



Homes  
England

Date: 17 April 2023

Our Ref: RFI4115

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 – RFI4115**

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

Please accept our sincere apologies for the time it has taken to process your request. We recognise that the handling of your request has fallen below expectations and the time for compliance set out in the legislation.

You requested the following information:

*Full copies of all communications (including emails, letters and records of meetings) with Bristol City Council and MPC (MEETING PLACE COMMUNICATIONS LTD) relating to Brislington Meadows dated 01/06/2022 through to 28/10/2022.*

*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 some of the requested information. We will address each of your questions in turn.

- ***Full copies of all communications (including emails, letters and records of meetings) with Bristol City Council relating to Brislington Meadows dated 01/06/2022 through to 28/10/2022.***

We can confirm that we do hold the requested information.

OFFICIAL



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

Please find enclosed with this response Annex A, copies of correspondence between Homes England and Bristol City Council.

Information contained within Annex A has been redacted and some information withheld in full 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>

#### **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.



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

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 council's 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;
- 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>



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Our Ref: RFI4115

Tel: 0300 1234 500

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

- ***Full copies of all communications (including emails, letters and records of meetings) with MPC (Meeting Place Communications Ltd) relating to Brislington Meadows dated 01/06/2022 through to 28/10/2022.***

We can confirm that Homes England does not hold the information detailed in your request. This is because there is no legal or business reason for Homes England to do so.

To conclude that the information is not held, we have searched with our Planning and Development team who would have the requested information if held.

The FOIA does not oblige a public authority to create information to answer a request if the requested information is not held. The duty under section 1(1) is only to provide the recorded information held.

The full text of section 1 in the legislation can be found here:

<https://www.legislation.gov.uk/ukpga/2000/36/section/1>

### **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](mailto:infogov@homesengland.gov.uk)

The Information Governance Team  
Homes England – 6<sup>th</sup> 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.

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.



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Making homes happen

Yours sincerely,

**The Information Governance Team**  
For Homes England

s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 13 June 2022 07:11  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** FW: 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 spa...  
**Attachments:** Appendix C Brislington Meadows BCC Pre-app response Jan 2020 (3).pdf

Hi s. 40(2)

Ahead of your meeting with s. 40(2), please be aware that he was asking to see a copy of our full pre-application response from BCC (see email correspondence with the case officer below). We discussed this with HE and decided that we would share, albeit caveated as per my email. s. 43

We also wanted the case officer to also confirm that the Council were happy for the pre-app letter to be released in this manner, noting HE's internal advice about a FOI actually being the correct process. I haven't heard anything further on this but just wanted you to be aware in case s. 40(2) does reference any of the comments previously received.

Thanks

s. 40(2)

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

LDĀ DESIGN

First Floor, Hanover House, Queen Charlotte Street, Bristol, BS1 4LG

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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**From:** s. 40(2)  
**Sent:** 09 June 2022 12:57  
**To:** s. 40(2) @bristol.gov.uk>  
**Cc:** s. 40(2) @lda-design.co.uk>  
**Subject:** RE: 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 spa...

s. 40(2)

Homes England have no objection in principle to the release of the pre-application information to **s. 40(2)**. We would note that the comments received relate to the scheme as submitted at that time. Clearly the development proposals have moved on since then and we have also provided commentary in relation to design evolution and how we have addressed the comments received throughout the engagement and consultation process within the submitted DAS.

The Council will also need to be satisfied that they are happy for the comments to be released in this manner. The Homes England team that deal with Freedom of Information requests did advise that such information would usually be released under an FOI in order to ensure that the response is logged, recorded and made available to all by the appropriate channels.

Kind regards

**s. 40(2)**

---

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

**Sent:** 07 June 2022 15:24

**To:** **s. 40(2)** <[s.40\(2\)@lda-design.co.uk](mailto:s.40(2)@lda-design.co.uk)>

**Subject:** RE: 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 spa...

Hi **s. 40(2)**

Thanks for this.

**s. 40(2)** is still requesting to see the pre-application documents though. So as to avoid a potential FOI please can you permit me to send him the documents you submitted (indicative layout plan and PEA) and the BCC pre-app response letter we issued to you.

Many thanks

**s. 40(2)**

---

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

**Sent:** 07 June 2022 11:23

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

**Cc:** **s. 40(2)** <[s.40\(2\)@lda-design.co.uk](mailto:s.40(2)@lda-design.co.uk)>

**Subject:** RE: 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 spa...

Hi **s. 40(2)**

Appendix A of the EclA (attached for ease) was submitted with the application and is available on the Council's portal. It was uploaded 12 April 2022 and is titled "Ecological Desk Study". I'm not sure why titling is different to the other EclA Appendices uploaded. This includes details of the pre-app consultation with **s. 40(2)** at BCC.

Thanks

**s. 40(2)**

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

# LDĀ DESIGN

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

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

**Sent:** 07 June 2022 08:09

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

**Subject:** FW: 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 spa...

Morning s. 40(2)

Please can I have permission to share the Pre App response 19/05220/PREAPP) with s. 40(2).

Also please can you confirm if the Technical Appendix A (TEP Ref 7507.20.039) he mentions below has been submitted as part of this submission and where it is to be found

Many thanks

s. 40(2)



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)  
Estates Manager



s. 40(2)

2 Rivergate  
Temple Quay  
Bristol BS1 6EH

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**From:** s. 40(2) @rsk.co.uk>  
**Sent:** 23 March 2022 17:40  
**To:** 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)

**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>

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Registered number: 115530



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From: customerservices ptsd <[customerservices.ptsd@bristol.gov.uk](mailto:customerservices.ptsd@bristol.gov.uk)>

Sent: 23 March 2022 08:12

To: 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](mailto:development.management@bristol.gov.uk)

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

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---

**From:** s. 40(2) [@rsk.co.uk](mailto:s.40(2)@rsk.co.uk)>

**Sent:** 21 March 2022 11:55

**To:** Development Management <[development.management@bristol.gov.uk](mailto: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 Belroyal Avenue regarding a tree (attached) that is down on the footpath leading south to Bonville Road.

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 X

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arch 2020

ern Region

Cat  
1

Land Categories

on:  Yes

Yes

No

10 m  
50 ft

Leaflet | Contains OS data (c) Crown copyright and database right 2022 | 100024393

Reports Exit

s. 40(2) [REDACTED]

[REDACTED]

**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)

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



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s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 15 June 2022 13:16  
**To:** s. 40(2)  
**Cc:** s. 40(2) @campbellreith.com; EXTERNAL s. 40(2)  
**Subject:** FW: 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 spa...

Both

FYI we were due to catch up with s. 40(2) next week but he's now asking to delay the meeting. He's also suggesting he has nothing to feedback yet which is disappointing. I'm going to try and see if I can get hold of him for at least a quick phone call, not least to push for when we might receive the key comments (design, highways, ecology) and also just ahead of the meeting with s. 40(2) to discuss some of his requests and confirm that we have tried to share information where possible.

Thanks

s. 40(2)

s. 40(2)

LDĀ DESIGN

First Floor, Hanover House, Queen Charlotte Street, Bristol, BS1 4LG

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

**Sent:** 15 June 2022 10:52

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

**Subject:** RE: 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 spa...

Hi s. 40(2)

I'm currently having to direct all my time and resource into progressing 2 other major applications which are due to appear at Committee in mid July.

As such I am unable to meet on the 23<sup>rd</sup> June as in all honesty I have nothing to report at this stage. I will need to wait until I have a comprehensive range of consultee input before we can discuss next steps on you application.

I am happy to take a quick call if needs be but cannot attend the meeting on the 23<sup>rd</sup> I'm afraid

Best wishes

s. 40(2)

---

From: S. 40(2) [redacted] <[\[redacted\]@lda-design.co.uk](mailto:[redacted]@lda-design.co.uk)>  
Sent: 14 June 2022 15:14  
To: S. 40(2) [redacted] <[\[redacted\]@bristol.gov.uk](mailto:[redacted]@bristol.gov.uk)>  
Subject: RE: 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 spa...

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Hi S. 40(2) [redacted]

Noted we are due to catch up on 23 June but I just wondered if you had time for a quick call sometime this week? Happy for you to try me on my mobile (S. 40(2) [redacted]) when convenient or let me know how best to get hold of you.

Thanks

S. 40(2) [redacted]

S. 40(2) [redacted]

LDĀ DESIGN

First Floor, Hanover House, Queen Charlotte Street, Bristol, BS1 4LG

tel: +S. 40(2) [redacted]

email S. 40(2) [redacted] <[\[redacted\]@lda-design.co.uk](mailto:[redacted]@lda-design.co.uk)> | [www.lda-design.co.uk](http://www.lda-design.co.uk)

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From: S. 40(2) [redacted]  
Sent: 10 June 2022 09:04  
To: S. 40(2) [redacted] <[\[redacted\]@bristol.gov.uk](mailto:[redacted]@bristol.gov.uk)>  
Subject: RE: 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 spa...

Hi S. 40(2) [redacted]

Looking online I can see that comments have been received from:

- Affordable Housing
- Sustainability
- Police
- Food risk
- Bristol Waste

No issues or objections seem to have been raised and most comments will be addressed through further detailed design and at RM stage.

Can you confirm if you have received anything from highways or other consultees yet?

Thanks

s. 40(2)

---

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

**Sent:** 10 June 2022 07:11

**To:** S. 40(2) [redacted] <[\[redacted\]@lda-design.co.uk](mailto:[redacted]@lda-design.co.uk)>

**Subject:** RE: 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 spa...

Great thanks s. 40(2) [redacted]

---

**From:** S. 40(2) [redacted] <[\[redacted\]@lda-design.co.uk](mailto:[redacted]@lda-design.co.uk)>

**Sent:** 09 June 2022 12:57

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

**Cc:** S. 40(2) [redacted] <[\[redacted\]@lda-design.co.uk](mailto:[redacted]@lda-design.co.uk)>

**Subject:** RE: 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 spa...



s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 30 June 2022 11:54  
**To:** s. 40(2) @campbellreith.com; s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** FW: 22/01878/P - Brislington Meadows  
**Attachments:** 1993-113 Rev B - Isopachyte Plan.pdf

Morning all

Please see the message below from s. 40(2) following an internal BCC urban design meeting. In short, they'd like some additional plans which superimpose some of the information already submitted. I don't see a problem with this. s. 40(2) – please can you prepare the plans next week, liaising with s. 40(2) as necessary re cut & fill and sections. Let me know asap if you don't have immediate capacity.

Thanks

s. 40(2)

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

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

**Sent:** 30 June 2022 08:21

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

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

**Subject:** FW: 22/01878/P - Brislington Meadows

Morning s. 40(2)

The application was discussed yesterday at our Urban Design CRITS meeting. Below is a summary of their comments and details of what further information is required.

Please can you review with your team and make preparations to respond to their comments and provide the requested plan drawings.

I am happy to set up a meeting with the relevant Officers if you feel necessary.

Best wishes

s. 40(2)

s. 40(2)

E: **s. 40(2)** [@bristol.gov.uk](mailto:s.40(2)@bristol.gov.uk)  
W: [www.bristol.gov.uk](http://www.bristol.gov.uk)



Thanks you for attending the design crits meeting earlier today. As discussed in the meeting the site is particularly challenging with high number of overlapping sensitive considerations to take into account.

While the current information is helpful, it is difficult to cross reference information dispersed across different documents, scales and resolution. It is important to bring together relevant information to undertake full assessment of the proposal.

The applicants are requested provide bring together the following information into drawings as outlined below. Each plan needs to be provided in scaled drawing with high resolution and clarity for detailed assessment.

1. Plan showing the proposed layout with superimposed existing tree/hedges. The requested drawing is similar to illustration on Page 121 in DAS attached below but with greater detail. Information from Arboricultural Survey along with identified Root Protection Areas need to be superimposed on the plan.

**Legend**

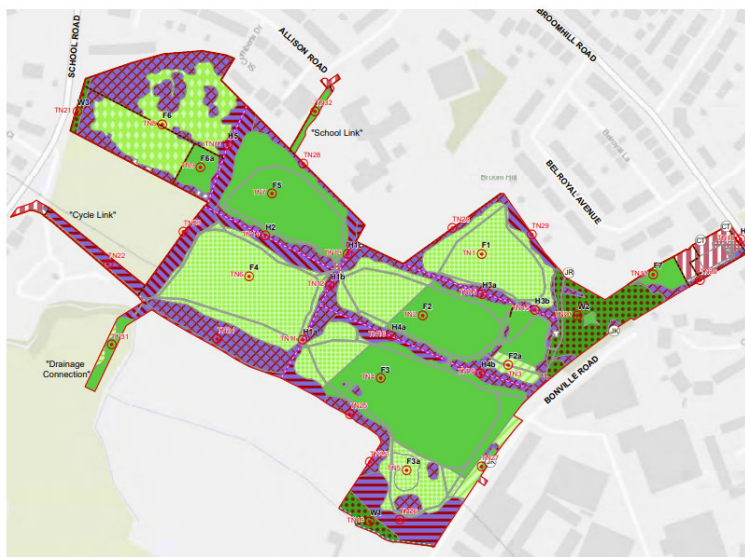
- Application boundary
- Tree Preservation Order
- Definitive Public Right of Way path
- Actual alignment of east-west route taken
- Existing trees and vegetation
- Trees with bat roost potential
- 2.5m contour lines
- ▨ No build zone for development due to overhead powerlines
- ▨ Existing pylon
- ▨ Existing telecommunications mast with 30m buffer
- ▨ Existing edge of Brislington Trading estate



Constraints plan overlaid onto Illustrative Masterplan

**Legend**

- Application Boundary
- Hedgerow (priority habitat)
- Other rivers and streams
- Urban linear feature - wall
- Urban linear feature - fence
- ▨ Neutral grassland
- ▨ Other neutral grassland
- ▨ Arrhenatherum neutral grassland
- ▨ Lolium-Cynosurus neutral grassland
- ▨ Holcus-Juncus neutral grassland
- ▨ Modified grassland
- ▨ Other blackthorn scrub
- ▨ Bramble scrub
- ▨ Mixed scrub
- ▨ Developed Land
- ▨ Other woodland, broadleaved



Arboricultural Survey

2. Plan(s) showing cut and fill (like attached drawing) superimposed with existing arb survey (pg 60 DAS) and proposed layout. The cut and fill needs to take into account the standard/ expected below ground works, which includes standard depth groundworks for surfaces (roads, paths, bunds), foundations (buildings) and expected/known trenching for infrastructure. It can be separated into two drawings superimposing the cut and fill information with existing trees/hedges and separate drawing with proposed layout if combined graphics becomes too crowded.
3. Plan(s) showing the ecological habitats and species plan (species identified on site) in surveys superimposed existing arb survey (pg 60 DAS), proposed layout and cut/fill plan. It can be separated into two or more drawings superimposing the information with existing trees/hedges and separate drawing with proposed layout and a separate one with cut/fill plan if combined graphics becomes too crowded.
4. Sections (along with section lines of plan) showing the proposed ground and building profile superimposed with existing site level and standard below ground works as explained above. This will clarify the extent of ground works needed for the proposal and the structural features while cross referring it with proposed layout.

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s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 01 July 2022 08:25  
**To:** EXTERNAL s. 40(2) @bristol.gov.uk; s. 40(2)  
**Subject:** RE: Brislington Meadows: PRow

Yes s. 40(2) happy to go ahead if you can't make it.

s. 40(2)

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Kings Wharf, The Quay, Exeter, EX2 4AN

tel: s. 40(2)

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

**From:** s. 40(2) @homesengland.gov.uk> **On Behalf Of** EXTERNAL s. 40(2)

**Sent:** 01 July 2022 08:12

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

**Subject:** FW: Brislington Meadows: PRow

**When:** 08 July 2022 15:30-16:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Microsoft Teams Meeting

Hi both

Apologies for this but I might have a problem with this slot now – 50/50. If I can't make it are you both o.k to go ahead?

Thanks

s. 40(2)

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

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

**Sent:** 30 June 2022 15:13

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

**Subject:** Brislington Meadows: PRow

**When:** 08 July 2022 15:30-16:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Microsoft Teams Meeting

---

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---

s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 21 July 2022 14:29  
**To:** s. 40(2)  
**Cc:** s. 40(2) @campbellreith.com; s. 40(2)  
**Subject:** RE: Brislington Meadows - highways discussion

Thanks s. 40(2)  
s. 40(2) could you extend the invitation to s. 40(2) and s. 40(2) to attend for the first 15-20 mins or so (hopefully we'll manage to get at least one of them at short notice).

Thanks

s. 40(2)

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**From:** s. 40(2) @bristol.gov.uk>  
**Sent:** 21 July 2022 13:38  
**To:** s. 40(2) @lda-design.co.uk>; s. 40(2) @lda-design.co.uk>; s. 40(2) @key-transport.com>  
**Cc:** s. 40(2) @homesengland.gov.uk; s. 40(2) @campbellreith.com  
**Subject:** RE: Brislington Meadows - highways discussion

Hi,

Happy for you to extend invite to one of PROW team. Most recently I've had comments from s. 40(2) but if s. 40(2) has been providing advice then happy then maybe he should come.

The PROW is one of many topics for discussion so can I suggest you put it towards the top of the agenda so PROW attendee can leave after that item?

If it's OK can I leave it to you to invite either in person or via teams?

Regards,

s. 40(2)

---

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 21 July 2022 12:11  
**To:** s. 40(2) @lda-design.co.uk>; s. 40(2) @key-transport.com>; s. 40(2) @bristol.gov.uk>

Cc: **S. 40(2)** [@homesengland.gov.uk](mailto: @homesengland.gov.uk); **S. 40(2)** [@campbellreith.com](mailto: @campbellreith.com)  
Subject: RE: Brislington Meadows - highways discussion

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Hi all – it would be really helpful if BCC’s PRoW Officer could attend the call too. We’ve been in discussion with **S. 40(2)**

**S. 40(2)**

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

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

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

Sent: 19 July 2022 16:19

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

Cc: **S. 40(2)** [@homesengland.gov.uk](mailto: @homesengland.gov.uk); **S. 40(2)** [@campbellreith.com](mailto: @campbellreith.com)

Subject: Brislington Meadows - highways discussion

When: 25 July 2022 14:00-15:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Where: LDA Design, First Floor Hanover House, Queen Charlotte Street, Bristol

Teams link below for those not joining in person.

Please forward on to anyone I’ve missed.

---

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s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 05 August 2022 12:20  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** RE: Brislington Meadows: Consultee actions

**Importance:** High

Thanks for making the time to respond s. 40(2) – as ever we do understand the pressures. While you're unavailable we will need to progress with meetings with City Design, Tree Officer and Parks and so it makes sense for us to approach them directly. I'm happy doing that with s. 40(2) and Parks given our previous meetings, but I'd be grateful if you ask s. 40(2) to respond to s. 40(2)'s emails regarding the trees. We can then move things forward without relying on your time, and can share notes of those meetings with you. Thanks for your help with this.

s. 40(2)

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

**Sent:** 05 August 2022 12:13

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

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

**Subject:** RE: Brislington Meadows: Consultee actions

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

Apologies for not responding to previous emails.

I'm afraid that I have had to put all applications on hold for the time being as I have 2 absolutely enormous Committee items for the Aug meeting on the 24th, with both reports being due next week, many meetings to attend and a lot issues still to resolve so the pressure is immense

Therefore my full time job until the beginning of September is progressing those schemes.

I realise this must be very frustrating for you both and can only apologise but I simply cannot spend any time on your application for the coming weeks

Best wishes

s. 40(2)



---

From: S. 40(2) [redacted] <[\[redacted\]@lda-design.co.uk](mailto:[redacted]@lda-design.co.uk)>  
Sent: 05 August 2022 11:54  
To: S. 40(2) [redacted] <[\[redacted\]@bristol.gov.uk](mailto:[redacted]@bristol.gov.uk)>  
Cc: S. 40(2) [redacted] <[\[redacted\]@lda-design.co.uk](mailto:[redacted]@lda-design.co.uk)>  
Subject: Brislington Meadows: Consultee actions  
Importance: High

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Hi S. 40(2) [redacted]

Could I request a short call with you next week for a general catch up on outstanding consultee responses and arrangement of meetings with City Design Group, the Tree Officer and Parks (re ped connection into Victory Park).

Thanks very much

S. 40(2) [redacted]

S. 40(2) [redacted]

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Kings Wharf, The Quay, Exeter, EX2 4AN

tel: S. 40(2) [redacted]

email: S. 40(2) [redacted] <[\[redacted\]@lda-design.co.uk](mailto:[redacted]@lda-design.co.uk)> | [www.lda-design.co.uk](http://www.lda-design.co.uk)

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s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 08 August 2022 15:50  
**To:** s. 40(2)  
**Cc:** s. 40(2); EXTERNAL s. 40(2); EXTERNAL s. 40(2)  
**Subject:** FW: Brislington Meadows 22/01878/P  
**Attachments:** 21\_00531\_P-REPORT\_TO\_COMMITTEE\_22.09.2021\_-3036778.pdf; 18\_00703\_P-REPORT\_TO\_COMMITTEE\_25TH\_JULY\_2018\_-1873487.pdf

All

I managed to have a quick chat with s. 40(2) (BCC tree officer) this morning. Unfortunately it wasn't very helpful in confirming how we approach the BTRS calculation, noting that this is an outline application. s. 40(2), s. 43  
 s. 43 s. 43

s. 43

I've tried to have a look at some recently approved Outline schemes in Bristol to see how the loss of trees has been dealt with. I've attached the Committee report for the outline consent for redevelopment of Hengrove Leisure Park (ref. 21/00531/F). You will see that loss of trees is dealt with at Section 5.71. They estimate the no. trees lost based on the indicative layout and then looking at indicative plans, Officers conclude that *"given the amount of proposed open space, albeit shown indicatively, and existing open space retained, it is considered that there is potential to comply with the BTRS on site"*. No financial contribution was required, just conditions relating to final AIA and Landscape and planting plans. I've also attached the Committee report for the redevelopment at Romney Avenue (ref. 18/00703/P) for up to 268 dwellings. *"Following consultation, the Council's Arboricultural Officer confirmed that they raise no objections to the proposed tree removals or the proposed tree protection measures in principle, subject to at least 67 replacement trees being planted on site as mitigation, in accordance with the Bristol Tree Replacement Standard. No detailed planting plan has however been submitted at this stage. It is considered that this could be addressed at reserved matters stage when the detailed layout and landscaping is submitted for assessment. The provision of the trees will be secured via suitably worded condition"*.

In both instances it seems that some detail on the number of trees lost as a result of the development is provided.

If further survey work is required, s. 40(2) can you advise on costs and how quickly you can do this? Happy to discuss.

Thanks

s. 40(2)

s. 40(2)

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# Not in Scope

**From:** s. 40(2) [redacted] <[redacted]@lda-design.co.uk>  
**Sent:** 07 July 2022 16:11  
**To:** s. 40(2) [redacted] <[redacted]@tep.uk.com>; s. 40(2) [redacted] <[redacted]@tep.uk.com>; s. 40(2) [redacted] <[redacted]@lda-design.co.uk>  
**Subject:** Fwd: Brislington Meadows 22/01878/P

All

See below comments from the tree officer. Seems to be the same issues that s. 40(2) [redacted] was raising about format of assessment? The point about tree conflict plan needs to be clarified and that it is in terms of indicative layout only.

Grateful for thoughts

Thanks

s. 40(2) [redacted]

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s. 40(2) [redacted]

## LDĀDESIGN

First Floor, Hanover House, Queen Charlotte Street, Bristol, BS1 4LG

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

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---

**From:** s. 40(2) [redacted] <[redacted]@bristol.gov.uk>  
**Sent:** Thursday, July 7, 2022 3:53 pm  
**To:** s. 40(2) [redacted] <[redacted]@lda-design.co.uk>  
**Subject:** Brislington Meadows 22/01878/P

Afternoon s. 40(2) [redacted]

Please see comments below from BCC Arboricultural Officer.

Considering the high level of public concern relating to the impact on/loss of trees on site we absolutely need this information in as much detail as possible.

Many thanks

s. 40(2) [redacted]

s. 40(2) [redacted]

Bristol City Council

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



“His. 40(2)

I have started to make my assessment of the outline planning application of the above site. The supporting arboricultural impact assessment provides a number of drawings which identify tree/ group and partial woodland removals. The drawing doesn't say tree removals but states 'Tree is conflict with capacity plan' which I would consider as tree removals to facilitate the proposed development.

Financial mitigation for tree loss needs to be agreed prior to consent and therefore we need a detailed assessment of the extent of tree removals and calculations in accordance with our planning obligation SPD; tree replacement standard for trees that can not be replaced on site. The tree survey has grouped a significant number of the trees and woodlands and therefore a detailed assessment of the stem sizes within these groups needs to be provided before tree replacement calculation can be provided.

There is a likelihood that a landscape plan to show proposed tree planting would be needed to show what can be replaced on site and what level of financial contribution needs to be agreed.

These are not full comments regarding the proposed. I will provide detailed comments in due course”.

---

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s. 40(2)

---

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 07 September 2022 15:15  
**To:** s. 40(2)  
**Cc:** Development Management; s. 40(2)  
**Subject:** Brislington Meadows OPA: Application number 22/01878/P  
**Attachments:** Pre-notification\_of\_appeal\_email\_Brislington Meadows 05.09.22.pdf

Hi s. 40(2)

Further to our conversation this morning, I am formally issuing the **notification of Homes England's intention to submit an appeal**. I am copying this to [development.management@bristol.gov.uk](mailto:development.management@bristol.gov.uk) and will forward a copy of this email and attached form to PINS.

As discussed, and in line with Homes England's formal press release, a core part of the agency's remit is to accelerate housing delivery but there is concern that the timescale for a planning decision is slipping. As such, Homes England has concluded that a planning appeal should be lodged against non-determination of the application to ensure that a decision, made by an independent planning inspector, is taken within a reasonable timeframe. It remains our intention to work closely with BCC to resolve matters where possible in advance of the Inquiry and we look forward to continuing a positive working relationship with you.

With kind regards

s. 40(2)

s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 07 September 2022 16:10  
**To:** s. 40(2); EXTERNAL s. 40(2);  
s. 40(2) @campbellreith.com; s. 40(2);  
**Cc:** s. 40(2)  
**Subject:** FW: Brislington Meadows: Consultee actions  
**Attachments:** Brislington Hill Landscape comments 22.7.2022B.pdf; 22-01878-P Brislington Meadows Objection.pdf

Afternoon all

I've received the 2 attached consultee feedback letters (objections) from BCC Ecology and Landscape.

I'm unsurprised by the Ecology response but am disappointed by Landscape.

There's plenty to get our heads around here.

s. 43

s. 40(2) s. 40(2) and s. 40(2) – interested to know your initial thoughts.

Thanks

---

**From:** s. 40(2) @bristol.gov.uk>  
**Sent:** 07 September 2022 11:23  
**To:** s. 40(2) @lda-design.co.uk>  
**Cc:** s. 40(2) @lda-design.co.uk>  
**Subject:** RE: Brislington Meadows: Consultee actions

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

Please find attached comments from the BCC Landscape and Ecology Officers.

I will continue to chase other responses and forward in due course

Best wishes

s. 40(2)

---

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 02 September 2022 12:26  
**To:** s. 40(2) @bristol.gov.uk>  
**Cc:** s. 40(2) @lda-design.co.uk>  
**Subject:** RE: Brislington Meadows: Consultee actions

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Hi s. 40(2)

Are you able to come back to us on the below and provide any update on the application and where we are with the outstanding consultee comments? If you can provide any contact, as below, we can help with chasing up to try and address anything directly?

We've also contacted [redacted] at CDG about a follow up discussion in respect of their initial comments and the additional information we sent through.

Thanks

[redacted]

[redacted]

## LDĀ DESIGN

First Floor, Hanover House, Queen Charlotte Street, Bristol, BS1 4LG

tel: +[redacted]

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---

**From:** [redacted]  
**Sent:** 31 August 2022 10:09  
**To:** [redacted] [@bristol.gov.uk](mailto:[redacted]@bristol.gov.uk)>  
**Cc:** [redacted] [@lda-design.co.uk](mailto:[redacted]@lda-design.co.uk)>  
**Subject:** RE: Brislington Meadows: Consultee actions

Hi [redacted]

Hope you're well.

Are you able to advise if there's any update on the outstanding consultee comments in relation to the Brislington Meadows application? In particular, anything from Natural England or the Council's ecology and nature conservation team? If you can share any contact details we can liaise directly if that would assist.

I've attached our consultation tracker where we believe we are with each of the comments. Useful if you could confirm there's no further comments received that we haven't had sight of.

We'd also like to get in touch with the Council's parks and open spaces team to discuss the connection to Victory Park. Can you provide a contact detail so we can pick this up?

Look forward to an update soon.

Thanks

[redacted]

---

**From:** [redacted]  
**Sent:** 09 August 2022 11:21  
**To:** [redacted] [@bristol.gov.uk](mailto:[redacted]@bristol.gov.uk)>; [redacted] [@lda-design.co.uk](mailto:[redacted]@lda-design.co.uk)>  
**Subject:** RE: Brislington Meadows: Consultee actions

[redacted]



## RFI4115 - Annex A

I know you're tied up with other commitments but a quick query on Brislington Meadows. I can see that the Building with Nature assessment that we submitted has been received and published online. Please can you advise if a formal reconsultation exercise has taken place on this information? Has this been shared with stat consultees such as Natural England and BCC's ecology officer? If you're able to provide contact details for these consultees we can pick up directly with them to discuss any queries or comments they might have and to allow matters to progress whilst you may be unavailable.

I can see that the information in response to the City Design Group has been received and uploaded online, we have contacted S. [REDACTED] to request a call to discuss this and their final comments.

Thanks

s. 40(2)

s. 40(2)

---

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 07 September 2022 15:23  
**To:** inquiryappeals@planninginspectorate.gov.uk  
**Cc:** s. 40(2)  
**Subject:** Brislington Meadows, Bristol: Pre-notification of intention to appeal  
**Attachments:** Pre-notification\_of\_appeal\_email\_Brislington Meadows 05.09.22.pdf

Dear Sir/Madam

Please find attached a pre-notification form indicating Homes England's intention to appeal against non-determination of outline application reference 22/01878/P.

Kind regards

s. 40(2)

**TOWN AND COUNTRY PLANNING ACT 1990  
APPEAL UNDER SECTION 78**

**Notification of intention to submit an appeal**

Under the provisions of Recommendation 3 of the Rosewell Review into inquiry appeals, this notification is to give the Local Planning Authority and Planning Inspectorate not less than 10 working days' notice of an intention to submit a planning appeal where the appellant will request the inquiry procedure.

The appeal will be against: **Bristol City Council**

For: **Failure to determine an application within the statutory timeframe**

Appellant(s) name: **Homes and Communities Agency (Homes England)**

Site address: **Land at Broom Hill/Brislington Meadows Broomhill Road Bristol BS4 4UD**

Description of development: **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 and associated infrastructure. Approval sought for access with all other matters reserved. (Major)**

Planning application number: **22/01878/P**

Likely submission date of appeal: **22 September 2022**

Proposed duration of inquiry in days: **8 days**

s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 09 September 2022 09:29  
**To:** s. 40(2); EXTERNAL s. 40(2);  
s. 40(2) @campbellreith.com  
**Cc:** s. 40(2)  
**Subject:** FW: Brislington Meadows: Consultee actions  
**Attachments:** Brislington meadows arb comments.pdf

Morning all,

We've now received the Tree Officer's comments – attached.

There's broad consistency in the Tree, Ecology and Landscape comments - which reveals BCC's case.

s. 40(2) – please can you prepare a bullet point response to each of their comments for internal discussion on Tuesday alongside the Ecology and Landscape notes. s. 40(2) please can you coordinate while I'm away.

Thanks

s. 40(2)

---

**From:** s. 40(2) @bristol.gov.uk>  
**Sent:** 09 September 2022 09:17  
**To:** s. 40(2) @lda-design.co.uk>  
**Cc:** s. 40(2) @lda-design.co.uk>  
**Subject:** FW: Brislington Meadows: Consultee actions

Morning s. 40(2)

Please find attached comments from the BCC Arb Officer

Best wishes

s. 40(2)

---

**From:** s. 40(2)  
**Sent:** 07 September 2022 11:23  
**To:** s. 40(2) @lda-design.co.uk>  
**Cc:** s. 40(2) @lda-design.co.uk>  
**Subject:** RE: Brislington Meadows: Consultee actions

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

Please find attached comments from the BCC Landscape and Ecology Officers.

I will continue to chase other responses and forward in due course

Best wishes

s. 40(2)

---

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 02 September 2022 12:26  
**To:** s. 40(2) @bristol.gov.uk>

Cc: S. 40(2) [redacted] <[\[redacted\]@lda-design.co.uk](mailto:[redacted]@lda-design.co.uk)>  
Subject: RE: Brislington Meadows: Consultee actions

**This Message Is from an External Sender**

This message came from outside Bristol City Council, think before opening attachments or clicking links

Hi S. 40(2)

Are you able to come back to us on the below and provide any update on the application and where we are with the outstanding consultee comments? If you can provide any contact, as below, we can help with chasing up to try and address anything directly?

We've also contacted S. 40(2) at CDG about a follow up discussion in respect of their initial comments and the additional information we sent through.

Thanks

S. 40(2)

S. 40(2)

LDĀ DESIGN

First Floor, Hanover House, Queen Charlotte Street, Bristol, BS1 4LG

tel: S. 40(2)

email: S. 40(2) <[\[redacted\]@lda-design.co.uk](mailto:[redacted]@lda-design.co.uk)> | [www.lda-design.co.uk](http://www.lda-design.co.uk)

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---

From: S. 40(2)

Sent: 31 August 2022 10:09

To: S. 40(2) <[\[redacted\]@bristol.gov.uk](mailto:[redacted]@bristol.gov.uk)>

Cc: S. 40(2) <[\[redacted\]@lda-design.co.uk](mailto:[redacted]@lda-design.co.uk)>

Subject: RE: Brislington Meadows: Consultee actions

Hi S. 40(2)

Hope you're well.

Are you able to advise if there's any update on the outstanding consultee comments in relation to the Brislington Meadows application? In particular, anything from Natural England or the Council's ecology and nature conservation team? If you can share any contact details we can liaise directly if that would assist.

I've attached our consultation tracker where we believe we are with each of the comments. Useful if you could confirm there's no further comments received that we haven't had sight of.

We'd also like to get in touch with the Council's parks and open spaces team to discuss the connection to Victory Park. Can you provide a contact detail so we can pick this up?

Look forward to an update soon.

Thanks

s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 07 October 2022 14:54  
**To:** s. 40(2)  
**Cc:** EXTERNAL s. 40(2) @campbellreith.com  
**Subject:** FW: Brislington Meadows 22/01878/P  
**Attachments:** 22-01878-P Applicant reponse to Ecology and Arboricultural Comments.pdf; 22-01878-P Applicant response to Landscape Comments.pdf

s. 40(2)

See below/attached submission of our technical responses to the Council's landscape/tree/ecology comments.

Thanks

s. 40(2)

s. 40(2)

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First Floor, Hanover House, Queen Charlotte Street, Bristol, BS1 4LG

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**From:** s. 40(2)  
**Sent:** 07 October 2022 14:49  
**To:** s. 40(2) @bristol.gov.uk>  
**Cc:** s. 40(2) @lda-design.co.uk>  
**Subject:** Brislington Meadows 22/01878/P

Hi s. 40(2)

Hope you're well.

Following receipt of the detailed consultation comments from the Council's Nature Conservation, Arboricultural and Landscape officers, the applicant and the team have now had chance to consider these and prepare the attached responses. The attached information comprises:

- Technical note prepared by LDA Design and team in response to the Landscape comments – s. 43

[Redacted content]

- Technical note prepared by TEP in response to the Nature Conservation and Arboricultural comments – s. 43

s. 43



We'd be grateful if you could share the attached with officers and are happy to discuss further as helpful and in order to resolve matters.

Thanks

s. 40(2)



## Brislington Meadows - Technical Response Note – Ecology and Arboriculture

<b>Project</b>	Brislington Meadows	<b>Author</b>	s. 40(2)
<b>Date</b>	06/10/22	<b>Checked</b>	s. 40(2)
<b>Doc Ref</b>	7507.43.001	<b>Approved</b>	s. 40(2)
<b>Version</b>	1.0	<b>Purpose</b>	Appellant's response to BCC ecology and arboriculture officers' objections

### 1.0 Ecology

- 1.1 The Nature Conservation Response from the Council does not dispute the technical scope nor conclusions of the Ecology Impact Assessment (EclA) (or any of the suite of accompanying technical appendices reports). The Council's response also does not dispute the calculations of the BNG report or Biodiversity Metric 3.0.
- 1.2 The Nature Conservation Response accepts that the site "is no longer formally identified in the Bristol Wildlife Network as an SNCI" but – as concluded by the EclA report (e.g. para 5.3) – "still forms an important green space for wildlife and ecological connectivity in Bristol".
- 1.3 The ecology objections raised are based largely on the scale of habitat loss and the resulting loss or local exclusion of biomass based on the anticipated establishment timescales for onsite habitat compensation and offsetting measures.
- 1.4 The Nature Conservation Response sets out a number of local and national policies and standards against which it is claimed that the proposal does not align. Taking these in turn, in respect of ecology:

#### **Policy BCS9 - Green Infrastructure.**

- 1.5 The policy states: *"Individual green assets should be retained wherever possible and integrated into new development. Loss of green infrastructure will only be acceptable where it is allowed for as part of an adopted Development Plan Document or is necessary, on balance, to achieve the policy aims of the Core Strategy. Appropriate mitigation of the lost green infrastructure assets will be required; Development should incorporate new and/or enhanced green infrastructure of an appropriate type, standard and size. Where on-site provision of green infrastructure is not possible, contributions will be sought to make appropriate provision for green infrastructure off site..."*
- 1.6 The site is subject to a number of physical constraints including geology and topography, access and overhead powerlines. The proposed scheme has been subject to iterative design throughout an extensive pre-application and community



- engagement process, and two independent reviews (Design West and Building with Nature).
- 1.7 Design iterations throughout the design stage overseen by LDA Design on behalf of Homes England have, where relevant to ecology, been summarised in the outline BNG report (para 4.1) submitted with the application. Most of the iterations have been positive for biodiversity. The iterative approach demonstrates the care in balancing weight applied to the various policy objectives relating to ecology, drainage, landscape, place-making, safety, accessibility, sustainability etc that are all relevant to a comprehensive masterplan. Fundamentally, Site Allocation Policy BSA1201 allocates the site for development for housing, with indicative capacity for 300 homes, and explicitly makes provision for habitat loss and compensation.
- 1.8 The iterative design approach and the submitted illustrative design solution for the proposed scheme in the form of the Parameter Plans, on a site allocated for housing within the adopted development plan, is thus in-keeping with Policy BCS9, which specifically states *“Loss of green infrastructure will only be acceptable where it is allowed for as part of an adopted Development Plan Document or is necessary, on balance, to achieve the policy aims of the Core Strategy”*.
- 1.9 New and/or enhanced GI features have been incorporated within the site, such as utilising SUDS basins to enhance and enlarge the extent of wet grassland with the objective to attain M23a grassland. New hedge planting has been initiated along the eastern boundary of the site approaching Broomhill Road and the proposed scheme would establish a minimum 12m GI and wildlife corridor along the eastern part of the site, compliant with policy, not least BSA1201, DM17 and DM19.
- 1.10 While detailed proposals for biodiversity mitigation and compensation are not practical at this Outline stage, the submitted application commits to 10% biodiversity net gain and confirms this would be delivered through a comprehensive package of on and offsite measures which are still to be discussed and agreed with the Council. Requirement for a full BNG assessment and strategy for delivering the proposed mitigation at detailed design stage would be secured by planning condition.

### **Bristol Biodiversity Action Plan - Habitats of Principal Importance (HPI).**

- 1.11 Extensive botanical and habitat surveys have been completed at the site across two seasons. These have concluded the only HPI present within the site are the hedgerows. The iterative scheme design has sought to retain hedgerows where practical and viable and where important to retain green links and connections. However, some loss is inherent in the allocation of the site for development for c. 300 homes and other overriding constraints including topography, access and highways requirements mean it is not possible to retain all hedgerows. Hedgerow removal and retention priorities have been informed to the fullest extent possible by arboricultural and ecological surveys. Ecological mitigation is required for hedgerow replacement on site and the outline BNG report identifies where opportunities lie within the illustrative masterplan. The BNG calculations conclude net gains for hedgerows well over the 10% target would be feasible. In total, the EclA estimates that through

retention and replacement hedgerow planting, this would result in a net total of 725m in hedgerows within the site (delivering net gain).

### **Policy DM17 (Development involving existing green infrastructure) - Tree loss**

- 1.12 In accordance with Policy DM17 the development would not result in the loss of ancient woodland, aged trees or veteran trees. 'Aged trees' does not have a universally recognised meaning. It is defined here by the Site Allocations and Development Management Policies document itself rather than by reference to NPPF, as is the case for ancient woodland and veteran trees. It is taken from the context and similarity of definition that 'aged' can be regarded as equivalent in meaning and application to 'ancient' as defined by NPPF. There is one veteran tree on site (Tree T6 identified in the submitted Arboricultural Impact Assessment) and this would be retained.
- 1.13 The illustrative layout of development has been informed by detailed tree surveys and the final layout will be resolved at reserved matters to integrate important existing trees where possible. Where tree removal is essential, such as for reasons of topography, access and drainage, there is capacity to plant replacement trees according to the offsetting metric in DMP Policy DM17, which is based on trunk diameter. Measurements have been taken and trees counted, in order to allow mitigation to be designed once the layout has been finalised. This outcome can be secured via detailed design and the discharge of reserved matters and/or planning agreement/s.
- 1.14 The proposed removal of trees does not preclude the grant of planning permission.

### **Policy DM19 (Development and Nature Conservation) - Design.**

- 1.15 The Policy states: *Development which would be likely to have any impact upon habitat, species or features which contribute to nature conservation in Bristol will be expected to "be designed and sited, in so far as practicably and viably possible, to avoid any harm to identified habitats, species and features of importance"*
- 1.16 See paragraphs 1.5 to 1.10 relating to iterative design and application of the biodiversity mitigation hierarchy.

### **Policy DM19 (Development and Nature Conservation) - Loss of nature conservation value.**

- 1.17 The Policy notes that development is expected to provide mitigation on-site, and where this is not possible, mitigation is to be provided off-site.
- 1.18 The submitted EclA details the reasonable worst case effects predicted to arise as a consequence of the proposed scheme and determines the necessary provisions that would be required to deliver appropriate and proportionate mitigation. The EclA and outline BNG reports conclude offsite mitigation and offsetting is required for habitats and species to avoid no net loss and deliver a 10% BNG commitment for the scheme. Details of on and offsite mitigation and compensation that accord with the strategy

provided at outline stage would be anticipated to be produced for the Reserved Matters applications and discussed with the Council and this would be secured by condition of the Outline Consent, if granted.

### **The Hedgerows Regulations 1997**

- 1.19 TEP's Ecological Impact Assessment concluded that the hedgerows are of importance under the Regulations. However, that in itself does not preclude granting of planning permission.

### **BSA1201 “development should: retain or incorporate important trees and hedgerows within the development which will be identified by a tree survey”**

- 1.20 Trees and hedgerows have been subject to tree survey in addition to botanical and habitat survey. All hedgerows were assessed to be 'important' under the wildlife criteria of the Hedgerow Regulations 1997. However, it is not practical or viable to retain all important hedgerows within the requirements of housing delivery under Site Allocation BSA1201. The mitigation hierarchy has been applied to hedgerow loss/retention decision making and appropriate provisions for mitigation and compensation measures are described in the EclA and outline BNG reports submitted.

### **Activities contained within the Ecological Emergency Action Plan**

- 1.21 The Ecological Desk Study (Technical Appendix A, Ref 7507.20.039v2) summarises the objectives of the Council's Ecological Emergency Strategy and the cross-themed Ecological Emergency Action Plan. These are strategic documents and neither are explicitly focussed upon the impacts of development or development control measures. Of the four key goals, three might be considered to have some overlap with development control:
- *30% of land in Bristol to be managed for the benefit of wildlife:* within the site, an area approximating 45% of the net area would be put to green space. While the majority will be multifunctional (i.e. not solely focussed on wildlife objectives), it and adjacent land uses would be designed to ensure the GI provision is functional and beneficial for wildlife. Additional offsetting would be required which would be designed and managed solely for the benefit of wildlife.
  - *Reduce use of pesticides in Bristol by at least 50%:* Future management plans adopted for on and offsite habitats delivered by the scheme could be agreed to adopt this measure.
  - *Waterways to have excellent water quality which supports healthy wildlife:* the proposed scheme incorporates an extensive SUDS that will protect water quality and flows of downstream watercourses.

**NPPF 2021. Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity**

- 1.22 The above responses summarise how the iterative design process and the mitigation hierarchy has been applied. Homes England has committed to delivering 10% biodiversity net gain for the proposed scheme. The EclA and outline BNG assessment conclude this would be by a combination of on and offsite measures. This would be further agreed between Homes England and the Council at reserved matters stages.
- 1.23 Future design stages will provide detail of these measures, but the outline EclA and BNG provide a framework against the design would accord to ensure the appropriate balance and provision of mitigation measures are delivered.
- 1.24 In conclusion, while there is an objection on the grounds of ecological harm, the detail of the objection is not expressly the mitigation or offsetting proposed by the outline EclA and BNG. It is a matter of the detail submitted at the outline stage for the mitigation and offsetting that would be delivered. The Nature Conservation Officer's Response states the *proposal "does not yet contain proposals to adequately replace them [habitats and species lost or displaced]"*. In essence, this appears to be a contention with the level of detail submitted for the outline stage, more so than an objection to the proposed scheme.
- 1.25 The detail submitted is considered to be appropriate for this outline planning stage, as was scoped and agreed with officers during pre-application discussions. Further detail relating to detailed mitigation and BNG off setting measures are to be discussed and agreed with the Council and once details of landscaping are known at further design stage. We note that this approach has been considered acceptable in respect of other outline applications determined by the Council, such as redevelopment of Hengrove Leisure Park, Hengrove Way, Bristol (LPA Ref. 21/00531/P). A condition was added to that consent which states:
- Prior to the commencement of development an updated Biodiversity Net Gain, (BNG), Assessment undertaken using Biodiversity Metric 3.0 Calculation Tool, based on a updated ecological survey of the site and the detailed scheme that is submitted through Reserved Matters, shall be submitted and approved in writing by the Local Planning Authority. The BNG shall include detailed proposals to redress loss of biodiversity to ensure there is no net loss in BNG and shall be informed by the recommended measures set out in the Ecological Assessment produced by Tyler Grange dated 27th January 2021*
- 1.26 Regarding the claim by the Council that the hedgerows are 'ancient' and contain 'irreplaceable habitat (ancient trees)', this is not substantiated by ecological data. The tree and ecological surveys carried out have confirmed there are no "ancient" trees on site. One veteran tree (T6) is present, and this would be retained.
- 1.27 It is widely recognised that the age of a hedgerow is directly correlated to the number of woody species within it. The hedgerows at Brislington Meadows are species poor, averaging fewer than 5 native woody species per 30m sections sampled. Poor coloniser species such as spindle and field maple would (at least where

geographically relevant) be expected within ancient hedgerows. We have recorded one hedge with field maple (BTF claim another). No hedges contain spindle. Species mix is quite consistent amongst the hedges, again indicating they were established at the same time by similar methods, rather than being derived from management of historic woodland edges.

- 1.28 There is little ground flora typical of long-established woodland in the hedge bases. The invertebrate survey recorded almost no species associated with species-rich hedges and no species associated with ancient hedges<sup>1</sup>.
- 1.29 Neglect of the hedgerows (lack of cutting or laying and lack of encouraging tree replacement) is the largest likely contributing factor for the majority of field boundaries having changed from hedgerows into lines of trees or outgrown scrub and development of gaps (within the original hedgerow line).
- 1.30 The tree survey looked at trees within and bordering the site. There are no ancient trees and only one veteran tree (considered as 'irreplaceable habitat' under NPPF). This is T6 on the south edge of field F4. This tree and a 15m buffer zone is retained in the proposals, as shown on the Landscape Parameter Plan submitted for approval.
- 1.31 Physical age of the hedgerows and their existence since the Enclosures Act is acknowledged by the submitted Heritage Assessment (see Section 3 of this note).
- 1.32 While it is acknowledged that the field boundaries are well-established (the landscape and heritage value being a matter for the Heritage Assessment), the vegetative communities comprising the boundaries are at odds with generally accepted conditions by which a habitat would be considered 'ancient' and thus 'irreplaceable habitat'. The EclA fully acknowledges that it would take considerable time for habitat creation measures to replace the full biomass and ecological function of such well-established habitat. This is in part accounted for by the weightings applied within the BNG metric for habitat replacements, risks and complexities.

## 2.0 Arboriculture

- 2.1 TPO 1404 – Land at Broomhill Road was confirmed on 6th January 2022. Tree Preservation Orders do not require the retention of any tree they include within development.
- 2.2 The Council's arboriculture comments note that that relatively few trees would be removed to facilitate the full application for site access, but that further trees would unavoidably be lost as a consequence of establishing the principle of development and onward access. This is correct. The latter has not yet been fully designed or tested so at present the loss of trees proposed has been based on the illustrative masterplan only. Grant of outline permission would embed the principle of further tree removal into the scheme. This is most evident in Group G37 and woodland W2.

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<sup>1</sup> [Notable invertebrates associated with ancient and species-rich hedgerows \(buglife.org.uk\)](#) Accessed 5<sup>th</sup> October 2022

- 2.3 The Defra guidance note ‘Habitat Action Plans - Ancient & Species Rich Hedgerows’<sup>2</sup> defines ‘Ancient hedgerow’ as those *that were in existence before the Enclosures Acts (mainly passed between 1720 and 1840)*.
- 2.4 This is a different definition from Ancient Woodland which is continuously wooded since 1600AD. Identification of ancient hedges by reference to Enclosure Act maps is discussed at Section 3 (Heritage).
- 2.5 Ancient Woodland and “Ancient or Veteran Trees” have a specific status in NPPF as irreplaceable habitats. Ancient hedges are not mentioned by NPPF and do not have equivalent status. There is no known precedent for them to be regarded in the same light. The Defra note is management advice, rather than policy or policy guidance.
- 2.6 Ancient woodland, ancient trees and veteran trees also have their own standing advice<sup>3</sup> which planning authorities should apply when making planning decisions. There is nothing in standing advice which uses the term ancient hedges.
- 2.7 There is no Arboricultural evidence that the hedgerows are “ancient”. Species diversity is low. There is only one veteran tree in the southern boundary hedge but there is no strong evidence from field survey that it might be >240 years old, (pre-dating the time of the Brislington enclosure).
- 2.8 Veteran trees need not be ancient; veteran is a description of condition. This condition class is typically associated with maturity and all ancient trees are veterans. However, not all veteran trees are ancient, and this is true in the case of T6 (an oak). As a long-lived species, oak trees may persist in maturity for many decades or centuries before they can properly be regarded as ancient. When applied to trees, ancient is a relative term, describing the age of a tree relative to the expectation for its species. An ancient tree need not be a particular age, but it must be unusually old for its species. This is quite different to way ‘ancient hedgerow’ is defined within the Defra guidance note.
- 2.9 The individual tree specimens that make up the hedges are not ancient trees. It would be extraordinary if they were, because that would require a very large number of trees to be exceptional. This is, by definition, unlikely. Detailed tree surveys have been undertaken and most trees are middle aged and generally in poor physical shape with numerous failed stems and decline throughout. There is a small number of older hawthorn trees present but these are not considered to be unusual or exceptional.
- 2.10 There is no ecological or Arboricultural evidence that the hedgerows contain ancient trees or ancient woodland, which would trigger NPPF paragraph 180 (c). Whether there has been a hedgerow at this alignment for a relatively long time, which therefore has heritage interest and/or associated habitat quality is a separate and different point. The objection rather lumps them all together. It seems reasonable to say that an old hedge has greater value than a more recent one, irrespective of its condition as a habitat, and that this value (heritage value) is material. We accept that the Council has been consistent in its use of the term “ancient hedgerow” in its pre-

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<sup>2</sup> [\[ARCHIVED CONTENT\] Action plan for Ancient and/or species-rich hedgerows \(nationalarchives.gov.uk\)](#) accessed 5<sup>th</sup> October 2022

<sup>3</sup> [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](#) accessed 5<sup>th</sup> October 2022

application advice, but this is not the same as saying that such a hedge is ancient in terms of the intentions of NPPF.

- 2.11 In respect of the concerns raised the about proximity of trees to excavations, it is noted that the proposed cut and full details are indicative only at this outline stage. This would be a matter to be resolved at detailed design stage.
- 2.12 The Council's Tree Officer raises points of objection that all originate from the lack of detailed information arising from the outline nature of the application. These include difficulty in determining the specifics of tree removal and retention, and a lack of justification for tree removal in terms of replacement planting strategy. These points are not principally arboricultural, because they stem from planning process and strategy albeit the scope of the outline application was discussed and agreed with officers during the pre-application process. The submitted Tree Conflicts Plan (AIA Drawing 3) shows trees that would be likely to be removed if the final layout is as per an illustrative testing layout. It is reasonable to expect that this schedule of tree removal could be improved upon through the design process.
- 2.13 We differ slightly from the Tree Officer's assessment of which groups might be affected and advise that tree groups G1, G22 and G40 do not require removal, whereas we note that G20 would be removed, but was not noted on the Officer's assessment.
- 2.14 In relation to replacement of trees to comply with the Bristol Tree Replacement Standard, TEP has now carried out a measured survey and advises that an estimated 254 trees would be required, based on the Illustrative Layout. This is as set out in the table below:

Feature Ref	Trees Removed	Bristol Tree Replacement Standard
T9	1	5
T18	1	5
T28	1	8
G4	3	8
G7	1	1
G8	5	5
G9	0	0
G18	3	3
G20	11	31
G21	3	5
G24	7	11
G26	44	68
G27	0	0
G30	11	12
G31	4	4
G32	0	0
G33	10	18
G34	5	5
G35	2	2

Feature Ref	Trees Removed	Bristol Tree Replacement Standard
G37	0	0
G42	19	31
W2	20	32
<b>Total</b>	<b>151</b>	<b>254</b>

- 2.15 TEP will seek to agree this figure with the Tree Officer. The majority, if not all, the replacement trees required could be provided on site, but the applicant is committed to work with the Council at reserved matters stages to agree the optimum mix of on and off-site provision, bearing in mind the Council's aspirations for tree cover in the wider area.

## 3.0 Heritage

- 3.1 This section responds only to the "ancient hedgerow" points raised by the Nature Conservation and Arboriculture Officers. It does not deal with any other heritage issues, as we have not received a formal consultation response from the Council's Heritage team.
- 3.2 The submitted Heritage Desk-Based Assessment notes that it is probable that the field boundaries within the development site were created as part of, or contemporary with, the 18th century enclosures. Brislington Common was enclosed in 1778 by Act of Parliament; The boundary between the Commons and area to the south comprised an irregular boundary or hedgerow to the immediate north of the Brislington Meadows site, a small length of which survives at the north-west of the development site and separates the site from residential dwellings adjacent to Saint Peter's Methodist Church.
- 3.3 The Defra guidance note 'Habitat Action Plans - Ancient & Species Rich Hedgerows' defines 'Ancient hedgerow' as those *that were in existence before the Enclosures Acts (mainly passed between 1720 and 1840)*.
- 3.4 The Tithe map of c1840 shows that the hedgerows were in place at that time. This map does not date the enclosure so is not evidence that the hedgerows pre-date enclosure acts.
- 3.5 Brislington Common and the area around Brislington were enclosed by Acts of Parliament during the 1780s and we consider it probable that the hedgerows at Brislington Meadows were created during this period of enclosures. This assessment is consistent with the recorded species that make up the hedges which are typical enclosure hedgerow species. The hedgerows demonstrate typical characteristics of post-enclosure layout, being straight and forming regular rectangular parcels.
- 3.6 Whilst archive documentation exists for the hedgerows post-dating the enclosure period, research undertaken to date has not revealed evidence to demonstrate their existence prior to this period. Based on available documentary and map evidence it cannot be concluded that the hedgerows were an integral part of a field system prior to the Enclosure Acts.



- 3.7 Possible ridge and furrow remains identified during an initial walkover and desk-top study were subsequently attributed to modern activity including allotment activity. Linear striations visible on LiDAR coverage of the site have not been interpreted as evidence of ridge and furrow cultivation. Archaeological evaluation including geophysical survey and trial trench evaluation did not identify ridge and furrow remains and did not provide any evidence for medieval agricultural activity on the site or that the hedgerows can be attributed to a medieval or earlier field system.
- 3.8 Trial trench evaluation targeting anomalies identified in the geophysical survey identified an area of enclosures dating from the 2<sup>nd</sup> to 4<sup>th</sup> Centuries AD, forming a coherent system of ditches. No finds post-dating the Roman period were recovered. No evidence of continuity between the period of the archaeological remains and the hedgerows as seen on the 1840 tithe map was present.
- 3.9 The Council appears to take a position that because the hedges were in place by the end of the Enclosure period (i.e. 1840s), that they meet the definition of ancient hedgerow set out in the Defra Habitat Action Plan. However, we take the view that the Defra Habitat Action Plan only uses the term for hedges that pre-date Enclosure. As Enclosures in England took place over a long period, and occurred at different times, the term can only be applied to hedges that evidently pre-dated the relevant Enclosure. In this case, we have seen no documentary evidence of this, nor do we observe any corroborating evidence from geophysical survey or archaeological trial trenches.
- 3.10 We currently do not accept the basis of the Tree and Nature Conservation Officers' objections concluding that the hedgerows pre-date the enclosure acts and are therefore "ancient" as defined by Defra's Habitat Action plan.

**Brislington Meadows - Landscape Comments - Application Ref. 22/01878/P**

The application is submitted in outline, with all matters apart from access, relating to appearance, landscape, layout and scale, reserved for future approval. The comments received from the Council's Landscape Officer raise concerns and refer to a significant amount of design detail that is not appropriate at this outline stage, and that goes beyond the requirements of an outline application and the requirements set out under the Site Allocation BSA1201.

**Illustrative** material in relation to proposed earthworks and cut and fill impacts in respect of existing and retained trees, was submitted to the Council in response to the initial comments from the City Design Group. This information was illustrative only and further detail in relation to proposed site topography and construction of the development and the housing would be a matter for detailed design stage and technical construction stage.

Notwithstanding this, we provide below a response to the comments raised by the Landscape Officer. However, these comments are made on a without prejudice basis and noting that these are all matters for detailed design stage, when matters relating to proposed landscaping and layout are for full consideration.

**Landscape context**

<b>BCC Comment</b>	<b>Design Team response</b>
<p>The Brislington Meadows site is the northern part of a large area of landscape in the eastern part of Brislington. It is made up of agricultural fields, park, cemetery, woodland areas and brook with landscaped edges. This area of landscape forms part of a green infrastructure continuum from the green belt through Brislington to the wooded Brislington Brook valley and the River Avon landscape edge.</p>	<p>The landscape context is understood. The site is allocated for development in the adopted Local Plan following Local Authority appraisal of the context and the conclusion in the Sustainability Appraisal, prepared in support of the Local Plan, which concluded:</p> <p><i>4.91.5.1 The reduction in the size of BSA1201 will retain a much larger area of SNCI assisting in protecting this more valuable land assets in the city. In addition development considerations introduced on the Preferred Approach for the site have enhanced clarification in relating to mitigation of any lost SNCI land. The development considerations now effectively require compensation and mitigation to reprovide, offsite and nearby, the type of habitat which might be lost to development. This is considered to reduce the potential for negative effect from harm or net loss of SNCI land in the city, creating an implementation dependent effect conservation and wise use of land.</i></p> <p>The specific requirement to retain landscape and green infrastructure connectivity to adjacent open spaces has been included within the requirements of the site allocation, and the scheme has been designed to provide this connectivity.</p>
<p>The site itself is a topography steep green hillside. The north part of which is a high point within the cityscape at approximately 60m AOD, which affords extensive view over the city and to Dundry Hill beyond. It is made up of a collection of small-scale agricultural grazing fields with generous hedgerow</p>	<p>The site is allocated for development in the adopted Local Plan in the knowledge of its composition of fields and hedgerows.</p>

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<p>boundaries, which have remained largely unchanged since the 1840's field pattern.</p>	
<p>As stated in the ecology comments these hedgerows are defined as 'Ancient Hedgerows', which are irreplaceable natural assets making this site a sensitive landscape site.</p> <p>This is contrary to the stated value attributed to the site within the TVIA.</p>	<p>We acknowledge that the hedgerows are of importance under the Regulations, however, that in itself does not preclude granting of planning permission. Trees and hedgerows have been subject to tree surveys in addition to extensive botanical and habitat surveys. All hedgerows were assessed to be 'important' under the wildlife criteria and separately under the landscape criteria of the Hedgerow Regulations 1997. However, it is not practical or viable to retain all important hedgerows within the requirements of delivery of c. 300 homes under site allocation BSA1201 of the Development Plan. The mitigation hierarchy has been applied to hedgerow loss/retention decision making and appropriate provisions for mitigation and compensation measures are described in the Ecological Impact Assessment (EcIA) and Outline BNG reports.</p> <p>There is no ecological or arboricultural evidence that the hedgerows contain ancient trees or ancient woodland, which would trigger NPPF paragraph 180 (c). Whether there has been a hedgerow at this alignment for a relatively long time, which therefore has heritage interest and/or associated habitat quality is a separate and different point.</p> <p>See detailed commentary in the Applicant's response to the Arboricultural / Ecology statutory consultation comments.</p> <p>The Townscape and Visual Impact Assessment (TVIA) sets out how it has reached its judgements with regard to landscape susceptibility and value, and how this has led on to the judgment regarding the sensitivity of the landscape / townscape. The approach adopted within the TVIA is in accordance with its GLVIA3 compliant methodology.</p>
<p>It is currently popular with the local residents as a natural open space giving the site community value. The southern edge of the site that borders the landscaped edge to a small watercourse which connects to Brislington Brook has a Public Right of Way providing a link between Bonville Road and the Brislington Trading Estate to the east and School Road to the west via the Allotments.</p>	<p>The site is allocated for development in the adopted Local Plan in the full knowledge of its perceived community value.</p> <p>Public rights of way will be retained to provide links between Bonville Road and the Brislington Trading Estate to the east and School Road to the west via the Allotments. A new pedestrian and cycle route is also proposed to connect to Allison Road / Fermaine Avenue to the north.</p>
<p>A second footpath is located on the north east corner of the site.</p>	<p>This public right of way between Bonville Road and Belroyal Avenue will be retained.</p>

## Landscape Comments

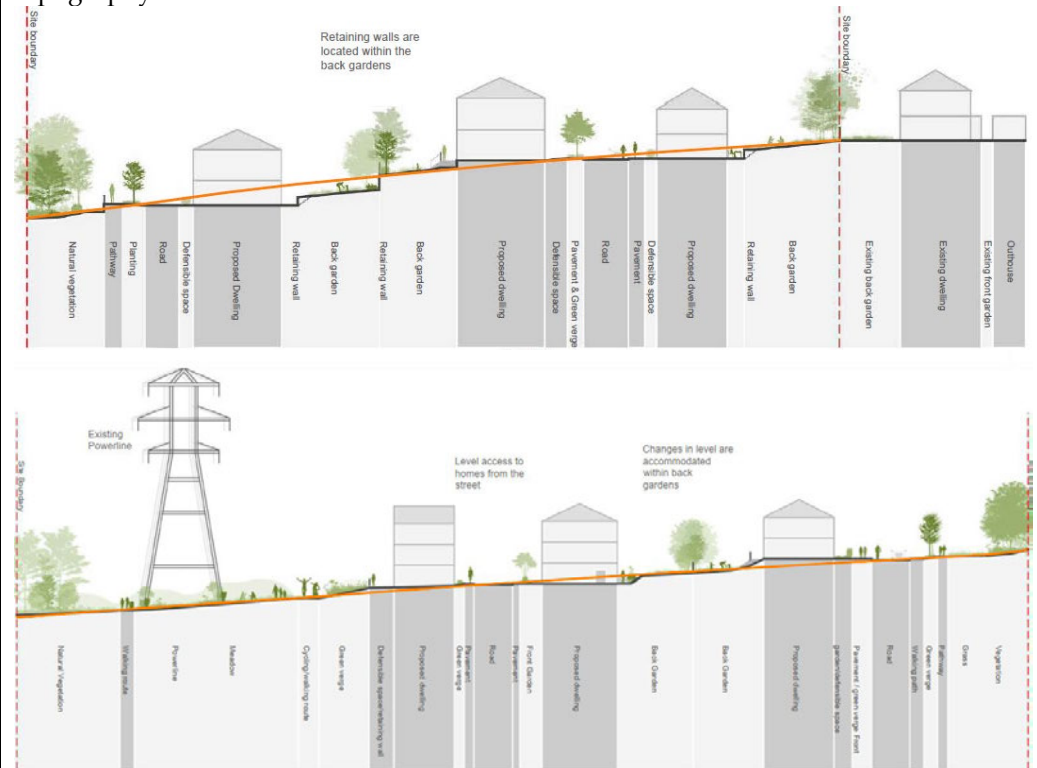
BCC Comment	Design Team response
<p>The proposals broadly remove the ancient hedgerows and associated trees internal to the site with only a small section of hedgerow running north/south in the middle of the site retained. This runs contrary to Policy DM17 Development Involving Existing Green Infrastructure which states;</p> <p><i>'Proposals which would harm important features such as green hillsides, promontories, ridges, valleys, gorges, areas of substantial tree cover and distinctive manmade landscapes will not be permitted.'</i></p>	<p>It is not appropriate to reference Local Plan policies in isolation. Policy needs to be considered in the context of the policy requirements of site allocation BSA1201. Hedgerow and tree removal is inescapable when c 300 homes are to be delivered as per the site allocation.</p> <p>It is inaccurate and misleading to state that '...only a small section of hedgerow running north-south in the middle of the site is retained'. The Landscape Parameter Plan indicates; following extensive ecological, arboricultural and heritage survey, the sections of hedgerow identified as being of most value have been retained where possible to facilitate important green links. This includes also a section of hedgerow retained in the north eastern part of the site and this forms part of the proposed Brislington Green open space. In total, the EcIA estimates that through retention and replacement hedgerow planting, this would result in a net total of 725m in hedgerows within the site (delivering net gain).</p>
<p>Further, the site allocation information states that development should;</p> <p><i>'retain or incorporate important trees and hedgerows within the development which will be identified by a tree survey'.</i></p>	<p>Identification of tree and hedgerow retention and loss was informed by extensive ecological, arboricultural and heritage surveys. It is a balance between achieving the number of homes set out in the site allocation and the retention of key trees and hedgerows. The scheme has retained and reinforced the prioritised green links through the site. There is one veteran tree within the southern hedgerow, which is not an Ancient Tree, and this has been retained.</p>

## Topography and Earthworks

BCC Comment	Design Team response
<p>To accommodate a traditional housing typology with single flat finish floor level the site is proposed to be reprofiling with substantial earthworks. This has resulted in an engineered approach to the sloping topography of site with extensive;</p> <ul style="list-style-type: none"> <li>• retaining walls and tanking to the buildings faces;</li> <li>• earthworks throughout the site fundamentally altering the landform.</li> </ul>	<p>The planning application is made in outline and the Illustrative Masterplan submitted is therefore for indicative purposes only to show how one way in which the parameter plans could be delivered. The final approach to dealing with layout and the significant level changes will be decided at reserved matters planning stages.</p> <p>The illustrative layout developed to date has been based on balancing cut and fill effectively over the site, creating accessible streets by minimising the amount of level change on the primary and secondary streets and creating flexibility on plot for a variety</p>

of built solutions to be developed, ranging from under-build, opportunity for split-level housing, terraced garden walls or larger retaining structures at plot boundaries.

The following images, taken from the indicative sections plan submitted (Drawing No. 7456\_017ZB), illustrate how the proposed landform closely follows the existing topography of the site.



As such, the proposals work with the natural topography/landform of the site as much as possible and this has helped enable the masterplan to:

- retain trees and hedgerows and a clear network of ecological corridors where possible.
- manage the scale of engineering works, i.e. concrete retaining structures and earthworks to create development platforms;
- provide a deliverable gradient highway down the slope;
- facilitate natural surface water drainage to the lower part of the site;
- manage building heights and visual prominence of the scheme that may otherwise result from the use of extensive retained development platforms not employed in this scheme;

	<ul style="list-style-type: none"> <li>• minimise overlooking on existing residents and, where practical to respect their views as new homes step down the slope. This includes avoiding unbalanced plot levels raised above or below the street;</li> <li>• incorporate accessible gradual paths to overcome steep gradients that could be caused by retained development platforms;</li> <li>• balance cut and fill across the site, the indicative volumes of which are considered to be acceptable;</li> <li>• create accessible streets and minimise the amount of level change on the primary and secondary streets;</li> <li>• deliver a positive and level interface between the development plots and the existing hedgerows and to prevent encroachment into root protection areas;</li> <li>• capture the best key views out of the site from the upper reaches of the site.</li> </ul> <p>Counter to the consultation comments, the site levels have been designed in order to retain as much tree and hedgerow as possible and avoid substantial earthworks</p> <p>The illustrative Isopachyte Plan submitted illustrates the extents of the earthworks in relation to proposed trees and hedgerows and their respective root protection zones. With the exception of the SuDS drainage ponds, the earthworks modelling shows the general depth of cut is around 1m with discrete areas of slightly deeper cut of up to 1.5m. Retaining wall heights are generally 1m in height, although some are required to be higher in discrete parts of the site.</p> <p>Notwithstanding all of this, a degree of engineering is obviously required given the steepness of the site, but this is not considered to be in any way excessive.</p>
<p>This approach runs contrary to the Bristol context. There are numerous examples of the distinctive approach to visually prominent steep sites both historically and recent, with a saw tooth profile following the topography retaining the existing landform designing out the need for retaining walls.</p>	<p>Due to the topography of the area, the local (Brislington) context actually appears to be characterised by terraced streets with significant retaining walls and stepped frontages, which are difficult to access, and therefore do not conform to current masterplanning standards or guidance such as Building for a Healthy Life and the Equality Act that new housing developments adhere to. Examples of this are numerous and include:</p>



**Bath Road, Brislington**

In other parts of the local area such as Langham Road, Knowle and School Road, Brislington, terraced housing built on a slope generally still require retaining walls between driveways and between private rear gardens.



**Langham Road, Knowle**



### **School Road, Brislington**

The most recent examples are the Kingswear and Bridge View schemes. These housing schemes on steep sloped sites have understood the Bristol context delivering housing types with a split-level housing typology with a visually distinctive repetitive rhythm of terrace house that reflect the historical context.

The earthworks strategy does account for stepping of houses down slopes – it is not intended to create flat platforms for a whole block or a whole row of terraces. There will be changes in height between individual dwellings to suit e.g. in a row of terraces and therefore the Bristol characteristic of houses stepping down a slope will be retained. However, this has to be in the context of designing streets and pavements that are accessible and in accordance with Building for a Healthy Life by providing a deliverable gradient highway down the slope. Therefore level changes are accommodated within the back gardens rather than at the front of homes to allow level (flat) access to homes.

Kingswear (LPA ref. 21/00824/FB) – this development is referenced in the submitted DAS and Design Code as a good example of recent development in Bristol. However, we note that there are still significant retaining structures in the rear gardens of dwellings. Notwithstanding this, the Kingswear scheme is not wholly comparable to Brislington Meadows as it is a narrow site with single sided development.

The Illustrative Masterplan is one way in which the parameter plans can be interpreted. Our design approach has been to focus on reducing the dominance of vehicles on street, and therefore its suggested in the Illustrative Masterplan that parking is provided to the side of detached and semi-detached dwellings, enabling more active frontage onto the street, as well as opportunities for landscaped front gardens. Whilst the location of parking has an impact on the earthworks strategy it enables more room in the street corridor for planting trees.



The masterplan is illustrative at this stage, it shows one way in which the parameter plans could be implemented. See Design Code pages 64 – 67 for principles regarding approach to development on a slope which future reserved matters applications must comply with.

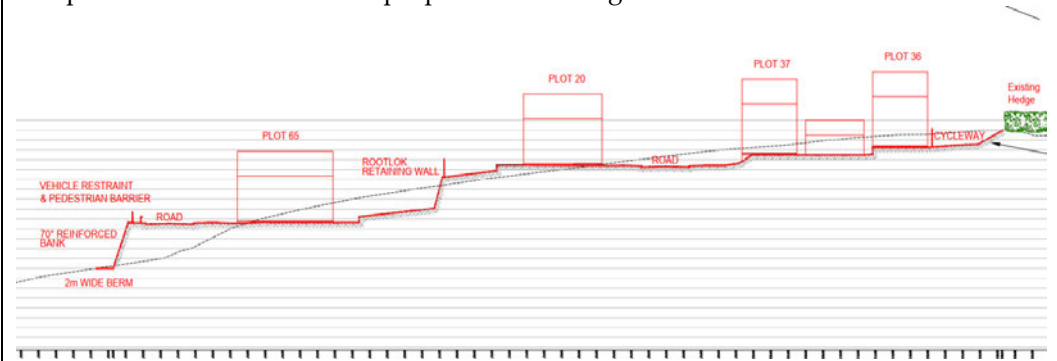
The indicated levels design accommodates both ecological features and compliance with the principles of 'Inclusive Mobility' to avoid discriminating against those with disabilities by encouraging level access from the street to the front door. Particular consideration has therefore been given to complying with the Equality Act 2010 and Part (M) of the Building Regs.

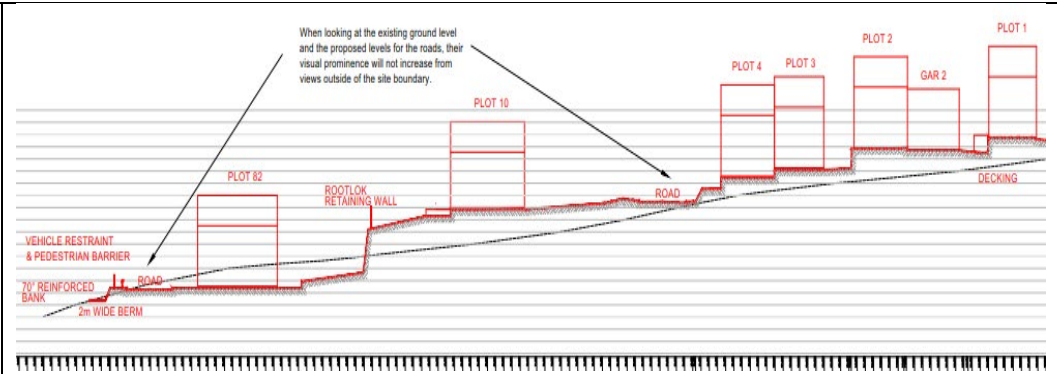
Accordingly, the overly engineered approach required to accommodate a standard housing typology delivering extensive retaining walls with cut and fill impacts;

- the character of the site defined by the topography;

We disagree that the proposed development is overly engineered. The proposed development generally follows the natural slope of the hill as close as practicably possible with general reprofiling of around 1m as shown by the indicative cut and fill model and cross-sections above. Furthermore, the retaining walls have been spaced across the development profile as it follows the topography down the hillside. This has enabled retaining walls to be kept relatively low, unobtrusive and hidden within plots, although the steepest areas have necessitated higher retaining walls up to 3-4m in discrete parts of the site.

In comparison, the Bridge View, Novers Hill scheme illustrated below (LPA ref. 21/05164/F) appears to comprise several larger retaining walls across the development platform. The latest cross-sections submitted by that applicant, as below, illustrate the 4m high reinforced rootlock retaining wall and 5m high 70 degree reinforced bank in comparison with the landform proposed at Brislington Meadows.





It is understood that an option to lower the level of a road has been explored in the Bridge View scheme but may have the corollary effect of increasing retaining wall heights to between 3-4m, adding 2m high retaining walls on the site boundaries and significant cut into the site and split level housing would still need to have a stepped access to the front of the dwellings (moving away from the Part M4(2) requirement).

- the existing landscape structure of hedgerows and trees requiring removal of the majority of these elements;
- the usability the garden areas with:
- increased overshadowing;
- Privacy issues for the garden and internally to the houses from the houses on the upper levels looking down on the lower level housing;

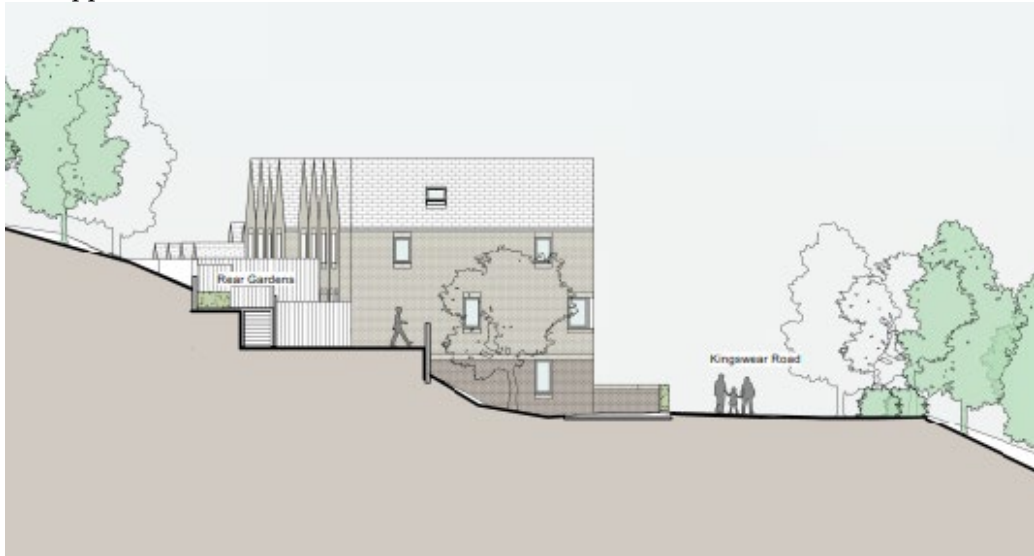
The landscape structure of the hedgerows is respected and protected where possible. Notwithstanding this, the percentage of loss of hedgerows in the scheme is around 74%, although new hedgerow planting is proposed to replace this loss within the scheme, with an estimate for new planting to result in a net total of 725m in hedgerows within the site (delivering net gain overall), as set out in the EcIA.

See comments below in relation to the back gardens.

The Illustrative Masterplan layout has been designed in accordance with the standards to avoid overshadowing. Furthermore, the houses are aligned on a north-south alignment so that they all receive light and can make use of this renewable low carbon solar energy. If they were aligned in a saw-tooth fashion down the hillside, this would not be possible. In addition, the layout provides all with an outlook onto landscape from homes.

Back to back distances have been carefully considered in preparing the Illustrative Masterplan. As a minimum they are 20m from the back of one property to another. In addition, the back-to-back interface has been used where proposed dwellings back onto the boundary of the site, adjoining existing dwellings back gardens, completing the 'block' of housing and creating a defensible boundary to existing dwellings.

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<ul style="list-style-type: none"><li>- Reduced sunlight penetration;</li></ul>	<p>As noted above, the majority of dwellings are proposed to be orientated on a north-south alignment to take full advantage of daylight and sunlight.</p>
<ul style="list-style-type: none"><li>- Reduced usability of gardens due to the gradients;</li></ul>	<p>The gradients of private gardens have been set at no more than 1:10, which is useable.</p> <p>In comparison, the rear gardens in the Kingswear scheme (LPA ref. 21/00824/FB) are terraced with stepped access as shown below by the typical section plan submitted with that application.</p> 
<ul style="list-style-type: none"><li>- Overbearingly large retaining wall and fence in the worse cases.</li></ul>	<p>Generally, retaining walls are circa 1m in height within the Brislington Meadows scheme in order to provide a level access to the front door and minimise the use of the use of steps at the front door. As such, the retaining structures are on balance not considered to be excessive for a site like this. Where the site is at its steepest and where there is no other practical solution, it may be necessary to incorporate higher retaining walls.</p>

## Landscape Proposals

BCC Comment	Design Team response
The landscape proposals have been described as character areas, including, Wetland Meadow, The Gate, Brislington Green, Brislington Heights Pocket Park, The Greenway, Woodland and Bonville Glade. Below are comments on each of the character areas.	Noted.

## Wetland Meadows Southern edge landscape strip

BCC Comment	Design Team response
<p>The Wetland Meadow along the southern edge of the site has two large areas with extensively engineered slopes along the southern edge proposed to deliver a 'Wetland Meadow' and SuDS. However, the severe banking and slopes render these areas uncharacteristic of wetland meadows inappropriate to the surrounding character, have limited amenity value and sterilise this southern part of the site reducing the amenity value of the brook along the southern boundary and visually severing the Brook from the footpath and potentially dangerous for children. This approach is this contrary to the character of the site and the Policy DM27: Layout and Form states:</p> <p>'Through high quality landscape design, development will be expected to contribute to a sense of place with safe and usable outdoor spaces which are planned as an integral part of the development and respond to and reinforce the character of the context within which it is to be set.'</p>	<p>The Design and Access Statement notes that the Illustrative Masterplan aims to optimise the topography, ground conditions and 'no-build buffer' beneath the pylons to create large areas of biodiverse wet grassland on the lower slope.</p> <p>The banks to the SuDS ponds are currently shown to have an acceptable 1:3 slope, although attempts have been made to blend this landform as sympathetically as possible in order to soften the visual impact of the drainage pond features. However, the lower parts of the site where these ponds need to be located are constrained by the proximity of tree root protection zones that have been avoided.</p> <p>Notwithstanding this, the SuDS ponds could potentially be engineered on their northern edges in order to set the ponds deeper into the hillside and reduce the height difference on their southern slopes. This would be a matter for detailed design stage.</p> <p>However, it should be acknowledged that this area is not aimed at being play-space, there are other parts of the site that facilitate more useable outdoor playspace as well as the adjacent Victory Park to the south. The Wetland Meadow is primarily aimed at - enhancing ecological aspects and providing accessible walking and cycling routes including boardwalks, to provide access over the wet grassland without detriment to the grassland habitat itself, across the SuDS features.</p>
Further, the SuDS landform is contrary to the gentler slope from the high point along the northern boundary to the southern boundary along the brook. This would diminish the existing landscape setting along the footpath with	The 'brook' located adjacent to the southeast corner of the site, comprises a partly culverted unnamed tributary of the Brislington Brook to the west. This small ditch is generally not visible due to the overgrown nature of the bramble hedgerows and not

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<p>unnaturally steep banking along most of the footpath within the site. This approach is contrary to DM22 which states; 'Development which is adjacent to, or contains, waterways will be expected to: Take opportunities to enhance the recreation and leisure role on on-site waterway(s)..'</p>	<p>considered to be a prominent feature running alongside the current public footpath. It currently has no recreational or leisure role and there is no realistic prospect of supporting that role given ecological and landownership constraints. It is however intended that the wetland areas are accessible via boardwalks similar to that illustrated above, resulting in enhanced recreational and leisure value in the vicinity of the brook.</p>
<p>Additional information is required showing sections through this area showing the relationship with the existing tree belt with the SUDs retention basins.</p>	<p>See page 127 of DAS and the additional illustrative Sections Plan submitted (Drawing No. 7456_017ZB_Sections_Rev01-Section AA-BB-CC-DD-A1 L-compressed).  This is something that would be clarified by detailed design at Reserved Matters stage.</p>
<p>Clarification is sought on the whether the cut and fill is balanced throughout the site or if more soil is being imported overall.</p>	<p>The indicative cut and fill modelling suggests a total cut of 27,000m<sup>3</sup> and fill of 17,000m<sup>3</sup> resulting in an overall surplus of soil material, which is anticipated to be re-used across the site within development parcels to achieve a balanced cut and fill in the final scheme. As such, additional imported soil material is not anticipated at this stage.</p>

**The Gate - Retained Central hedgerow and northern boundary hedgerows**

<b>BCC Comment</b>	<b>Design Team response</b>
<p>Looking at the Isopachytes plan within The Gate landscape character area it is likely that more of the centrally retained hedgerow/trees running north/south will require removal than currently shown. Clarification is required.</p>	<p>There is some minor overlapping of the root protection zone of the central hedgerow indicated by the illustrative cut and fill model. However, this would primarily be related to the removal of shallow soils to construct the footpath sub-base that runs through the area as opposed to the need for any significant earthworks to modify site levels generally. More detailed modelling will be undertaken at a Reserved Matters stage to resolve detailed design.</p>
<p>This area is edged with blank house side elevations with central raised walkway providing limited space for play and a poor relationship between the footpath and small areas of play. The lack of visual permeability from the houses, topography and limited space for play makes this area inappropriate as a LAP (a local area of play for very young children).</p>	<p>See Design Code (Section 5.4) where it is specified that there cannot be blank elevations along this edge  The submitted Landscape Parameter plan shows indicative locations for play only at this outline stage. Future reserved matters applications may locate the play area in a different location if deemed appropriate at detailed design stage. Rationale for the suggested play space locations is provided in the Design Code in the analysis of each of the proposed character areas.</p>
<p>Concern is raised that this area would attract anti-social behaviour as it is poorly overlooked with an indistinct amenity function beyond the visual of the retained central hedgerow. As proof of concept sections, to scale, are required to show the hedgerows and the proximity of earthworks to retained hedgerows and trees and amount of amenity space.</p>	<p>Note comments above. Again, something that would be clarified by detailed design at Reserved Matters stage.</p>

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<p>The Isopachytes Plan shows earthworks in areas also shown as ‘retaining’ hedgerow/trees along the northern boundary. Clarification is sought. The increase in earthworks in this area will likely require the removal of these areas of hedgerows.</p>	<p>On the northern boundary, the illustrated depth of cut is restricted to the topsoil scrape, although the modelling shows cut, as it has assumed that Formation Levels are the ‘Proposed Ground Level’ less 500mm. This accounts for the ‘colour banding’ shown in those rear gardens. Notwithstanding this, a sufficient stand-off distance from retained hedgerows and trees shall be in accordance with the ecological and arboricultural reports and the CEMP.</p>
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**The Greenway, Woodland and Bonville Glade**

<b>BCC Comment</b>	<b>Design Team response</b>
<p>The Bonville Glade and Woodland is a strip of broadly retained areas of existing landscape planting. The proposals fail to define the amenity value of this area and lacks road edge tree planting definition. It is considered the side elevations of the flats edging the Bonville Glade fail to comply with secure by design principles with poor overlooking. The proposals need to demonstrate that this ecological strip and associated animal species are robust to likely human activity from the residents of the flats, especially as these residents have not been provided with garden space.</p>	<p>These are all detailed design points that would be addressed at reserved matters stage. The Design Code sets principles and design requirements for the treatment of road edges, requirement for street tree planting, overlooking of open spaces etc.</p> <p>The apartment buildings are designed to enable dual facing flats on the corners of the buildings, therefore providing more daylight to homes, and more opportunity for overlooking of the greenspace</p>
<p>The Greenway needs to ensure both street trees and utilities can be accommodated within the space without impacting the ecology and how a footpath/cycleway will be integrated into the proposals.</p>	
<p>As proof of concept scaled sections and species within both The Greenway and Bonville Glade areas should be provided. The information should indicate the type of planting within both areas and their robustness of these areas to act as ecological network as well as accommodating footpaths and associated human activity.</p>	

**Brislington Heights and Brislington Green**

<b>BCC Comment</b>	<b>Design Team response</b>
<p>It is unclear if the retained planting within Brislington Green would be appropriate to this more formal area of space surrounded by housing and how this is compatible with this area as a play space. The central planting would potentially limit visual permeability of the space and therefore contrary to secure by design principles.</p>	<p>Retained planting will be incorporated into the detailed landscape design of this space at reserved matters stage. This an important east-west ecology link, so while there may not be full visibility north south, the open space is surrounded by homes providing 360° opportunities for surveillance onto the space. The Design Code also ensures development fronts onto this space, or where side elevations are shown, that they are activated with windows to maintain natural surveillance.</p>

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<p>The steep topography of the Brislington Heights space will limit the amenity use of this area, particularly as play space. Concern is raised that this area would attract anti-social behaviour as it is poorly overlooked with an indistinct amenity function beyond the visual amenity of the retained trees.</p> <p>As proof of concept sections are required to show the how the levels impact the amenity value of the space and the relationship with the surrounding houses. It should be shown that the area would comply with the design requirements for a LEAP.</p>	<p>Examples exist in Bristol of steep green spaces that are comparable. This is an existing characteristic of the site that we would like to retain.</p> <p>As above, the location and detail of proposed playspace is indicative only at this stage and will be resolved through detailed design.</p>
<p>It should be noted that the site has delivered no areas suitable for children to play ball games on a flat area.</p>	<p>Due to the steep topography of the site, this would be hard to achieve. Playspace specifically for ball games or provision of ballcourt or similar is not required in the site allocation nor been requested by Officers to date. The scheme will provide other appropriate areas of formal and informal playspace for children of all ages, as required by Policy. We are improving pedestrian and cycle connectivity across the site to enable ease to access to surrounding areas such as Victory Park which includes a flat area to play ball games.</p>

## Back Gardens

<b>BCC Comment</b>	<b>Design Team response</b>
<p>The back gardens have been proposed as part of the ecology network throughout the site. This cannot be considered as providing a green corridor with native garden trees species as there is no control on how these areas will be managed. Some residents will choose to remove trees and pave over gardens which will undermine the ecological value and fail to provide the continuum of a green corridor.</p>	<p>Within the submitted Ecology Impact Assessment (EcIA), the gardens 'corridor' is considered as a secondary feature, providing permeability opportunities for wildlife - not relied on as a mitigation feature.</p> <p>EcIA para 5.35 states <i>"The majority of hedgerow losses occur within residential parcels. Loss of hedgerows H2 and H4 and partial loss of H3 (southern end) to deliver new dwellings is considered very likely to be unavoidable. Even if detailed design was able to retain additional lengths of hedgerow within the site, it is likely these would need to be incorporated into private garden boundaries and consequently functional loss would still be presumed."</i></p> <p>Even if a handful of gardens were to pave or deck the majority of the garden space, the general 'green' corridor would still persist with the proposed arrangements of back to back gardens that would provide permeability for a range of wildlife tolerant of semi-rural/urban settings. Para 5.51 states <i>"The abundance of new garden habitat is likely to be beneficial to a range of species recorded on site, including notable species dunnock, house sparrow, greenfinch and wren"</i>. To make best opportunity of the gardens for wildlife, our mitigation measures recommend permeability measures for hedgehogs (gaps in fences) which would also provide permeability for slow worm and other small wildlife, in</p>

addition to native seed packs or a bird feeder provided for each residence together with a wildlife information pack.

This opportunity is picked up in the DAS at section 8.3, but it is only identified as an opportunity for ecological connections and is noted as “Secondary Green Corridors”.

Para 5.17 from the EcIA states, when cross-referencing with the BNG report to summarise the BNG calcs *“The Illustrative Masterplan focusses tree planting within the eastern green infrastructure corridor, along streets, at site boundaries in the west and north, around play areas and associated with the ‘garden corridor’ created by the line of back-to-back private back gardens that runs east-west through the centre of the proposed development.” This is evidenced by our Proposed Habitats plan Ref G7507.20.061 which maps all gardens as “u1 urban – built up areas and gardens”.*

Within the BNG metric, gardens are accounted for only as “vegetated garden” with ‘low distinctiveness’ and ‘poor condition’.

### Streetscape

BCC Comment	Design Team response
<p>The streets proposed inadequate numbers of street trees for some streets to provide sufficient tree canopy to ensure urban heat resilience. Clarification is sought on how many trees would be in adopted areas of the street. Many seem to be located between on-plot car parking, which could potentially be removed. Each street type proposed should provide, to scale, sections through the different road types to ensure the street trees are viable, not too close buildings and with tree pits large enough to allow trees to reach maturity.</p>	<p>This is a matter for detailed design stage. The submitted Design Code sets principles in relation to the design of streets and the space required for trees.</p>



s. 40(2)

**From:** s. 40(2) @lda-design.co.uk>  
**Sent:** 13 October 2022 09:03  
**To:** s. 40(2); EXTERNAL s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** FW: Appeal at Land At Broom Hill/Brislington Meadows, Bristol 3308537 & 22/01878/P

Morning all,

Please see below from BCC in response to PINS. They agree that a public inquiry is the appropriate procedure for this appeal. It's also positive that officers will try to work with us to address issues prior to the inquiry.

Thanks

s. 40(2)

s. 40(2)

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**From:** s. 40(2) @bristol.gov.uk>  
**Sent:** 13 October 2022 07:49  
**To:** s. 40(2) @planninginspectorate.gov.uk>; Development Management <development.management@bristol.gov.uk>  
**Cc:** s. 40(2) @lda-design.co.uk>  
**Subject:** RE: Appeal at Land At Broom Hill/Brislington Meadows, Bristol 3308537 & 22/01878/P

Morning s. 40(2)

Apologies for the delayed response.

The Council agree that a Public Inquiry is the most appropriate appeal procedure for this application.

I am still awaiting a number of consultee responses meaning it is not currently possible for me to respond to the draft T SoCG provided by the applicant. However, please be aware that I will do all I can to work with the applicant in order to overcome as many issues as possible before the appeal.

If you need anything else please let me know

Best wishes

s. 40(2)

S. 40(2)

Bristol City Council

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

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



---

From: S. 40(2) @planninginspectorate.gov.uk>

Sent: 10 October 2022 09:01

To: Development Management <[development.management@bristol.gov.uk](mailto:development.management@bristol.gov.uk)>

Cc: S. 40(2) @lda-design.co.uk

Subject: Appeal at Land At Broom Hill/Brislington Meadows, Bristol 3308537 & 22/01878/P

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Hello

The above appeal was received on 7 October and the appellant has requested it be heard at an inquiry.

The procedure will be determined by the Planning Inspectorate in accordance with Section 319A of the Town and Country Planning Act 1990. Our decision will be based on the published criteria and will take account of the views expressed by both the appellant and the local planning authority.

Your views regarding the most suitable procedure and likely duration of any inquiry would be welcome at this early stage. If you disagree with the appellant that an inquiry is necessary please can you give detailed reasons to support why your alternative choice of procedure is more appropriate.

Would you please send your comments to me by 12 October

Please can you copy in the appellant to your response.

Kind Regards

S. 40(2)

The Planning Inspectorate  
Room 3/J Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

Telephone: s. 40(2)

<https://www.gov.uk/government/organisations/planning-inspectorate>

Twitter: @PINSgov

Email: s. 40(2) @planninginspectorate.gov.uk

#

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DPC:76616c646f72



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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) @lda-design.co.uk>  
**Sent:** 27 October 2022 14:59  
**To:** s. 40(2)  
**Cc:** s. 40(2) @campbellreith.com; s. 40(2); EXTERNAL s. 40(2)  
**Subject:** FW: 3308537 - Land At Broom Hill/Brislington Meadows, Bristol

All

Please note that as the case officer is on leave, the Council have already asked for an extension of time to provide the appeal questionnaire from Monday 31 to Friday 4<sup>th</sup> Nov. There isn't a response from PINS yet to confirm if this is acceptable but we'll monitor this.

We are chasing Officers for a meeting to discuss the grounds of the appeal, statement of common ground etc and keen to set something up asap.

Thanks

s. 40(2)

s. 40(2)

LDĀ DESIGN

First Floor, Hanover House, Queen Charlotte Street, Bristol, BS1 4EX

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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---

**From:** s. 40(2) @bristol.gov.uk>  
**Sent:** 27 October 2022 10:56  
**To:** s. 40(2) @planninginspectorate.gov.uk>; s. 40(2) @lda-design.co.uk>;  
Development Management <development.management@bristol.gov.uk>  
**Cc:** s. 40(2) @planninginspectorate.gov.uk>; s. 40(2)  
s. 40(2) @planninginspectorate.gov.uk>; s. 40(2) @bristol.gov.uk>; s. 40(2)  
s. 40(2) @bristol.gov.uk>; s. 40(2) @bristol.gov.uk>  
**Subject:** RE: 3308537 - Land At Broom Hill/Brislington Meadows, Bristol

Dear s. 40(2)

Thank you for email and the attached start letters in connection with this appeal.

Owing to the half term break and the case officer currently being on leave, the Local Planning Authority would be grateful if a short extension of the deadline for the completion of the Questionnaire until Friday 4<sup>th</sup> October 2022 could please be granted?

Regards,

s. 40(2)

s. 40(2)

Bristol City Council, PO Box 3399, Bristol , BS3 9FS

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

T: s. 40(2)

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

---

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

Sent: 24 October 2022 16:38

To: s. 40(2) @lda-design.co.uk; Development Management <[development.management@bristol.gov.uk](mailto:development.management@bristol.gov.uk)>

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

s. 40(2) @planninginspectorate.gov.uk>

Subject: 3308537 - Land At Broom Hill/Brislington Meadows, Bristol

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Good Afternoon,

Please see attached start letters for the above appeal.

Kind regards

s. 40(2)

s. 40(2)

**The Planning Inspectorate**

Major Casework, 3<sup>rd</sup> Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

s. 40(2) @planninginspectorate.gov.uk |

<https://www.gov.uk/government/organisations/planning-inspectorate> | @PINSgov

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*The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.*

DPC:76616c646f72

s. 40(2)

**From:** s. 40(2) (Communications)  
**Sent:** 08 November 2022 10:06  
**To:** s. 40(2)  
**Subject:** FW: Brislington Meadows

I never had a reply from s. 40(2) on this

OFFICIAL

**From:** s. 40(2) (Communications)  
**Sent:** 06 October 2022 12:01  
**To:** s. 40(2) @bristol.gov.uk>  
**Cc:** Media <Media@homesengland.gov.uk>  
**Subject:** RE: Brislington Meadows

Hi s. 40(2)

I just wanted to let you know that we've now put a statement on our website to say that we will be lodging a planning appeal against non-determination of the application – you can see the wording here: [Brislington Meadows](#) (apologies it was all quite last minute in the end). Obviously we've not

I think there has been a formal notice in the newspaper (like an advert) today too but I will double check and come back to you. Will also let you know if we receive any press queries.

Do let me know if you have any questions – I'm out of the office tomorrow so have copied in the contact for our press office.

Thanks,  
s. 40(2)

OFFICIAL

**From:** s. 40(2) @bristol.gov.uk>  
**Sent:** 26 September 2022 14:25  
**To:** s. 40(2) (Communications) s. 40(2) @homesengland.gov.uk>  
**Cc:** s. 40(2) @bristol.gov.uk>  
**Subject:** RE: Brislington Meadows

Hi s. 40(2)

I could do 4 to 5pm on Weds instead if that works for you?

Apologies but I don't have too much space in my diary this week.

Very many thanks

s. 40(2)

Bristol City Council

---

From: S. 40(2) <[redacted]@homesengland.gov.uk>  
Sent: 26 September 2022 13:55  
To: S. 40(2) <[redacted]@bristol.gov.uk>  
Cc: S. 40(2) <[redacted]@bristol.gov.uk>  
Subject: RE: Brislington Meadows

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Hi S. 40(2)

I've just seen your note re today's meeting – no problem at all, I hope everything (and everyone) is ok.

Are you free tomorrow or Wednesday at all? It would be good to discuss before Thursday if possible.

Thanks,  
S. 40(2)

OFFICIAL

---

From: S. 40(2) (Communications)  
Sent: 23 September 2022 15:33  
To: S. 40(2) <[redacted]@bristol.gov.uk>  
Cc: S. 40(2) <[redacted]@bristol.gov.uk>  
Subject: RE: Brislington Meadows

Hi S. 40(2) (and thanks S. 40(2) – I was just about to suggest Monday afternoon so 3pm on Monday would be great, thanks. Teams is good for me, I'll send an invite.

I will also ask our S. 40(2), to join if that is ok as he is much more familiar with the project than I am.

Thanks,  
S. 40(2)

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---

From: S. 40(2) <[redacted]@bristol.gov.uk>  
Sent: 23 September 2022 15:09  
To: S. 40(2) (Communications) S. 40(2) <[redacted]@homesengland.gov.uk>  
Cc: S. 40(2) <[redacted]@bristol.gov.uk>  
Subject: RE: Brislington Meadows

Dear S. 40(2)

Good to hear from you. I'm free 3-4pm on both Mon and Tues next week at the moment.

Would you like to send a meeting invite for within those times?

Teams is best but I can do Zoom if easier for you...

Much appreciated

s. 40(2)

Bristol City Council  
External Communications and Consultation  
City Hall - PO Box 3399 - Bristol - BS3 9FS

---

From: s. 40(2) <[redacted]@bristol.gov.uk>  
Sent: 23 September 2022 14:48  
To: s. 40(2) <[redacted]@homesengland.gov.uk>  
Cc: s. 40(2) <[redacted]@bristol.gov.uk>  
Subject: RE: Brislington Meadows

Hi s. 40(2)

s. 40(2) in my team is far closer to this project, so if possible I'll let you and s. 40(2) decide a time, and I'll join you if I can/am needed.

Many thanks  
s. 40(2)

---

From: s. 40(2) (Communications) <[redacted]@homesengland.gov.uk>  
Sent: 22 September 2022 12:47  
To: s. 40(2) <[redacted]@bristol.gov.uk>  
Subject: Re: Brislington Meadows

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Hi s. 40(2)

I'm getting in touch from Homes England's comms team, I hope you're well.

Could we put some time in early next week re the below? I am fairly free Monday and Tuesday?

Thanks,  
s. 40(2)

s. 40(2)



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---

From: S. 40(2) @bristol.gov.uk>  
Sent: 14 September 2022 08:53  
To: S. 40(2) @homesengland.gov.uk>; S. 40(2) @bristol.gov.uk>;  
S. 40(2) @bristol.gov.uk>  
Cc: S. 40(2) @homesengland.gov.uk>; S. 40(2) @bristol.gov.uk>  
Subject: RE: Brislington Meadows

Good Morning S. 40(2) and S. 40(2)

Further to our discussion on Monday, I have today discussed this with the Mayor's office. S. 43

It would be helpful to coordinate comms as far as possible – we understand that this is likely to happen now at the end of the month. S. 40(2) is our Head of Comms and I am copying her in.

Best wishes

S. 40(2)

---

From: S. 40(2) @homesengland.gov.uk>  
Sent: 09 September 2022 10:23  
To: S. 40(2) @bristol.gov.uk>; S. 40(2) @bristol.gov.uk>  
Cc: S. 40(2) @homesengland.gov.uk>; S. 40(2) @bristol.gov.uk>  
Subject: RE: Brislington Meadows

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Thank you S. 40(2) A Teams call 11am on Monday works for us.

S. 40(2)

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---

From: S. 40(2) @bristol.gov.uk>  
Sent: 09 September 2022 10:18  
To: S. 40(2) @homesengland.gov.uk>; S. 40(2)  
S. 40(2) @bristol.gov.uk>  
Cc: S. 40(2) @homesengland.gov.uk>; S. 40(2) @bristol.gov.uk>  
Subject: RE: Brislington Meadows

Dear s. 40(2)

I have had a catch up with s. 40(2) this am. Gary could meet with you on Monday at 11am with some diary juggling, alternatively I can look for a slot later next week.

Please can you advise your preferred option.

Regards

s. 40(2)

Bristol City Council | City Hall | BS1 5TR



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---

From: s. 40(2) [s. 40\(2\)@homesengland.gov.uk>](mailto:span style=)

Sent: 09 September 2022 09:40

To: s. 40(2) [s. 40\(2\)@bristol.gov.uk>](mailto:span style=)

Cc: s. 40(2) [s. 40\(2\)@homesengland.gov.uk>; s. 40\(2\) \[s. 40\\(2\\)@bristol.gov.uk>; s. 40\\(2\\)\]\(mailto:span style=\)](mailto:span style=)

s. 40(2) [s. 40\(2\)@bristol.gov.uk>](mailto:span style=)

Subject: RE: Brislington Meadows

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Hi s. 40(2),

Just conscious of time – are you available Monday for a catch up at either of the times below?

Kind regards

s. 40(2)

OFFICIAL

---

From: s. 40(2)

Sent: 08 September 2022 09:44

To: s. 40(2) [s. 40\(2\)@bristol.gov.uk>](mailto:span style=)

Cc: s. 40(2) [s. 40\(2\)@homesengland.gov.uk>; s. 40\(2\) \[s. 40\\(2\\)@bristol.gov.uk>; s. 40\\(2\\)\]\(mailto:span style=\)](mailto:span style=)

s. 40(2) [s. 40\(2\)@bristol.gov.uk>](mailto:span style=)

Subject: RE: Brislington Meadows

Thank you <sup>s. 40(2)</sup>

<sup>s. 40(2)</sup> – keen to get a call in sooner rather than later if at all possible. Few suggested times below:

- 2pm today (Thurs)
- 9am or 11am tomorrow (Fri)
- Monday 2pm or 4pm

Kind regards

<sup>s. 40(2)</sup>

OFFICIAL

---

From: <sup>s. 40(2)</sup> [@bristol.gov.uk](mailto:sup.s.40(2)@bristol.gov.uk)>  
Sent: 07 September 2022 13:05  
To: <sup>s. 40(2)</sup> [@bristol.gov.uk](mailto:sup.s.40(2)@bristol.gov.uk)>; <sup>s. 40(2)</sup> [@bristol.gov.uk](mailto:sup.s.40(2)@bristol.gov.uk)>; <sup>s. 40(2)</sup> [@homesengland.gov.uk](mailto:sup.s.40(2)@homesengland.gov.uk)>  
Cc: <sup>s. 40(2)</sup> [@bristol.gov.uk](mailto:sup.s.40(2)@bristol.gov.uk)>; <sup>s. 40(2)</sup> [@homesengland.gov.uk](mailto:sup.s.40(2)@homesengland.gov.uk)>; <sup>s. 40(2)</sup> [@bristol.gov.uk](mailto:sup.s.40(2)@bristol.gov.uk)>; <sup>s. 40(2)</sup> [@bristol.gov.uk](mailto:sup.s.40(2)@bristol.gov.uk)>; <sup>s. 40(2)</sup> [@bristol.gov.uk](mailto:sup.s.40(2)@bristol.gov.uk)>; <sup>s. 40(2)</sup> [@bristol.gov.uk](mailto:sup.s.40(2)@bristol.gov.uk)>  
Subject: RE: Brislington Meadows

Thanks for the heads up <sup>s. 40(2)</sup>. Can I suggest that <sup>s. 40(2)</sup> our <sup>s. 40(2)</sup> joins me and meets with you and <sup>s. 40(2)</sup> to discuss and we then brief comms colleagues?

<sup>s. 40(2)</sup> could you try and fix a 30 minute meeting please?

<sup>s. 40(2)</sup>

---

From: <sup>s. 40(2)</sup> [@bristol.gov.uk](mailto:sup.s.40(2)@bristol.gov.uk)>  
Sent: 07 September 2022 12:24  
To: <sup>s. 40(2)</sup> [@homesengland.gov.uk](mailto:sup.s.40(2)@homesengland.gov.uk)>  
Cc: <sup>s. 40(2)</sup> [@homesengland.gov.uk](mailto:sup.s.40(2)@homesengland.gov.uk)>; <sup>s. 40(2)</sup> [@bristol.gov.uk](mailto:sup.s.40(2)@bristol.gov.uk)>; <sup>s. 40(2)</sup> [@bristol.gov.uk](mailto:sup.s.40(2)@bristol.gov.uk)>; <sup>s. 40(2)</sup> [@bristol.gov.uk](mailto:sup.s.40(2)@bristol.gov.uk)>  
Subject: RE: Brislington Meadows

Hi <sup>s. 40(2)</sup>

Thanks for getting in touch. I'm copying in <sup>s. 40(2)</sup> and <sup>s. 40(2)</sup>, our <sup>s. 40(2)</sup> on planning/regen and policy/comms respectively. Also copying in <sup>s. 40(2)</sup> from the Mayor's office. They will be able to advise on the best way to co-ordinate.

<sup>s. 40(2)</sup>

---

From: <sup>s. 40(2)</sup> [@homesengland.gov.uk](mailto:sup.s.40(2)@homesengland.gov.uk)>  
Sent: 07 September 2022 10:29  
To: <sup>s. 40(2)</sup> [@bristol.gov.uk](mailto:sup.s.40(2)@bristol.gov.uk)>  
Cc: <sup>s. 40(2)</sup> [@homesengland.gov.uk](mailto:sup.s.40(2)@homesengland.gov.uk)>  
Subject: Brislington Meadows

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Dear **s. 40(2)**

I hope you're well

As you may now be aware, we will be submitting formal 10 day notice to Bristol City Council of our intention to appeal to the Planning Inspectorate against non-determination of our planning application for the Brislington Meadows site.

**s. 43**

**s. 43**

**s. 43**

**s. 40(2)** and myself would be more than happy to have a call with yourself during this period to discuss the process in more detail and/or our approach to communications.

Kind regards

**s. 40(2)**

**s. 40(2)**



**s. 40(2)**

2 Rivergate  
Temple Quay  
Bristol  
BS1 6EH

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