



# Brislington Meadows Design and Access Statement



Homes  
England

# Executive Summary

This Outline Planning Application represents over 18 months of consultation, technical assessment and masterplan development by Homes England and their design and technical team. The purpose of this document is to set out the design process underpinning the Outline Planning Application and Homes England's Vision for a high quality and vibrant place, grounded in its context and local history, which will delight future residents and visitors.

Brislington Meadows is an allocated site in the Bristol City Council Local Plan Adopted 2014. The proposals include up to 260 new homes, including affordable housing, a significant area of publicly accessible green space and new walking and cycling routes for all access requirements. The masterplan is landscape-led, directly influenced and shaped by the existing assets of the site including existing mature trees and hedgerows, and opportunities for views across Bristol. A variety of green spaces are designed to encourage people to gather and interact, and some of which are purposefully naturalistic and quieter for ecological reasons.

Brislington Meadows has been designed comprehensively, demonstrating the potential to deliver up to 260 new homes in a sustainable manner, with no fundamental constraints on development that cannot be appropriately addressed.

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Comment: For Planning

This document has been prepared and checked in accordance with ISO 9001:2015

# Contents

Homes England Vision	4
1.0 <u>Introduction</u>	8
2.0 <u>Understanding the Context</u>	17
3.0 <u>The Site</u>	42
4.0 <u>Engagement and Design Process</u>	72
5.0 <u>A Healthy and Sustainable Community</u>	78
6.0 <u>Illustrative Masterplan</u>	90
7.0 <u>Landscape Strategy</u>	128
8.0 <u>Access, Parking &amp; Services</u>	158
9.0 <u>Parameter plans</u>	173
10.0 <u>Implementation and Delivery</u>	182
 Appendix: National Model Design Code	 190

## Homes England's Vision

Bristol is a fantastic City and is widely regarded as a great place to live, but is facing the difficult challenge of balancing the urgent need for new homes against ecological and climate emergencies. We believe that balance can be achieved at Brislington Meadows.

Our vision is for a sympathetically designed sustainable neighbourhood, located within Broomhill and in close proximity to existing services and amenities available. The landscape-led masterplan seeks to retain a significant amount of open space on the site and public routes through the site, enhancing connection to Victory Park and Eastwood Farm, as well as access to the Local Centre itself to support existing services and encourage further investment.



Collage of images reflecting Homes England's aspirations for the site





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## Our Ambition

**Homes England is committed to delivering:**

- New housing in line with the site allocation requirements;
- A mix of housing to reflect local need, including private and rented, affordable, family homes and apartments;
- A high quality place built around the landscape with a good variety and size of green spaces;
- A community where residents and nature can co-exist;
- A 10% biodiversity net gain (through on and off site measures);
- Sustainable and low carbon use homes to meet the Future Homes Standard, and
- A place that functions as an integral part of the established Broomhill community and helps to sustain existing services.







Eastwood Farm

Broomhill  
Junior School

Broomhill Road

Bonville Road

Victory Park



# 1

## Introduction

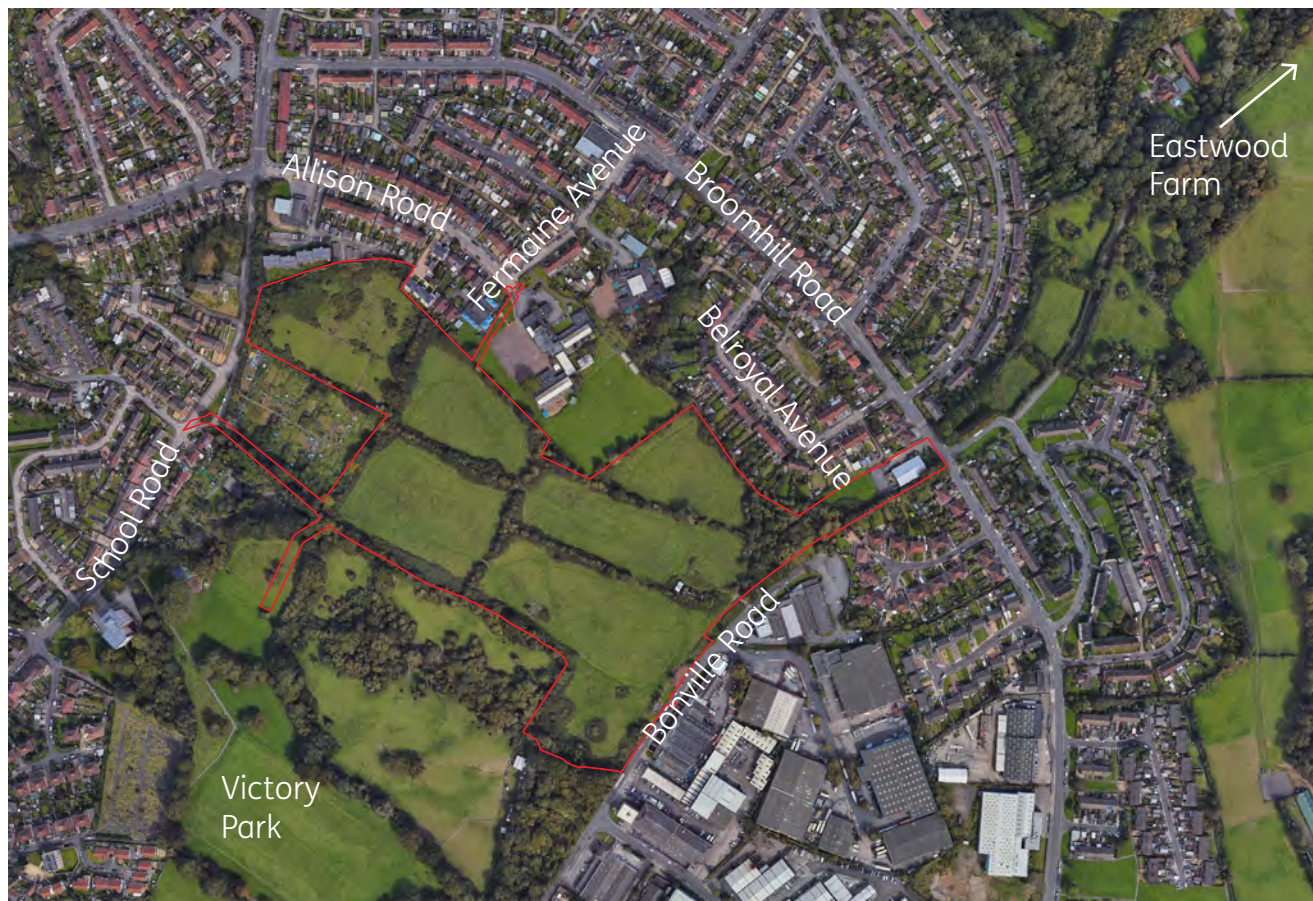
This opening chapter introduces the proposed development at Brislington Meadows, the scope of the Outline Planning Application and the role of this Design and Access Statement.

The Planning Statement and Design Code submitted as part of this Outline Planning Application provide further detailed information regarding the planning context and technical details of the proposals. These documents should be referred to for further detail.

## 1.1

### Purpose

This Design and Access Statement (DAS) has been prepared by LDA Design on behalf of Homes England. It sets out the design process underpinning the Outline Planning Application (OPA) and the illustrative proposals for the development of a sustainable new residential neighbourhood at Brislington Meadows (the site), comprising land to the south of Broomhill and north of Victory Park in the southeast of Bristol. The location and application boundary of the proposed development is set out on the aerial plan on the opposite page.



Location Plan

— Application Boundary





## 1.2

### Structure of the Application

The application is submitted in outline, with all matters reserved apart from access for which we are applying in full. Detail relating to matters of appearance, layout, scale and landscaping are reserved for future determination, known as the reserved matters stage.

This DAS forms part of a suite of documents and drawings submitted as part of the application; a full list is provided in the Planning Statement. They include:

#### Site Location Plan

This defines the extents of the application boundary, also referred to as the 'red line' boundary. The site extends to 9.6ha / 23.7 acres.

#### Parameter Plans

A series of Parameter Plans have been prepared which define the proposed extents of development across the site in line with the description of development.

Four parameter plans are submitted for approval covering Land Use, Access and Movement, Landscape and Building Heights.

#### Illustrative Masterplan

An Illustrative Masterplan has also been prepared which shows one way in which the development could come forward within the parameters identified. The Illustrative Masterplan is an indicative arrangement also used to highlight how the proposals can achieve key design and policy objectives, whilst achieving a viable quantum and mix of uses across the site.

#### Design Code

This application is supported by a Design Code which sets out design principles to guide future reserved matters application(s). It has been prepared to ensure future detailed proposals reflect the character of the local area, and retain the key structuring elements of the design established through the OPA.

#### Technical Reports

The application is supported by a series of technical reports, covering key issues in relation to access, movement, ecology, tree protection, noise, air quality drainage, utilities and planning.

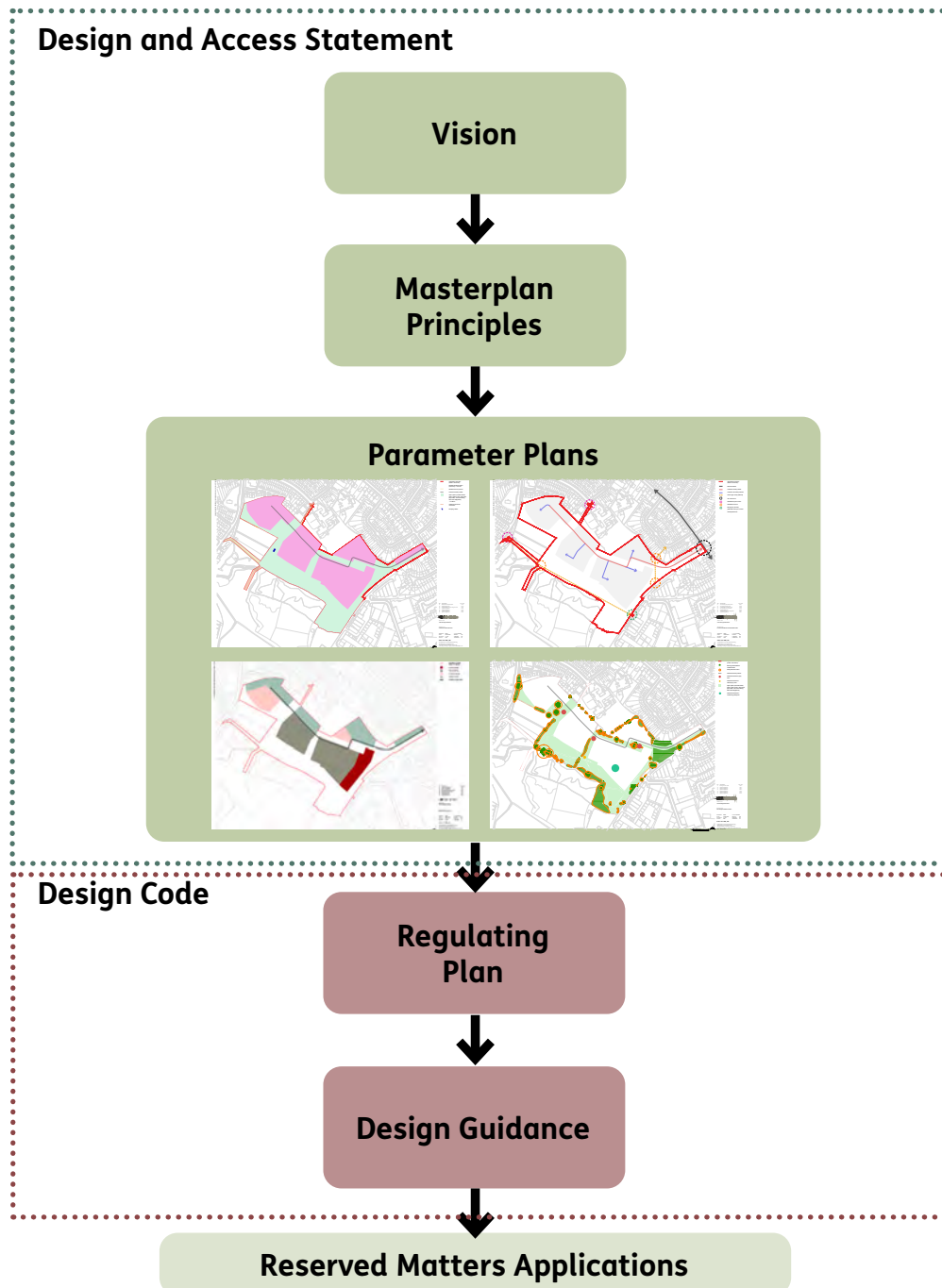
A planning statement has also been prepared and submitted which details the proposed development and compliance with Development Plan Policies.

#### Access

Detailed access drawings have been submitted for approval as part of the application covering vehicular and pedestrian and cycle access points. A full explanation of the transport proposals and detailed drawings can be found in the Transport Assessment.

#### Building for a Healthy Life

A preliminary assessment of the proposal's performance against the Building for a Healthy Life criteria is enclosed in the DAS, based on the parameter plans and illustrative masterplan.



## 1.3

### What is a Design and Access Statement?

A DAS is a report accompanying and supporting a planning application. A DAS should explain the vision, design principles and concepts that have been applied to the development.

The DAS provides a framework for applicants to explain why a proposed development is a suitable response to the site and its context, how the scheme has been resolved through an understanding of setting, scale, massing, access and movement, and outcomes of community engagement. A DAS should demonstrate how the site and its context have influenced the design.

This document forms an important part of the information that has been submitted as part of the OPA for the site. The purpose of the DAS is to provide stakeholders with the relevant information they require to understand and to explain issues relating to design and access proposals for the site.

This report is illustrative only and will not be approved as part of the OPA. The Parameter Plans and Design Code will be submitted for approval, and have been included in this report for completeness. They are submitted as separate, stand alone drawings for approval.

The DAS is required to:

- Explain the design principles and concepts that have been applied to the development;
- Demonstrate the steps taken to appraise the context of the development and site opportunities and constraints, and how the design of the development takes that context into account;
- Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- Outlines the consultations that have been undertaken on issues relating to access to the development and what account has been taken of the outcome of consultations, and
- Explain how any specific issues which might affect access to the development have been addressed.

## 1.4

### Design and Access Statement Contents

#### 1.0 Introduction

Overview of the purpose of this document and the Vision for Brislington Meadows.

#### 2.0 Understanding the Context

A study of the context in which the proposals sit, which will influence the design of the place.

#### 3.0 The Site

Our understanding of the technical considerations of specific qualities of the site.

#### 4.0 Engagement and Design Process

A record of the design development that has taken place, including the engagement

#### 5.0 A Healthy and Sustainable Community

Describes the opportunities that the site offers for residents that can lead to healthier and more sustainable outcomes.

#### 6.0 Illustrative Masterplan

Masterplan proposals and description of the intended character of the high quality place.

#### 7.0 Landscape Strategy

An overview of the green infrastructure proposals for the site including an illustrative visualisation.

#### 8.0 Access, Parking and Servicing

Description of the active travel and access proposals.

#### 9.0 Parameter Plans

A description of the plans submitted for approval, defining the extents of development.

#### 10.0 Delivery and Implementation

Indicative phasing strategy and summary of the proposals.

## 1.5

### What are we applying for?

The description of development is as follows:

Outline permission for the development of up to 260 dwellings with pedestrian, cycle and vehicular access, cycle and car parking, public open space and associated infrastructure. All matters except access are reserved.

1.6

The Application Boundary

The Outline Application boundary extends to 9.6 ha in total and comprises an irregular shaped parcel of land known as Brislington Meadows.

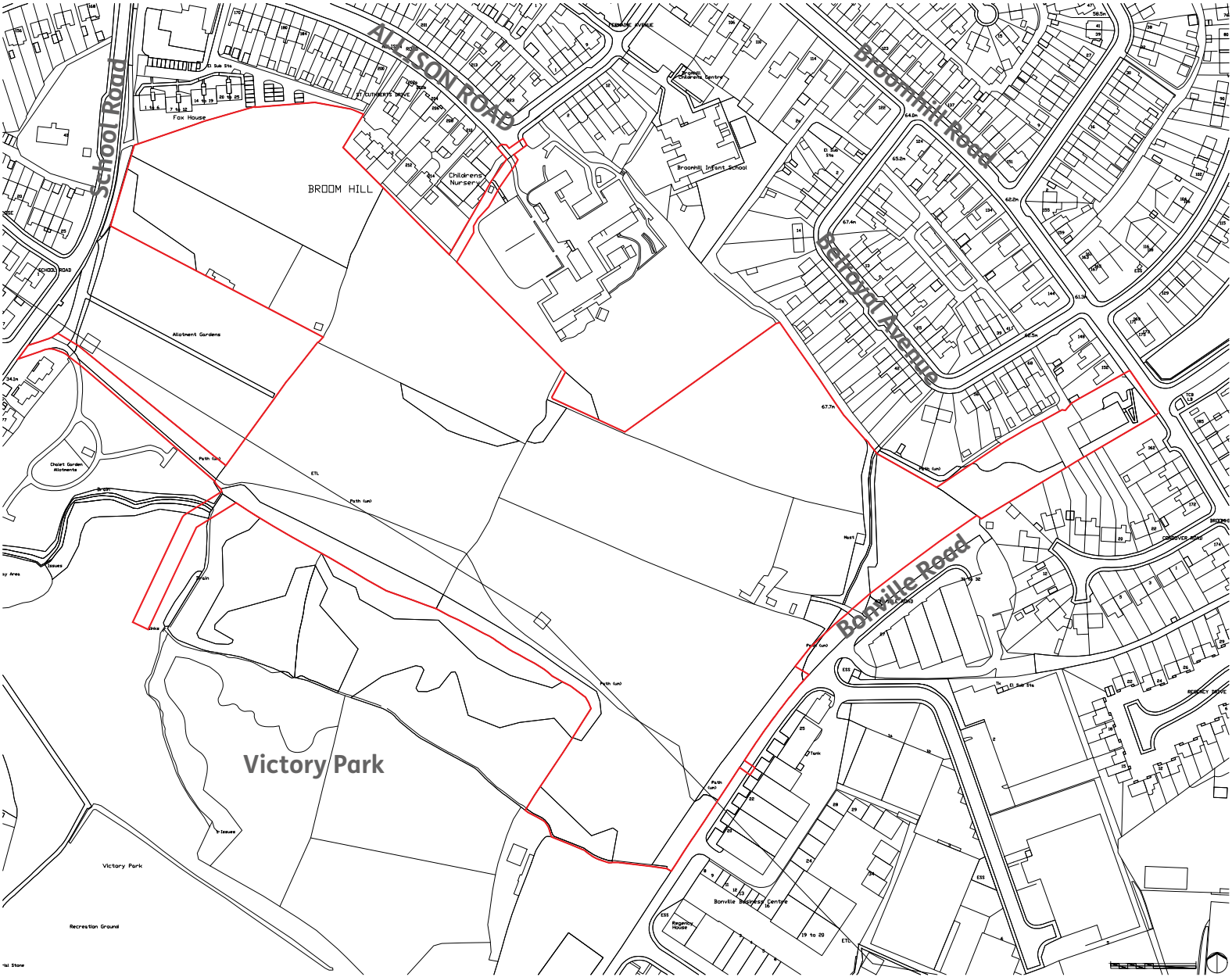
To the northeast, the site is bound by Broomhill Road and residential properties in Condoever Road. To the north the site is bound by residential dwellings on Belroyal Avenue and an associated rear access lane, Broomhill Junior School and Mama Bear’s Day Nursery, and residences accessed off Allison Road. To the east the site is bound by Bonville Road and the protected employment area comprising the Brislington Trading Estate. To the west of the site is School Road and allotments. To the south lie Victory Park and paddocks which comprise protected open space and a Site of Nature Conservation Interest (SNCI).

	Area (hectares)	Area (acres)
Total Site Area (Application boundary red line)	9.6 ha	23.72 ac



Legend

Application Boundary



Location plan

## 1.7

### Planning Context

Bristol has a number of competing issues that it must address; ecology, climate change and housing emergencies being just three.

This scheme is ideally suited for responding positively to both the housing crisis and the climate emergency, and through careful management, the ecology emergency too.

The site is allocated for development in the Council's adopted Local Plan (Site Allocations and Development Management Policies, 2014), with indicative capacity for up to 300 homes. The allocation of the site for residential use was considered to be appropriate noting the site's sustainable location, close to the supermarket and shops of Broomhill Local Centre, and encouraging further investment here, as well as the shops on the Brislington Retail Park, community facilities, large areas of accessible green space, employment areas and public transport infrastructure.

The development will provide much needed new housing, including a mix of private and affordable dwellings and a mix of housing types and sizes. The site makes an important contribution towards the housing required in Bristol, noting the Council are currently unable to demonstrate that they have delivered the number of homes needed, or that they have a five year supply of land to provide the number of homes needed. Demand for housing across the market is now very significantly greater than the supply of homes available. Development at Brislington Meadows will provide up to 260 high quality new homes, comprising family homes and smaller dwellings and providing choice to the market.

The design process has demonstrated that it is not possible to achieve the 300 homes indicated in policy whilst delivering a mix of housing that meets local needs and working within site constraints.

Through careful on and off-site design and management, the scheme will also be able to achieve an overall gain in biodiversity value which responds to the ecological

emergency. Homes England is committed to deliver a 10% biodiversity net gain (through on and off site measures) and the application is supported by an extensive ecological impact assessment that considers wildlife sites, habitats, flora and fauna. In addition to the biodiversity commitments, bespoke mitigation for wildlife will be included where required or recommended by the impact assessment and this is discussed in the Design Code.

Homes England acquired the site from previous landowners in 2020, with a view to helping to deliver much needed new housing on the site and with the support of the Council at that time. The balanced response to the City's priorities as part of the overall scheme design and application approach has strongly influenced the decision to proceed with an application for development on the site.

A full summary of the development plan framework and compliance with the relevant planning policies and other material considerations relevant to these proposals is provided in the Planning Statement.

# 2

## Understanding the Context

This chapter describes and analyses the regional and local context of the site. Analysis has been undertaken of the historical growth of Brislington, and its characteristics today including amenities and facilities.

## 2.1





### Location

The site is located in Brislington in the southeast of Bristol within the administrative boundary of Bristol City Council within the Ward of Brislington East. It comprises an irregular shaped parcel of land (9.6 hectares) known as Brislington Meadows, as shown on the drawing adjacent.

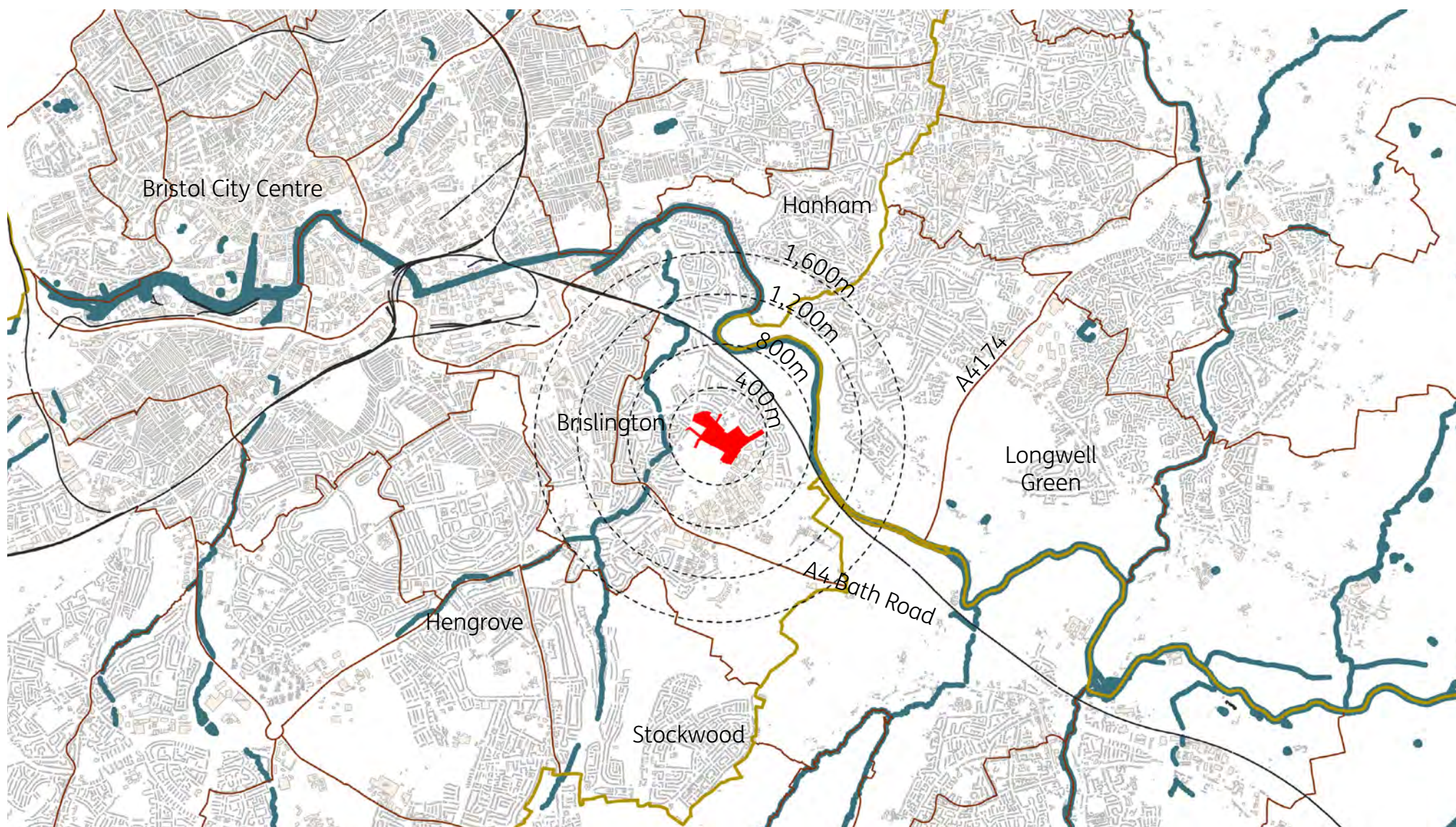
Brislington Meadows currently comprises open fields crossed by two public rights of way and a network of informal trodden paths. It is not subject to specific environmental or landscape designations and is allocated for housing development in the Council's Local Plan.

The site is characterised by a steeply sloping topography from the northern boundary down to the southern boundary, with the gradient reducing towards the east. There are overhead electricity cables and a pylon on the lower slopes towards the southern boundary of the site. There is an existing communications mast in the north east corner of the site which will be removed as part of the development.

#### Legend

-  Application boundary
-  Ward boundaries
-  Bristol City Council boundary
-  Watercourses





Strategic Location Plan



## 2.2

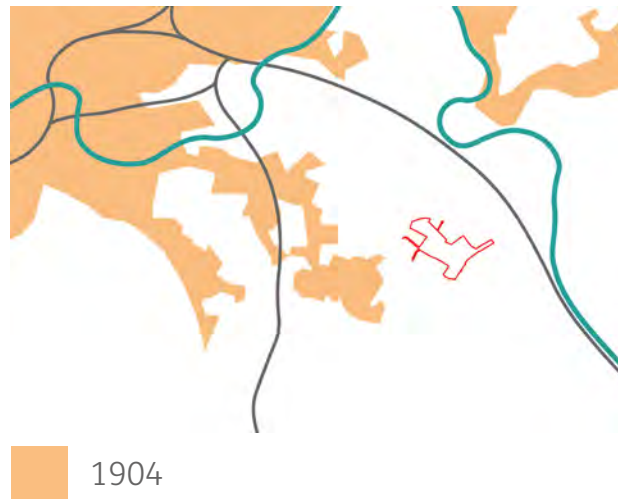
### Historic Growth

To understand the layers of history, landscape and unique characteristics of Broomhill and Brislington we have analysed and undertaken technical studies of the neighbourhood.

Analysis of the growth of Bristol over time has been undertaken to identify patterns of growth and urban morphology.

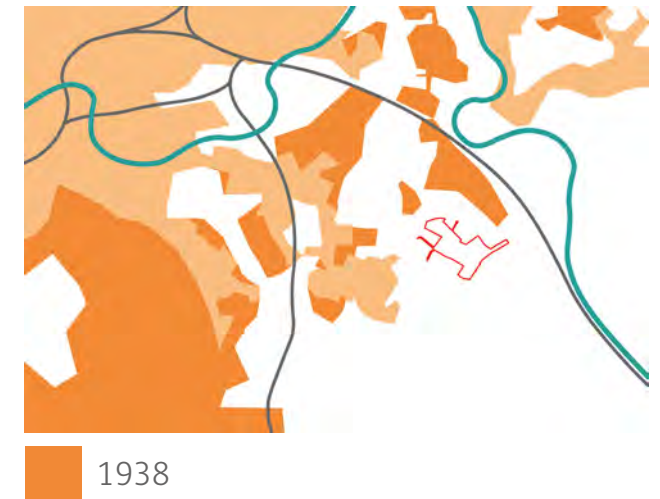
#### 1904

- Historic maps show Brislington as a relatively rural neighbourhood in the early 1900s with settlement stretching from the City Centre out to Totterdown.



#### 1938

- The 1930s saw significant expansion to the south west of the site at Knowle.
- Development was established to the north of the site towards the railway line.
- Creation of St Annes settlement to the north side of the railway.



## 1970

- By 1970 Broomhill was established to the north of the site.
- Expansion continued along the edge of the River Avon.
- Development begins to intensify within Brislington itself.



1970

## Present Day

- In the late 20th and early 21st century, the expansion of Brislington gave the settlement the form that it displays today.
- The railway line to the west is discontinued.
- In recent decades there has been an increase in the existing density along Bath Road, with large shopping and industrial estates developing in vacant sites to the east and west of the site boundary.



Present  
Day

## 2.3

### Local Connections

#### Pedestrian and Cycle links

There are links from the site to local destinations such as shops, education and employment on existing footways.

Routes from the site to these locations are included in an audit of the pedestrian and cycle routes to local destinations within the accompanying Transport Assessment.

Cycle links in the area are limited to on carriageway routes, with shared footway/cycleways only available closer to the City Centre and on Bath Road towards Keynsham as part of Regional and National cycle routes.

#### Public transport Network

The closest bus stops to the site are on Broomhill Road, close to the site boundary, and at the Broomhill Road centre. The bus stops are served by the 1,96 and 513/514 buses. Another stop is located on School Road, close to the footpath link between the allotments, which is served by the 36 service. These bus services provide links to key destinations such as Sandy Park Road

shops and Brislington Retail Park as well as further afield such as the centre of Bristol and Keynsham.

The site is well located for easy access to the Number 1 bus service which operates every 15 minutes during the day on Monday to Saturday and 20-minute intervals on Sundays. It connects to Cribbs Causeway via Broadmead, the City Centre and Clifton. During the evening the Number 1 bus operates every 30 minutes and runs throughout the night.

#### Highways

Broomhill Road to the north of the site links to a mini-roundabout junction with School Road and Birchwood Road to the west. Birchwood Road travels north to St Anne's. School Road travels south, down a hill, becoming Church Road and joining the A4 Bath Road at a priority junction to the south.

Some 100m south of the mini-roundabout junction of Broomhill Road and School Road, Allison Road heads to the west, where it meets Wick Road, which in turn

provides access to Sandy Park Road and destinations towards the City Centre.

East of the Allison Road junction, Allison Road is one-way westbound and links to Fermaine Avenue to the east and also the access for Broomhill Junior School, Infant School and Mama Bear's Day Nursery.











To the east of the site, Broomhill Road continues south before joining Emery Road at a mini-roundabout. Emery Road then heads south and joins the A4 Bath Road at a signal controlled junction. To north of Emery Road lies Brislington Trading Estate. On the western boundary of the estate lies Bonville Road which part of the site fronts onto.

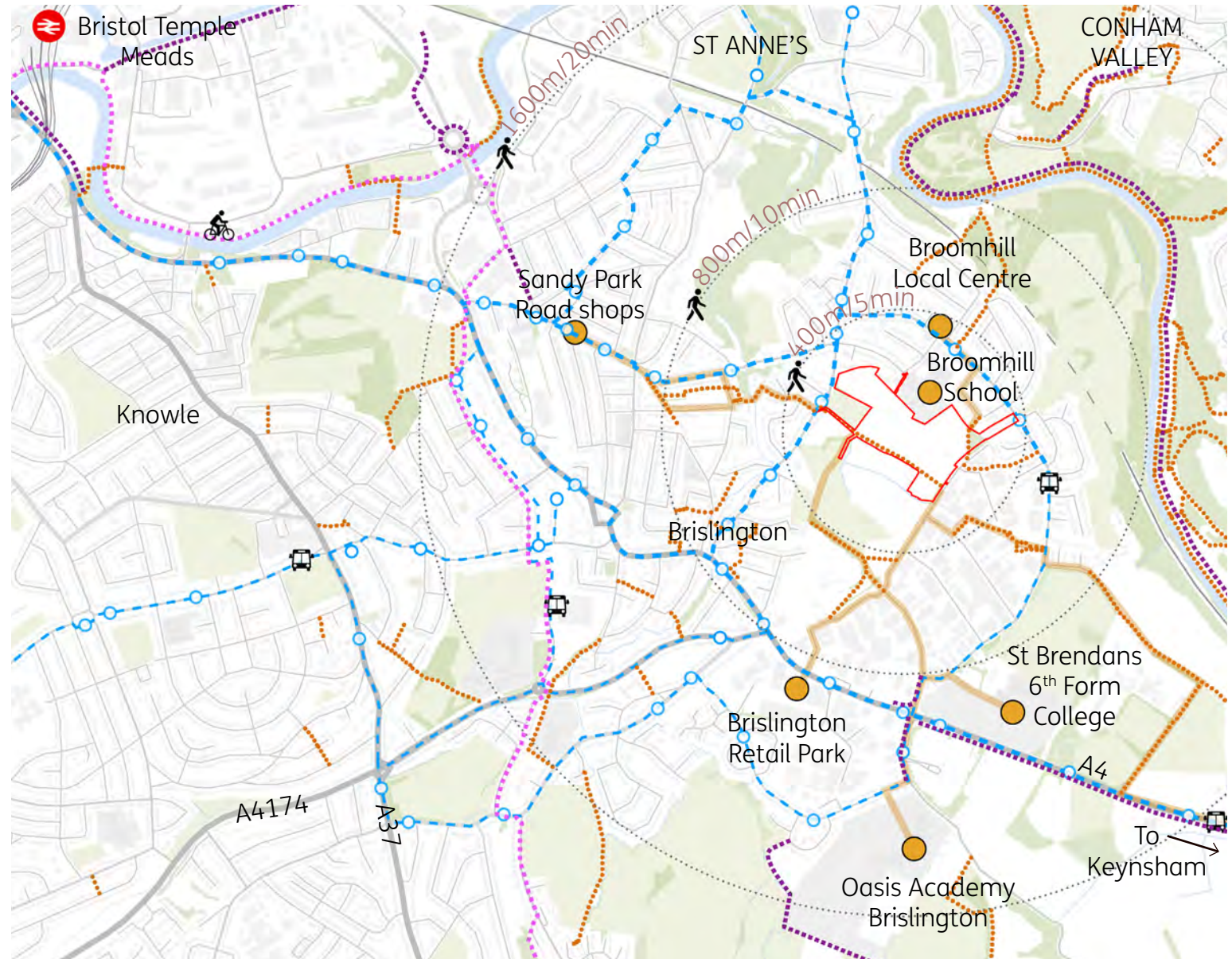
#### Design Consideration:

- Identify pedestrian and cyclist desire lines to key destinations and consider how improved links within and through the site can facilitate safer and more convenient movement.



### Legend

-  Application Boundary
-  Primary roads
-  Secondary roads
-  Bus route
-  Bus stop
-  National Cycle Route
-  Bristol Cycle Routes
-  Public Right of Way
-  Destination
-  Desire line



## 2.4

### Local Amenities

The adjacent diagram illustrates some of the key local amenities available near the site. The diagram shows that the site is well positioned to benefit from a wide range of existing services and amenities within distances that make them readily accessible to future residents.

#### Retail / employment

Broomhill Local Centre is located north of the site, within 400m (therefore 5 minute walk / 1 minute cycle), providing a range of shops and services for local residents. Brislington Trading Estate contains a number of businesses offering employment and retail opportunities. Larger 'out of town' retail and business parks are located south of the site. Many of these retail and employment areas near the site can be reached on foot or by public transport within a 20 minute walk or few minute cycle.

#### Public services – health

Nightingale Valley Practice is located 1.8km walk away from the site and can be accessed by foot, cycle or vehicle.

#### Education

Broomhill Junior School and Mama Bear's Nursery directly adjoin the northern boundary of the site, and Broomhill Infant School is located a few metres further northwards. There is currently no direct pedestrian / cycle link from the development site to these education facilities but discussions about a link are well advanced with the Junior School, Nursery and Bristol City Council.

Oasis Academy Brislington is a 20 minute walk or 5 minute cycle to the south.

#### Leisure and recreation

The Public Rights of Way through the site help to connect the site to the sports, play and leisure facilities at Victory Park and Eastwood Farm.

The footpath link to the west links through to The Rock and beyond that, Nightingale Valley.

#### Design Consideration:

- Ensure new development has adequate walking and cycling routes across the site that connect users to nearby services.



## Legend

Application Boundary

Waterlines

Surface water

Buildings

Woodland (Local)

Green space



Care home



Church



Medical



Sports



School



Nursery



Shops/stores



Restaurants

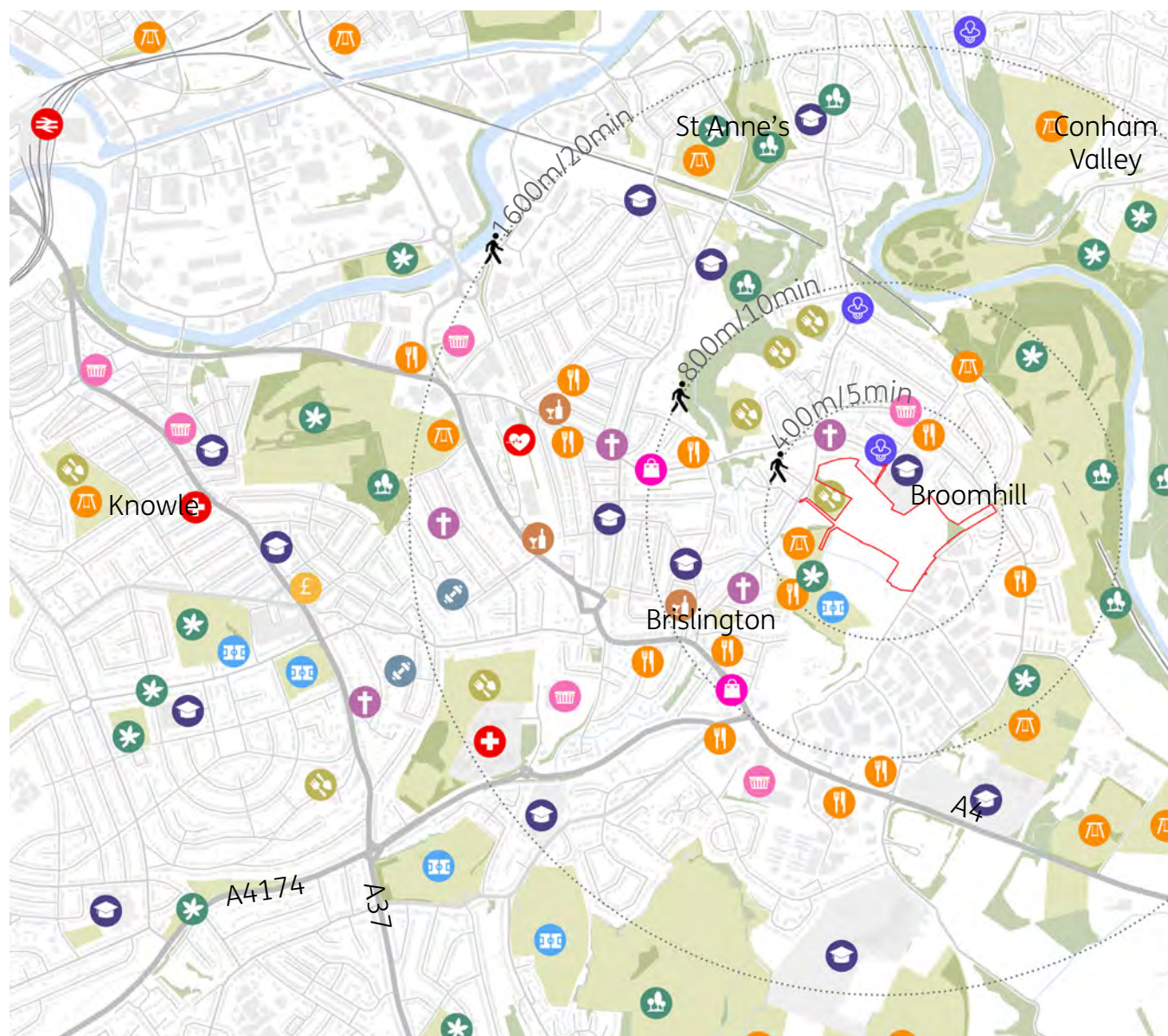


Pubs



High street

Local Amenities Plan



The following table demonstrates that most facilities are within a walk or cycle from the site. Typically 400m equates to a 5 minute walk or 1 minute cycle

Amenity	Distance
Local shops on Broomhill Road	400m
Primary School / Nursery	200m
Secondary School	1500m
College	1300m
GP Surgery	2000m
Place of Worship	400m
Pharmacy	1800m
Dentist	1300m

Note: measurements have been taken from the approximate centre of the site.



Broomhill Local Centre



Brislington Trading Estate



Broomhill Junior School

## 2.5

### Existing Landscape Character

A Townscape and Visual Impact Assessment (TVIA) has been undertaken to assess the potential effects on landscape and visual resources as a result of the proposed development. The TVIA describes the existing townscape, landscape and views, considers their sensitivity to change and identifies the changes likely to arise from the proposed development; and provides judgements of the importance of effects arising.

The site is located within an existing area of settlement that forms part of Bristol's wider townscape, which is described in the Core Strategy (2011) as follows [inter alia]:

“Bristol has a rich and varied townscape... [the] ...varied townscape is set within a unique and dramatic natural landscape defined by the valleys of the Rivers Avon, Frome, Trym and Malago and the flood plain of the Severn Estuary. These attributes contribute towards the city's quality and local identity, creating many distinctive urban and natural landscape features and allowing significant views within and across the city...”

The site is not covered by a published character assessment. Therefore, a bespoke landscape / townscape character assessment was undertaken for the TVIA; informed by fieldwork observations and other relevant available landscape studies. The diagram on the next page illustrates the townscape and landscape character areas identified.

Fieldwork showed that the townscape within the site's surroundings comprises a mixture of different dwelling ages and styles that range from pre-war to contemporary homes. The distribution of dwelling styles and extent varies considerably within the urban fabric, and are punctuated throughout the townscape with other educational, healthcare, recreational, commercial and industrial land uses that also have their own distinct character.



## Legend

- Application Boundary
- 1. Brislington Meadows
- 2. Brislington and Broomhill
- 3. Victory Park
- 4. Brislington Trading Estate
- 5. Eastwood Farm
- 6. Nightingale Valley Park and Nature Reserve
- 7. Brislington 6<sup>th</sup> Form and Playing Fields
- 8. Avon Valley River Corridor
- 9. Bickley Wood Gorge



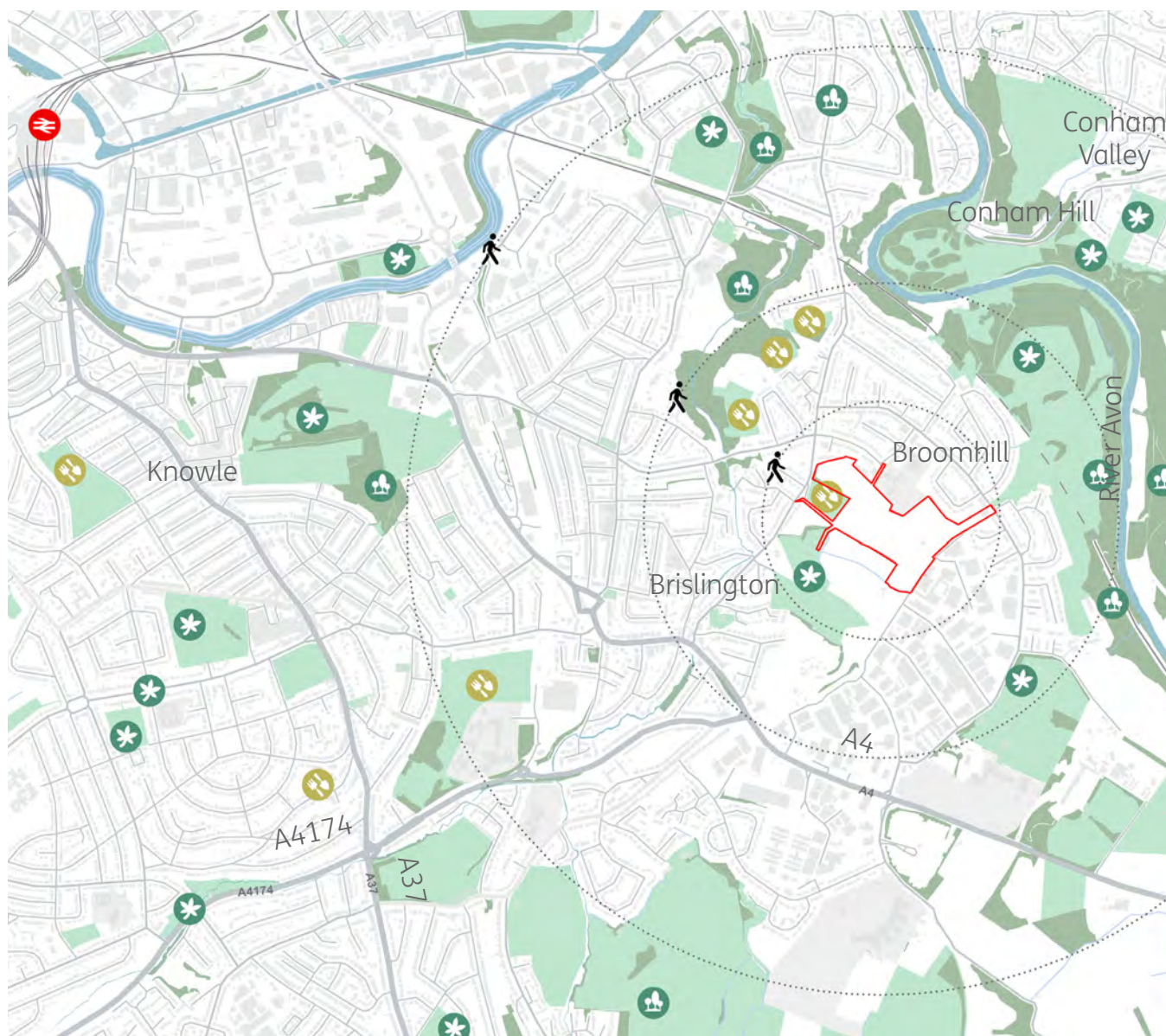
Landscape / Townscape context



## Legend

- Application Boundary
- Waterlines
- Surface water
- Buildings
- Woodland (Local)
- Green space
- Natural green space
- Park
- Allotment

Landscape context



## 2.6

### Sports and Play Provision

Brislington Meadows is well connected to open spaces, play areas and sports clubs within short walking distances. The masterplan provides an excellent opportunity to facilitate linking of key open spaces and provide access to existing open and play areas.

#### Victory Park Playground

Located to the south-west of Brislington Meadows, Victory Park contains three play areas, an area for under 12s at Fraser Street, a play area at St Lukes Road with a five-a-side area and a play area at Nutgrove Avenue. The park also includes tennis courts, bowling green, a 1700m route for walking, jogging or running and toilets.

#### Eastwood Road Playground

North of Broomhill Local Centre off Eastwood Crescent/Road, the play area comprises small children's play equipment and basketball court with links to Eastwood Farm.

#### Noah's Ark Play Centre

Indoor family play centre located just off Bath Road to the south. The centre hosts young-children play features such as climbing, slides, bouncing castle and obstacle course plus break room for parents.

#### Bristol Harlequins Rugby Football Club + Goals Bristol South

Located east of Brislington Trading Estate, both the rugby club and 5-a-side sports facility sit within a heavily vegetated park setting.

#### Design Consideration:

- Facilitate all-user access to key open spaces and play / sport facilities.
- Consider opportunities for increasing play and open space provision within the site, available to new residents and the existing community.



Sports pitches in Victory Park



Play area in Victory Park




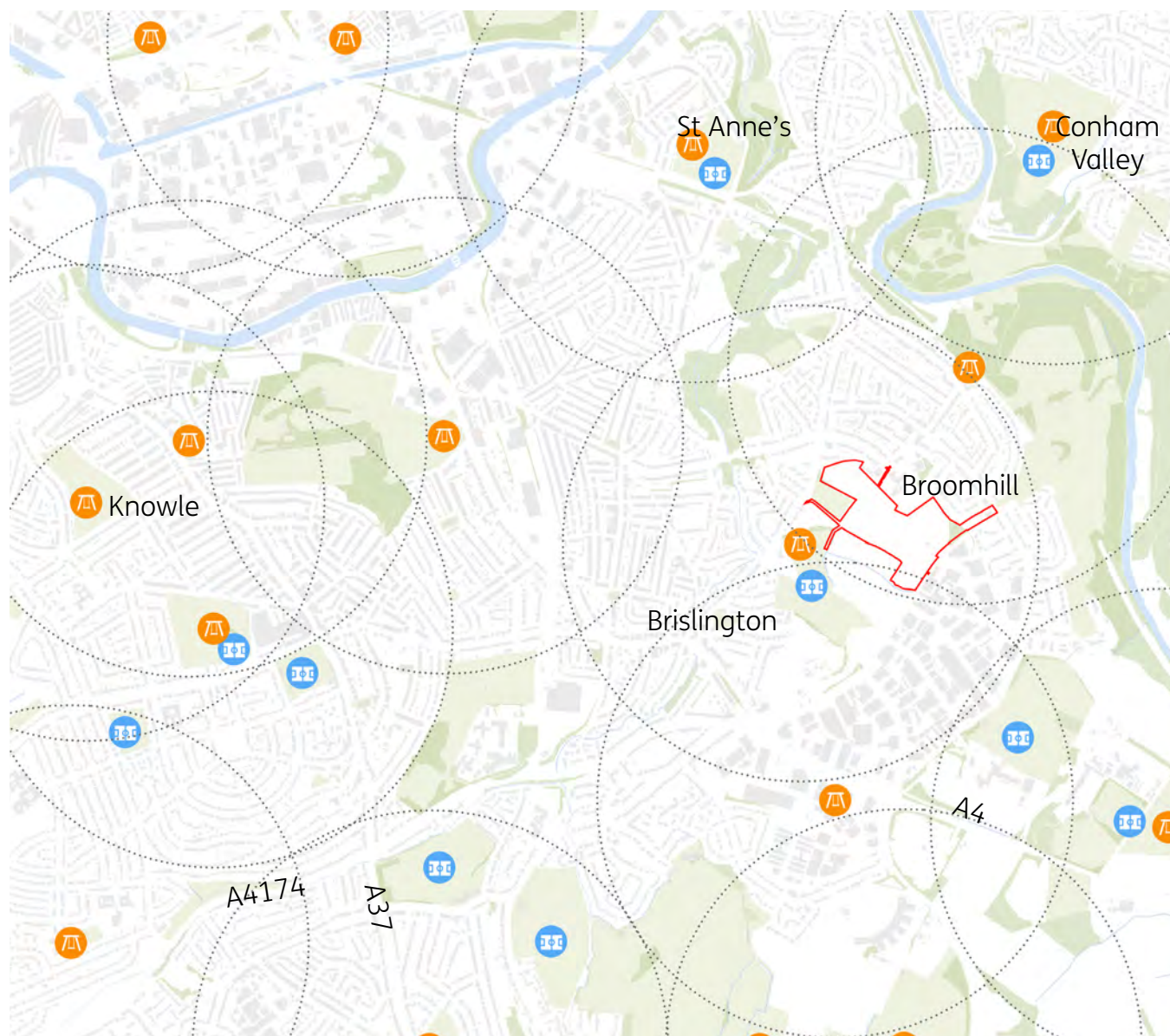
## Legend

— Application Boundary

 Sports

 Play

 800m isochrone



Existing Play and Sport Provision



## 2.7

### Existing Character Study

The study presented in the following section selects and analyses five areas in Bristol, with the aim of understanding relevant examples of existing local character.

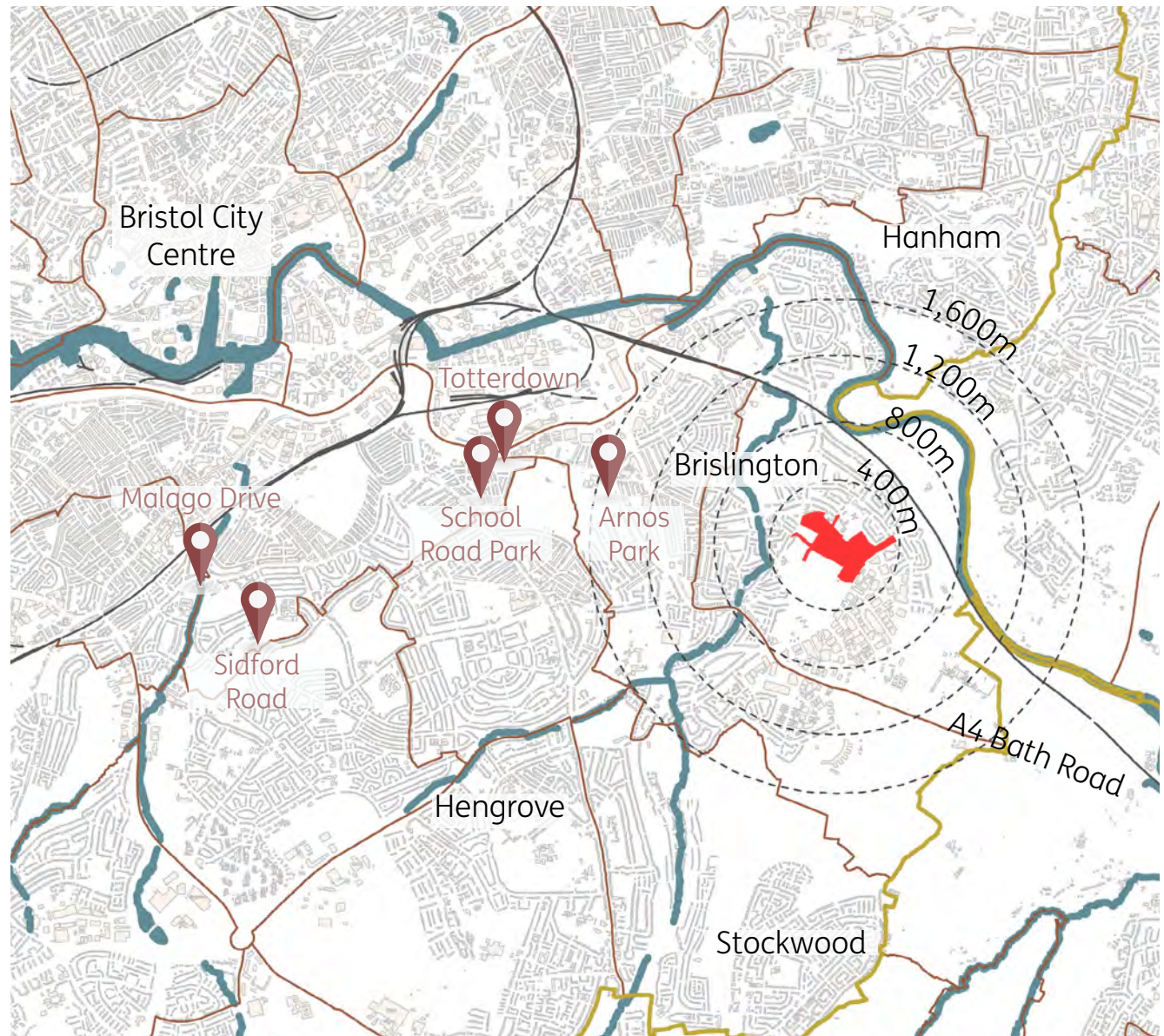
The character of the place is determined by its structure, street pattern and elements of open space and building typologies. The following studies draw out key lessons from the context of Bristol that can be applied at Brislington Meadows.

The studies are grouped into themes:

- Response to levels / topography
- Landscape and playscape features
- Response to green space

#### Legend

-  Application Boundary
-  Study areas







Axonometric view of Totterdown

## Totterdown, Vale Street

Key features:

- Bristolian response to levels – stepped terrace dwellings.
- Consistent streetscapes on challenging gradients.
- On-street parking for residents.
- Terraced gardens to address challenging level differences.

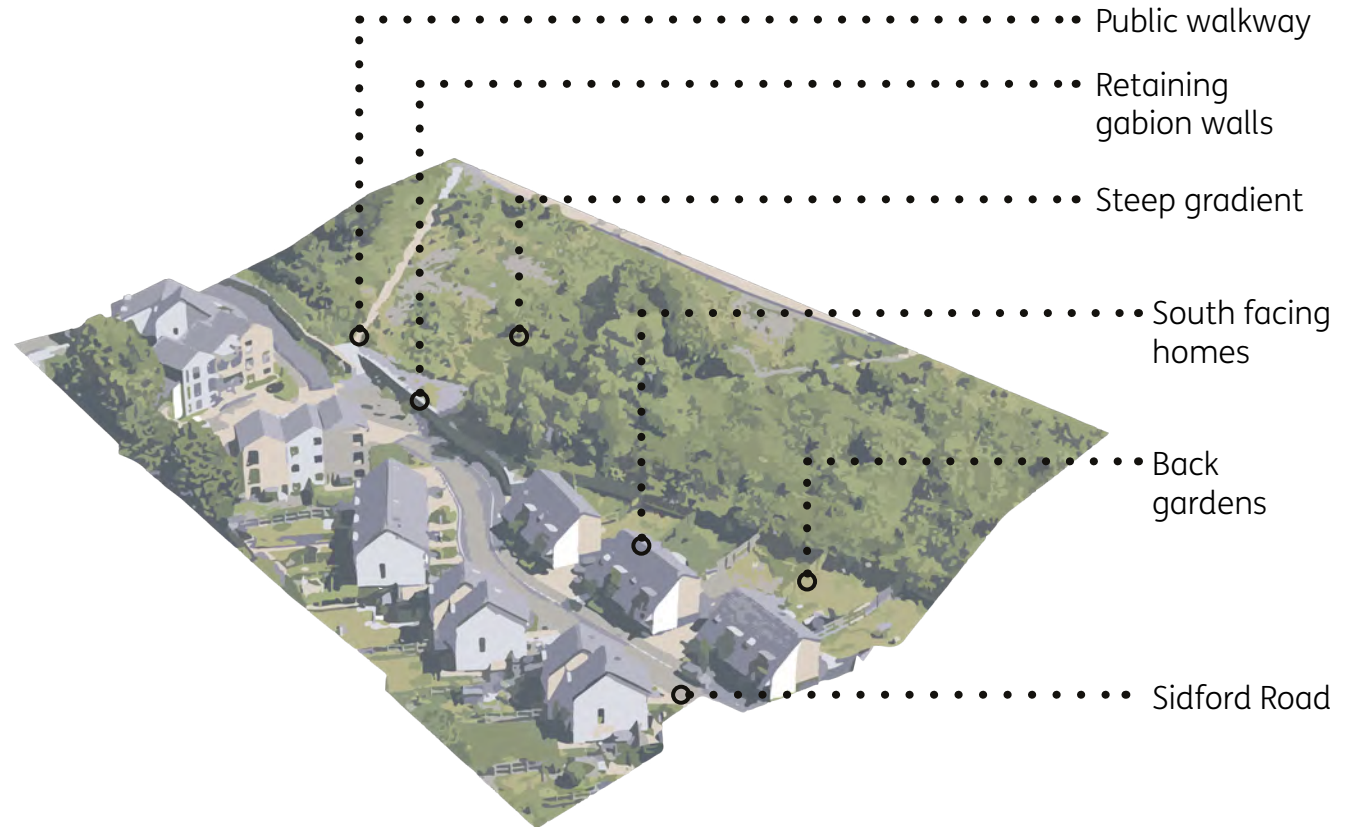
### Design Considerations:

- Dwellings step up or down the slopes, responding to the topography and creating a varied roofscape.
- Create alternative routes up and down sloping topography to accommodate different access requirements.
- Co-location of parking, refuse and loading facilities.

## Sidford Road

### Key features:

- Creation of landscape, planting and earthworks to create green space working with the challenging steep gradient.
- Single vehicular access.
- Consistent frontage onto the street.
- South facing orientated homes capturing optimised solar gain.
- Taller dwellings at entrance to development (3 storeys) with lower dwellings (2/2.5 storeys) elsewhere.



Axonometric view of Sidford Road



Sidford Road - Terraced gardens with gabion walls.



Sidford Road - Taller buildings mark the entrance to the development

#### Design Considerations:

- Embrace changes in levels within the design.
- Use of gabion walls/earthworks to create an attractive landscape feature.
- Opportunity to accommodate level changes within back gardens.

## Malago Drive

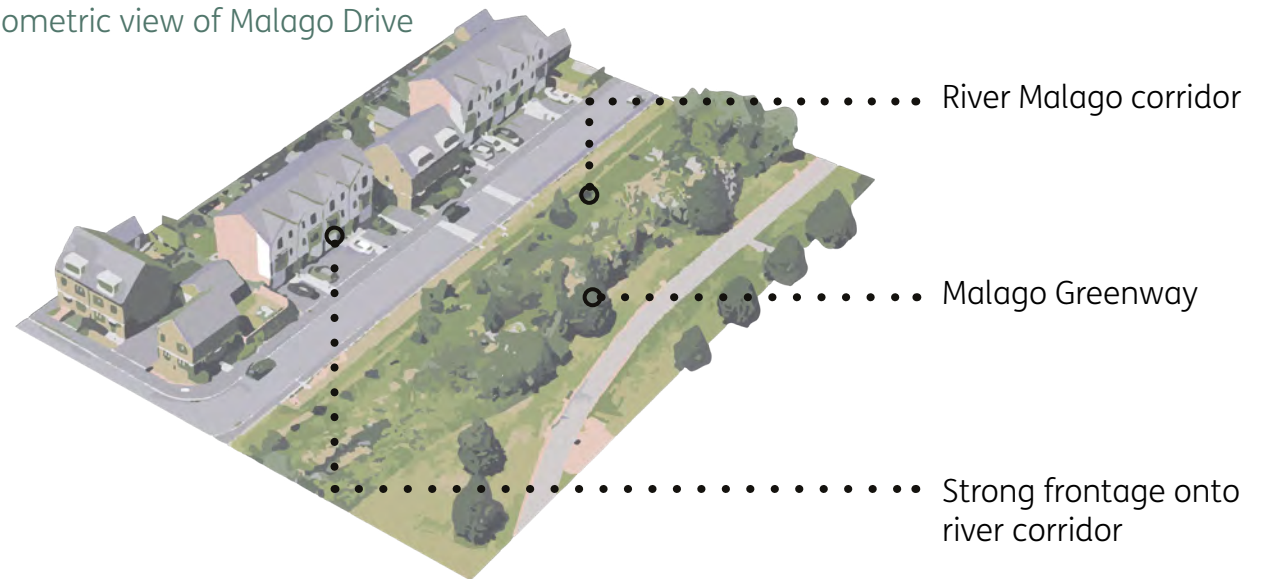
### Key features:

- Malago Greenway corridor connects a series of green open spaces such as St John Burial Ground, Victoria Park, and Marksbury Road Open Space.
- Houses benefit from frontage onto the River Malago corridor.
- New footpaths provided within the green space.
- Small front gardens with landscaping help create pleasant green streets.

### Design Considerations:

- Integrate green space into the development creating opportunities for residents to have access to nature on their doorstep.
- Provide active travel connections and public spaces that encourage interaction.
- Provide a variety of meeting places for a diverse population.

Axonometric view of Malago Drive



Malago Drive - Housing fronts onto Malago River Corridor



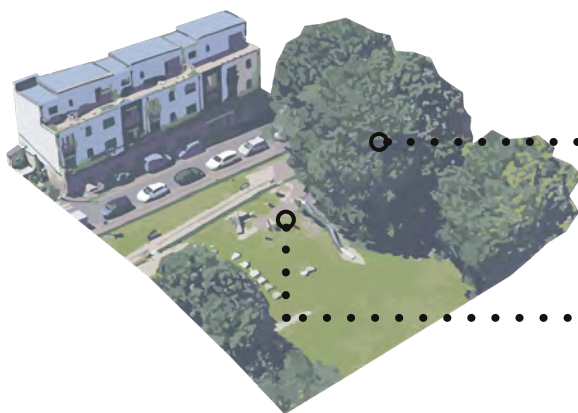
### Arnos Court Park



Mound landscape feature

Mixture of hard and softscape elements

### School Road Park



Trees that provide shading during summer

Nature/play and slides that utilise the sloping gradient

### Arnos Court Park & School Road Park

Key features:

- Use of mounds and perimeter trees for shading and framing the space.
- Use of play equipment that uses the gradient such as slides and nature play.

### Design Considerations:

- Make use of existing topographical features that merge play / open space equipment into the landscape.
- Providing good quality play spaces for diverse age groups.
- Provide vegetation, mature perimeter trees around spaces to offer shade and natural buffers to roads.
- Help existing and new residents with new, active and improved parks, playgrounds and public spaces that encourage social interaction.

## 2.8

### Residential Neighbourhoods Analysis

A number of studies have been carried out on residential neighbourhoods around the wider Brislington area. These studies describe some of the existing range of housing typologies and streets which exist. They also explore the varying density of residential development around Brislington, expressed as “dwelling per hectare”.

Through an assessment of differing residential areas within the vicinity of the site, a picture of the relative development densities and street character can be built up, enabling a comparison of proposals against the existing urban fabric.

These studies describe some of the existing housing typologies and streets which exist in Brislington.

#### Legend

— Application Boundary

□ Study areas



## Glenarm Walk / Oakenhill Road

Situated to the south-west of Brislington Meadows, this residential area features predominantly 2 storey semi-detached dwellings, arranged in an orthogonal layout with a consistent setback from the road.

- Simple form with a hip roof.
- Symmetrical window features such as square and curved bays.
- Deep front gardens, some dealing with level changes.
- Consistent building line and rhythm.
- Majority rendered, with variety in treatment but all earthy tones.
- Average density of 43 dwellings per hectare.



Axonometric view of  
Glenarm Walk / Oakenhill Road

### Design Considerations:

- Simple dwelling form with a consistent approach to roof form.
- A consistent material palette, with other materials used to add interest.
- Street trees break up visual impact of parking.
- Boundary treatment that clearly delineates public and private.



Glenarm Walk



Houses on Glenarm Walk with symmetrical window features



## Raymill / Longwood

Located east of the site off Broomhill Road, typically consisting of terraces. Dwellings are orientated away from the street, fronting onto green spaces including existing hedgerows and trees. The front of the homes are therefore car-free. Lanes to the rear of the homes accommodate parked cars and garages.

- Repeated dwelling typology.
- Landscape focused entrance to homes.
- Limited surveillance along streets / lanes.
- Consistent use of brick, majority red, with some buff.
- End of terraces have entrances to the side providing natural surveillance and activation on the corner.
- Average density of 38 dwellings per hectare.



Axonometric view of Raymill

### Design Considerations:

- Outlook onto landscape from homes
- Parking located away from public open space.
- Ensure there is natural surveillance of green spaces and streets.
- Incorporate existing trees and hedgerows into green spaces.



Homes front onto green space



Raymill, entrance on the side of the end terrace providing active frontage onto the street

## The Rock / Hardwick Close

Located off School Road to the west of Brislington Meadows. The land gradually rises to the north towards Broomhill Local Centre and westwards towards Brislington Brook. The homes are predominantly semi-detached 2 storey with on-plot parking and deep front gardens.

- Staggered frontage on upper levels of the street to deal with topography. Otherwise generally consistent set back and building line.
- Deeper front garden where level change is greater.
- Parking located on plot (sloping driveways) or to the rear of properties.
- Consistent boundary treatment to front gardens.
- Average density of 35 dwellings per hectare.



Axonometric view of The Rock / Hardwick Close

### Design Considerations:

- Encourage level access from the street to the front door.
- Avoid long sections of side boundary along a street.



The Rock, homes step down the slope



Hardwick Close, steep driveways on plot

# 3

## The Site

The chapter follows with a detailed analysis of the site itself by explaining its topographical, ecological and landscape features and the opportunities and constraints are summarised.

This thorough analysis and understanding of the site and its context ensures the proposals are informed and shaped by the existing characteristics.





Allotments

The Paddock

Nursery

Broomhill  
Junior  
School

Broomhill  
Infant  
School

Brislington  
Trading Estate

Aerial photograph of  
Brislington Meadows



## 3.1

### Site Features

The site is characterised by the network of hedgerows, trees and falling topography. It is bound by School Road and The Park Allotments to the west, existing properties Broomhill Junior School, Mama Bear's Day Nursery and Pre-school and Broomhill Road along the northern boundary, Bonville Road along the eastern edge and Brislington Meadows SNCI / Victory Park and Chalet Gardens allotments to the south. Mature trees and hedgerows run along the perimeter of the site, providing some natural screening to the surrounding settlements.

A small woodland is located in the North West of the site, with a telecommunications mast located on its southern edge. This mast will be relocated off-site.

The terrain slopes towards the south-western edge of the site, allowing long range views from certain locations, above the vegetation, across southern Bristol (see photographs adjacent). Other parts of the site feel contained due to the existing vegetation and flatter topography.

Overhead power lines run along the southern edge of the site, and one pylon is located within the application boundary.



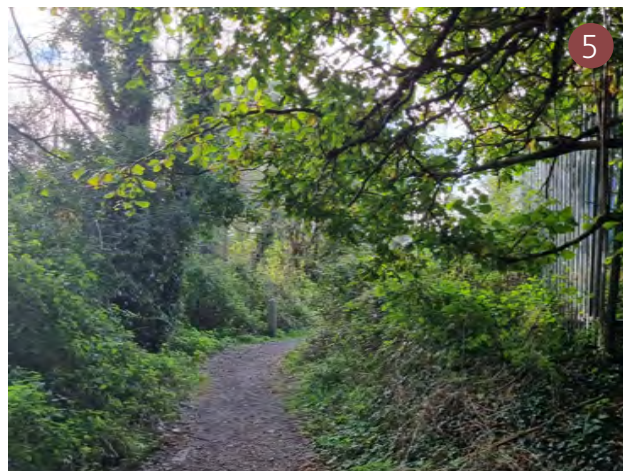
View towards Brislington Trading Estate



East-west hedgerow with trees



View from Bonville Road



Path within existing woodland



Public Right of Way from Bonville Road



View towards Bonville Road



Location Plan





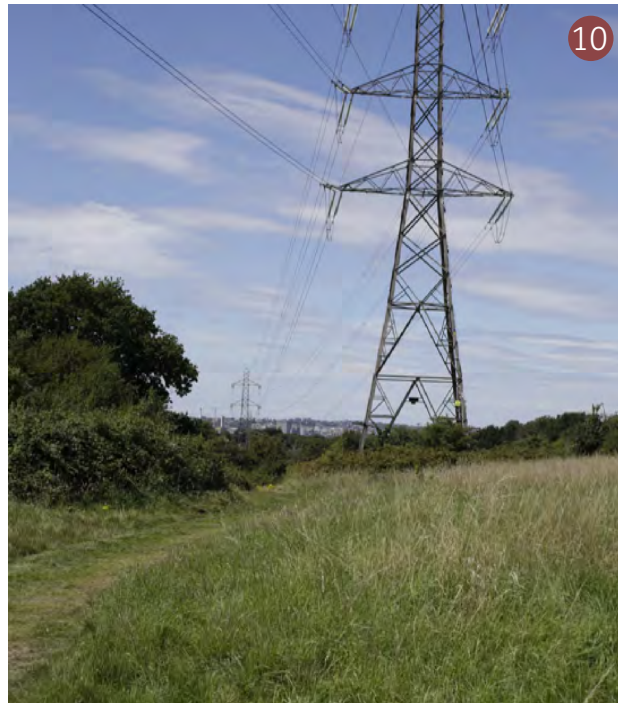
Existing Public Right of Way



Path from Victory Park into the site



View northwards towards Junior School



View looking west showing overhead pylons



Existing hedgerows and trees



Public Right of Way from School Road





View from School Road looking north



Location Plan



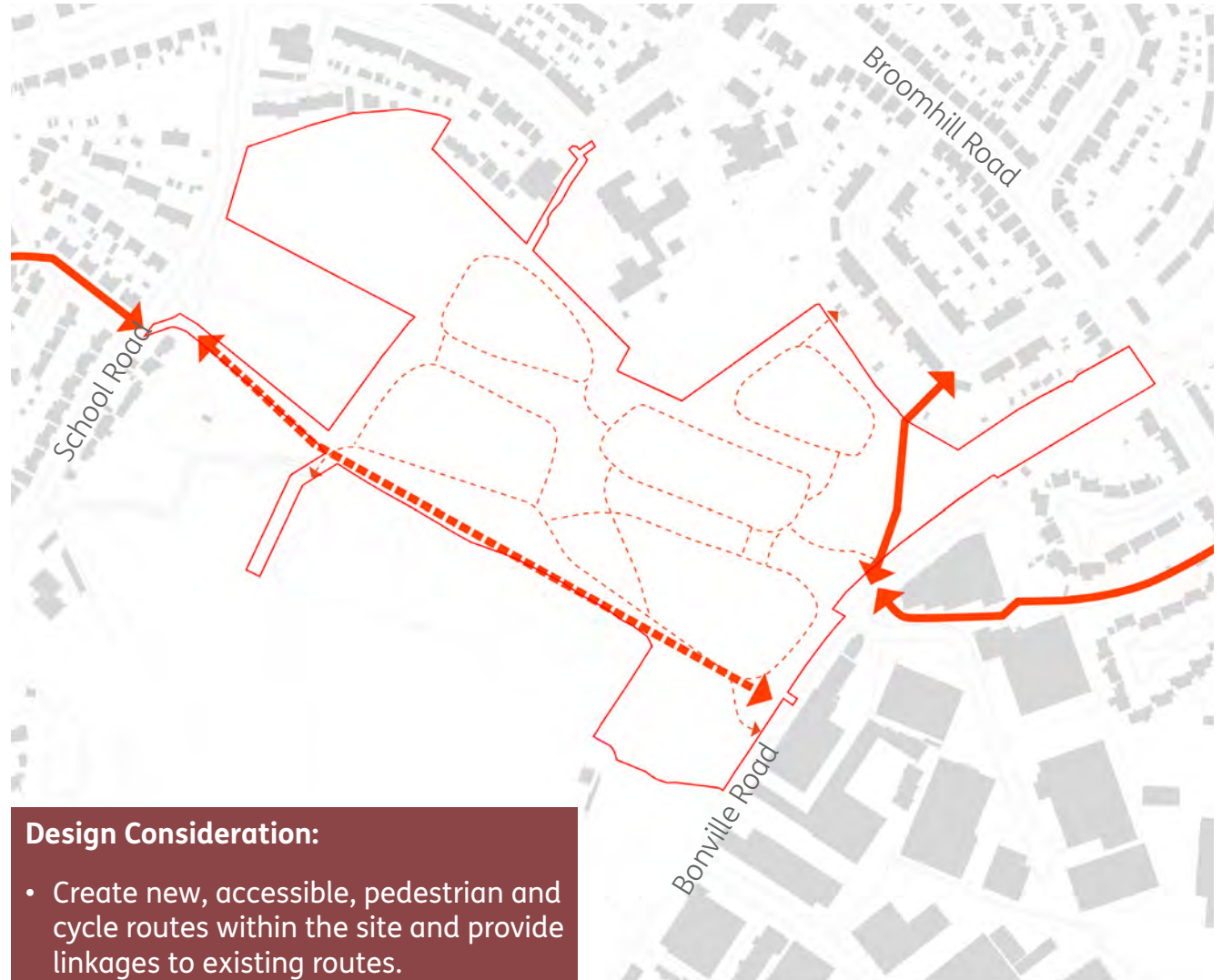
## 3.2 Public Rights of Way and Trodden paths

Two Public Rights of Way are located within the site boundary. These routes will be retained within the masterplan and connect from Belroyal Avenue to Bonville Road, and Bonville Road to School Road.

The existing trodden paths are being dedicated to become formal public rights of way as part of a separate process with the Council. Once the routes are dedicated, they will be formally diverted (or stopped up if duplicated) to align with the routes through the site shown on the Illustrative Masterplan and Access and Movement Parameter Plan.

### Legend

- Application Boundary
- ← Definitive PRoW paths
- ← ■ Actual alignment of east-west route taken
- ..... Unofficial trodden paths







Broomhill Road

Bonville Road

School Road



### 3.3

## Existing Site Sections

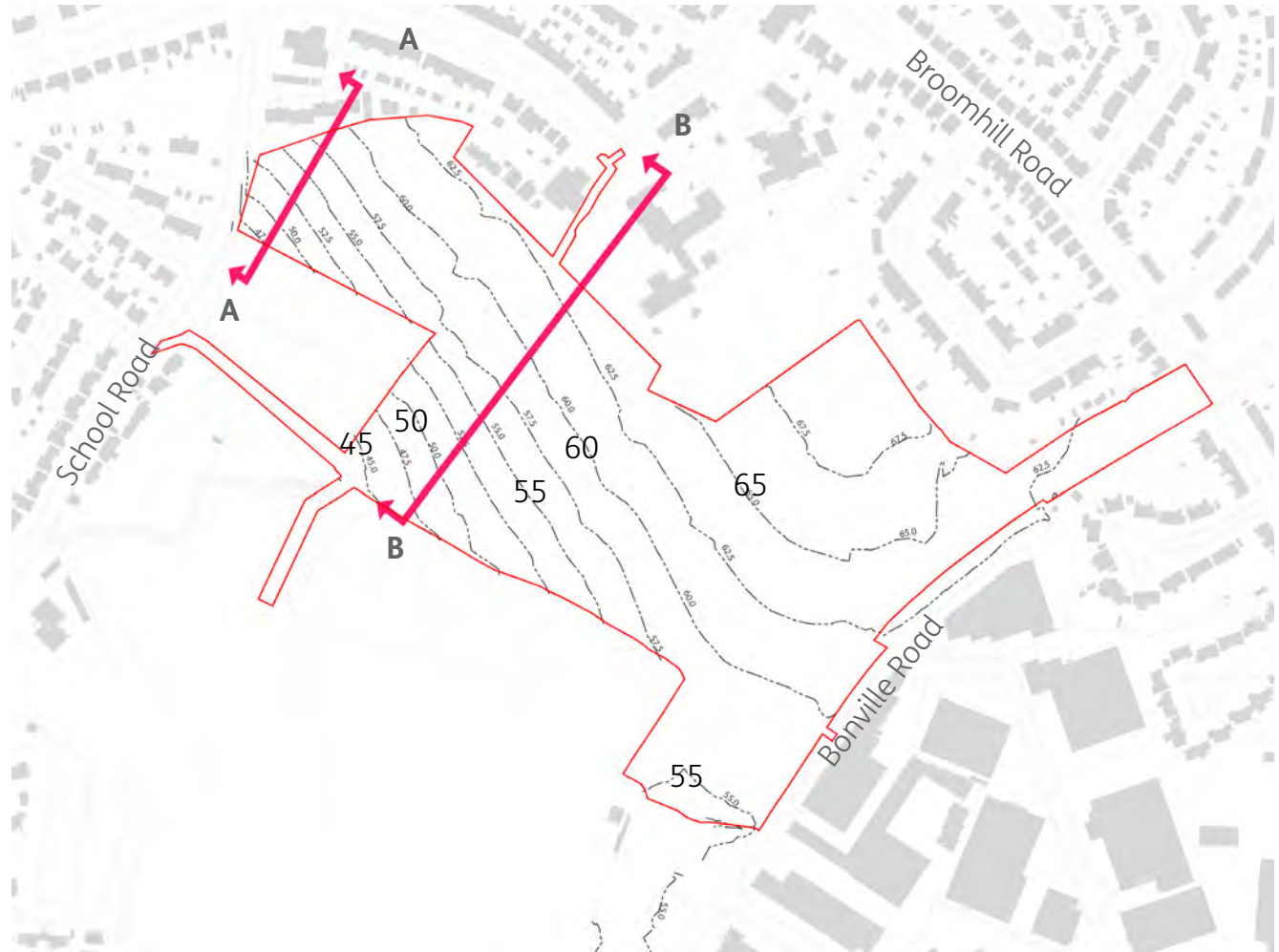
The site sections below illustrate the topographical changes across the site and existing site features.

### Section AA

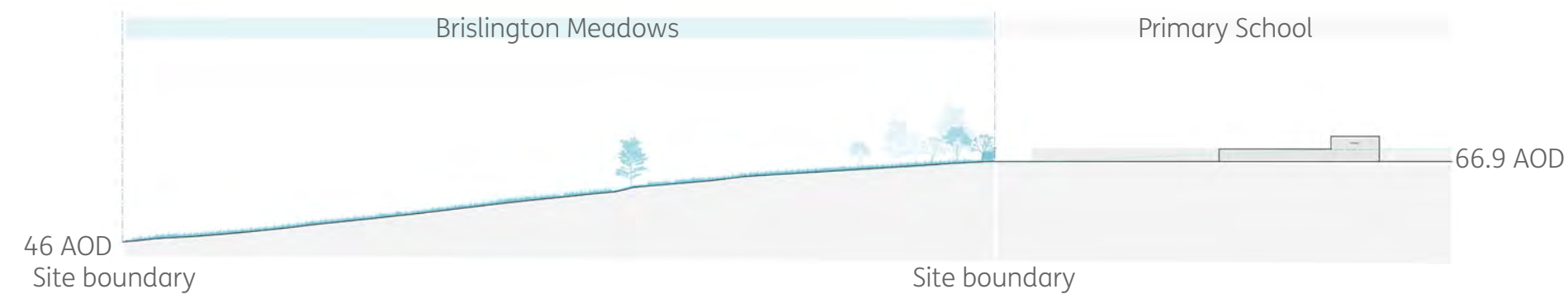
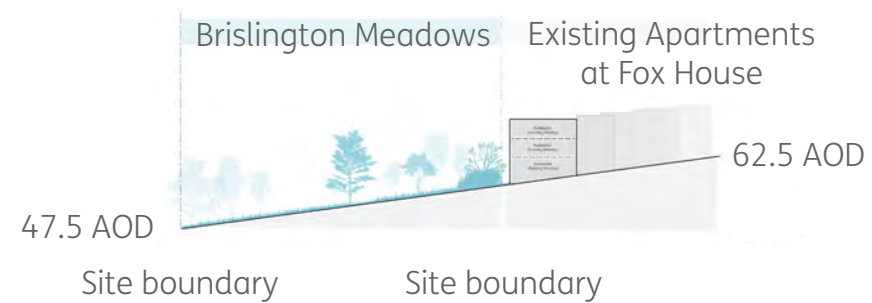
This section is located to the very west of the site, looking towards School Road. There are currently 3 storey terraced apartments (Fox House) overlooking the site to the north. Much of the area is covered in shrubs with some trees which screen the existing nearby homes. The topography slopes in a south westerly direction towards School Road with a level difference of nearly 17m from the north to south.

### Section BB

This section cuts north-south through the centre of the site. To the north is the existing Broomhill Junior School. There is currently no access to the site from this location. The land gradually slopes southwards towards the meadow and tree-lined hedgerow at the bottom.



Site Section Location Plan

**Section AA****Section BB**

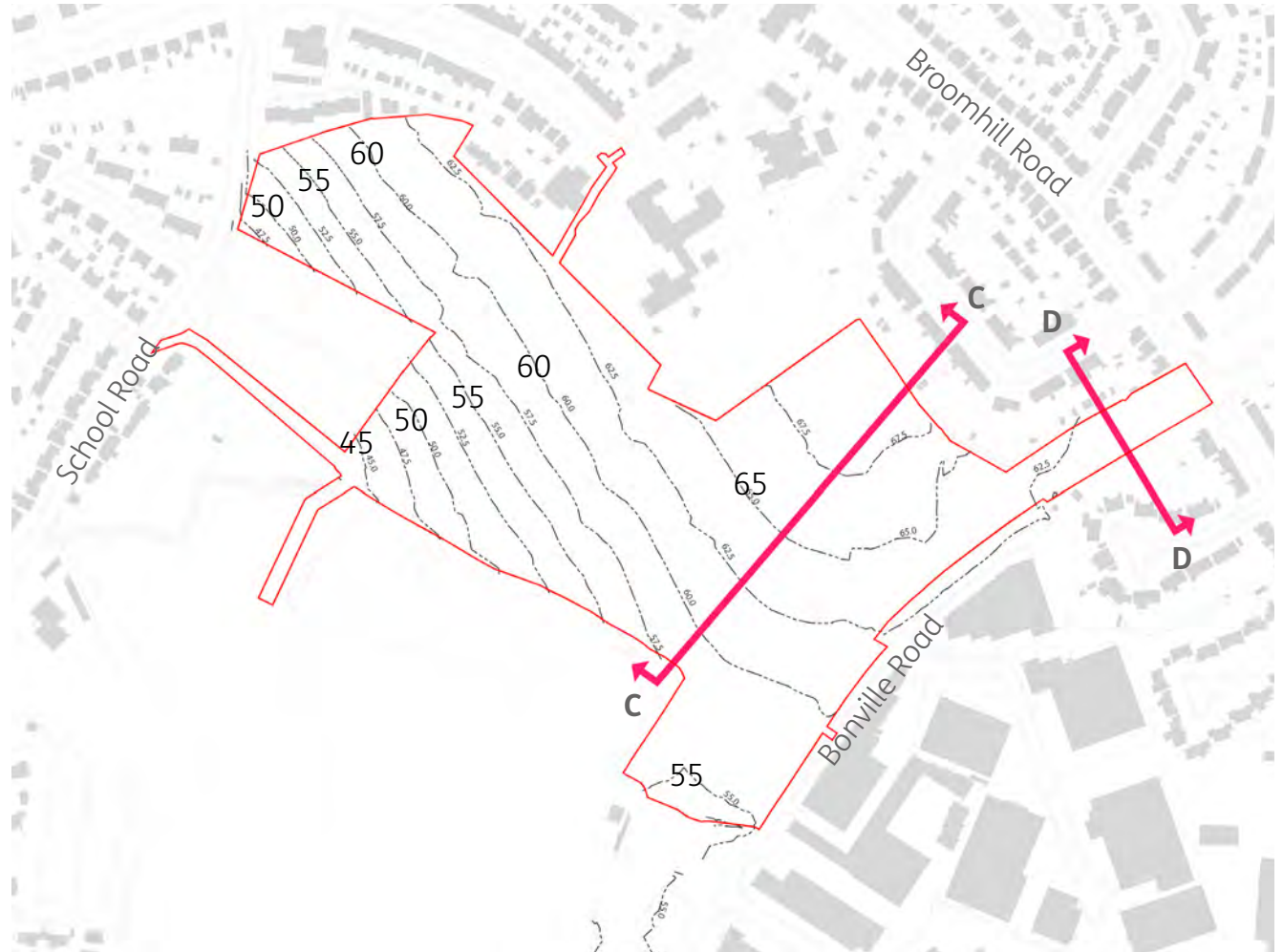


## Section CC

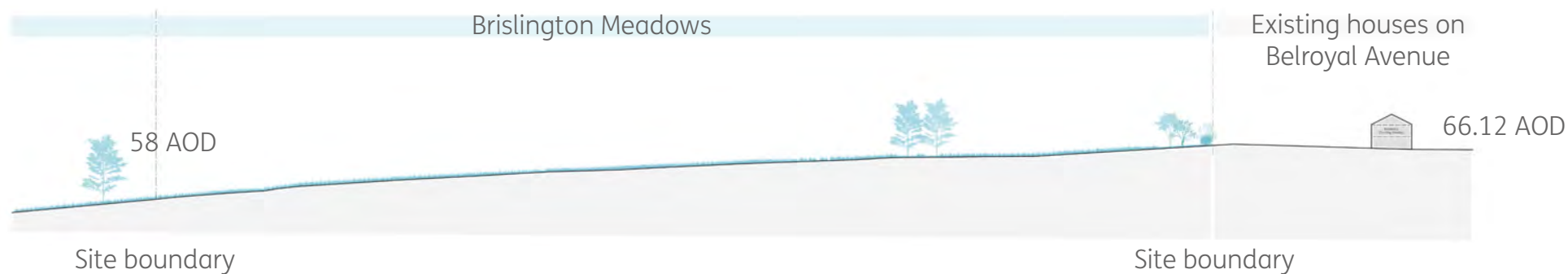
This section includes existing dwellings along Belroyal Avenue and cuts north-south towards the meadows. There is a gradual gradient from the north as it slopes down towards the south of the site. Existing vegetation along the northern boundary screen the existing homes.

## Section DD

This section illustrates where Sinnott House used to be located and looks North from Belroyal Avenue to Condoover Road. There is a small lane with vehicular access to garages and outhouses to the back of the homes facing Belroyal Avenue. On Condoover Road, many of the homes have large garden set-backs. There is also an existing tree-line which connects Eastwood Farm to the north to Victory Park in the south.



Location plan



### Section CC



### Section DD

\*Based on the assumption that heights remain at level from the site boundary edge

### Design Considerations:

- Design with the topography / along contour lines where possible to reduce the amount of cut and fill.
- Consider placement of taller buildings on lower slopes to reduce the visual impact.

## 3.4

### Interface with Existing dwellings

We have undertaken an analysis of the type of boundary, and the orientation of existing housing along the site boundary. This is to ensure the proposed development is designed to sensitively border onto the existing housing and integrate where possible by, for example, providing pedestrian and cycle links.

#### Types of boundary

A study of the types of boundary along the edge of Brislington Meadows has been undertaken and is illustrated in the adjacent diagram. The boundaries vary from dense planting (e.g. trees and hedgerows), to fences with planting and in some cases a road (as can be seen along the current eastern boundary).

This analysis helps to understand how the new development should respond to the existing context and what may be the best distribution of new dwellings and green spaces. For example a new area of public open green space may be suitably located where the site boundary is near to the SNCI to the south of the site, to maintain the green edge.



Rear lane outside of application boundary



Rear boundary of existing properties



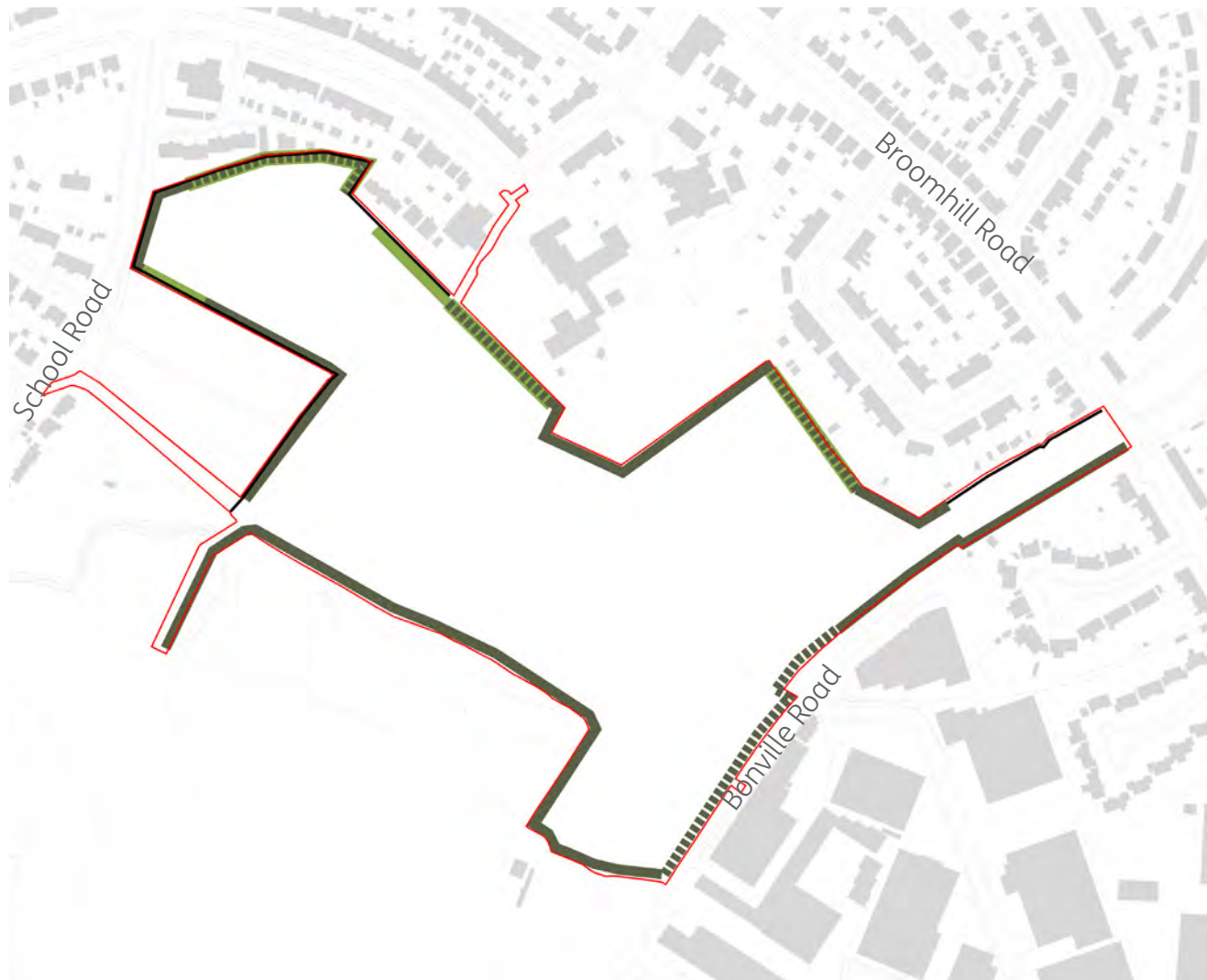
## Legend

- Application Boundary
- ▨ Dense scrub planting with trees
- ▨ Dense groups of trees
- ▨ Sporadic tree planting
- ▨ Scrub planting
- Fence
- ▨ Fence with scrub

### Design Considerations:

- Retain existing planting along the boundaries of the site where possible.
- If this is not possible where the site adjoins existing properties, new planting or boundary treatment should be introduced to protect the amenity of existing properties.

Type of Boundary



## Building Orientation

The new development needs to successfully adjoin with existing residential areas to ensure that privacy and a defensible boundary are maintained for existing residents.

The diagram adjacent illustrates the orientation of dwellings along the northern boundary of the new development. The varying orientation of buildings creates different opportunities to successfully connect the new development with existing residential areas.

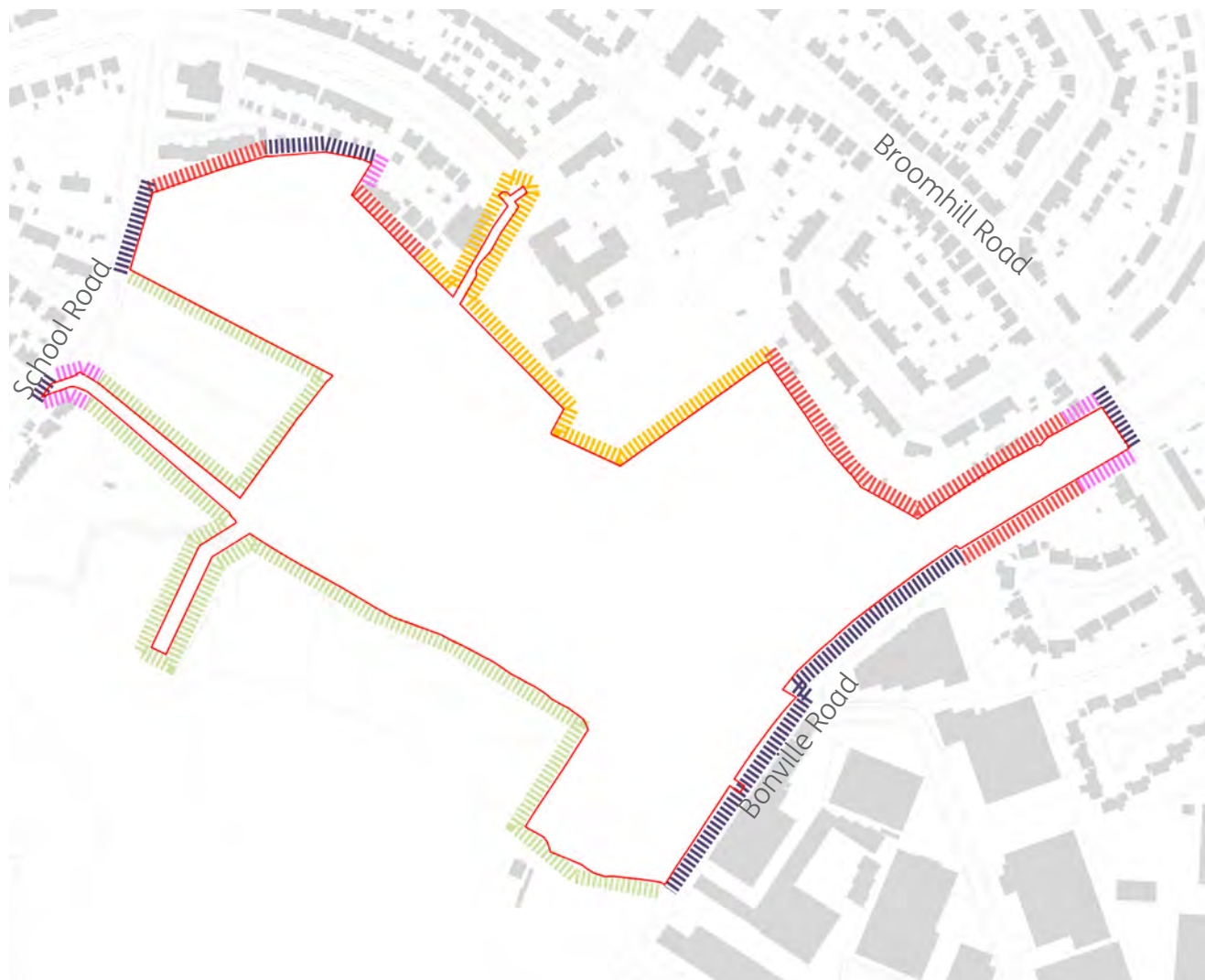
### Design Considerations:

- An opportunity for a back-to-back interface with existing properties on the northern boundary, completing the 'urban block' of housing and creating a defensible boundary to existing dwellings.
- Areas where existing properties front onto existing roads represent an opportunity to adopt the pattern of the existing development and complete the streetscape.



## Legend

- Application Boundary
- ||||| Boundary with the rear of private dwellings and access lanes
- ||||| Boundary with the side of private dwellings
- ||||| Boundary with nursery and junior school
- ||||| Boundary with adjacent roads/ access roads
- ||||| Boundary with green space



Edge Conditions

## 3.5

### Landscape and Ecology

A desk study and a suite of field surveys for habitats and have been undertaken at the site between September 2019 and January 2022. All surveys were completed in the correct season in accordance with industry standards and guidance.

The site is strategically located within the local network of wildlife sites, being adjacent to the Brislington Meadows SNCI which is located to the south of the site, and linking with other local sites Eastwood Farm and St. Annes Valley.

#### Hedgerows

The hedgerow survey identified five outgrown hedgerows on internal field boundaries within the main site and a sixth hedgerow on Broomhill Road. Other field boundaries were outgrown to the point they were no longer classed as hedgerows. Hedgerows were all concluded to be species poor but were determined to be important under the Hedgerow Regulations wildlife criteria only due to the presence of native bluebells. Hedgerows were native and are therefore Priority Habitats. Outgrown boundaries, while no longer hedgerows, provide important forage and shelter resources for a range of wildlife.

#### Grasslands

The grasslands were concluded to be semi-improved neutral grasslands across most of the site. Some variation in grassland types was recorded within and between fields but no grasslands were considered to meet criteria for Priority Habitat status.



## Wildlife

A resident population of slow worm is present, with habitats on site providing year round shelter and forage resources. The population on site is likely part of a wider population using adjacent allotments, gardens and parkland around the site to the north, west and south.

Nesting birds will use trees and scrub within the site but no evidence of ground nesting was recorded. No Schedule 1 bird species were recorded nesting in the site. Peregrine was noted flying overhead but is not breeding in the site. Ten bird species (four notable) were confirmed to be nesting within the site, with a further nine species (four notable) classed as probable breeders and two (one notable) classed as possible breeders. Nesting habitats are limited to the hedgerows, scrub, trees and woodland. No ground nesting in the grassland was recorded. Peregrine, kestrel, buzzard, tawny owl, little owl and raven were noted in or over the site but were not nesting in the site. The site is assessed to be of 'below local' significance for breeding birds.

Nine invertebrate species of conservation interest including two bees, two flies, two butterflies, one moth, one earwig and one rove beetle species. Hedgerows and grasslands provide forage and shelter. The site is of 'vice-county' importance for invertebrates. The site also supports foraging nocturnal mammals including xx species of bat and also badger, hedgehog and deer.

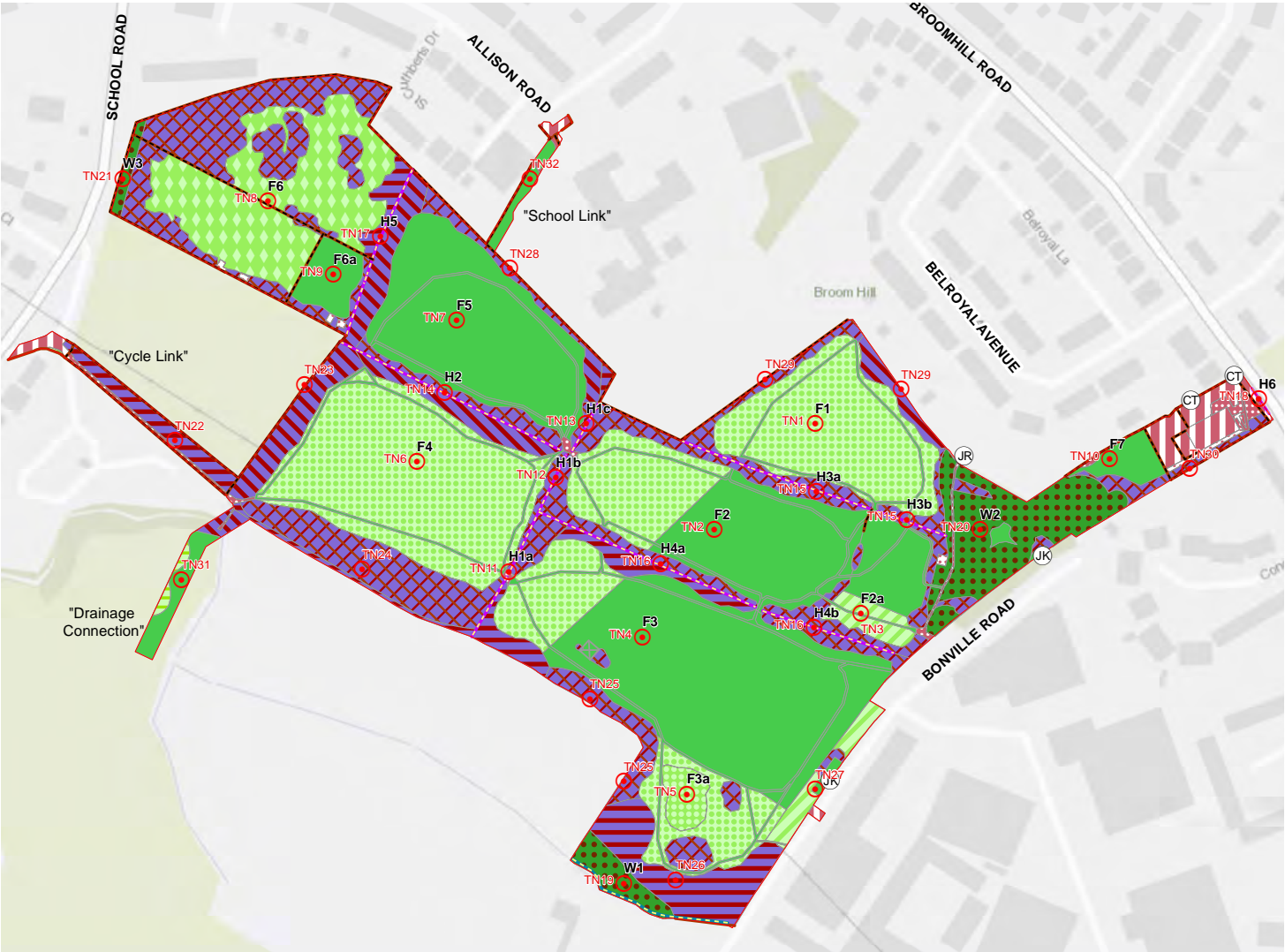
A total of 17 trees provided suitable roost habitat for bats, but no current or recent bat roosts were recorded. The west and south boundaries and two central and northern internal hedgerows providing connection to the small woodland at Bonville Road provide important foraging and commuting for bats and other mammals, although the woodland itself does not appear be of the same importance. The site is of local importance for foraging bats and up to City importance for commuting bats.

### Design Considerations:

- Work with ecologists and arboriculturalists to determine the most valuable hedgerows and trees for retention in the proposed development.
- Consider how to maintain and, if possible, enhance wildlife corridors.
- Where possible, include ecological features such as bat and bird boxes, hedgehog fences etc.

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
- Lolium-Cynosurus neutral grassland
- Holcus-Juncus neutral grassland
- Modified grassland
- Other blackthorn scrub
- Bramble scrub
- Mixed scrub
- Developed Land
- Other woodland, broadleaved





## 3.6

### Arboricultural Survey

The following were recorded within influencing distance of the application site:

- 34 individual trees (T1-T34);
- 47 groups of trees (G1-G47); and
- 2 woodlands (W1-W2).

Tree cover is distributed throughout the site with concentrations around the edges. Internally there are several extremely outgrown former hedgerows that form dense road thickets demarcating the old field network. Woodland is present in the northeast and southeast. The majority of canopy cover is evenly divided between moderate (Category B) and low (Category C) quality with a slightly greater amount of Category C. They are evenly distributed throughout the site with no area dominated by any one category.

The value of trees on this site is mainly for their landscape and visual quality, and habitat provision. The linear outgrown hedgerows are notable for providing good habitat links between large areas of continuous canopy cover.

Ten features comprising 7 trees, 2 groups and 1 woodland have been categorised as high quality (Category A) due to their large size, maturity, good condition and attractive canopy forms as well as good structure which gives them considerable landscape, habitat and environmental value that would take several decades to replace. There are no Category U trees within influencing distance of the site.

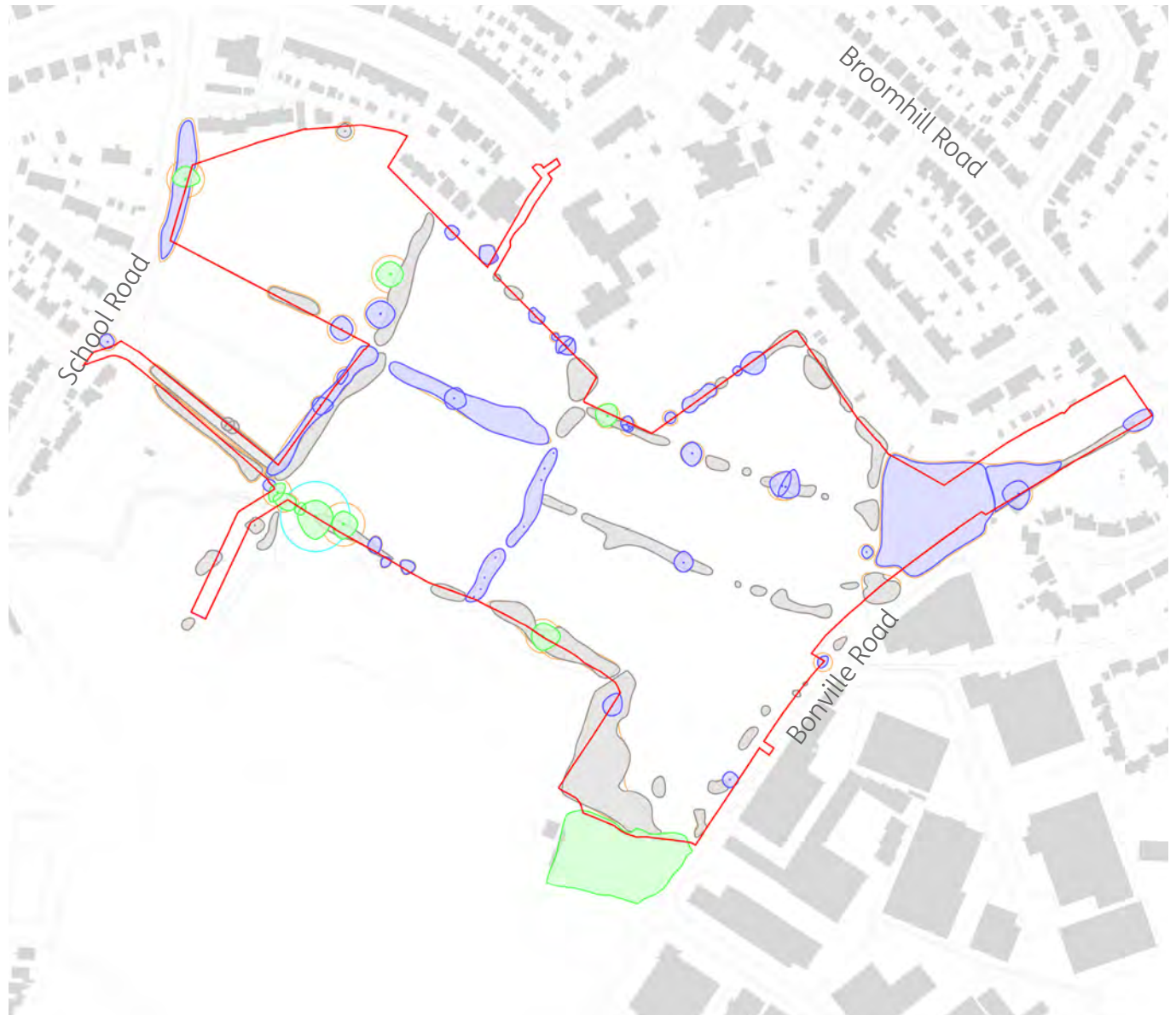
One veteran tree has been identified on the southern boundary of the site and this will be retained as part of the development.



Veteran Oak T6

## Legend

- Application Boundary
- Category A tree
- Category B tree
- Category C tree
- Root protection area
- Veteran Tree buffer zone





## 3.7

### Views

The topography of the site creates an opportunity for a range of viewpoints. They vary from short range views towards Victory Park, and long range views across southern Bristol. The adjacent plan highlights the main directional long range views that are possible from the higher parts of the site.

#### Design Considerations:

- Design public spaces to take advantage of the views.
- Opportunity for varied roofscape to add interest and variety to the views within the site.



View southwards from point A on plan

Viewpoints

## 3.8





### Utilities and Services

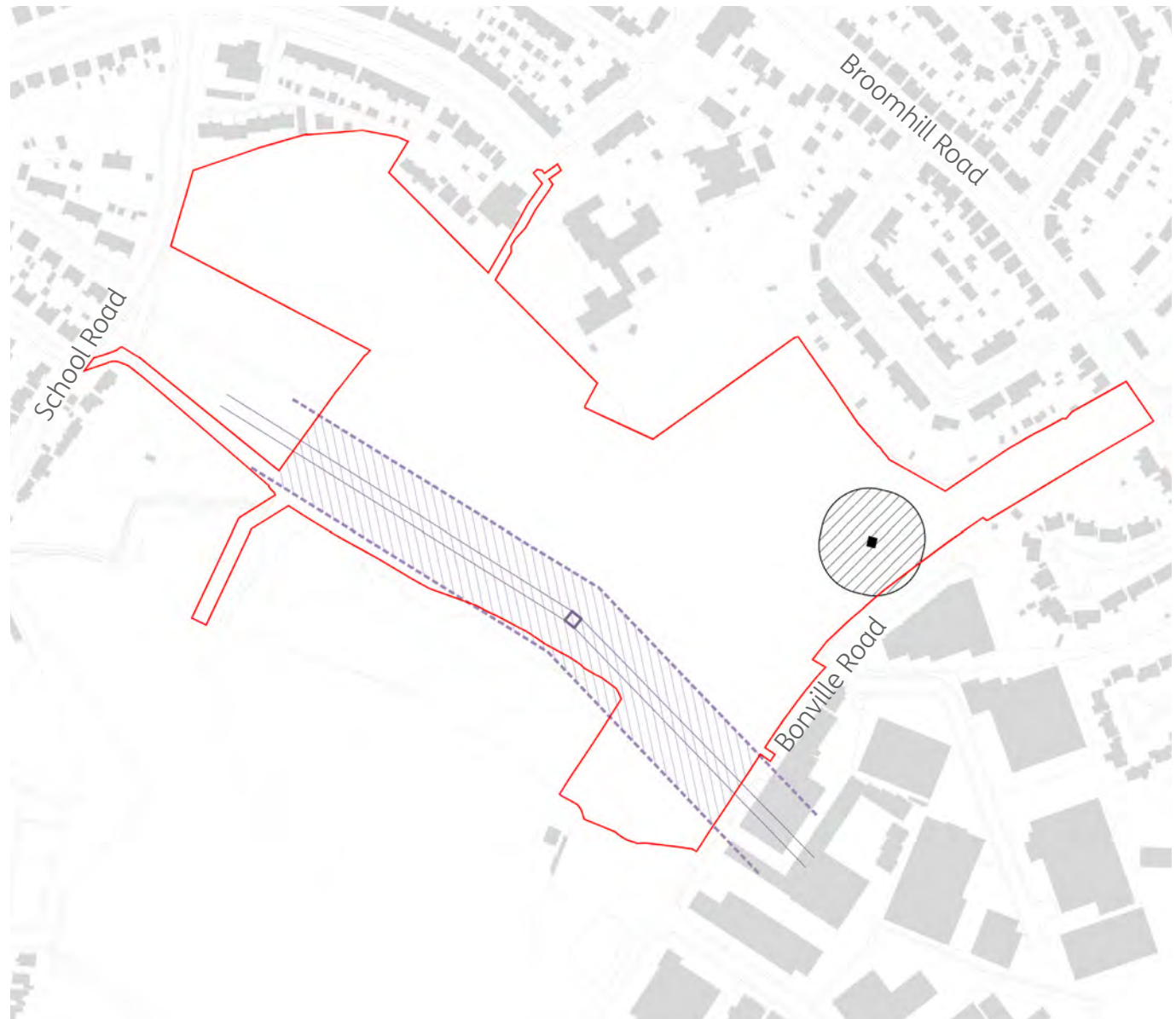
#### Existing Services

Electricity, Potable Water and Telecommunications infrastructure supplied by Western Power Distribution, (WPD) Bristol Water and British Telecom respectively are recorded with the site boundary. Additionally, a telecommunications mast is recorded within the site boundary and the proposed development assumes that this telecommunications mast will be relocated.

#### Diversions

##### Legend

-  Application Boundary
-  Overhead power line buffer
-  Existing pylon
-  Existing telecommunications mast (to be relocated)





The Bristol Water infrastructure is disconnected and the WPD infrastructure is either to remain in place or is already isolated from the network. The BT infrastructure is to be made redundant following the relocation of the telecoms mast.

### **Connections and Capacity**

Western Power Distribution confirm that connection will be possible to their existing 11kV network adjacent to the site on School Road. However, this will require off site reinforcement works to their Feeder Road substation site to provide sufficient capacity for the site. Two on site electricity substations will be required on site to serve the development. The capacity assessment has taken on board the Future Homes Standard, solar panels and Electric Vehicle charging.

Wales and West Utilities have confirmed a suitable connection point to a 180mm low pressure main in School Road. Since no gas network is required under the Future Homes Standard, WWU have stated that they have sufficient capacity and no off site reinforcements will be necessary.

Bristol Water have confirmed there is adequate capacity with their existing potable water network to service the site. Two connection points have been proposed with Bonville Road being their preferred option and School Road an alternative.

Wessex Water have confirmed that there is adequate capacity within their existing foul network to service the site. The foul discharge will be split across three catchments each discharging into separate 225 mm public foul water sewers at The Rock road, Bonville Road and Broomhill Road respectively. Due to the site's steep topography, a pumping station and rising main will be required to pump flows from low lying areas within one catchment.

BT have confirmed that they have fibre infrastructure in the area of the site and Virgin Media have confirmed that they will be able to provide their “full portfolio of products” to the site including “superfast broadband”.

### **Design Considerations:**

- To ascertain the ease of connection to available utilities services;
- Identify required services diversions;
- Confirm off site reinforcement of supply.

### 3.9

## Highways and Access

As part of the technical assessment of the site, traffic capacity analysis of key junctions has been undertaken which include the site access, and the junctions of Broomhill Road/School Road and Allison Road/School Road. The modelling shows that in future years, once the site is fully occupied, all junctions would be within capacity.

We have met with members of the local community (BMAG) to discuss walking and cycling routes in the wider area and are in contact with First Bus.

The proposed development is considered to be appropriate with regards to transport impact and highways safety and has been designed to promote healthy lifestyles and encourage walking and cycling where possible. Appropriate provision for car and cycle parking will be required and detailed at reserved matters stage.

We have met with BCC's Transport Development Management team to discuss potential improvements to highway safety for pedestrians and cyclists in the vicinity of the site.

### 3.10

## Drainage

The site is located entirely within Flood Zone 1 as shown on the Environment Agency mapping and therefore most of the site is at a 'very low risk' from surface water flooding, a very small sliver of land in the south of the site is highlighted to be at 'low risk' associated with the route of an unnamed tributary / ditch.

Sustainable Drainage Systems (SuDS) will be introduced for the proposed development to attenuate surface water flows to the required rainfall events. In addition, the SuDS will also improve water quality in line with the recommendations within the NPPF.

By adequately sizing the SuDS storage facilities on site, adequate measures will be provided to minimise flood risk on the site.



Voi - electric scooters for hire

### Design Considerations:

To provide sustainable drainage systems:

- To manage surface water drainage;
- To prevent downstream flooding from the site;
- To protect surface and groundwater through appropriate SuDS design;
- To create well integrated and naturalistic SuDS spaces that provide wildlife and biodiversity benefits as well as visual interest.



### 3.11

## Ground Conditions

The site is underlain by bedrock geology of the Farrington and Barren Red Formation with overlying Superficial Head deposits being present in limited areas of the site. In terms of potential subsidence risks associated with historical coal mining, the geological mapping indicates the outcrop of the Salridge Coal measures to the north east and to the south. However, investigations undertaken to date have not identified any coal mining related activity or geology within the site and it is considered that the nearest coal seam identified on the BGS mapping falls to the west away from the site.

In terms of contamination risks, the overall environmental sensitivity of the site is considered to be Moderate – High in relation to hydrology, hydrogeology and ecology. The adjacent surface water ditch contributes to the flow of the nearby Brislington Brook; the geology is classified as a Secondary A aquifer and the land to the south is classified as a non-statutory designation (SNCI).

Historically, the site is greenfield land, predominantly comprising undeveloped grazing land, although allotment gardens were present in the west of the site and a building (police station) was present in the north east of the site from c.1999 (and since demolished). As such, a very low risk has been concluded with respect to the proposals and sensitive receptors. In addition, whilst a high risk was initially identified in relation to unexploded ordnance, subsequent geophysical surveys and targeted intrusive investigations have ascertained a low risk to the development.

### Design Considerations:

To manage the risks from potential contamination and land stability in accordance with NPPF:

- Inform remedial requirements for human health and the wider environment from contamination;
- Inform the need for ground gas or radon gas protection measures;
- To inform foundation design depth, earthworks, retaining walls, slope stability, infrastructure and potable water supply.
- Ensuring a positive and level interface between the development plots and the existing hedgerow and habitat areas for easy movement

## 3.12

### Opportunities

There are a number of qualities and characteristics that exist on site that will positively shape the new development at Brislington Meadows, this includes:

- A sustainable expansion of Broomhill;
- Panoramic views of Bristol;
- Improving pedestrian and cycle movement with more accessible routes providing convenient connections to key local destinations;
- Opportunities to strengthen greenways
- A dedicated cycle path east-west which connects into the existing local cycle network;
- Provide informal play areas, recreational spaces and nature learning to serve the current and growing population;
- Retention of existing mature trees and areas of high ecological value and provide new street trees, and
- Provide strong frontage onto green/amenity spaces.

#### Legend

-  Application boundary
-  Opportunities for improved pedestrian and cycle access and movement
-  Public Right of Way
-  Opportunity for a new cycle link
-  Opportunity for a new pedestrian link
-  Opportunities to create green corridors using existing mature hedgerows
-  Meadow
-  Main Access
-  Approximate locations of long range / panoramic views across Bristol
-  Opportunity for strong frontage onto green space
-  Opportunity for taller buildings on the lower slopes

Opportunities Plan





### 3.13

## Constraints

The site displays certain qualities and characteristics that may constrain the form or type of development, however they will not impede development of the site altogether.

These considerations include:

- Overhead power-lines are located to the south of the site – development will need to be suitably set back;
- There is no flood risk to and from the site in terms of watercourses, rivers etc. The surface water drainage strategy for the development is to make the most of the existing permeability of the soils and direct, contain and filter rainwater through to the ground beneath the site reducing any existing ponding on the site after heavy rainfall;
- Although the topography and ridge lines provide beautiful views, it is often difficult for people with mobility issues to use the existing Public Rights of Way;
- Protect and retain privacy and amenity of existing properties – an appropriate response to the northern boundary of the site is important, and
- Singular vehicular access into the site and perceived increase of vehicular traffic on Broomhill Road.

### 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 industrial estate

Constraints Plan



# 4

## Engagement and Design Process

This chapter gives a brief overview of how the proposed masterplan and OPA proposals evolved through the engagement and technical assessment process.

A full Statement of Community Involvement has been submitted as part of this Outline Planning Application and should be referred to for further detail of the community and stakeholder engagement process.



## 4.1

### Stakeholder and Community Engagement

Homes England recognises the sensitivity of bringing forward these plans for Brislington Meadows and the importance of involving the community in the future development of this site. Involving, informing, and encouraging feedback has therefore been a priority throughout the project, to ensure that local knowledge and input has influenced the plans.

The consultation and engagement has included the following activities:

- Regular Councillor and stakeholder meetings;
- Establishment of a local community advisory group;
- Community newsletters;
- A dedicated project website, and
- Formal public consultation events (webinar and in-person events).

Key stakeholders have included the local Ward Councillors, members of the Brislington Meadows Advisory Group (including representatives from Greater Brislington Together; Friends of Eastwood Farm; Brislington Liveable Neighbourhoods; local traders and local residents); the local MP; Avon Wildlife Trust and the local schools and nurseries.

Formal public consultation events were held in December 2021, comprising an online webinar and an in-person exhibition over two days and attended by nearly 200 people over both events.

Key concerns raised related to:

- The loss of the meadows and impact on biodiversity and loss of habitats;
- Retaining public access through the site to Victory Park;
- Traffic and air quality impacts ;
- Single point of access from Broomhill Road, and
- Mitigating impacts on existing neighbours

Full details of the feedback received and the responses provided by the project team are provided in the Statement of Community Involvement. We also summarise below some of the key design changes made as a result of the pre-application and community and stakeholder feedback received.

## 4.2

### Design Evolution

The process of engagement with members of the public and key stakeholders has informed and shaped proposals for Brislington Meadows. A Statement of Community Involvement is submitted as part of the Outline Planning Application. This sets out how the Illustrative Masterplan and Parameter Plans have changed following lessons learnt from the meetings / discussions / events. The following pages give an overview of the masterplan evolution.

# 2019

- Bristol City Council invited Homes England to consider acquiring the land for housing delivery.

# 2020

- Homes England acquired the site.
- Appointed consultant team.



Initial concept prepared by consultant team



Engagement with Bristol City Council

### Landscape and Biodiversity

- Potential to retain all hedgerows and trees on site was investigated, concluding that the impact of delivering 300 homes (in line with the allocation) could not be adequately mitigated.
- Detailed survey and analysis of trees and hedgerows revealed a range of qualities, characteristics and values, informing decisions on which to retain and remove.
- Apartments located towards the eastern edge of the site in response to lower level topography and less sensitive to landscape context.
- Landscape and visual appraisal concluded 2.5 storey homes appropriate at top of the slope.

## Density

- Options for achieving 300 units on site (in line with allocation) were considered and tested, but rejected because of impact on the site's natural assets.
- Options included fewer, taller apartment buildings were considered but visual impact was more significant, and the market expressed the clear opinion that more than 30% apartments would not match local housing need.

## Access

- Assessment of highway access option via School Road including indicative engineering drawings to assess cut and fill required. Very considerable earthworks and very large retaining walls required to achieve a 1:12 gradient, along with considerable loss of mature trees and significant impact on the developable area of the site.
- Highway access was considered via Bonville Road but significant impact could sever the green link between Victory Park and Eastwood Farm. It was also considered this would lead

to additional through-traffic using the development as a short cut and creating a rat-run to Broomhill Road.

- Considered scope for internal loops via an east-west on-site road on the lower slope but concluded impact on the north-south hedgerows and TPO trees was too great. The scheme therefore incorporates some cul-de-sacs but pedestrian and cycle links introduced to overcome the shortcomings.
- Concluded most appropriate foot and cycle connections to School Road via the allotments and Allison Road. Considered a link to Allison Road via the road serving Fox House but outside Homes England ownership and not able to control quality. A link to School Road north of the allotments considered but connects to a point half way up the hill, with no onward connection.

## Engineering

- Ground investigations undertaken to confirm the ground conditions, for example: depth to bedrock to inform cut and fill efficacy and access gradients.
- Shallow bedrock limits the potential to lower site levels in the north of the site resulting in requirement for retaining walls and steeper gradients.
- Consideration of topography, infiltration rates and surface water catchment areas to inform drainage strategy based upon ground conditions, topographical survey and utilities mapping. Surface water run-off to be managed on site and discharged off site.
- Considered implications for development of retaining the telecommunications mast but notable impact on unit numbers owing to sterilised 'no build zone' around the mast.
- Initially considered platforms with large cut and fill with under-build and stepped frontages.



# 2021

## Community

- Considered including some kind of community facility within the development but clear position that the development should not undermine the draw of the existing community facilities in Broomhill Local Centre.
- Older Persons Living accommodation considered and tested on the market. Market supportive but the option was discounted following engagement with BCC and the risk of competition with another new facility.



First land use plan prepared by the consultant team for Homes England

## Landscape and Biodiversity

- Detailed assessment of biodiversity impact and proposals for mitigation
- Design decision for buildings to be set within landscape along the eastern edge and provide natural surveillance to the green corridor.
- Consideration given to locating a 3 storey apartment block south east of the school playing fields which would frame the green space but dropped due



Illustrative masterplan evolution to test the capacity of the site in more detail

to concerns on existing Belroyal Avenue residents.

- Inclusion of linked units along southern edge of the masterplan, providing a more urban response and creating a strong frontage to the greenspace.

## Access

- More detailed design of primary route. Considered options for avoiding TPO but resulted in loss of more woodland.
- Design of green spaces integral to road design.
- Engagement with BCC Public Rights of Way team about formalising trodden paths.

## Topography

- Amendment of the structure of the Masterplan to better respond to levels, reducing the need for retaining walls
- Brislington Heights – decision to ensure the road is at the same height as the greenspace / existing trees.

## Sustainability

- A number of sustainable design features were identified during the pre-application discussions with BCC officers to be considered further including orientation of units and general site layout to provide resilience to climate change and the use of green infrastructure to minimise and mitigate the heating of the urban environment.

## Public Consultation

- Decrease of height parameters on northern boundary of the site from 3 / 2.5 storeys to 2 storeys.
- Design changes related to parking and safer crossings to better reflect Liveable streets principles, for inclusion in Design Code.
- Clearer definition of the various green spaces, their roles and design principles.



Draft masterplan presented at community engagement event

# 2022

## Topography / Building for Healthy Life

- Reintroduce small retaining wall in gardens to enable level access to homes from the street.
- Revised access proposals to address level changes.

## Building with Nature

- Homes England are committed to achieving building with Nature (BWN) accreditation and have appointed an independent assessment of the scheme. An initial assessment has been carried out and confirms that the proposed scheme is recognised as landscape-led, performs well, despite existing ecological and landscape constraints.

## Ecology

- Design principles refined along the primary street.
- Further exploration of house type design principles.
- Ecological response – inclusion of the Brook.
- Further exploration of house type design.
- Ecological response – inclusion of the Brook.

# 5

## A Healthy and Sustainable Community

Built form, open space, movement and parking strategies all need to be balanced to create sustainable, liveable, healthy environments. Good placemaking produces convenient and harmonious environments, and create healthier, wealthier societies.

This section describes the many opportunities that exist for residents living at Brislington Meadows to lead healthier and more sustainable lives.



## 5.1

### Sustainability

Homes England are committed to delivering high quality sustainable new homes in this highly accessible location. The site is well located to make use of access to existing facilities at Broomhill Local Centre and will further support the services offered through increased population and encouraging investment. The site is also well located to make use of access by public transport or active travel modes to the wider Brislington and Bristol area.

In terms of delivering sustainable homes, this will be a requirement when selecting a development partner to build the homes and bringing forward the detailed proposals to ensure alignment with this vision. The proposals for Brislington Meadows have regard to the relevant policies contained within the Council's Local Plan relating to sustainable development for sustainable developments:

- Core Strategy Policy BCS13 Climate Change
- Core Strategy Policy BCS14 Sustainable Energy

- Core Strategy Policy BCS15 Sustainable Design and Construction
- Development Management Policy DM27 Layout and Form

The development at Brislington Meadows will also have regard to current Building Regulations and comply with the Future Homes Standards.

In terms of adaptation, the orientation and location of the site lends itself well to a development able to address energy loading (change in temperature / cooling) and include passive design features including use of existing and new planting, and the orientation of dwellings and roofs to maximise solar gain for PV.

The Illustrative Masterplan has been designed to reduce the energy load of development by good layout, orientation and design to maximise natural heating, cooling and lighting. As part of the development of parameter plans and an Illustrative Masterplan early consideration was given to solar gain (passive design).

This considered the potential layout of the streets, aspect of the buildings and density of development to ensure thermal comfort within buildings while minimising the need for heating, mechanical ventilation, and cooling. A summary of these aspects that have guided the development of the masterplan are:

#### Density

- Efficient use of land. Design for higher density with a significant proportion of semi-detached, terraced homes and apartments, as these typologies have lower space heating demands as they have a lower external surface area.

## Layout

- Enable buildings to be protected from sources of noise and pollution, to maximise the potential for natural ventilation.
- Design the street layout where possible to provide some shelter from prevailing winds.
- Provide parking spaces with Electric Vehicle charging points.
- Maximise opportunities for 'active travel' will encourage walking and cycling.
- Minimise the engineering of development platforms and retain trees and hedges.
- Optimise the earthworks balance to reduce movement of surplus soil.

## Orientation

- Positive solar orientation. Orientate streets, homes and blocks to reduce solar gains in buildings during the summer and make use of them in winter, while encouraging good daylighting.
- Enable dwellings to be orientated with roof space and one of the main facades within 30° of south, if possible.
- East-west orientation of glazing should be avoided where possible as it allows access to low angle sunlight during the summer which is harder to control through shading and presents a risk of overheating or raises the requirement for mechanical cooling.
- Planting designed to manage overheating and cooling effects.

## Massing

- Massing should take into account the need to avoid over-shading of roof space where possible.
- Avoid wind acceleration, to reduce heat loss from buildings during winter as well as pedestrian discomfort. The prevailing wind direction in the south of the UK tends to be from the south west.

The above principles have fed into the Design Code that accompanies this Outline Planning Application.

## Low Carbon Energy

The Sustainability Appraisal confirms that the design undertaken for the Brislington Meadows development at this outline stage will enable sustainability measures to be designed and incorporated into the scheme at the Reserved Matters stage in order to comply with the Building Regulations and Future Homes Standard.

The following technology options are put forward and will be considered as part of a combination of measures that will meet the required carbon emissions reductions in the future:

- Solar PV systems;
- Air source heat pumps (ASHPs) and / or ground source heat pumps via individual systems for houses and communal systems for flats;
- Site-wide district heating network fed by biomass combined heat & power (CHP), with supplementary solar photovoltaic (PV) systems; and
- Site-wide renewable community heating system fed by biomass boilers.

The Sustainability Appraisal submitted with this Outline Planning Application details the measures that have been incorporated into the masterplan design, as well as those that will be further considered at Reserved Matters stage once detailed proposals are prepared, in order to ensure high quality and sustainable homes will be delivered on site. The measures identify how local plan policy and Future Homes Standards emissions targets can be achieved as a starting point.

The Sustainability Appraisal submitted with this Outline Planning Application details the measures that have been incorporated into the masterplan design, as well as those that will be further considered at Reserved Matters stage once detailed proposals are prepared, in order to ensure high quality and sustainable homes will be delivered on site. The measures identify how local plan policy and Future Homes Standards emissions targets can be achieved as a starting point.



5.2

Building for a Healthy Life

Building for a Healthy Life (BHL) is a Design Code to help people improve the design of new and growing neighbourhoods. Twelve considerations are presented relating to qualities of successful places from the macro to the micro scale.

Homes England endorse BHL and use the 12 considerations as part of its evaluation process for selecting bidders for its land disposal programme. Procurement panel partners whose designs ignore BHL considerations are marked down in the bidding process.

The BHL has guided the evolution of the design proposals to ensure best practice. The table adjacent outlines some of the key aspects of the scheme developed to date with further detail to be provided through reserved matters applications. The table is a summary, further information for all aspects are provided in the Vision, Illustrative Masterplan and Landscape Strategy sections of this report, as well as the Design Code.

14 INTEGRATED NEIGHBOURHOODS
Natural connections
Walking, cycling and public transport
Facilities and services
Homes for everyone

38 DISTINCTIVE PLACES
Making the most of what's there
A memorable character
Well defined streets and spaces
Easy to find your way around

62 STREETS FOR ALL
Healthy streets
Cycle and car parking
Green and blue infrastructure
Back of pavement, front of home

Building for a Healthy Life considerations

## Building for a Healthy Life Assessment

Consideration	Description	Red / Amber / Green	Response
<b>1. Natural connections</b>	Create places that are well integrated into the site and their wider natural and built surroundings		<ul style="list-style-type: none"> <li>• Landscaped connections to Broomhill and key green spaces</li> <li>• Location of development reinforces the schools and Local Centre at the heart of Broomhill</li> <li>• Ecological corridors within and through the site, including improved connection between SNCI and LNR (Local Nature Recovery)</li> <li>• A variety of landscaped public spaces connected to the site's natural assets provide space for meeting, contemplation, relaxation, learning and play</li> </ul>
<b>2. Walking, cycling and public transport</b>	Short trips by non-car modes help manage public health, congestion and air quality		<ul style="list-style-type: none"> <li>• 20 minute neighbourhood principle</li> <li>• Multiple non-vehicle connections are designed to make it as easy as possible to live in the development without using a car</li> <li>• New and improved paths improve links between land uses and retain public access</li> </ul>
<b>3. Facilities and services</b>	Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes		<ul style="list-style-type: none"> <li>• The permeability of the site provides strong connection to existing facilities and services with minimal need for the car</li> <li>• The site will largely offer spaces for improved connections to nature, services and recreation</li> <li>• The scheme incorporates a range of recreational routes and diverse open spaces including SuDS, public rights of way, and play areas.</li> </ul>
<b>4. Homes for everyone</b>	A range of homes that meet local community needs		<ul style="list-style-type: none"> <li>• Brislington Meadows will provide 260 homes with a mix of 1-2 bed apartments, and 2,3 and 4 bed attached/semi-detached homes.</li> <li>• Homes will be a mix of private and rented, affordable, family homes and apartments</li> </ul>

Consideration	Description	Red / Amber / Green	Response
<b>5. Making the most of what's there</b>	Understand and respond		<ul style="list-style-type: none"> <li>• The layout responds to existing ecological assets, habitats and corridors</li> <li>• The layout incorporates hedgerows, wooded areas, PROWs, trodden paths and desire lines and the meadows to the south.</li> <li>• The layout works with the topography and levels with building heights being respectful of existing residents</li> </ul>
<b>6. A memorable character</b>	Create places that are memorable		<ul style="list-style-type: none"> <li>• Incorporation of ecological and landscape features make this very different to most new developments</li> <li>• Character is informed by topography, biodiversity and integration</li> <li>• A Design Code will establish the fundamentals of high quality built form</li> </ul>
<b>7. Well defined streets and spaces</b>	Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping		<ul style="list-style-type: none"> <li>• The network of open spaces and corridors provide structure to the layout and ensure interaction between homes and green space for wellbeing and natural surveillance</li> <li>• The Masterplan will deliver a pedestrian friendly environment whilst balancing the necessary vehicular and servicing</li> <li>• To enhance the natural amenity of Brislington Meadows, public spaces and streets will have an identifiable hierarchy and design strategy – reflected in the Design Code</li> </ul>
<b>8. Easy to find your way around</b>	Use legible features to help people find their way around a place.		<ul style="list-style-type: none"> <li>• The plan incorporates established desire lines</li> <li>• The clear road hierarchy and parking strategy will provide clear wayfinding and functionality of local streets</li> <li>• The layout and open spaces have been arranged to maintain key views</li> <li>• The variety of open spaces will inform adjacent built character</li> </ul>



Consideration	Description	Red / Amber / Green	Response
<b>9. Healthy streets</b>	Streets are different to roads and need to balance the needs of people and vehicles. Activity in the street is an essential part of a successful public realm		<ul style="list-style-type: none"> <li>• The Streets have been designed to accommodate a variety of users including planting strips and seating.</li> <li>• The primary route is designed as a neighbourhood street central to the identity and function of the neighbourhood, it will be safe, pedestrian friendly and designed for a diverse population</li> <li>• The street will pass through a series of green spaces</li> <li>• Slower speeds will be encouraged through detailed design</li> </ul>
<b>10. Cycle and car parking</b>	Well-designed developments will make it more attractive for people to choose to walk or cycle and well designed streets will provide sufficient and well-integrated car parking.		<ul style="list-style-type: none"> <li>• Layout and capacity testing has been based on the local parking standards contained in Joint local transport plan 2020 to 2036</li> <li>• Parking will follow the BCC parking stands in the local plan: 1 space per one bedroom dwelling, 1.25 spaces two-bedroom dwelling and 1.5 spaces for three or more bed dwelling</li> <li>• The Design Code will include guidance on the integration of cycle and car parking in the public realm and with each housing type</li> </ul>
<b>11. Green and blue infrastructure</b>	Creative surface water management help improve a sense of wellbeing and offer an interaction with nature		<ul style="list-style-type: none"> <li>• The scheme integrates biodiversity, landscape and drainage measures to achieve positive placemaking</li> <li>• The drainage strategy works with the site's topography and makes best use of the land beneath the pylons</li> <li>• Attenuation tanks and ponds will capture run-off before being released into the local network</li> </ul>
<b>12. Back of pavement, front of home</b>	The space between the back of the pavement and the face of buildings has a significant impact on the quality of place		<ul style="list-style-type: none"> <li>• The layout and capacity testing is based on providing adequate storage, parking and amenity space for each home.</li> <li>• The Design Code will ensure well-designed and clearly demarcated interface between the public and private realm</li> <li>• The Design Code will provide detail on boundary treatments, integrating storage, parking, building frontage, utility boxes and dealing with changes in level which has particular significance on this steep site.</li> </ul>

## 5.3

### Healthy Placemaking

The Illustrative Masterplan has been designed around key principles for healthy placemaking and to achieve:

- Meeting the housing needs of local people, including the delivery of affordable homes.
- Improvements to circulation and connectivity to local services and facilities and elements that will promote walking and active travel.
- Delivering a significant amount of high quality, publicly accessible open space, despite the loss of some existing open space.
- Improvements to access and security.

These principles reflect those included as part of the Building for Healthy Life Assessment set out previously in this DAS. Further details are provided in the Health Impact Assessment submitted as part of this Outline Planning Application.

Specifically, the masterplan proposal seeks to:

#### 1. Housing quality and design

- Build in full accordance with Building Regulations and /or Building Regulation requirement M4(2).
- Promote good design through layout and orientation, meeting internal space standards as shown by the Building for a Healthy Life assessment.
- Include a range of housing types and sizes, including private, rented and affordable housing responding to local housing needs such as a mix of accommodation which has been designed to meet local needs.
- Contain homes that are highly energy efficient (e.g. a high SAP rating) to be defined at Reserved Matters stage.
- Design homes in accordance with Nationally Described Space Standards.

#### 2. Access to healthcare services and other social infrastructure

- Consider the impact on healthcare services in the immediate locality. Contributions will be sought from the developers for any demand created by the new development, but it will be for the authorities to ensure that provision is available.
- Consider the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities and there is considered to be capacity for local school places. The development will also be liable for CIL and S106 payments which could be used to fund social infrastructure as required.
- Contribute to meeting primary, secondary and post 19 education needs - Broomhill Junior School and Mama Bear's Nursery directly adjoin the northern boundary of the site, and Broomhill Infant School is located just to the north. Both schools are below capacity and additional demand created

by the development will help with the overall viability of the school which operates most effectively with “full classes” as preferred.

- Improve physical access to local healthcare and social infrastructure through new and improved pedestrian and cycle links.

### 3. Access to open space and nature

- Retain and enhance existing open and natural spaces (4.48ha open space in total), although some existing open space will be lost.
- Provide new open or natural space, and improve access to existing spaces through improved walking and cycling infrastructure.
- Provide a range of play spaces for children and young people such as equipped play spaces, which are located within appropriate walking distances from the new residential housing, and natural play features within the landscape.

- Provide links between open and natural spaces and the public realm.
- Provide open and natural spaces that are welcoming, safe and accessible for all.
- Consider future management and maintenance of green space.
- Design a social, calming and green setting for homes to support mental wellbeing.
- Provide a multifunctional network of greenspaces that provide for a diverse mix of people and age groups.
- Design the layout so that all homes are within a 5 minute walk of public open space.

### 4. Air quality, noise and neighbourhood amenity

- Minimise construction impacts such as dust, noise, vibration and odours.
- Minimise air pollution caused by traffic and energy facilities.
- Minimise noise pollution caused by traffic and commercial uses.

- Design the development as a 20mph neighbourhood, resulting in fewer accidents, lower emissions and a safer environment for children.

### 5. Accessibility and active travel

- Prioritise and encourage walking (such as through shared spaces) and cycling such as the provision of a variety of routes through the built development and green infrastructure within the site.
- Design the layout in accordance with the 20 minute neighbourhood principle with multiple non-vehicle connections designed to make it as easy as possible to live in the development without using a car.
- Provide a new pedestrian and cycle link between the site and the primary schools and nursery to the north, encouraging walking and cycling from a young age.
- Connect public realm and internal routes to local and strategic cycle and walking networks.



- Include traffic management and calming measures to create a safe environment for all users.
- Provide a well connected place which promotes walking and cycling to public transport, local services and facilities.
- Allow people with mobility problems or a disability to access buildings and places.

#### 6. **Crime reduction and community safety**

- Incorporate elements to help design out crime such as surveillance and overlooking public areas with active frontages.
- Incorporate design techniques to help people feel secure and avoid creating 'gated communities'.
- Include attractive, multi-use public spaces and buildings.
- Continue to engage with BCC and the local community in the preparation of this future Reserved Matters Applications.

- Design a well defined and legible movement network. Create a clear hierarchy of routes that are permeable so that they are appealing and well used.
- Locate play areas in areas that are overlooked by homes.
- Ensure ongoing maintenance of public open spaces so that they are clean, tidy and well maintained. This will reduce the likelihood of spontaneous crime and antisocial behaviour.
- Improvements to existing public rights of way to enhance their accessibility and safety – these routes will now be overlooked by homes within the site.
- Ensure street lighting is bright and adequately distributed, whilst restrained to avoid negative impacts on wildlife and ecological corridors.

#### 7. **Access to work and training**

- Provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs.

- Include opportunities for work for local people via local procurement arrangements as there will be opportunities for local people to gain employment during the construction phases of development and possibly its ongoing management.

#### 8. **Social cohesion and lifetime neighbourhoods**

- Connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction.
- New and improved pedestrian access into the Site will be provided and this will increase permeability of the site as well as enhance links between open and natural spaces and the public realm with existing and proposed housing.
- Provide open space for community events, and encourage social interaction and cohesion through the design of public spaces e.g. providing places to sit.

## 9. Minimising the use of resources

- Makes best use of existing land and in line with the use proposed in the Local Plan to provide much needed new housing for Bristol.
- Encourage recycling (including building materials).
- Incorporate sustainable design and construction techniques as it is anticipated that a Waste Management Plan will be produced considering the construction and operational phases of development.

## 10. Climate change

- Incorporate renewable energy, of which recommendations are made to be defined at reserved matters stage.
- Ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping.
- Maintain or enhance biodiversity of which is a key part of the proposal.
- Incorporate sustainable drainage techniques such as attenuation ponds to manage surface water and create well integrated and naturalistic SuDS spaces that provide wildlife and biodiversity benefits as well as visual interest.

## 5.4

### Biodiversity Net Gain

Homes England are committed to delivering 10% Biodiversity Net Gain. The following good practice principles for development has been considered throughout the design process:

1. **Apply the mitigation hierarchy**
2. **Avoid losing biodiversity that cannot be offset by gains elsewhere**
3. **Be inclusive and equitable**
4. **Address risks**
5. **Make a measurable net gain**
6. **Achieve the best outcomes for biodiversity**
7. **Be additional**
8. **Create a Net Gain Legacy**
9. **Optimise Sustainability**
10. **Be transparent**

A Biodiversity Assessment has been undertaken and supports this application, and sets out how the masterplan has delivered against the above good practice principles.