



Homes
England

Date: 9 August 2022

Our Ref: RFI3906

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

██████████
By Email Only

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

Dear ██████████

RE: Request for Information – RFI3906

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 01/01/2022 through to 31/05/2022.

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 along with any information handed out at the meetings.

Response

We can confirm that we do hold the information that you have requested. For clarity, of the communications mentioned in your request, Homes England only holds email correspondence (and attachments) that fall within scope.

Please find enclosed Annex A. Some of the information held has been redacted or withheld 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.



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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>

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 42 – Legal Professional Privilege

Under section 42(1) of the FOIA Homes England is not obliged to disclose information that constitutes advice given under legal professional privilege (LPP) which protects confidential communications between lawyers and clients which is a fundamental principle of English law.

Section 42 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 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.

Arguments in favour of withholding:

- Homes England believes that there is a strong argument to withhold the correspondence held in order to safeguard full and frank legal advice, which in turn is fundamental to the administration of justice.



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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/42>

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 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 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;



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- 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;
- 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>

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. You can request an internal review by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: infogov@homesengland.gov.uk

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

Your request for review must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response. Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for review will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.



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You may also complain to the Information Commissioner's Office (ICO) 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) <s. 40(2)> bristol.gov.uk>
Sent: 12 January 2022 18:06
To: EXTERNAL s. 40(2)
Cc: s. 40(2) | s. 40(2) campbellreith.com; s. 40(2) s. 40(2)
s. 40(2)
Subject: RE: Brislington Meadows: Meeting request

Hi s. 40(2)

Yes, I'm around on Monday between 1:00-1:30

I have cc'd s. 40(2) given my impending departure from BCC – please can you also invite him, he is also available at this time (but could be called to inquiry)

s. 40(2)

From: s. 40(2) <s. 40(2)> lda-design.co.uk>
Sent: 11 January 2022 16:33
To: s. 40(2) <s. 40(2)> bristol.gov.uk>
Cc: s. 40(2) homesengland.gov.uk; s. 40(2) campbellreith.com; s. 40(2) <s. 40(2)> key-transport.com>; s. 40(2) <s. 40(2)> bristol.gov.uk>
Subject: Brislington Meadows: Meeting request

Good afternoon s. 40(2)

When we last met we agreed to a follow up, s. 42

so feel the time is right to meet again.

Do you have availability on Friday this week, or early next week for a half hour conversation?

Thanks

s. 40(2)

Director of Planning and Regeneration

LDĀ DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

email: s. 40(2) lda-design.co.uk | www.lda-design.co.uk

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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

Council services: <http://www.bristol.gov.uk/service>

Latest council news: <http://www.bristol.gov.uk/ournews>

s. 40(2)

From: s. 40(2) <s. 40(2)@lda-design.co.uk>
Sent: 17 January 2022 13:43
To: s. 40(2) s. 40(2) s. 40(2) s. 40(2) s. 40(2)
s. 40(2)@campbellreith.com
Subject: RE: Brislington Meadows s. 42

Impressive turn of speed s. 40(2) – thank you.

s. 40(2)

s. 40(2)

Director of Planning and Regeneration

LDĀ DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

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

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From: s. 40(2) <s. 40(2)@bristol.gov.uk>
Sent: 17 January 2022 13:42
To: s. 40(2) <s. 40(2)@lda-design.co.uk>; s. 40(2) <s. 40(2)@bristol.gov.uk>; s. 40(2) <s. 40(2)@bristol.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@key-transport.com>; s. 40(2)@campbellreith.com
Subject: RE: Brislington Meadows s. 42

Hi,

I said I would look up our new structures contact. He is s. 40(2) (s. 40(2)@bristol.gov.uk).

If you would like to discuss any matters relating to s. 42 then please get in touch with him and he will be able to advise on the process.

Regards,

s. 40(2)

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

From: s. 40(2) <s. 40(2)@lda-design.co.uk>
Sent: 14 January 2022 11:04
To: s. 40(2) s. 40(2) s. 40(2) s. 40(2) s. 40(2)@homesengland.gov.uk;
s. 40(2) s. 40(2)@campbellreith.com
Subject: Brislington Meadows s. 42
When: 17 January 2022 13:00-13:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: Microsoft Teams Meeting

Microsoft Teams meeting

Join on your computer or mobile app

S. 41

Council services: <http://www.bristol.gov.uk/service>

Latest council news: <http://www.bristol.gov.uk/ournews>

Consultations: <http://www.bristol.gov.uk/consult>

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

s. 40(2)

From: s. 40(2) <s. 40(2)@lda-design.co.uk>
Sent: 19 January 2022 16:23
To: s. 40(2)
Cc: s. 40(2); bristol.gov.uk; s. 40(2); s. 40(2)
Subject: Brislington Meadows: PRowS and trodden paths
Attachments: s. 42; s. 42

Hi s. 40(2)

I hope you're well.

As discussed on our call on 29th November (and with my apologies for the delay in getting this to you), I've attached:

- s. 42

We'd be grateful if you could cast your eye over these and let us have any comments s. 42

With thanks and kind regards

s. 40(2)

Director of Planning and Regeneration

LDĀ DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

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

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s. 40(2)

From: s. 40(2) <s. 40(2)@lda-design.co.uk>
Sent: 25 February 2022 12:42
To: s. 40(2); s. 40(2)
Cc: s. 40(2); s. 40(2)
Subject: RE: Brislington Meadows: s. 42
Attachments: s. 42

Hi s. 40(2) – I’m really grateful for the time you’ve taken to review this for us and for your advice below. I’ve amended the numbering approach in a way that I hope reflects your guidance, and have s. 42

[Redacted]

I wanted to share this work in progress with you though to give you a chance to comment.

We have an internal team call to move this forward early next week but I’m hopeful that we can get another slot in the diary with you, s. 40(2) to run through the revisions and s. 42

[Redacted]

Assuming that you’re OK with that, can I ask you to confirm availability on 4th or 7th March?

With thanks and best wishes for the weekend.

s. 40(2)

s. 40(2)

Director of Planning and Regeneration

LDĀDESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

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

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From: s. 40(2) <s. 40(2)@bristol.gov.uk>
Sent: 11 February 2022 16:02
To: s. 40(2) <s. 40(2)@lda-design.co.uk>; s. 40(2) <s. 40(2)@bristol.gov.uk>
Cc: s. 40(2) <s. 40(2)@wbd-uk.com>; s. 40(2)@homesengland.gov.uk; s. 40(2) <s. 40(2)@wbd-uk.com>; s. 40(2) <s. 40(2)@lda-design.co.uk>
Subject: RE: Brislington Meadows: s. 42

Hi s. 40(2)

I’ve written up my notes and included on your spreadsheet. I’ve included some comments on how we will respond to the planning proposals which are not strictly relevant, but I did not want to ignore, so there are no surprises in the future. s. 42

[Redacted]

s. 42

If this is unclear, or you would like to discuss further by all means set up a call on your return,

Kind regards,

s. 40(2)

) (2)

s. 40(2)

Highway Network Management
Bristol City Council – Growth & Regeneration

rightsofway@bristol.gov.uk

From: s. 40(2) <s. 40(2)@lda-design.co.uk>
Sent: 10 February 2022 14:11
To: s. 40(2) <s. 40(2)@bristol.gov.uk>; s. 40(2) <s. 40(2)@bristol.gov.uk>
Cc: s. 40(2) <s. 40(2)@wbd-uk.com>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@wbd-uk.com>; s. 40(2) <s. 40(2)@lda-design.co.uk>
Subject: RE: Brislington Meadows: s. 42

Hi s. 40(2)

I'm looking forward to your response this week.

I thought I'd drop you a note to let you know that I'll be on leave until 21st Feb so please make sure you Reply to All.

Thanks

s. 40(2)

s. 40(2)

Director of Planning and Regeneration

LDĀDESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

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

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From: s. 40(2) <s. 40(2)@bristol.gov.uk>
Sent: 04 February 2022 14:40
To: s. 40(2) <s. 40(2)@lda-design.co.uk>; s. 40(2) <s. 40(2)@bristol.gov.uk>
Cc: s. 40(2) <s. 40(2)@wbd-uk.com>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@wbd-uk.com>
Subject: RE: Brislington Meadows: s. 42

Hi s. 40(2)

I did intend to send you a holding reply, so I can only apologise for not doing so.

We went out on site this week and I'm preparing a response for you, which I should be ready to send next week.

Kind regards,

s. 40(2)

s. 40(2)
Highway Network Management
Bristol City Council – Growth & Regeneration

rightsofway@bristol.gov.uk

From: s. 40(2) <s. 40(2) lda-design.co.uk>
Sent: 04 February 2022 14:28
To: s. 40(2) <s. 40(2) bristol.gov.uk>; s. 40(2) <s. 40(2) bristol.gov.uk>
Cc: s. 40(2) <s. 40(2) wbd-uk.com>; s. 40(2) <s. 40(2) homesengland.gov.uk>; s. 40(2) <s. 40(2) wbd-uk.com>
Subject: RE: Brislington Meadows: s. 42
Importance: High

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

s. 43

s. 40(2) Just keen to give you a chance to comment before we move forward.

With thanks

s. 40(2)

s. 40(2)

Director of Planning and Regeneration

LDĀ DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

email: s. 40(2) lda-design.co.uk | www.lda-design.co.uk

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From: s. 40(2)
Sent: 19 January 2022 16:23
To: s. 40(2) <s. 40(2) bristol.gov.uk>
Cc: s. 40(2) bristol.gov.uk; s. 40(2) <s. 40(2) wbd-uk.com>; s. 40(2) homesengland.gov.uk
Subject: Brislington Meadows: s. 42

Hi s. 40(2)

s. 40(2)

From: s. 40(2) <s. 40(2)@lda-design.co.uk>
Sent: 04 February 2022 15:31
To: s. 40(2) | s. 40(2)
Cc: s. 40(2) | s. 40(2) | s. 40(2)
Subject: RE: Brislington Meadows: s. 42

That's great s. 40(2) thanks for letting me know.

s. 40(2)

Director of Planning and Regeneration

LDĀDESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

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

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

Sent: 04 February 2022 14:40

To: s. 40(2) <s. 40(2)@lda-design.co.uk>; s. 40(2) <s. 40(2)@bristol.gov.uk>

Cc: s. 40(2) <s. 40(2)@wbd-uk.com>; s. 40(2)@homesengland.gov.uk; s. 40(2)

<s. 40(2)@wbd-uk.com>

Subject: RE: Brislington Meadows: s. 42

Hi s. 40(2)

I did intend to send you a holding reply, so I can only apologise for not doing so.

We went out on site this week and I'm preparing a response for you, which I should be ready to send next week.

Kind regards,

s. 40(2)

s. 40(2)

s. 40(2)

Highway Network Management

Bristol City Council – Growth & Regeneration

rightsofway@bristol.gov.uk

From: s. 40(2) <s. 40(2)@lda-design.co.uk>

Sent: 04 February 2022 14:28

To: s. 40(2) <s. 40(2)@bristol.gov.uk>; s. 40(2) <s. 40(2)@bristol.gov.uk>

Cc: s. 40(2) <s. 40(2)@wbd-uk.com>; s. 40(2)@homesengland.gov.uk; s. 40(2)

<s. 40(2)@wbd-uk.com>

Subject: RE: Brislington Meadows: s. 42
Importance: High

Hi s. 40(2) and s. 40(2)
s. 43

s. 40(2) Just keen to give you a chance to comment before we move forward.

With thanks

s. 40(2)

s. 40(2)
Director of Planning and Regeneration

LDĀDESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

email: s. 40(2) | lda-design.co.uk | www.lda-design.co.uk

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From: s. 40(2)
Sent: 19 January 2022 16:23
To: s. 40(2) <s. 40(2) [bristol.gov.uk](mailto:s.40(2)@bristol.gov.uk)>
Cc: s. 40(2) [bristol.gov.uk](mailto:s.40(2)@bristol.gov.uk); s. 40(2) <Tom.Ewings@wbd-uk.com>;
s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)
Subject: Brislington Meadows: s. 42

Hi s. 40(2)
I hope you're well.
As discussed on our call on 29th November (and with my apologies for the delay in getting this to you), I've attached:

- s. 42

We'd be grateful if you could cast your eye over these and let us have any comments before we finalise the plans.
With thanks and kind regards

s. 40(2)

Council services: <http://www.bristol.gov.uk/service>
Latest council news: <http://www.bristol.gov.uk/ournews>
Consultations: <http://www.bristol.gov.uk/consult>
Privacy Notice: <https://www.bristol.gov.uk/about-our-website/privacy>

s. 40(2)

From: s. 40(2) <s. 40(2)@lda-design.co.uk>
Sent: 01 March 2022 08:18
To: s. 40(2); s. 40(2)
Cc: s. 40(2); s. 40(2); s. 40(2); s. 40(2)
Subject: RE: Brislington Meadows: s. 42

Thank you both for agreeing to fit in a meeting on Monday. I've just sent an invitation.
With kind regards

s. 40(2)

Director of Planning and Regeneration

LDĀ DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

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

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From: s. 40(2) <s. 40(2)@bristol.gov.uk>
Sent: 01 March 2022 08:09
To: s. 40(2) <s. 40(2)@bristol.gov.uk>; s. 40(2) <s. 40(2)@lda-design.co.uk>
Cc: s. 40(2)@homesengland.gov.uk; s. 40(2) <s. 40(2)@wbd-uk.com>; s. 40(2) <s. 40(2)@lda-design.co.uk>; s. 40(2) <s. 40(2)@lda-design.co.uk>
Subject: RE: Brislington Meadows: s. 42

Hi s. 40(2)

How about Monday morning at 10:00?

Kind regards,

s. 40(2)

s. 40(2)

s. 40(2)

Highway Network Management

Bristol City Council – Growth & Regeneration

rightsofway@bristol.gov.uk

From: s. 40(2) <s. 40(2)@bristol.gov.uk>
Sent: 28 February 2022 18:03
To: s. 40(2) <s. 40(2)@lda-design.co.uk>; s. 40(2) <s. 40(2)@bristol.gov.uk>
Cc: s. 40(2)@homesengland.gov.uk; s. 40(2) <s. 40(2)@wbd-uk.com>; s. 40(2) <s. 40(2)@lda-design.co.uk>; s. 40(2) <s. 40(2)@lda-design.co.uk>
Subject: RE: Brislington Meadows: s. 42

Hello

s. 40(2) is not at work just at the moment, I will let you know if the delay will be longer than a couple of days. I am around though, Monday is my preference.

Kind regards

s. 40(2)

From: s. 40(2) <s. 40(2)@lda-design.co.uk>

Sent: 28 February 2022 17:59

To: s. 40(2) <s. 40(2)@bristol.gov.uk>; s. 40(2) <s. 40(2)@bristol.gov.uk>

Cc: s. 40(2)@homesengland.gov.uk; s. 40(2) <s. 40(2)@wbd-uk.com>; s. 40(2)

<s. 40(2)@lda-design.co.uk>; s. 40(2) <s. 40(2)@lda-design.co.uk>

Subject: RE: Brislington Meadows: s. 42

Hello again s. 40(2)

Further to my email below, I can now suggest some timings for an hour long call on 4th or 7th March:

- 4th between 1000 and 1300, or after 1600
- 7th before 1100, 12-1400 or after 1530

Hopefully one of those works for you?

s. 40(2)

s. 40(2)

Director of Planning and Regeneration

LDĀ DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

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

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From: s. 40(2)

Sent: 25 February 2022 12:42

To: s. 40(2) <s. 40(2)@bristol.gov.uk>; s. 40(2) <s. 40(2)@bristol.gov.uk>

Cc: s. 40(2)@homesengland.gov.uk; s. 40(2) <s. 40(2)@wbd-uk.com>; s. 40(2)

<s. 40(2)@lda-design.co.uk>; s. 40(2) <s. 40(2)@lda-design.co.uk>

Subject: RE: Brislington Meadows: s. 42

Hi s. 40(2) – I'm really grateful for the time you've taken to review this for us and for your advice below.

I've amended the numbering approach in a way that I hope reflects your s. 42

[Redacted]

We have an internal team call to move this forward early next week but I'm hopeful that we can get another slot in the diary with you, s. 40(2) s. 43

Assuming that you're OK with that, can I ask you to confirm availability on 4th or 7th March?

With thanks and best wishes for the weekend.

s. 40(2)

s. 40(2)

From: s. 40(2)
Sent: 25 January 2022 13:53
To: s. 40(2) EXTERNAL s. 40(2)
Subject: RE: ***POSSIBLE SPAM*** RE: Brislington Meadows Parks meeting

Hi s. 40(2)

I received it but s. 40(2) didn't, and I have only just found this email from you in my junk folder so that could be the issue!

Thanks

s. 40(2)

s. 40(2)
Senior Planning and Enabling Manager



s. 40(2)

2 Rivergate
Temple Quay
Bristol
BS1 6EH

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From: s. 40(2) <s. 40(2)> bristol.gov.uk
Sent: 25 January 2022 08:56
To: EXTERNAL s. 40(2) <s. 40(2)> lda-design.co.uk

Cc: s. 40(2) <s. 40(2)> homesengland.gov.uk>
Subject: ***POSSIBLE SPAM*** RE: Brislington Meadows Parks meeting

Hi s. 40(2)

I sent s. 40(2) and yourself a calendar invite to a meeting this Thursday at 12pm. Did you not receive it?

Cheers

From: s. 40(2) <s. 40(2)> lda-design.co.uk>
Sent: 24 January 2022 20:26
To: s. 40(2) <s. 40(2)> bristol.gov.uk>
Subject: RE: Brislington Meadows Parks meeting

Hi s. 40(2) – have you had any luck with the Parks Dept?

Thanks

s. 40(2)

s. 40(2)

Director of Planning and Regeneration

LDĀ DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

email: s. 40(2) lda-design.co.uk | www.lda-design.co.uk

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From: s. 40(2)
Sent: 10 January 2022 15:42
To: s. 40(2) <s. 40(2)> bristol.gov.uk>
Subject: RE: Brislington Meadows Parks meeting

Hi s. 40(2)

Really helpful to talk to you earlier.

s. 43

[REDACTED]

I'd be really grateful if you can organise this.

With thanks

s. 40(2)

From: s. 40(2) <s. 40(2)> bristol.gov.uk>
Sent: 10 January 2022 14:23
To: s. 40(2) <s. 40(2)> lda-design.co.uk>
Subject: Brislington Meadows Parks meeting

Hi s. 40(2)

Further to our call please could you provide a quick summary of what it is you wish to discuss with the BCC Parks Team so that I can identify the correct contact

Many thanks

s. 40(2)

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

Development Management – Growth and Regeneration
Bristol City Council, PO Box 3399, BRISTOL BS1 9NE

s. 40(2)

E: s. 40(2) @bristol.gov.uk

Web: www.bristol.gov.uk



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s. 40(2)

From: s. 40(2)
Sent: 14 June 2022 15:50
To: s. 40(2)
Subject: FW: Fallen tree at Brislington

Hi s. 40(2)

Please see below.

I will forward anything further I can find, and have asked RSK/TEP to review their files.

Kind regards

s. 40(2) s. 40(2)
Estates Manager



s. 40(2)
2 Rivergate
Temple Quay
Bristol BS1 6EH

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From: s. 40(2) <s. 40(2)rsk.co.uk>
Sent: 23 March 2022 17:40
To: s. 40(2) <s. 40(2)homesengland.gov.uk>
Cc: s. 40(2) @rsk.co.uk; s. 40(2) @rsk.co.uk
Subject: FW: Fallen tree at Brislington

All,

Please see email below from Bristol council.

It confirms they are dealing with the tree blocking the path and also gives us a contact for getting in touch with any other issues.

Kind regards,

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

s. 40(2)
EIA, Planning & Design

RSK
18 Frogmore Road, Hemel Hempstead, Hertfordshire, HP3 9RT, UK
Switchboard: +44 (0)1442 437500
Fax: +44 (0)1442 437552
Direct dial: +s. 40(2)
Mobile: +s. 40(2)

email: s. 40(2)@rsk.co.uk

<http://www.rsk.co.uk>

RSK Environment Ltd is registered in Scotland at 65 Sussex Street, Glasgow, G41,1DX, Scotland, UK

Registered number: 115530



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From: customerservices ptsd <customerservices.ptsd@bristol.gov.uk>

Sent: 23 March 2022 08:12

To: s. 40(2) <s. 40(2)@rsk.co.uk>

Subject: RE: Fallen tree at Brislington

s. 40(2)

I have forwarded your email to our Tree Officer for the area and asked him to arrange for our contractors to remove the tree.

Regards

s. 40(2)

Development Management - Growth and Regeneration

Bristol City Council City Hall College Green Bristol BS1 5TR

Please note address for post only: Development Management, City Hall, College Green, PO Box 3399 Bristol BS1 9NE

T s. 40(2)

E development.management@bristol.gov.uk

Web: www.bristol.gov.uk

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From: s. 40(2) <s. 40(2)rsk.co.uk>

Sent: 21 March 2022 11:55

To: Development Management <development.management@bristol.gov.uk>

Subject: Fallen tree at Brislington

Hi,

I believe our tree consultant has been in touch with you previously regarding tree works on Homes England land in Brislington, and whether there are any TPO's in place.

We have had a call from a local resident on s. 40(2) regarding a tree (attached) that is down on the footpath leading south to s. 40(2).

The below image shows the extents of the Homes England land, which does not extent to the rear of the houses/end of the path/tree in question and I have been asked to forward this to the local council to make them aware of the hazard in place.

If this is not the correct department, please advise who would be best to contact.

Many thanks,

ement

0167

arch 2020

ern Region

Cat
1

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

s. 40(2)

RSK
18 Frogmore Road, Hemel Hempstead, Hertfordshire, HP3 9RT, UK
Switchboard: +44 (0)1442 437500
Fax: +44 (0)1442 437552
Direct dial: +s. 40(2)
Mobile: s. 40(2)

email: s. 40(2) [rsk.co.uk](mailto:s.40(2)rsk.co.uk)

s. 40(2)

From: s. 40(2) <s. 40(2)@lda-design.co.uk>
Sent: 27 April 2022 07:39
To: s. 40(2)
Cc: s. 40(2)
Subject: FW: Application invalid for 22/01878/P - Land At Broom Hill/Brislington Meadows Broomhill Road Bristol BS4 4UD reply by 24 May 2022

Morning s. 40(2) – please note below that s. 40(2) has responded positively re validation.

s. 40(2)

Director of Planning and Regeneration

LDĀ DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

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

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

Sent: 27 April 2022 07:35

To: s. 40(2) <s. 40(2)@lda-design.co.uk>; Development Management

<development.management@bristol.gov.uk>; s. 40(2)@bristol.gov.uk

Cc: s. 40(2) <s. 40(2)@lda-design.co.uk>

Subject: RE: Application invalid for 22/01878/P - Land At Broom Hill/Brislington Meadows Broomhill Road Bristol BS4 4UD reply by 24 May 2022

Hi s. 40(2)

In this instance we can validate the application without the plan as ESP is a very new requirement and as such was not requested back in Dec when I speak with s. 40(2) re: validation checklist

However you will need to provide this before the application can be determined. There currently isn't any information published on the website but my colleague s. 40(2) would be very happy to advise on what is required and I have copied her into this email

Hope that helps, please let me know if there are any further issues

Best wishes

s. 40(2)

From: s. 40(2) <s. 40(2)@lda-design.co.uk>

Sent: 26 April 2022 16:19

To: Development Management <development.management@bristol.gov.uk>

Cc: s. 40(2) <s. 40(2)@bristol.gov.uk>; s. 40(2) <s. 40(2)@lda-design.co.uk>

Subject: RE: Application invalid for 22/01878/P - Land At Broom Hill/Brislington Meadows Broomhill Road Bristol BS4 4UD reply by 24 May 2022

Hi

Please find attached a copy of the newspaper (Bristol Post) showing the published notice of the application. Please also find attached a copy of draft S106 agreement. We have copied in **s. 40(2)** (our pre-app case officer) for information.

We weren't aware that an Employment and Skills Plan was required given the Council were consulting on this validation change in March and this is a new requirement. We can draft a plan to submit but noting this is an outline application and in any event that it is a living document that will be amended and discussed during the course of the application, is there any flexibility for the application to be validated with this to follow asap?

Thanks

s. 40(2)

s. 40(2)

Associate

LDĀ DESIGN

Studio 4B, 36 King Street, Bristol, BS1 4DZ

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

email: **s. 40(2)** lda-design.co.uk | www.lda-design.co.uk

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-----Original Message-----

From: development.management@bristol.gov.uk <development.management@bristol.gov.uk>

Sent: 26 April 2022 13:47

To: **s. 40(2)** <**s. 40(2)** lda-design.co.uk>

Cc: development.management@bristol.gov.uk

Subject: Application invalid for 22/01878/P - Land At Broom Hill/Brislington Meadows Broomhill Road Bristol BS4 4UD reply by 24 May 2022

Please see the attached letter

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s. 40(2)

From: s. 40(2) <s. 40(2)@lda-design.co.uk>
Sent: 06 May 2022 11:28
To: s. 40(2)
Cc: s. 40(2); s. 40(2)
Subject: Brislington Meadows: Validation and quick call

Hi s. 40(2)

I know that you're on leave at the moment so won't pick this up until Monday 9th. I hope you had a good break. As of today, our application still hasn't been validated, despite your confirmation to colleagues that the Employment and Skills Plan is not a validation requirement on this occasion (noted that you will require this prior to determination). Please will you engage with the validation officer(s) again to help make sure there is no further delay. Thank you.

I would welcome a short call with you on 23rd or 24th May if possible, just to touch base as its been a while since we last spoke. Let me know if there's a time that suits you and I'll send an invitation.

With thanks

s. 40(2)

s. 40(2)

Director of Planning and Regeneration

LDĀ DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

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

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s. 40(2)

From: s. 40(2) <s. 40(2)@lda-design.co.uk>
Sent: 26 May 2022 14:19
To: s. 40(2)
Cc: s. 40(2)
Subject: FW: Brislington Meadows: Meeting

Hi s. 40(2)

s. 40(2) has responded about a possible call on Monday as follows below. Given his comment, it would seem to be a fruitless call so best postponed for a 2-3 of weeks.

If you're happy, I'll arrange a call for w/c 20th June when I return from leave.

OK with you?

s. 40(2)

s. 40(2)

Director of Planning and Regeneration

LDĀ DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

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

Sent: 26 May 2022 14:12

To: s. 40(2) <s. 40(2)@lda-design.co.uk>

Subject: RE: Brislington Meadows: Meeting

Hi s. 40(2)

I can take a call on Monday if needed but to be honest I've got nothing to say at this stage and have not received any consultee input yet

Best wishes

s. 40(2)

From: s. 40(2) <s. 40(2)@lda-design.co.uk>

Sent: 25 May 2022 15:18

To: s. 40(2) <s. 40(2)@bristol.gov.uk>

Cc: s. 40(2) <s. 40(2)@lda-design.co.uk>; s. 40(2)@homesengland.gov.uk

Subject: Brislington Meadows: Meeting

Hi s. 40(2)

Are you available for a call on Monday 30th or Tuesday 31st May to take stock on initial responses to the application and to identify any key issues that are likely to require clarification or additional information? I can be fairly flexible on time. Please let me know what would suit you.

I'm keen to do this before I go on leave 1st-19th June. While I'm away, please continue to liaise directly with s. 40(2)

Thanks

s. 40(2)

s. 40(2)

Director of Planning and Regeneration

LDĀ DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

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

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

Sent: 18 May 2022 09:55

To: s. 40(2) <s. 40(2)@lda-design.co.uk>

Cc: s. 40(2) <s. 40(2)@bristol.gov.uk>; s. 40(2) <s. 40(2)@bristol.gov.uk>

Subject: FW: Brislington Meadows

Hi s. 40(2)

I'm back in the office now so am available to answer any further queries.

I'm going to give the submission a thorough review tomorrow and will update you afterwards

Best wishes

s. 40(2)

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s. 40(2)

From: s. 40(2) <s. 40(2)@lda-design.co.uk>
Sent: 27 May 2022 13:07
To: s. 40(2)
Cc: s. 40(2); s. 40(2); s. 40(2)
Subject: RE: Brislington Meadows: Meeting

Hi s. 40(2)

Your point is understood.

I'm away on leave 1st – 19th June so can I suggest we arrange a Teams meeting for 23rd or 24th June/

s. 40(2) – please can you make the arrangements.

Thanks

s. 40(2)

s. 40(2)

Director of Planning and Regeneration

LDĀ DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

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From: s. 40(2) <s. 40(2)@bristol.gov.uk>
Sent: 26 May 2022 14:12
To: s. 40(2) <s. 40(2)@lda-design.co.uk>
Subject: RE: Brislington Meadows: Meeting

Hi s. 40(2)

I can take a call on Monday if needed but to be honest I've got nothing to say at this stage and have not received any consultee input yet

Best wishes

s. 40(2)

From: s. 40(2) <s. 40(2)@lda-design.co.uk>
Sent: 25 May 2022 15:18
To: s. 40(2) <s. 40(2)@bristol.gov.uk>
Cc: s. 40(2) <s. 40(2)@lda-design.co.uk>; s. 40(2)@homesengland.gov.uk
Subject: Brislington Meadows: Meeting

Hi s. 40(2)

Are you available for a call on Monday 30th or Tuesday 31st May to take stock on initial responses to the application and to identify any key issues that are likely to require clarification or additional information? I can be fairly flexible on time. Please let me know what would suit you.

I'm keen to do this before I go on leave 1st-19th June. While I'm away, please continue to liaise directly with s. 40(2)

Thanks

s. 40(2)

s. 40(2)

Director of Planning and Regeneration

LDĀ DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2) | mob: s. 40(2)

email: s. 40(2) | lda-design.co.uk | www.lda-design.co.uk

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

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

Sent: 18 May 2022 09:55

To: s. 40(2) <s. 40(2)@lda-design.co.uk>

Cc: s. 40(2) <s. 40(2)@bristol.gov.uk>; s. 40(2) <s. 40(2)@bristol.gov.uk>

Subject: FW: Brislington Meadows

Hi s. 40(2)

I'm back in the office now so am available to answer any further queries.

I'm going to give the submission a thorough review tomorrow and will update you afterwards

Best wishes

s. 40(2)

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s. 40(2)

From: s. 40(2) @lda-design.co.uk>
Sent: 27 May 2022 13:12
To: s. 40(2) s. 40(2) bristol.gov.uk
Cc: s. 40(2) EXTERNAL s. 40(2)
Subject: Brislington Meadows: Meeting

Good Afternoon All

s. 40(2) has asked me to arrange a teams meeting as discussed.

Currently he is free from 1pm onwards on both 23rd and 24th June.

Please could I ask for your availability on these dates so I can arrange a time to suit everyone.

Many Thanks

s. 40(2)

LDĀ DESIGN

Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2)

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

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From: S. 40(2) <S. 40(2)@lda-design.co.uk>
Sent: 27 May 2022 10:41
To: S. 40(2) <S. 40(2)@tep.uk.com>; S. 40(2) <S. 40(2)@tep.uk.com>
Cc: S. 40(2) <S. 40(2)@homesengland.gov.uk>; Tom <S. 40(2)@cadence-pr.uk>; EXTERNAL S. 40(2) <S. 40(2)@lda-design.co.uk>
Subject: FW: 22/01878/P | Application for Outline Planning Permission with some matters reserved - Development of up to 260 new residential dwellings (Class C3 use) together with pedestrian, cycle and vehicular access, cycle and car parking, public open space a...

S. 40(2) all

Please see response below from S. 40(2) of BTF. He has not accepted our response on the tree survey and also is pushing for a copy of the live BNG calculator, seems to have taken offence that we said this wouldn't be shared so we might need to allow this. S. 40(2) how long would it take to provide the breakdown as requested? You will note in their email exchange that the officer has agreed that the BNG calc does not need to be updated to 3.1 metric.

Happy to discuss.

Thanks

S. 40(2)

S. 40(2)

Associate

LDĀ DESIGN

Studio 4B, 36 King Street, Bristol, BS1 4DZ

tel: +S. 40(2)

email: S. 40(2)@lda-design.co.uk | www.lda-design.co.uk

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From: S. 40(2) <S. 40(2)@bristol.gov.uk>
Sent: 26 May 2022 14:08
To: S. 40(2) <S. 40(2)@lda-design.co.uk>
Subject: FW: 22/01878/P | Application for Outline Planning Permission with some matters reserved - Development of up to 260 new residential dwellings (Class C3 use) together with pedestrian, cycle and vehicular access, cycle and car parking, public open space a...

Hi S. 40(2)

Please see the email below. Please be aware that BTF often FoI the Council so you may want to provide this info now in order to prevent future issues.

Many thanks

S. 40(2)

From: S. 40(2) <S. 40(2)@gmail.com>
Sent: 26 May 2022 13:56
To: S. 40(2) <S. 40(2)@bristol.gov.uk>
Cc: S. 40(2) <S. 40(2)@gmail.com>; Councillor Tim Rippington <Cllr.Tim.Rippington@bristol.gov.uk>; Councillor Katja Hornchen <Cllr.Katja.Hornchen@bristol.gov.uk>; S. 40(2)@lda-design.co.uk; S. 40(2)@gmail.com
Subject: Re: 22/01878/P | Application for Outline Planning Permission with some matters reserved - Development of up to 260 new residential dwellings (Class C3 use) together with pedestrian, cycle and vehicular access, cycle and car parking, public open space a...

Dear S. 40(2)

Thank you for your email and attachments which we shall review and comment on as necessary.

Re ""The schedule of tree removal is in the report along with the cumulative figures for canopy loss. Where groups are being removed our consultant has advised they would not typically provide the number of trees removed unless it were a group comprising clearly defined individual trees. With woodland or dense groups canopy cover is the appropriate measure for tree loss. A breakdown of expected tree removal by group and area can be provided if required but note that this is an outline application so these figures are based on conflict with the illustrative masterplan only".

Perhaps you could point out to the developer and their consultant that, for the Bristol Tree Replacement Standard (BTRS) to be properly applied, it is necessary to identify each individual tree being removed (whether or not in a group) together with its stem diameter and BS5837 Quality Category. The amount of canopy loss is irrelevant for the purposes of BTRS, though it may be relevant depending on how the habitat of trees, tree groups or woodlands is categorised under the Biodiversity Net Gain Metric - as one of the Woodland habitats or as an Urban Tree habitat or as one of the linear Hedgerow habitat. This is why we have asked for this information - a schedule of the trees, groups and woodlands where trees will be removed or partially removed together with the number of trees in each group or woodland to be removed plus the canopy areas being removed.

I also see that the applicant is *'not willing to share this format publicly given the nature and format of the document which can be edited'*. Frankly, this is ridiculous. We have dealt with many other applications where the BNG calculation has been published on the planning portal - either in .xlsm or in .xlsx format - without any such objection being made.

Of course, a copy of any document published on the portal can be downloaded and altered - even those published as .pdfs (we do it all the time to extract base arboricultural and BNG data for our own calculations), but the advantage is that the 'original' is never changed because it is maintained by the LPA (as well as on the developer's servers) pristine and unchanged on the planning portal.

We fully intend to extract the habitat data used (yes, we can extract it from the .pdf, but the way it is formatted will make this very difficult and may result in errors) and decide what we accept and what we do not. If we consider it necessary, we will then publish the results of our own analysis (with our calculation if requested), but to imply that we would somehow ever seek to present any such 'edited' version as the applicant's goes beyond insulting.

As you know, when the Environment Act 2021 takes effect next year, developers will be obliged to disclose this evidence in any event. May we suggest that the LPA insist that Homes England do so now in this case.

You might also point out in passing that, should Homes England still refuse to disclose their BNG calculation, we shall submit an FoI request and obtain it that way.

I look forward to hearing from you

s. 40(2)

Regards

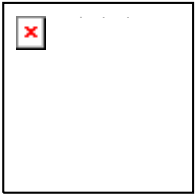
s. 40(2)

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On Thu, 26 May 2022 at 12:37, s. 40(2) <s. 40(2)@bristol.gov.uk> wrote:

s. 40(2)

In response to your queries below please find attached an updated version of the Arb report which includes the correct version of the tree survey data sheet.

Regarding the second point of your email dated 9th May the applicant has commented as follows:

“The schedule of tree removal is in the report along with the cumulative figures for canopy loss. Where groups are being removed our consultant has advised they would not typically provide the number of trees removed unless it were a group comprising clearly defined individual trees. With woodland or dense groups canopy cover is the appropriate measure for tree loss. A breakdown of expected tree removal by group and area can be provided if required but note that this is an outline application so these figures are based on conflict with the illustrative masterplan only”.

In relation to your request for a copy of the BNG 3.0 Calculations, please see the attached BNG Assessment document which includes PDF screenshots of the calculation sheets and information used are included in Appendix A of the submitted Outline Biodiversity Net Gain Assessment. Please note this is already published on the portal.

I requested these calculations in an .xslm format but the applicant is not willing to share this format publicly given the nature and format of the document which can be edited.

Regards

s. 40(2)

From: s. 40(2) <s. 40(2)@gmail.com>

Sent: 19 May 2022 11:37

To: s. 40(2) <s. 40(2)@bristol.gov.uk>

Cc: s. 40(2) <s. 40(2)@gmail.com>

Subject: Re: 22/01878/P | Application for Outline Planning Permission with some matters reserved - Development of up to 260 new residential dwellings (Class C3 use) together with pedestrian, cycle and vehicular access, cycle and car parking, public open space a...

Noted and thanks s. 40(2)

s. 40(2)

Regards

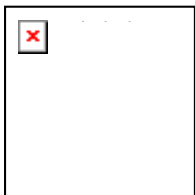
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On Thu, 19 May 2022 at 11:35, s. 40(2) <s. 40(2)@bristol.gov.uk> wrote:

Morning s. 40(2)

The planning agent is on annual leave at the moment but I have requested the tree schedule info and BNG calculation which will I will forward once received

As the application was submitted and validated when BNG 3.0 was applicable I do not feel it necessary to now request any upgrade to 3.1

Best wishes

s. 40(2)

From: s. 40(2) <s. 40(2)@gmail.com>

Sent: 18 May 2022 15:42

To: Development Management <development.management@bristol.gov.uk>

Cc: s. 40(2)@lda-design.co.uk; Councillor Katja Hornchen <Cllr.Katja.Hornchen@bristol.gov.uk>; Councillor Tim Rippington <Cllr.Tim.Rippington@bristol.gov.uk>; s. 40(2) <s. 40(2)@gmail.com>

Subject: Re: 22/01878/P | Application for Outline Planning Permission with some matters reserved - Development of up to 260 new residential dwellings (Class C3 use) together with pedestrian, cycle and vehicular access, cycle and car parking, public open space a...

Dear Development Management,

We would be grateful if you could please advise us what is happening in response to our recent requests concerning this application.

Regards

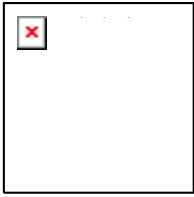
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On Wed, 11 May 2022 at 11:31, s. 40(2) <s. 40(2)@gmail.com> wrote:

Dear Development Management,

As you will no doubt be aware, Version 3.1 of the Biodiversity Metric (BNG 3.1) has just been published - <http://publications.naturalengland.org.uk/publication/6049804846366720>.

This has rectified a number of errors in the last version, not least with regard to the assessment of Urban Tree Habitats (though there are still issues to be resolved).

Can you please ask the applicant whether they would be prepared to upgrade their BNG 3.0 evidence to BNG 3.1? We do not think the task will be particularly onerous and it would certainly help with a proper analysis of what is likely to be a long-term project, especially as this outline application is in its early stages and will, if approved, result in more detailed analysis being required if the matter results in a full planning application in due course.

Regards

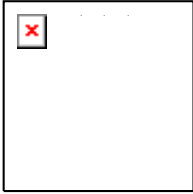
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On Mon, 9 May 2022 at 12:16, s. 40(2) <s. 40(2)@gmail.com> wrote:

Dear Development Management,

Looking at 22_01878_P-ARBORICULTURAL_IMPACT_ASSESSMENT-3200578, It appears that not all the trees identified in the report are listed in the schedule at APPENDIX A: Arboricultural Survey Data. These are trees T30-T34 and groups G42-G47. Is there a reason for this? If not, then please supply this data.

Also, the report states that 'total losses would be 3 individual trees, 18 groups or parts of groups, and part of 1 woodland.' Can you please provide a schedule of the trees, groups and woodlands where trees will be removed or partially removed together with the number of trees in each group or woodland to be removed plus the canopy areas being removed.

Regards

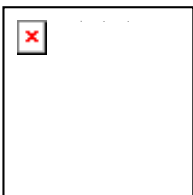
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On Mon, 9 May 2022 at 05:27, s. 40(2) <s. 40(2)@gmail.com> wrote:

Dear Sirs,

We note that the Biodiversity evidence published - 22_01878_P-
OUTLINE_BIODIVERSITY_NET_GAIN_ASSESSMENT-3200573 - was prepared using
Biodiversity Metric 3.0 (BNG 3.0).

Please provide a copy of the BNG 3.0 calculation, ideally in an .xlsm format.

Regards

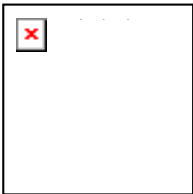
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