. 40(2) @campbellreith.com  
**Subject:** Brislington Meadows: Pre-app update and actions  
**Attachments:** 7456\_Masterplan\_LR.pdf; 7456\_Land-use Parameter Plan-A1 L\_no watermark.pdf; 7456\_Heights Parameter Plan-A1 L\_no watermark.pdf; 7456\_Landscape Parameter Plan-A1 L\_no watermark.pdf; 7456\_LVIA\_NA\_JS\_211123.pdf; 7456\_Access and Movement Parameter Plan-A1 L\_no watermark.pdf

Good afternoon both - I hope all's well.

I'm following up on recent emails and conversation with you s. 40(2) about documents for validation and engagement with Officers, and to give you a quick update.

s. 40(2) I'm including you on the email simply to keep you in the picture - ie there's no action for you.

#### **Update**

This week we've been in public consultation. We hosted a webinar with Q&A on Wednesday and a public exhibition yesterday afternoon and evening. We had about 130 people turn out yesterday which we were quite pleased with. Lots of questions, lots of concerns but also a good mix of people who supported the principle of housing on the site. Will report back in detail in our Statement of Community Involvement in due course. I've attached the 4 draft Parameters Plans and the Illustrative Masterplan that we shared with the public. The full suite of exhibition boards and a video of the webinar will be uploaded to the Brislington Meadows website: [Brislington Meadows](#)

#### **Validation checklist**

As you know, we're aiming to submit our outline application in February (or possibly March).

We're proceeding on the basis of submitting the following documents, but I'm really keen to get your view on whether or not you think this will constitute a valid application:

- *Application Form & Certificate*
- *Planning Statement (to include affordable housing statement)*
- *Design and Access Statement (to include open space assessment)*
- *Parameter Plans – Land Use / Heights / Access and Movement / Landscape*
- *Location Plan and Site Plan (Redline)*
- *Illustrative Masterplan*
- *Transport Assessment*
- *Framework Travel Plan*
- *Access Layout Detail (Laurance has advised the detail will be required for vehicle and ped/cycle accesses)*
- *Outline Construction Environmental Management Plan*
- *Design Code*
- *Archaeological Survey*
- *Tree Survey*
- *Arboricultural Impact Assessment*
- *Ecology – Phase 1 Habitat Survey and Species Surveys*
- *Noise Impact Assessment*
- *Energy and Sustainability Statement*
- *Ground Conditions Phase 1 Study*
- *Flood Risk Assessment and Drainage Strategy (including SUDS strategy)*
- *Statement of Community Involvement*
- *Landscape and Visual Impact Assessment*
- *Air Quality assessment*

I've just realised that the last 2 items were missed off the previous email. Please let me know as soon as you can if you think there's anything missing.

#### **Landscape and Visual Impact Assessment**

I've attached a letter addressed to **s. 40(2)** regarding the LVIA. We would appreciate **s. 40(2)** opinion on the viewpoints we've selected. We aim to carry out the assessment early in the new year, so it would be very helpful if **s. 40(2)** could share his thoughts before Christmas if possible.

**Meetings with officers**

We had a really productive meeting with **s. 40(2)** a few weeks ago and agreed that we'd follow with another a couple of weeks later. That time has passed but that's because we wanted to focus on meeting with the Broomhill community, and to meet with the Junior School and Nursery about the proposed 'school link'. We've met with the former and are meeting with the latter on Monday, so we'd be grateful if you could now arrange that follow up with **s. 40(2)**. We've met with **s. 40(2)** and **s. 40(2)** regarding PRow. I suggest the other key officer to meet would be **s. 40(2)** **s. 40(2)** so that we can explain the masterplan to him and seek his comments.

**Thank you for coordinating these matters. I look forward to hearing back from you as soon as you're able, to enable us to proceed with the assessments with a degree of confidence.**

Please let me know if you think a call would be useful – and perhaps the most efficient way of moving things forward.

With kind regards

**s. 40(2)**

**s. 40(2)**

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