



Homes England

Date: 23 April 2024

Our Ref: RFI4671

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

██████████
By Email Only

Dear ██████████

RE: Request for Information – RFI4671

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

You requested the following information:

I wish to see full copies of all minutes, agendas, action logs and briefing materials for the meetings of the Brislington Meadows Advisory Group.

Please include any other materials that were handed out or received during the meetings, such as presentations, reports, etc...

Response

We can confirm that we do hold some of the requested information. We are providing you with the following:

- Please see Annex A enclosed for the minutes of the meetings of the Brislington Meadows Advisory Group which were taken by the consultant on the project
- Please see Annex B enclosed for the minutes of the meetings of the Brislington Meadows Advisory Group which were taken by Homes England staff

In addition to the meeting notes we have enclosed the briefing materials for the meetings of the Brislington Meadows Advisory Group.





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Section 40 – Personal information

We have redacted some 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>

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

Information Governance Team
Homes England
Windsor House
6th Floor
42-50 Victoria Street
London
SW1H 0TL
United Kingdom

6th Floor
Windsor House
42 - 50 Victoria Street, Westminster
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www.gov.uk/homes-england





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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.

Yours sincerely,

The Information Governance Team
For Homes England



Meeting Notes
Brislington Meadows Advisory Group – Intro meeting
Homes England
 Tuesday 20th October 2020
 Zoom

Attendance

[REDACTED]	Homes England
[REDACTED]	Cadence PR, consultation lead
[REDACTED]	LDA, planning lead
[REDACTED]	TEP, ecology lead
[REDACTED]	Local councillor
[REDACTED]	Local councillor
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident, Green Party member

Meeting Notes

Introductions	<ul style="list-style-type: none"> • [REDACTED] ran through context and purpose of group
Homes England and early feedback	<ul style="list-style-type: none"> • [REDACTED] introduced HE and their position and objectives • HE wrote to neighbours in August introducing themselves and asking for initial comments. • Key themes from the feedback included: ecology, travel, air quality, consideration to neighbours, school and GP capacity, climate change and housing need
Context	<ul style="list-style-type: none"> • [REDACTED] gave some context on the planning history of Brislington Meadows - housing had been debated here for 30 years, original plans were for 1,000 homes, site allocated in 2014
Housing need	<ul style="list-style-type: none"> • [REDACTED] gave some context on the housing crisis and policy standards.
Planning presentation	<ul style="list-style-type: none"> • [REDACTED] presented his planning presentation touching on the programme
Ecology presentation	<ul style="list-style-type: none"> • [REDACTED] presented her ecology presentation and talked about ecology surveys being carried out

Q&A

Topic	Questions
Allocation	Why here, aren't there better and less sensitive sites than this such as on brownfield or on the neighbouring industrial park

Housing need	Is there market testing going into what will be built here, as in will it respond accurately to local need?
Ecology	Very sensitive area with oak and ash trees, will these be protected?
	How will you achieve BNG?
Community	What's in it for the community?
Scale and benefit	Consider accepting (slightly) higher density and development which doesn't replicate the surroundings verbatim. Be brave on number of units vs number of parking spaces....and incorporate homes that can be workplaces too
Need	One person said there was a real need for housing, particularly affordable [REDACTED]
Flooding	There is flooding here, especially on School Road, will this make the situation worse?
Infrastructure	Can the schools and GPs cope?
Demolition of Sinnott House	It started early
Highways	How can the roads, and your access, cope with 300 new homes?
Climate change	How are you helping Bristol meet it's climate change targets?
	Could this include micro grids?
Apprenticeships	Will you be using apprenticeships?
Conditions	How can we ensure the good bits of what you are promising now, is kept and not reneged later?
[REDACTED] comment	<p>I think we should be seeking the following from the project:</p> <ul style="list-style-type: none"> • Affordable homes for local people via a specific local lettings policy; • Smaller homes for downsizes / first time buyers, with a mix of tenure including shared ownership to enable young people to access housing; • Use Legal requirement to deal with drainage to actively improve the situation, • Enhance ecological amenity space as a nice place to visit for existing users of the site • Dealing with car use and ownership with a green travel plan including car club scheme and spaces, well designed electric bike storage, and adequate parking that doesnt dominate the entire scheme.

Meeting Notes
Brislington Meadows Advisory Group - Transport
Homes England
 7pm, 2 December 2020
 Zoom

Attendance

[REDACTED]	Homes England
[REDACTED]	Cadence PR, consultation lead
[REDACTED]	LDA, planning lead
[REDACTED]	Key Transport, transport lead
[REDACTED]	Local councillor
[REDACTED]	Local councillor
[REDACTED]	Chair, Greater Brislington Together and local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Brislington Liveable Neighbourhoods
[REDACTED]	Local resident

Summary

Meeting looked to discuss the transport aspect of the proposals. No presentation given.

Meeting Notes

Introductions	Project update and purpose of meeting
Highways presentation	[REDACTED] ran through the presentation
General feedback	[REDACTED] Thanked the team for the feedback and said she was not sure if she was excited or worried. She had a number of concerns but felt this was going to happen and wanted to ensure it was as good as possible.
Speed control	High level of speeding on Bonville and Broomhill that needs managing
Encouraging active travel	Importance of signage for cycle and pedestrian links that will help increase take up
Desire routes	Discussed destinations and desire lines. Key destinations included the: schools, shops, retail park, city centre, Keynsham... Potential routes raised included: Hulbert Close, the lane between Condover and Regency Drive and through Victory Park
Bus service	Very poor service, Need bus to get people to the doctors surgery 15 minute walk to the bus for an old person is quite a way

Services	How will doctors, schools, dentists cope?
Construction considerations	█ said that there could be a total of 3,500 lorry deliveries but how would this work, especially with 7.5 tonne restriction on local roads
Shops	It was noted this was an opportunity to improve local services and shops and suggested local shops should be engaged with
Affordable housing	Importance of the need for affordable housing stressed
Rubbish	█ spoke about the amount of rubbish being left on the Meadows
Open space opportunity	Ideas included: young and teenager play/activity space, perhaps nature trails, tree assault course, space for forest school
Density	There were further comments on the argument for greater density that could help pay for better buses, shops...

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Brislington Meadows Advisory Group - Transport
Homes England
 7pm, 2 December 2020
 Zoom

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██████████	Homes England
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██████████	Local councillor
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██████████	Local resident
██████████	Local resident
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██████████	Local resident

Meeting Notes

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Open space opportunity	Ideas included: young and teenager play/activity space, perhaps nature trails, tree assault course, space for forest school
Density	There were further comments on the argument for greater density that could help pay for better buses, shops...
General feedback	█ Thanked the team for the feedback and said she was not sure if she was excited or worried. She had a number of concerns but felt this was going to happen and wanted to ensure it was as good as possible.

Meeting Notes
Brislington Meadows Advisory Group
Homes England
 17 February 2021, 7pm
 Zoom

Attendance

██████████	Homes England
██████████	LDA, planning lead
██████████	Cadence PR, consultation lead
██████████	Local councillor
██████████	Greater Brislington Together and local resident
██████████	Local resident
██████████	Local resident
██████████	Local resident
██████████	Local resident
██████████	Local resident
██████████	Local resident
██████████	BS4 Wildlife
██████████	Friends of Eastwood Farm

Meeting Notes

Introduction	<p>████ introduced the meeting, thanked everyone for joining and introduced two new members, X from Friends of Eastwood Farm and X from BS4 Wildlife.</p>
Process update	<p>████ said that there was not much more to report on the progress of the masterplan since the last meeting but we are very keen to keep the dialogue going. Important technical work e.g on engineering/drainage solutions has continued, including specialist input from the consultant team and Homes England in-house experts. Progress is a bit slow but it is important to get all technical aspects of the plan right before moving onto consultation.</p>
Consultation	<p>The main consultation has been put back to after the elections.</p>
Green link application on the Sinnott House land	<p>████ explained that the team had had to submit the recent minor planning application on this land to manage the legal risk of a Town or Village Green claim being made and protect the public investment HE had made in the BM site. Whilst the chance of a successful claim being made was considered low, legal advice had confirmed this couldn't be guaranteed. This advice, along with the inability to get insurance to cover for this risk, has forced Homes England to take proactive action.</p> <p>████ apologised for the confusion this has caused. He also confirmed that there were no immediate plans to undertake the works included under the application (although some planting on the boundary of X Broomhill Road will be progressed), as the eventual developer of the site would be responsible for providing the green corridor and pedestrian link.</p>

	<p>■ explained that it had caused significant alarm and asked that an explanation note be put forward faster if there was a next time.</p>
Timings	<p>In terms of the overall programme for the project, ■ explained that Homes England were now anticipating the outline planning application being submitted in August, with development not likely to start until Summer 2023</p>
Tree Preservation Order	<p>■ asked about the TPO objection Homes England had made last year. ■ said that an initial TPO had been made by Bristol City Council 'in haste' in April 2020 and legally was not properly served. It also included trees that were not, in Homes England opinion, of sufficient quality/value to warrant a TPO. This included many trees/scrub in the woodland area to the rear of Sinnott House which BCC covered in a blanket designation. Following the objection, BCC then visited the site last Summer and re-evaluated the trees included in the TPO. Subsequently it was then withdrawn and re-issued, with the lesser value trees removed. This was not subject to objection by Homes England and the tree protection will be taken into account in the masterplanning of the site.</p>
Hedgerows	<p>■ asked if we could expect further tree and hedgerow loss, and ■ stressed their ecological value as well as time it would take to establish new replacement planting. ■ responded stressing the value the team were putting on the hedgerow and trees in a 'nature led' approach, and as many of the existing natural assets would be protected as possible. There will be some that will need to be removed to provide access points etc but the aim will be to limit the impact wherever possible to lowest value 'assets', and protect the most important hedgerows and trees. The current application shows some of our commitment to this by including an important green link.</p>
Archaeology	<p>Our geo-physical survey (radar penetrating below ground) suggest there could be archaeological features on site (see plan below). While they are unlikely to be of significance, normal practice dictates that we should investigate further, which we are keen to do. Over the coming months we will commence the digging of about forty 30 m long trial trenches, which will be filled in again once investigated. The start date will depend on the weather but is likely to be May. Anything that is found will be made public.</p>
Unexploded ordnance	<p>■ warned about potential unexploded ordnance as there are a dozen bomb craters in the area.</p>
Planning application	<p>■ explained that the August application would be an 'outline application'. This is a high level plan that, should planning be granted, would be followed by more detailed applications, supported by consultation. Those more detailed applications (Reserved Matters) would be brought forward by an appointed developer, monitored closely by Homes England to ensure a high quality development is delivered in line with the original masterplan.</p>
Pylons	<p>How close are we able to build to the pylons? ■ responded that we have a significant buffer within which we are not allowed to build houses. Within that buffer we are looking at including things like ponds</p>

	(drainage solutions), new ecological habitats, walking and cycling paths.
Alternative access to Broomhill Road	Why can't Bonville Road or School Road be used as a main or secondary vehicular access to help reduce traffic on Broomhill Road which is a concern? ■ said that we have fully investigated all options. On Bonville there are suitability, commercial and logistical issues, and that BCC Highways had raised concerns too. School Road has significant gradient and technical issues that make it extremely challenging and costly and we have been advised that the approach would not be acceptable to BCC in highway terms.
Improved pedestrian and cycle links	<p>It was suggested that it would be very useful to have an all-weather route down through Victory Park, avoiding Bonville Road, to Bath Road where the shops are. Bonville Road has heavy vehicles and safety considerations.</p> <p>■ said that we support improved access from Broomhill to Bath Road and are looking at this. This will be picked up further in a future BMAG/Liveable Neighbourhood meeting. It was explained that pedestrian/cycle links from the site were being proposed to School Road along the existing footpath (between the allotments) and alongside the school next to the nursery to link the site to Allison Road/Fermaine Avenue.</p> <p>■ said it was very encouraging to hear about the new links.</p>
Pedestrian safety	<p>A question was asked about safety and lighting along the right of way that runs between the allotments.</p> <p>■ said we'd been talking to the Rights of Way Officer at Bristol about this and this would need to be improved.</p>
Anti-social behaviour	<p>We were asked to consider preventing motorbikes from gaining access here and also litter and dog mess.</p> <p>■ advised that this would be covered by the site management arrangements.</p>
Access for emergency vehicles	How would the emergency access work be policed? The detail on this is yet to be considered but a similar scheme in Plymouth uses rising bollards.
Buses	<p>We were asked if there had been conversations with the bus companies yet about improving public transport.</p> <p>■ replied that this would come once we are clearer on the number of houses to be built but that we will talk to our transport consultant about starting conversation with First</p>
Broomhill Road	TR said that Councillors have not given up on the ambition to halt city traffic coming down Broomhill Road. ■ asked that strategic plans from WECA are considered as part of the highways work and ■ advised that we are receiving advice on strategic highways direct from BCC.

7.5 lorries	Broomhill, School and Wick Road have 7.5 tonne restrictions that seem to be constantly abused. Can HE surveys be shared to see the scale of this? ■ will raise this question with our transport consultant.
Is it cost affective to be building here?	■ responded that it's a challenging site but it is allocated for housing and there is a significant need for new housing in Bristol. The site had been stalled for many years and Home England's role is to help bring housing forward.
Site management	<p>It was raised that the contractors who had put down bark on the site had come from Berkshire</p> <p>Why were local firms not used? ■ said he would look into this but suspected it could be linked to procurement processes that Homes England had to follow.</p>
Consultation	A member kindly commended the engagement being carried out which was appreciated.

Meeting Notes – Links meeting
Brislington Meadows Advisory Group
Homes England
 18 March 2021
 Zoom

Attendance

██████████	Homes England
██████████	Cadence PR, consultation lead
██████████	LDA, planning lead
██████████	Key Transport, transport lead
██████████	Brislington Liveable Neighbourhoods
██████████	Greater Brislington Together and local resident

Summary

The meeting was arranged to discuss liveable neighbourhoods and exploring potential local link improvements in relation to the emerging Brislington Meadows plans.

Brislington Liveable Neighbours	<p>████ from Brislington Liveable Neighbours talked about what liveable neighbourhoods are: looking to make neighbourhoods safer, less polluted particularly for walking and cycling, prioritising 15 minutes neighbourhoods. It's also called low car neighbourhoods. Initiatives includes exploring desire lines and routes, better signage, lighting, bollards to stop cars, and liaising with developers to ensure it is embedded in future schemes.</p> <p>The scheme will prioritise 15 minute neighbourhoods, prioritising pedestrian and cycling connections and include S106 funding for cycle and highway improvements, over highway improvements. Funding will be limited but so we are keen to understand where the priorities routes are.</p> <p>This is a big scheme, there is an opportunity to influence where S106 could go. Don't want to waste the opportunity.</p>
Local connections	<p>The following local links were discussed:</p> <ul style="list-style-type: none"> • The link through from Belroyal Avenue, • Bonville Road, • The route through to School Road, • A new route linking BM to Broomhill Junior School, the shops and Broomhill Road • Old Sinnott House towards Eastwood Farm.
City Centre links	<p>The following links to the city centre were discussed:</p> <ul style="list-style-type: none"> • School Road, the Rock, Manworthy Road, cross Wick Road, connecting to the Greenway, heading behind Go Outdoors and over towards Sainsbury's Castle Park.

	<ul style="list-style-type: none"> • Option to use the Hollywood Road diagonal route which would take you to the zebra crossing but this isn't lit. • An application is being brought forward for the Greenway. • Sandy Park Road could do with a bike lane, current cycle route is dangerous
Bath Road via Victory Park	<ul style="list-style-type: none"> • Important route • Bonville Road dangerous, lots of heavy loads, people parking on street/pavement, at night dark dingy and threatening. • Crossing points difficult on Bath Road • Bonville Road has a very wide pavement that could become a cycle route • Action – enforcing parking on Bonville Road
Keynsham/Longwell Green via Ironmould Lane	<ul style="list-style-type: none"> • Very muddy but • Is hard standing underneath the mud, could be • Slightly mad max wall as you come towards industrial, idea to stop vehicles and fly tipping and protect their entrance. • Is it a desire line? • Appears to be a spring or drain that is creating the mud (still muddy in heat of the summer), at the Brislington end. • Action – talk to BCC about maintaining Ironmould Lane
General comments	<ul style="list-style-type: none"> • PROW Officers admit they have no money to maintain • Don't realise how bad parking on pavement is till you have small children or guide dogs • Who would maintain these routes, they haven't been maintained to date

Meeting Notes
Brislington Meadows Advisory Group – Ecology
Homes England
23 March 2021, 7pm
 Zoom

Attendance

[REDACTED]	Homes England
[REDACTED]	Cadence PR, consultation lead
[REDACTED]	LDA, planning lead
[REDACTED]	TEP, ecology lead
[REDACTED]	Local councillor
[REDACTED]	Local councillor
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Chair, Greater Brislington Together and local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	BS4 Wildlife
[REDACTED]	Local resident

Meeting Notes

What have you been doing over the last year?	Over the last year we have been carrying out various habitat and species surveys, including mapping which species live in and move through the site. This, alongside planning policy and local feedback, will help inform the emerging plans.
What habitats/species had been identified	<p>Habitats have been investigated by a suite of 'Phase 1' habitat survey, hedgerow assessment, detailed botanical survey and habitat condition surveys.</p> <p>The main habitats present within the site include: deciduous woodland, dense scrub (mixed, bramble and blackthorn types), native hedgerows, species poor neutral grassland. There are small scattered elements of tall herb, scattered scrub, individual trees. Japanese knotweed is also present, which is undergoing treatment by Homes England.</p> <p>Fauna species include bats, slow worms, birds (no ground nesting species have been recorded), deer, fox, hedgehog. No active badger setts have been confirmed but monitoring continues. Very low numbers of terrestrial amphibian (common frog and common toad) were noted near to the allotments, but there is no suitable breeding habitat within the site.</p>
How will you manage bats and the development?	This is still to be confirmed but we are looking at a number of a 'green links' and dark corridors to facilitate bat movement but also bat boxes within appropriate locations in the development and in suitable retained areas (e.g. trees/woodland). Landscape design principles will seek to maximise tree species that will be of

	<p>benefit to invertebrates which will in turn be of benefit for bats. Opportunities within Sustainable Urban Drainage Systems are also being sought to deliver enhanced foraging opportunities in suitable locations (e.g. green links and open spaces). Detailed design stages will include a lighting impact assessment and lighting mitigation strategy. All trees have been subject to ground-based and aerial inspections for bat roost suitability and further survey will form part of future design and planning stages.</p>
Are there any badgers living on the Meadows?	<p>We have found no evidence, possibly because of the amount of dog walkers using the site, which can sometimes blur things. There is an inactive badger set, however, it has been monitored since June and there has been no evidence of badger activity. Monitoring would be maintained as badgers can sometimes return to abandoned sets.</p>
Will any of the trees or hedges have to be lost?	<p>As a principle we will be looking to avoid tree and hedge loss where possible but where it is necessary, we are looking to protect the high value and lose the lower value. Several factors are being considered as part of tree and hedgerow retention / loss decisions, including Tree Preservation Order (TPO) status, tree quality, habitat condition of hedgerows, use by protected or notable species e.g. foraging bats, and opportunities for enhancement/replacement etc. Biodiversity Net Gain calculations are being applied to account for any tree / hedge losses to determine overall impact on BNG opportunities for the site.</p> <p>Bristol City Council also has a Tree Replacement Standard whereby any trees that are lost have to be scored and replaced with the same value. Should tree replacement be needed, we would look to replace them locally.</p>
Will the meadows be cut this year before wildflowers can develop.	<p>Grass cutting would be a standard measure to discourage slow worms from ranging into the works area. Aside from any special mitigation measures though, as a management principle, grass cutting would be timed in late summer/autumn as the best compromise between reducing risk of injury to slow worms, allowing wildflowers to develop and suitable ground conditions.</p> <p>We are planning archaeological investigation works this summer. Ecological protection measures may be required in advance of / during these works to ensure wildlife such as slow worms are not put at risk.</p>
Environmental Impact Assessment	<p>Has an Environmental Impact Assessment (EIA) been carried out and, if so, whether it would include off-site assessments, such as where residents who currently use the site will exercise, play, and walk their dogs.</p> <p>BCC has confirmed an EIA is not necessary but that an Ecological Impact Assessment (EclA) report would be provided alongside the application. This would consider direct and indirect impacts upon valued ecological features during construction and post-development phases, including increased recreational pressures.</p>
Green corridor	<p>Have the surrounding green spaces been mapped so that a suitable green corridor could be retained for wildlife?</p> <p>The masterplanning has been informed by an extensive suite of habitat and species surveys. The EclA will assess impacts upon mobile species and habitats</p>

	including impacts that have the potential to result in habitat fragmentation or isolation and appropriate mitigation will be developed. This also includes policy consideration such as delivering green infrastructure links.
Pressure on existing green spaces	<p>Does the development put additional pressure on existing green spaces, and whether the developer would be making a contribution to managing local parks nearby to offset this pressure</p> <p>The EcIA will include an assessment of potential impacts such as increased recreational pressures upon existing valued ecological features.</p>
Habitat management	<p>Will the developer make a commitment to ongoing future management of habitats on the site.</p> <p>The Habitat Management Plan can only be developed once detailed designs are finalised. The current application will be Outline only, meaning that these particular details will not be addressed at this stage. However, long-term management mechanisms will be a consideration and habitat management objectives, particularly for ecologically valued habitats/features (retained or created), would be incorporated as a framework for future management planning at the detailed stage(s). It is anticipated that a detailed habitat management plan will be secured through planning condition.</p>
Affordable Housing	<p>The ecological measures sound expensive, could this affect the Affordable Housing numbers?</p> <p>Homes England is committed to deliver 30% Affordable Housing.</p>
Masterplan	<p>With the complexity of the site making it difficult to build in certain areas, would this affect housing density on other parts of the site?</p> <p>The team are still working on the masterplan and are expecting to be in a position to share these plans in June. It is expected that density will vary across the site to some extent.</p>
Future commitments	<p>With Homes England likely to sell this to a developer, how can you reassure that the quality and promises are upheld?</p> <p>Homes England will sell this to a developer once Outline planning permission is granted. The planning consent will incorporate controls on design standards, quality and environmental management. Homes England and the developer will be bound by those controls. In addition, Homes England will retain a controlling role throughout the development process to ensure the homes and open spaces are built by the developer to the necessary quality and standards, and that the integrity and design/management principles of the original masterplan are maintained.</p>
Flooding	<p>Concerns were raised about drainage, particularly down towards School Road and how this would be mitigated.</p> <p>The planning application will need to demonstrate that the risk of flooding as a result of the development is not increased. A flood management report and surface water drainage strategy will be produced and submitted as part of the</p>

	<p>planning application. Bristol City Council, as Lead Local Flood Authority will have to be satisfied that flood risk will be appropriately managed or they could object.</p>
Construction	<p>Could there be increased of flood risk during construction before the drainage management measures can be implemented?</p> <p>No, this will be need to be managed and will be covered as part of the Construction Environmental Management Plan (CEMP), which would be submitted as part of the application.</p>
Permeable tarmac	<p>It was noted that there has been some work done on permeable tarmac, there is also a natural swale on the site, which could potentially be enhanced as part of the development.</p> <p>Swales and permeable paving are desirables feature from a sustainable drainage perspective, the team are considering a range of measures for managing water on the site, including wet grassland habitats.</p>
PROW	<p> explained that Homes England needed to address a legal matter relating to public rights of way across the site. From analysis of past use it is obvious that certain paths across the site have been trodden over the years. Legally, if such use has taken place for over 20 years then these routes could in the future be subject to a claim for ‘prescriptive rights’ which, if successful, would establish new public rights of way (PROW), in addition to the two existing PROW. Given what is known it would appear likely that such claims would be successful.</p> <p>In order to clear up this uncertainty, and for Homes England to deal with future public access in a fully transparent way, it is proposed that the historic routes will now be formally dedicated as PROW (Stage 1), in order that they can then be subject to a formal application to divert as part of the masterplan alongside the planning application (Stage 2). The masterplan for the site will be designed to maintain the ability to get from one point to another across the site (the historic ‘desire lines’) but the diverted routes will not necessarily follow the precise alignment of the current paths.</p> <p>Further information will be provided when available.</p>
Planned archaeological work	<p>An archaeology team are working up plans to carry out survey work on the site in the next couple of months. The work will include a number of trenches being dug across the site. We are working with Bristol City Council on this and will provide further updates. Anything that is found will be made public.</p>
<u>Unexploded Ordnance (UXO)</u>	<p>Responding to a question, said that UXO, most likely from the Second World War, has been an important consideration from the start. A UXO report was prepared by a specialist when Homes England acquired the site, which concluded that the site is high risk.</p> <p>As a result, all ‘risk activity’, including the geo-technical work undertaken last year and the upcoming archaeological investigations/excavations, will need to be conducted using a qualified explosives engineer. A UXO report will be submitted with the planning application.</p>

Meeting Notes – pre-consultation meeting
Brislington Meadows Advisory Group
Homes England
 1 November 2021
 Zoom

cadence^{pr}

Attendance

[REDACTED]	Homes England
[REDACTED]	LDA, planning lead
[REDACTED]	Cadence PR, consultation lead
[REDACTED]	Local councillor
[REDACTED]	Local councillor
[REDACTED]	Local resident
[REDACTED]	Greater Brislington Together and local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident

Meeting notes

<p>Question on why BM was still being considered for for housing</p>	<p>We understand and acknowledge the sensitivities around site, in particular in respect of loss of biodiversity, it's a key issue for Homes England too, across the country. But we also acknowledge that we, and the City Council, have to respond to 3 crises, not just 1:</p> <ul style="list-style-type: none"> - providing new housing - responding to climate change - reversing biodiversity reduction <p>We have to provide a balanced response</p> <ol style="list-style-type: none"> 1. Housing: We know that Bristol has a massive housing shortage and affordability issue, which needs to be addressed through provision of a mix of new housing, including affordable homes 2. Climate: Congestion and air pollution are increasing as more people use their cars, and the locating new within walking distance of existing neighbourhood centres is one of the best ways of managing impacts 3. Biodiversity: Loss of biodiversity is the third major issue and solutions needs to be found that INCREASE biodiversity overall. <p>Surprisingly perhaps, it is possible for development at Brislington Meadows to deliver a positive response to all three crises and this ability to achieve a balanced response to the City's priorities has strongly influenced our decision to proceed with our application for development on the site.</p>
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Allocation	<ul style="list-style-type: none"> • A critical factor is the site was allocated for housing in the Bristol Local Plan • It was allocated because it provides an opportunity to help meet Broomhill's and Bristol's housing need in a sustainable location. It is within walking distance of schools, shops, employment, Victory Park and public transport • That remains current policy. From a Planning perspective, nothing has changed, and we, like everyone else, must work with the Planning process • This allocation carries great weight in planning law in England. The principle of development is established
Have you considered scaling back on the scheme in order to protect some of the ecology	Allocation is for 300 homes, we are looking at less than this in order to better protect hedges and ecology etc.
Ambition to achieve 10% BNG but what does that look like and how would we deliver that?	The BNG strategy is work in progress
<div style="background-color: black; width: 15px; height: 15px; display: inline-block; vertical-align: middle;"></div> comments	<ul style="list-style-type: none"> • I don't think we will ever keep up with housing need. • People would be more accepting of a scaled down scheme. • Get frustrated by ecological emergency. • No one talking about the traffic • Poor public transport. • No one will walk to Lidl. • One entrance in and one out in a very bad spot. School road perfectly good. Not right.
<div style="background-color: black; width: 15px; height: 15px; display: inline-block; vertical-align: middle;"></div> comments	Focus on low car, cycle etc

Meeting Notes – post-consultation meeting
Brislington Meadows Advisory Group
Homes England
6 January 2022
Zoom



Attendance

[REDACTED]	Homes England
[REDACTED]	Cadence PR, consultation lead
[REDACTED]	LDA, planning lead
[REDACTED]	Local councillor
[REDACTED]	Local resident
[REDACTED]	Greater Brislington Together and local resident
[REDACTED]	Local resident, works at the school
[REDACTED]	Local resident
[REDACTED]	Local resident
[REDACTED]	Local resident

Meeting notes

Update	[REDACTED] provided update.
Masterplan	[REDACTED] ran through a masterplan presentation that included: constraints and opportunities, principles, why things are as they are, open space, access management, parking, commitment to quality placemaking
Neighbour privacy	Question was asked about what the likely impact would be on privacy for immediate neighbours, eg overlooking, loss of privacy.
Wetlands	How useable will wetlands be?
Future Homes Standard	New regulations due to come into effect in 2022 are intended to reduce carbon emissions from new-build homes by about 30% compared with current standards. But a more ambitious Future Homes Standard, which aims to make all new buildings “net zero ready”, will come into force in 2025 will the houses be built to the 2025 specifications?
Construction	Concern over heavy vehicles using local road network and drew reference to the local weight restrictions. HE: We can’t confirm this at this point, we would expect some traffic to come down to Broomhill but...
Ecology	Will the Bristol tree replacement standard?
School capacity	A representative from Broomhill Junior School confirmed that they did have capacity but was less sure if it could grow further.
A4 congestion	A question was asked about how this could help reduce traffic on the A4.

Connections	Would like to see more about external links to Lidl but also routes to Bristol, Keynsham and Bath. Lidl route needs to be widened, lit, tidied and it would help.
Hedgerow	<p>■ said that there was an awful lot being lost especially around the central hedge.</p> <p>Team – yes, this has been looked at length, we’re trying to balance ecology, homes and viability. The east west hedgerow is the least valuable, it is a loss, we need to compensate for that. The impact of retaining it had a massive impact on the scheme.</p>
School safeguarding	<p>Concern around the walk way and land loss, security, safety of the children.</p> <p>Overlooking, in a good position and better than most but need to look. Will the homes overlook us, can the trees be retained.</p> <p>Construction – appreciate increase in traffic but keep in mind road safety.</p>

Brislington Meadows Advisory Group

Meeting One – Launch meeting
6pm, Tuesday 20th October 2020
On Zoom

Attendance

██████████	Homes England
██████████	Consultation lead
██████████	Consultant lead
██████████	Ecologist
██████████	Councillor
██████████	Councillor
██████████	Local resident
██████████	Local resident
██████████	Local resident
██████████	Local resident
██████████	Local resident
██████████	Local resident
██████████	Local resident
██████████	Local resident

Meeting Notes

Introductions	<ul style="list-style-type: none"> All introduced themselves Ran through context and purpose of group – inform, discuss
Homes England	<ul style="list-style-type: none"> ████ introduced HE and their position and objectives
Context	<ul style="list-style-type: none"> Cllr █████ gave some context on the planning history of Brislington Meadows - housing had been debated for here for 30 years, original plans for 1000 home proposals, site allocated in 2014
Housing need	<ul style="list-style-type: none"> Cllr █████ gave some context on the housing crisis and policy standards.
Early feedback	<ul style="list-style-type: none"> HE wrote to neighbours in August introducing themselves and asking for initial comments. Key comments back included: ecology, travel, air quality, consideration to neighbours, schools, GPs, climate change – not much about the need
What have we been doing	<ul style="list-style-type: none"> ████ ran through the process which would include: survey work, analysis, and developing constraints and opportunities
Ecology	<ul style="list-style-type: none"> ████ talked about ecology surveys being carried out

The session then moved onto Q&A

Topic	Questions
Allocation	Why here, aren't there better and less sensitive sites than this such as on brownfield or on the neighbouring industrial park
Housing	Is there market testing going into what will be built here, as in will it respond accurately to local need?
Ecology	Very sensitive area with oak and ash trees, will these be protected?
	How will you achieve BNG?
Community	What's in it for the community?
	Is there an argument that you should be looking at higher density in order to achieve better local benefits?
Flooding	There is flooding here, especially on School Road, will this make the situation worse?
Infrastructure	Can the schools and GPs cope?
Demolition of Sinnott House	It started early
Need	[REDACTED]
Highways	How can the roads, and your access, cope with 300 new homes?
Climate change	How are you helping Bristol meet it's climate change targets?
	Could this include micro grids
Apprenticeships	Will you be using apprenticeships?
Conditions	How can we ensure the good bits of what you are promising now, is kept and not reneged later?

Meeting Two - Transport specific December 2020, 7pm

Introductions	Included a project update
Highways presentation	Included objectives and findings to date
General feedback	[REDACTED]: Thanked the team for the feedback and said she was not sure if she was excited or worried. She had a number of concerns but felt this was going to happen and wanted to ensure it was as good as possible.
Speed control	High level of speeding on Bonville and Broomhill
Encouraging active travel	Importance of signage for cyclists and pedestrians links that will help increase take up

Desire routes	Discussed destinations and desire lines. Key destinations included the: schools, shops, retail park, city centre, Keynsham... Potential routes raised included: Hulbert Close, Lane between Conover and Regency Drive and through Victory Park - if you can get there, opens up all sorts of routes
Bus service	Very poor service, <ul style="list-style-type: none"> • Need bus to get you to the doctors surgery • 15 minutes walk to the bus for an old person is quite a way
Services	How will doctors, schools, dentists cope?
Construction considerations	█ has worked out there could be 3,500 lorry deliveries but how would this work, especially with 7.5 tonne regulation on local roads
Shops	It was noted there was an opportunity to improve local services and shops
Affordable housing	Importance of the need for affordable housing stressed
Open space	Play space that should cater for teenagers raised – perhaps nature trails, tree assault course
Density	There were further comments on the argument for greater density that could help pay for better buses, shops...

March 2021

The group is made up of twenty local residents including neighbours, councillors, community groups and wider users, all bringing different perspectives from ecology to active travel; those with concerns, those who support and those who want to get the best for Brislington out of this. It is designed to be small enough to encourage conversation but large enough to be representative. The group meets every six or so weeks and includes updates from the team, discussions on different aspects and a Q&A session.

On the call included █ (Homes England), █, lead consultant (LDA Design) █ consultation lead (Cadence PR) and 13 local residents.

Introduction	█ introduced the meeting, thanked everyone for joining and introduced two new members, X from Friends of Eastwood Farm and X from BS4 Wildlife.
Process update	█ said that there was not much more to report on the progress of the masterplan since the last meeting but we are very keen to keep the dialogue going. Important technical work e.g on engineering/drainage solutions has continued, including specialist input from the consultant team and Homes England in-house experts. Progress is a bit slow but it is important to get all technical aspects of the plan right before moving onto consultation.

Masterplan consultation	<p>With the elections now having been confirmed for the 6th May and Purdah (the pre-election period with restrictions on public events) starting from 23 March, we have had to put the main consultation back to the end of May. This is frustrating but, as a Government agency, unavoidable. There is now plenty of time to prepare a strategy for this consultation, which is still likely to be impacted by Covid restrictions. BMAG will be asked for their views on the proposed arrangements.</p>
Green link application on the Sinnott House land	<p>■ explained that the team had had to submit the recent minor planning application on this land to manage the legal risk of a Town or Village Green claim being made and protect the public investment HE had made in the BM site. Whilst the chance of a successful claim being made was considered low, legal advice had confirmed this couldn't be guaranteed. This advice, along with the inability to get insurance to cover for this risk, has forced Homes England to take proactive action. ■ apologised for the confusion this has caused. He also confirmed that there were no immediate plans to undertake the works included under the application (although some planting on the boundary of X Broomhill Road will be progressed), as the eventual developer of the site would be responsible for providing the green corridor and pedestrian link.</p> <p>■ explained that it had caused significant alarm and asked that an explanation note be put forward faster if there was a next time.</p>
Timings	<p>In terms of the overall programme for the project, ■ explained that Homes England were now anticipating the outline planning application being submitted in August, with development not likely to start until Summer 2023</p>
Tree Preservation Order	<p>■ asked about the TPO objection Homes England had made last year. ■ said that an initial TPO had been made by Bristol City Council 'in haste' in April 2020 and legally was not properly served. It also included trees that were not, in Homes England opinion, of sufficient quality/value to warrant a TPO. This included many trees/scrub in the woodland area to the rear of Sinnott House which BCC covered in a blanket designation. Following the objection, BCC then visited the site last Summer and re-evaluated the trees included in the TPO. Subsequently it was then withdrawn and re-issued, with the lesser value trees removed. This was not subject to objection by Homes England and the tree protection will be taken into account in the master planning of the site.</p>
Hedgerows	<p>■ asked if we could expect further tree and hedgerow loss, and ■ stressed their ecological value as well as time it would take to establish new replacement planting. ■ responded stressing the value the team were putting on the hedgerow and trees in a 'nature led' approach, and as many of the existing natural assets would be protected as possible. There will be some that will need to be removed to provide access points etc but the aim will be to limit the impact wherever possible to lowest value 'assets', and protect the most important hedgerows and trees. The</p>

	current application shows some of our commitment to this by including an important green link.
Archaeology	Our geo-physical survey (radar penetrating below ground) suggest there could be archaeological features on site (see plan below). While they are unlikely to be of significance, normal practice dictates that we should investigate further, which we are keen to do. Over the coming months we will commence the digging of about forty 30 m long trial trenches, which will be filled in again once investigated. The start date will depend on the weather but is likely to be May. Anything that is found will be made public.
Unexploded ordnance	█ warned about potential unexploded ordnance as there are a dozen bomb craters in the area.
Planning application	█ explained that the August application would be an 'outline application'. This is a high level plan that, should planning be granted, would be followed by more detailed applications, supported by consultation. Those more detailed applications (Reserved Matters) would be brought forward by an appointed developer, monitored closely by Homes England to ensure a high quality development is delivered in line with the original masterplan.
Pylons	How close are we able to build to the pylons? █ responded that we have a significant buffer within which we are not allowed to build houses. Within that buffer we are looking at including things like ponds (drainage solutions), new ecological habitats, walking and cycling paths.
Alternative access to Broomhill Road	Why can't Bonville Road or School Road be used as a main or secondary vehicular access to help reduce traffic on Broomhill Road which is a concern? █ said that we have fully investigated all options. On Bonville there are suitability, commercial and logistical issues, and that BCC Highways had raised concerns too. School Road has significant gradient and technical issues that make it extremely challenging and costly and we have been advised that the approach would not be acceptable to BCC in highway terms.
Improved pedestrian and cycle links	It was suggested that it would be very useful to have an all-weather route down through Victory Park, avoiding Bonville Road, to Bath Road where the shops are. Bonville Road has heavy vehicles and safety considerations. █ said that we support improved access from Broomhill to Bath Road and are looking at this. This will be picked up further in a future BMAG/Liveable Neighbourhood meeting. It was explained that pedestrian/cycle links from the site were being proposed to School Road along the existing footpath (between the allotments) and alongside the school next to the nursery to link the site to Allison Road/Fermaine Avenue. █ said it was very encouraging to hear about the new links

Pedestrian safety	A question was asked about safety and lighting along the right of way that runs between the allotments. ■ said we'd been talking to the Rights of Way Officer at Bristol about this and this would need to be improved.
Anti-social behaviour	We were asked to consider preventing motorbikes from gaining access here and also litter and dog mess. ■ advised that this would be covered by the site management arrangements.
Access for emergency vehicles	How would the emergency access work be policed? The detail on this is yet to be considered but a similar scheme in Plymouth uses rising bollards.
Buses	We were asked if there had been conversations with the bus companies yet about improving public transport. ■ replied that this would come once we are clearer on the number of houses to be built but that we will talk to our transport consultant about starting conversation with First
Broomhill Road	Cllr ■ said that Councillors have not given up on the ambition to halt city traffic coming down Broomhill Road. ■ asked that strategic plans from WECA are considered as part of the highways work and PC advised that we are receiving advice on strategic highways direct from BCC.
7.5 lorries	Broomhill, School and Wick Road have 7.5 tonne restrictions that seem to be constantly abused. Can HE surveys be shared to see the scale of this? ■ will raise this question with our transport consultant.
Is it cost affective to be building here?	■ responded that it's a challenging site but it is allocated for housing and there is a significant need for new housing in Bristol. The site had been stalled for many years and Home England's role is to help bring housing forward.
Consultation	A member kindly commended the engagement being carried out which was appreciated
Site management	It was raised that the contractors who had put down bark on the site had come from Berkshire Why were local firms not used? ■ said he would look into this but suspected it could be linked to procurement processes that Homes England had to follow.

Meeting Four – Links

The meeting was arranged to discuss liveable neighbourhoods and exploring potential local link improvements in relation to the emerging Brislington Meadows plans.

Brislington Liveable Neighbours	■ from Brislington Liveable Neighbours talked about what liveable neighbourhoods are: looking to make neighbourhoods safer, less polluted particularly for walking and cycling, prioritising 15 minutes neighbourhoods. It's also called low car neighbourhoods. Initiatives includes exploring desire lines and routes, better signage, lighting,
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	<p>bollards to stop cars, and liaising with developers to ensure it is embedded in future schemes.</p> <p>The scheme will prioritise 15 minute neighbourhoods, prioritising pedestrian and cycling connections and include S106 funding for cycle and highway improvements, over highway improvements. Funding will be limited but so we are keen to understand where the priorities routes are.</p> <p>This is a big scheme, there is an opportunity to influence where S106 could go. Don't want to waste the opportunity.</p>
Local connections	<p>The following local links were discussed:</p> <ul style="list-style-type: none"> • The link through from Belroyal Avenue, • Bonville Road, • The route through to School Road, • A new route linking BM to Broomhill Junior School, the shops and Broomhill Road • Old Sinnott House towards Eastwood Farm.
City Centre links	<p>The following links to the city centre were discussed:</p> <ul style="list-style-type: none"> • School Road, the Rock, Manworthy Road, cross Wick Road, connecting to the Greenway, heading behind Go Outdoors and over towards Sainsbury's Castle Park. • Option to use the Hollywood Road diagonal route which would take you to the zebra crossing but this isn't lit. • An application is being brought forward for the Greenway. • Sandy Park Road could do with a bike lane, current cycle route is dangerous
Bath Road via Victory Park	<ul style="list-style-type: none"> • Important route • Bonville Road dangerous, lots of heavy loads, people parking on street/pavement, at night dark dingy and threatening. • Crossing points difficult on Bath Road • Bonville Road has a very wide pavement that could become a cycle route • Action – enforcing parking on Bonville Road
Keynsham/Longwell Green via Ironmould Lane	<ul style="list-style-type: none"> • Very muddy but • Is hard standing underneath the mud, could be • Slightly mad max wall as you come towards industrial, idea to stop vehicles and fly tipping and protect their entrance. • Is it a desire line? • Appears to be a spring or drain that is creating the mud (still muddy in heat of the summer), at the Brislington end. • Action – talk to BCC about maintaining Ironmould Lane

General comments	<ul style="list-style-type: none"> • PROW Officers admit they have no money to maintain • Don't realise how bad parking on pavement is till you have small children or guide dogs • Who would maintain these routes, they haven't been maintained to date
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Meeting 5: Ecology, drainage, prescriptive rights, archaeology, unexploded ordnance and motorbike use
21 March

Intro	<p><i>One of the main themes of the feedback to date has been on ecology and how we were looking to manage and enhance this. Our March BMAG meeting looked at the work we have been doing, the policy and standards we are benchmarking against and our direction of travel.</i></p> <p><i>The meeting also covered upcoming archaeological work, the potential of unexploded ordnance (from the Second World War), Public Rights of Way and recent motorbike activity on the Meadows.</i></p>
	<p><i>15 BMAG members attended the meeting included representatives from BS4 Wildlife Group, Greater Brislington Together, Brislington East Councillors and local neighbours (many with ecology experience and interest). Separately we have also been engaging with Bristol City Council Ecology Officers and Avon Wildlife Trust (who wrote Bristol City Council's Ecology Emergency Strategy).</i></p>
Ecology	<p>Ecology is one of the central priorities for the developing plans. We see this as being a nature and landscape led scheme that works for people, nature and water.</p> <p>TEP were introduced.</p> <p>Alongside our own and the community's desire to see high standards set for ecology here, there is a huge amount of existing and emerging planning policy that will guide and govern these proposals. In summary, we must, or have committed to:</p> <ol style="list-style-type: none"> 1. Achieving a Biodiversity Net Gain (BNG) of 10%. This means improving the quality of flora and fauna on the site beyond what is currently there. This is calculated using a Natural England methodology. 2. Applying to local policies <i>BCS9, DM15, and DM19</i> which cover biodiversity and habitats: These ensure development responds to, protects, preserves, enhances, and creates green infrastructure and natural habitats and national policies and guidance such as: national guidance on Nature Recovery Networks, the West of

	<p>England’s Nature Recovery Strategy and Green Infrastructure Strategy, and Bristol City Council’s Local Plan review.</p> <ol style="list-style-type: none"> 3. Securing Building With Nature accreditation. This is the UK’s first green infrastructure benchmark that wants to ensure that the much needed housing being delivered across the UK also delivers for the natural world. It has four key components: core, wellbeing, water and wildlife. 4. Working with local groups like Avon Wildlife Trust and BS4 Wildlife and Bristol City Council’s ecology officers.
What have you been doing over the last year?	<p>Over the last year we have been carrying out various habitat and species surveys, including mapping which species live in and move through the site. This, alongside planning policy and local feedback, will help inform the emerging plans.</p>
What habitats/species had been identified	<p>Habitats have been investigated by a suite of ‘Phase 1’ habitat survey, hedgerow assessment, detailed botanical survey and habitat condition surveys.</p> <p>The main habitats present within the site include: deciduous woodland, dense scrub (mixed, bramble and blackthorn types), native hedgerows, species poor neutral grassland. There are small scattered elements of tall herb, scattered scrub, individual trees. Japanese knotweed is also present, which is undergoing treatment by Homes England.</p> <p>Fauna species include bats, slow worms, birds (no ground nesting species have been recorded), deer, fox, hedgehog. No active badger setts have been confirmed but monitoring continues. Very low numbers of terrestrial amphibian (common frog and common toad) were noted near to the allotments, but there is no suitable breeding habitat within the site.</p>
How will you manage bats and the development?	<p>This is still to be confirmed but we are looking at a number of a ‘green links’ and dark corridors to facilitate bat movement but also bat boxes within appropriate locations in the development and in suitable retained areas (e.g. trees/woodland). Landscape design principles will seek to maximise tree species that will be of benefit to invertebrates which will in turn be of benefit for bats. Opportunities within Sustainable Urban Drainage Systems are also being sought to deliver enhanced foraging opportunities in suitable locations (e.g. green links and open spaces). Detailed design stages will include a lighting impact assessment and lighting mitigation strategy. All trees have been subject to ground-based and aerial inspections for bat roost suitability and further survey will form part of future design and planning stages.</p>

Are there any badgers living on the Meadows?	We have found no evidence, possibly because of the amount of dog walkers using the site, which can sometimes blur things. There is an inactive badger set, however, it has been monitored since June and there has been no evidence of badger activity. Monitoring would be maintained as badgers can sometimes return to abandoned sets.
Will any of the trees or hedges have to be lost?	<p>As a principle we will be looking to avoid tree and hedge loss where possible but where it is necessary, we are looking to protect the high value and lose the lower value. Several factors are being considered as part of tree and hedgerow retention / loss decisions, including Tree Preservation Order (TPO) status, tree quality, habitat condition of hedgerows, use by protected or notable species e.g. foraging bats, and opportunities for enhancement/replacement etc. Biodiversity Net Gain calculations are being applied to account for any tree / hedge losses to determine overall impact on BNG opportunities for the site.</p> <p>Bristol City Council also has a Tree Replacement Standard whereby any trees that are lost have to be scored and replaced with the same value. Should tree replacement be needed, we would look to replace them locally.</p>
Will the meadows be cut this year before wildflowers can develop.	<p>Grass cutting would be a standard measure to discourage slow worms from ranging into the works area. Aside from any special mitigation measures though, as a management principle, grass cutting would be timed in late summer/autumn as the best compromise between reducing risk of injury to slow worms, allowing wildflowers to develop and suitable ground conditions.</p> <p>We are planning archaeological investigation works this summer. Ecological protection measures may be required in advance of / during these works to ensure wildlife such as slow worms are not put at risk.</p>
Environmental Impact Assessment	<p>Has an Environmental Impact Assessment (EIA) been carried out and, if so, whether it would include off-site assessments, such as where residents who currently use the site will exercise, play, and walk their dogs.</p> <p>BCC has confirmed an EIA is not necessary but that an Ecological Impact Assessment (EclA) report would be provided alongside the application. This would consider direct and indirect impacts upon valued ecological features during construction and post-development phases, including increased recreational pressures.</p>
Green corridor	<p>Have the surrounding green spaces been mapped so that a suitable green corridor could be retained for wildlife?</p> <p>The masterplanning has been informed by an extensive suite of habitat and species surveys. The EclA will assess impacts upon mobile species and habitats including impacts that have the potential to result in habitat fragmentation or isolation and appropriate mitigation will be developed.</p>

	This also includes policy consideration such as delivering green infrastructure links.
Pressure on existing green spaces	<p>Does the development put additional pressure on existing green spaces, and whether the developer would be making a contribution to managing local parks nearby to offset this pressure</p> <p>The EclA will include an assessment of potential impacts such as increased recreational pressures upon existing valued ecological features.</p>
Habitat management	<p>Will the developer make a commitment to ongoing future management of habitats on the site.</p> <p>The Habitat Management Plan can only be developed once detailed designs are finalised. The current application will be Outline only, meaning that these particular details will not be addressed at this stage. However, long-term management mechanisms will be a consideration and habitat management objectives, particularly for ecologically valued habitats/features (retained or created), would be incorporated as a framework for future management planning at the detailed stage(s). It is anticipated that a detailed habitat management plan will be secured through planning condition.</p>
Affordable Housing	<p>The ecological measures sound expensive, could this affect the Affordable Housing numbers?</p> <p>Homes England is committed to deliver 30% Affordable Housing.</p>
Masterplan	<p>With the complexity of the site making it difficult to build in certain areas, would this affect housing density on other parts of the site?</p> <p>The team are still working on the masterplan and are expecting to be in a position to share these plans in June. It is expected that density will vary across the site to some extent.</p>
Future commitments	<p>With Homes England likely to sell this to a developer, how can you reassure that the quality and promises are upheld?</p> <p>Homes England will sell this to a developer once Outline planning permission is granted. The planning consent will incorporate controls on design standards, quality and environmental management. Homes England and the developer will be bound by those controls. In addition, Homes England will retain a controlling role throughout the development process to ensure the homes and open spaces are built by the developer to the necessary quality and standards, and that the integrity and design/management principles of the original masterplan are maintained.</p>

Drainage

Flooding	Concerns were raised about drainage, particularly down towards School Road and how this would be mitigated.
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	The planning application will need to demonstrate that the risk of flooding as a result of the development is not increased. A flood management report and surface water drainage strategy will be produced and submitted as part of the planning application. Bristol City Council, as Lead Local Flood Authority will have to be satisfied that flood risk will be appropriately managed or they could object.
Construction	Could there be increased of flood risk during construction before the drainage management measures can be implemented? No, this will be need to be managed and will be covered as part of the Construction Environmental Management Plan (CEMP), which would be submitted as part of the application.
Permeable tarmac	It was noted that there has been some work done on permeable tarmac, there is also a natural swale on the site, which could potentially be enhanced as part of the development. Swales and permeable paving are desirables feature from a sustainable drainage perspective, the team are considering a range of measures for managing water on the site, including wet grassland habitats.

Public Rights of Way

PROW	<p>■ explained that Homes England needed to address a legal matter relating to public rights of way across the site. From analysis of past use it is obvious that certain paths across the site have been trodden over the years. Legally, if such use has taken place for over 20 years then these routes could in the future be subject to a claim for ‘prescriptive rights’ which, if successful, would establish new public rights of way (PROW), in addition to the two existing PROW. Given what is known it would appear likely that such claims would be successful.</p> <p>In order to clear up this uncertainty, and for Homes England to deal with future public access in a fully transparent way, it is proposed that the historic routes will now be formally dedicated as PROW (Stage 1), in order that they can then be subject to a formal application to divert as part of the masterplan alongside the planning application (Stage 2). The masterplan for the site will be designed to maintain the ability to get from one point to another across the site (the historic ‘desire lines’) but the diverted routes will not necessarily follow the precise alignment of the current paths. Further information will be provided when available.</p>
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Planned archaeological work

PROW	An archaeology team are working up plans to carry out survey work on the site in the next couple of months. The work will include a number of trenches being dug across the site. We are working with Bristol City Council on this and will provide further updates. Anything that is found will be made public.
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Unexploded Ordnance (UXO)

	<p>Responding to a question, ██████████ said that UXO, most likely from the Second World War, has been an important consideration from the start. A UXO report was prepared by a specialist when Homes England acquired the site, which concluded that the site is high risk.</p> <p>As a result, all 'risk activity', including the geo-technical work undertaken last year and the upcoming archaeological investigations/excavations, will need to be conducted using a qualified explosives engineer. A UXO report will be submitted with the planning application.</p>
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Motorbikes

	<i>Homes England is aware that people on motorbikes have been using the site recently and are keen to stop this wherever possible. It is intended to put a barrier into the informal gap behind Belroyal Avenue to restrict access for motorbikes.</i>
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Pre-consultation BMAG meeting 1 November 2021

Balance	<ul style="list-style-type: none"> • We understand and acknowledge the sensitivities around site, in particular in respect of loss of biodiversity • It's a key issue for Homes England too, across the country. • But we also acknowledge that we, and the City Council, have to respond to 3 crises, not just 1: <ul style="list-style-type: none"> - providing new housing - responding to climate change - reversing biodiversity reduction • We have to provide a balanced response
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	<ol style="list-style-type: none"> 1. Housing: We know that Bristol has a massive housing shortage and affordability issue, which needs to be addressed through provision of a mix of new housing, including affordable homes 2. Climate: Congestion and air pollution are increasing as more people use their cars, and the locating new within walking distance of existing neighbourhood centres is one of the best ways of managing impacts 3. Biodiversity: Loss of biodiversity is the third major issue and solutions needs to be found that INCREASE biodiversity overall. <ul style="list-style-type: none"> • Surprisingly perhaps, it is possible for development at Brislington Meadows to deliver a positive response to all three crises and this ability to achieve a balanced response to the City's priorities has strongly influenced our decision to proceed with our application for development on the site.
ALLOCATION	<ul style="list-style-type: none"> • A critical factor is allocation of the site for housing in the Bristol Local Plan • The site was allocated because it provides an opportunity to help meet Broomhill's and Bristol's housing need in a sustainable location. It is within walking distance of schools, shops, employment, Victory Park and public transport • That remains current policy. From a Planning perspective, nothing has changed, and we, like everyone else, must work with the Planning process • This allocation carries great weight in planning law in England. The principle of development is established • But, like any planning application, ours will be assessed by the Council and a decision made • We want to continue to engage with BMAG and the community because we want to ensure that you have the opportunity to influence the development in case it DOES get planning permission •
Next steps	<ul style="list-style-type: none"> - Consultation at the end of the month – details are still being finalised but subject to covid, we will be doing an in person event. We'll update. - We have archaeological work starting in the next couple of weeks... touching on UXO

■	Disappointed by ■ statement never the less this was based on ecological findings by AWT.	
	Have you considered scaling back on the scheme in order to protect some of the ecology	Allocation is for 300 homes, we are looking at less than this.

		It's below 300 for the reasons you say, in order to protect hedges and ecology etc.
	Ambition to achieve 10% BNG but what does that look like and how would we deliver that?	The BNG strategy is work in progress, we may not have all the answers
	Are there examples of best practice and how this is working, or are we making this up as we go along?	I
■	In terms of net gain how is this measured? If you add some wetlands and trees could improve it ten fold straight away...	Will get ■■■■■ to respond We are taking this very seriously
■	Consultation at weekends	
■	Will help promote the consultation	
	Please record	
■	Schools, GPs, centre etc	20 minute neighbourhood CIL
■	Focus on low car, cycle etc Need to use this to push things like Bath Road.	We can only do what we can – map
■	What are the key risks Eg flooding, allotments,	■ – politics ■ – single issue debate, this is one of three crisis It's helping to explain this
■	I don't think we will ever keep up with need. People would be more accepting of a scaled down scheme. Get frustrated by ecological emergency. No one talking about the traffic Poor public transport. No one will walk to Lidl. One entrance in and one out in a very bad spot. School road perfectly good. Not right.	

BMAG 7
 Brislington Meadows
 6 January 2022

Attendance

Homes England
 BMAG



Meeting notes

Introduction	█ thanked everyone for coming	
Update	█ thanked everyone who had attended the exhibition or provided feedback, 200 people attended and 70 feedback forms to date. Next steps – will review and refine the plans, we are meeting Design West, AWT and Building with Nature. We will then finalise our application and submit. At this point the more formal consultation starts.	
Masterplan	█ ran through a masterplan presentation that included: constraints and opportunities, principles, why things are as they are, open space, access management, parking, commitment to quality placemaking	
Questions	█ - Impact on privacy for neighbours...	41ish
	█ - How useable will wetlands be?	
	█ - New regulations due to come into effect in 2022 are intended to reduce carbon emissions from new-build homes by about 30% compared with current standards. But a more ambitious Future Homes Standard, which aims to make all new buildings “net zero ready”, will come into force in 2025 will the houses be built to the 2025 specifications ? █ – Future Homes Standard	
	█ - how are you going to control / mitigate vehicle / car use after the development is populated and also construction traffic during the build phase? You should be conditioning this to future developers. █ – we can’t confirm this at this point, we would expect some traffic to come down to Broomhill but... █ – all BMAG meetings suggested construction traffic would use Bonville Road. █ – I’m not sure if that is right	█ -

	<p>██████ – surely you should make this a condition to any future developer. We are very concerned about this, the 7.5 tonne weight limit is ignored. Appreciate you can't give us black and white but would like commitment</p> <p>██████ – there is a 7.5 tonne weight limit and this is ignored.</p>	
	<p>██████ - I'd like more information about ecological mitigations please ? will you be following the Bristol tree replacement standard ?</p>	
School	<p>██████ – difficult question to answer however we do have capacity. Do we have room to grow, not sure.</p>	
A4 congestion	<p>██████ - How are we trying to reduce traffic</p>	
Connections	<p>██████ – Would like to see more about external links to Lidl but also routes to Bristol, Keynsham and Bath. Lidl route needs to be widened, lit, tidied and it would help.</p> <p>██████ – are talking to PROW officer</p>	
Hedgerow	<p>██████ – an awful lot being lost especially around the central hedge.</p> <p>██████ – yes, this has been looked at at length, balance ecology and homes and viability, the east west hedgerow is the least valuable, it is a loss, we need to compensate for that. The impact of retaining it had a massive impact on the scheme.</p>	
Corridor	<p>██████ – your taking this out and putting another in.</p> <p>██████ – this is part of making</p> <p>██████ – taken down 300 to 260.</p>	
Schools	<p>██████ – want to share what we are saying.</p> <p>Concerns around the walk way and land loss, security, safety. Safeguarding of the children.</p> <p>Overlooking, in a good position and better than most but need to look. Will the homes overlook us, can the trees be retained.</p> <p>Construction – appreciate increase in traffic but keep in mind road safety.</p>	

