

Brislington Meadows, Bristol
Building with Nature Auditor's Scoresheet
Design Award 2.0
BwN 2.0

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INTRODUCTION

1.1 The following Building with Nature ('BwN') assessment has been undertaken by TEP (The Environment Partnership) in respect of the proposed development at Brislington Meadows, Broomhill, Bristol (the 'Site'). It has been prepared by an approved BwN assessor, and chartered member of the Landscape Institute.

1.2 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, publicly accessible green space and new walking and cycling routes. The site is in a sustainable location near existing facilities at Broomhill local centre and is well located for public transport or active travel modes to the wider Brislington and Bristol area.

1.3 The site is being brought forward by Homes England who have led on over 18 months of consultation, technical assessment and masterplanning, and have published a Design Code which sets out their vision; masterplanning principles; sustainability and nature recovery; regulating plan; spaces codes; street codes; level changes; parking; public realm details; on plot details; and the Brislington Meadows Design Checklist.

1.3 The Site will comprise an outline planning application for up to 260 dwellings in line with the site allocation requirements, including a mix of housing to reflect local need, including private and rented, affordable, family homes and apartments; and there is a commitment that these homes will be sustainable and low carbon to meet Future Homes Standard. The Site will include a variety of different types and sizes of green space and has a commitment to deliver 10% biodiversity net gain (through on and off-site measures). The vision is to integrate the Site into the established Broomhill community and help to sustain existing services.

1.4 The outline element of the scheme, which is the subject of this assessment, will aim to achieve the BwN 'Design' Award. Homes England are committed to achieving BwN accreditation and led on the appointment of a BwN Assessor. An Initial Review was conducted, establishing the merits of the scheme as a landscape-led masterplan, despite existing ecological and landscape constraints. As such, the Site was brought forward for BwN Accreditation (Assessment and Audit).

1.5 A list of the documents and plans which have been referred to in the assessment is contained in Appendix A. The assessment has been undertaken using the Building with Nature Standards (Version 2.0).

CONCLUSION

This assessment has considered the proposed scheme based on the information submitted in relation to the outline planning application. This assessment found that the current proposals can deliver a multi-functional network of GI, which has been informed by the existing environmental and landscape constraints. There is evidence that the masterplan is landscape-led and has been directly influenced and shaped by the existing assets of the site including existing mature trees and hedgerows, and views across Bristol. The network of green infrastructure features which will be created have been designed for people and wildlife, including spaces where people can gather and interact, and spaces which are purposefully naturalistic and quieter for ecological reasons.

The Assessment and Audit have found that the outline planning application documentation reviewed as part of this accreditation, including a suite of technical reports relating to ecology, drainage, air quality, arboriculture, visual impact, and community involvement, sets out a vision for a new community where people and nature can co-exist. The masterplan demonstrates a commitment to both green infrastructure quantity and quality, addressing the need to support the health and wellbeing of residents, positively respond to the climate emergency through low carbon approaches, and delivering biodiversity gains to support nature recovery.

CORE

The scheme provides a comprehensive network of GI, which can deliver a number of multi-functional benefits, responds to the sites context and will deliver a place grounded in its context and local history, recognising its location within Broomhill, and the opportunity to enhance connections to Victory Park, Eastwood Farm, and to the Local Centre itself to support existing green infrastructure assets, existing services, and encourage further investment in both. The proposals have addressed an identified need from Bristol City Council (BCC) to orientate the scheme and design the general layout to provide resilience to climate change, using green infrastructure to minimise and mitigate the heating of the urban environment, for example ensuring that buildings and public spaces are designed to respond to winter and summer temperatures i.e., ventilation, shading and landscaping. The approaches to biodiversity and sustainable drainage also contribute to climate resilience and are detailed in relevant standard areas.

WELLBEING

The green infrastructure proposals include features that will enhance people's accessibility and enjoyment, provide learning opportunities and interaction with nature, as well as more formal sports and recreation uses. The location and range of green spaces will support formal and informal play, recreation, relaxation and socialising, supporting individual physical and mental health outcomes, and community cohesion and social sustainability, between residents of the new neighbourhood and the existing community in Broomhill. By providing a range of green and open spaces which incorporate green infrastructure, the proposals support a positive response to the changing climate, providing cooling and shade in an urban environment, which will be particularly important for vulnerable members of society.

The proposals include the creation of a network of pedestrian and cycle routes, as well as green links to Victory Park and Eastwood Farm. The layout creates a walkable neighbourhood, promoting active travel and healthier lifestyles. Critically for BwN, these routes are designed to be safe and convenient, utilising the benefits of green infrastructure to make modal shift as attractive an option for residents as possible. This aligns with the ambitions to meet the 20-minute neighbourhood principle set out in the Building for a Healthy Life Assessment (DAS, p.83).

WATER

The SuDS network set out in the proposals is designed to accommodate increased intensity and frequency of rainfall events associated with climate change and drastic and unpredictable weather changes. The SuDS approach includes four surface water catchment areas, providing more resilience in the management train. In terms of integral green infrastructure, there are proposals to create attenuation ponds and permeable paving to attenuate surface water flows to the required rainfall events, including consideration of the storage capacity needed for storm water flows generated by the 1 in 100 year +40% climate change event. In this sense water quantity and flood risk on site has been addressed through a SuDS approach. In addition, the proposals include provision for improvement of water quality in line with recommendations in the NPPF.

However, the BwN Assessment and Audit did identify opportunities to make more of the benefits to people and wildlife through access to blue infrastructure (standing, flowing, or ephemeral water features) and a recommendation emerging from the Design Award is to use the detailed stage of planning / RMA to explore how the Site could deliver a more nature-based solutions approach to SuDS, creating or enhancing blue features to provide habitat and amenity benefits, as indicated visually in the Sustainable Drainage section (7.14) of the DAS.

WILDLIFE

The proposals demonstrate a commitment to deliver a 10% biodiversity net gain (through on and off-site measures) and undertook an outline BNG assessment to support the application, using Biodiversity Metric 3.0 as per current good practice. BwN are satisfied with this ambition, as it is also supported by an extensive ecological impact assessment that includes wildlife sites, habitats, and species. There is evidence that the proposals have come forward in line with the mitigation hierarchy, avoiding removal of habitats (retention of existing assets), mitigating any removal, and lastly compensating for loss, with a preference for like for like enhancements on site. Going further, Homes England have applied the BNG Good Practice Principles throughout the masterplanning design process, as evidenced in the Biodiversity Assessment. The commitment to 10% BNG extends outwards to the next stage of design and will drive responses to the Reserved Matters Applications. In terms of on-site versus off-site, the Outline BNG assessment calculates a net gain in hedgerow value could be delivered within the site (i.e., the Parameter Plans and Illustrative Masterplan suggest a net gain of up to 530m hedgerows should be achievable within the site).

The Design Code also sets out a commitment to bespoke mitigation for wildlife where required or recommended by the impact assessment. For example, in the 'Public Realm Details', there is a 'Design Requirement' to identify planting that will contribute to biodiversity net gain, selecting species that directly benefit wildlife, provide nesting sites and materials for birds, and contribute to high biodiversity outcomes e.g., disallowing lawn/mown grass in green verges, preferencing ground cover planting and varied grassland styles to optimise biodiversity outcomes and develop a strong landscape character across the Site. As such, there is evidence that the proposals are maximising opportunities to create a nature-rich approach to landscaping, which also deliver high-quality landscape and public realm. In addition, the resilience of these outcomes has been considered through approach to implementation, and long-term management and maintenance. For example, creating features of an adequate size to ensure healthy establishment of species, flood and drought resilience, and climate resilience through location or orientation of features, and consideration of plant specification – adopting the "right plant in the right place" approach.

These gains will be delivered by prioritising retention and enhancement of high-quality habitats and trees, creating new hedgerow and tree planting onsite, and creating new habitats such as wet meadows, as well as increasing flora and fauna diversity and managing existing habitats to support climate resilient biodiversity gains. New planting will seek to maximise biodiversity function (e.g., providing nectar, pollen, berry or seed resources, or shelter for wildlife) and support climate resilience. As such, whilst there is a commitment to deliver only native planting as part of woodland and hedgerow enhancement plans, non-invasive non-native species which combine the functions of positively responding to the nature and climate emergency will be considered, subject to agreement from BCC.

Future management and monitoring can be secured through the provision of an updated CEMP and/or LEMP to ensure that existing and new habitats are managed effectively, and this will be a key focus of the next stage of BwN Accreditation (Full Accreditation). It is understood that at the next stage of planning, an updated BNG assessment for detailed development design will provide details of an offsetting package (including offset sites, enhancement/creation plan, and 30-year management and monitoring plan. As well as agreeing any offsetting mechanisms with BCC, it should be understood that the preference for BwN Full Accreditation is to deliver BNG onsite to optimise benefits for people and wildlife. Where offsetting measures are unavoidable, these must be underpinned by a robust model and mechanism to secure long-term management, maintenance, monitoring and remediation of features, and BwN Assessment would require evidence of governance, resources, and funding models to support this for a minimum of 30 years.

LIST OF EVIDENCE DOCUMENTS

- 7456 Illustrative Masterplan A1 L
- 13492 CRH XX XX RP C 0002 P2 FRA&Drainage Strategy
- Design Code
- Ecological Impact Assessment 7505.20.066 REDACTED
- Ecological Technical Appendix A Desk Study 7507.20.039
- Ecological Technical Appendix B Target Notes 7507.20.063
- Ecological Technical Appendix C Hedgerow Assessment - 7507.20.057
- Ecological Technical Appendix D Grassland Assessment - 7507.20.059
- Ecological Technical Appendix E Habitat Condition Assessment - 7507.20.011
- Ecological Technical Appendix F Reptile Survey 2020- 7507.20.022
- Ecological Technical Appendix G Breeding Bird Survey 2020 - 7507.20.056
- Ecological Technical Appendix H Invertebrate Survey 2021 - 7507.20.062
- Ecological Technical Appendix J Bat Surveys - 7507.20.021
- Outline Biodiversity Net Gain Assessment - 7507.20.070
- Air Quality Impact Assessment
- Arboricultural Impact Assessment
- DAS Reduced Size
- Ecology Impact Assessment – Redacted
- Noise Impact Assessment
- Meadows Outline Biodiversity Net Gain Assessment
- Outline CEMP
- Statement of Community Involvement
- Townscape and Visual Impact Assessment

Building with Nature Standard	Assessor RAG Rating	Evidence: Please list documents (include page/section) which demonstrate compliance	Summary: <ul style="list-style-type: none"> How the project meets the requirements of this Standard (or not – if they still have amber or red rating) Things to look out for at the post-construction check – (Full Awards only) 	Auditors' comments, recommendations, additional information required and notes for post construction check.	Auditor RAG Rating	Audit outcome
Standard 1 Optimises Multifunctionality and Connectivity						
Optimises multifunctionality and connectivity within the boundary of the project and links with existing and planned for green infrastructure in the surrounding area.		<p>7456_Illustrative MP_RevZ_220303</p> <p>Brislington Meadows DAS Reduced Size (DAS)</p> <p>2.3 Local connections</p> <p>2.4 Local amenities</p> <p>3.12 Opportunities</p> <p>6.3 Immediate context</p> <p>7.0 Landscape strategy</p> <p>9 Access, parking and services</p> <p>7456_Landscape Parameter Plan-PL1</p> <p>7456_Illustrative Masterplan-A1 L_</p> <p>Brislington Meadows - Design Code (DC)</p> <p>5.0 Spaces codes</p> <p>Brislington Meadows Townscape and Visual Impact Assessment (TVIA)</p>	<p>The proposal has a landscape led approach (DAS - page 100) and a set of surveys and studies have been undertaken to understand the urban, community and green infrastructure context of the site, which include DAS chapter 2, Arboricultural Impact Assessment, Ecology Impact Assessment and Biodiversity Net Gain Assessment. And the proposed layout has been designed to positively respond to the local context, to connect the proposed development to the surrounding existing natural green space, parks, amenity facilities and local high streets.</p> <p>For example, 'The Gate', provides a north-south pedestrian link from Broomhill Junior School to the proposed Wetland Meadow and adjacent Victory Park connecting green infrastructures in the surrounding area and by retaining existing hedgerows and trees it maintains its value as an important habitat and a wildlife corridor (DAS 7.5). Another example is that access to site has been considered to avoid coming off School Road to retain mature trees and hedgerows. (DAS 8.3 page 162) A myriad of green networks are enhanced or proposed, footpaths and access routes are improved with green verges, planted resting places, seating, and more accessible route to provide convenient connections to key local destinations (DAS 7.2).</p>			The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

			<p>The east-west and north-south pedestrian and cycle links created will improve linkages between Broomhill and the major green spaces at Eastwood Farm, Victory Park and Nightingale Valley. (DAS 2.5 page 29) All homes within the site are within 20mins walk to Broomhill Centre in line with 20minute neighbourhood principle. (DAS 5.2)</p> <p>Access routes are designed to allow maximum retaining of existing trees and hedgerows. Together with the new species rich hedgerow, these routes have been designed to function as ecological corridors as well for wildlife. (DC 5.1) The same principle applies to other spaces (DC 5.0) where natural play elements, seating and SuDS features, and native hedgerows are incorporated into green spaces functioning as steppingstones within the green networks.</p>			
Standard 2 Positively responds to the Climate Emergency						
Is designed to be climate resilient by incorporating mitigation and adaptations that respond to the impacts of climate change. The green infrastructure is designed to promote low carbon behaviours and contributes to achieving zero carbon development by optimising carbon sequestration and demonstrating low carbon approaches to design, construction, and long-term maintenance.		<p>Brislington Meadows DAS Reduced Size (DAS)</p> <p>1.7 Planning context</p> <p>13492-CRH-XX-XX-RP-C-0002_P2-FRA&Drainage Strategy (FRA&DS)</p> <p>6.0 Flood risk from the development</p> <p>Brislington Meadows Arboricultural Impact Assessment (AIA)</p> <p>Brislington Meadows Ecology Impact Assessment – Redacted (EcIA)</p>	<p>It is part of the vision of the development that Brislington Meadows should balance the need for new homes and ecological and climate emergencies. With a landscape led approach to the design, the goal is to deliver a green infrastructure that will provide climate resilience (DAS 4.2 Page 77, 5.1 Sustainability & DAS 7.1 page 130), which will be implemented through detailed planting strategy at Reserved Matters stage (DAS 7.10 Planting strategy). The proposal is in accordance with the National Design Guide which required SuDS scheme to be designed to accommodate increased rainfall events associated with climate change. (DAS Appendix page 193)</p>	<p>It is understood from both the Assessment and review of the evidence that provision for active travel (pedestrian and cycle routes) are reinforced in the DAS (6.2, 8.2).</p> <p>This underpins the ambition set out in the DAS to ensure the new development has adequate walking and cycling routes across the</p>		The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

			<p>For example, the site is chosen for its sustainable location, close to existing established services, employment, amenity, and public transport infrastructure and within easy reach of large areas of green space. (DAS 6.2 <i>'The allocation of the site for residential use was considered by BCC to be appropriate noting the site's sustainable location.....offering the opportunity to facilitate effective sustainable modes of transport.'</i>)</p> <p>Brislington Meadows is located within Flood Zone 1 and no sequential test is required by the NPPF. However, the drainage design has considered the greenfield runoff rate for all events up to and including the 1 in 100 rainfall event + 40% climate change. (FRA&DS 6.1.7)</p> <p>In terms of planting, the new proposed species include those that are non-invasive and non-native species which offer the benefits of being climate resilient. (DAS 8.11) This is stated in the EclA chapter 1.4: <i>'Tree species will be selected for the benefit of invertebrates, and which will also deliver climate resilience.'</i></p>	<p>site that connect users to nearby services. BwN welcome the recognition of the Site at a sustainable location, however it will be essential that these sustainable travel interventions are delivered in full at the detailed development stage, and furthermore that recommendations to optimise their use by ensuring they are safe, convenient, and green, form a constituent driver in the design approach to layout and location of green infrastructure, for example provision for accessible walking and cycling routes by creating boardwalks across SuDS features in the planned for Wetland Meadow landscape area. At the next stage BwN would welcome more detailed consideration of sustainable procurement and biosecurity of landscape and planting specification to add more value to a climate</p>	
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				positive approach to GI delivery.		
Standard 3 Maximises Environmental Net Gains						
Is designed to actively mitigate any unavoidable harmful environmental impacts of development on soil and air quality and to minimise light and noise pollution. In addition, it delivers environmental net gains, including improving air and water quality and wherever possible includes quiet spaces for people and wildlife.		<p>Brislington Meadows DAS Reduced Size (DAS) 1.7 Planning context</p> <p>Brislington Meadows Arboricultural Impact Assessment (AIA) Drawing 1: Tree Constraints Plan Drawing 2: Tree Removal Plan</p> <p>Brislington Meadows - Outline Biodiversity Net Gain Assessment (BNG)</p> <p>Brislington Meadows Noise Impact Assessment (NIA)</p> <p>Brislington Meadows Ecology Impact Assessment – Redacted (EcIA) 6.0 Mitigation and Enforcement</p> <p>Brislington Meadows Air Quality Impact Assessment (AQIA) 5.0 Impacts and constraints of air quality</p> <p>7456_Illustrative Masterplan-A1 L_</p> <p>7456_Landscape Parameter Plan-PL1</p> <p>Brislington Meadows Outline CEMP (CEMP)</p>	<p>Homes England is committed to see 10% biodiversity net gains through on- and off-site measures which will be enforced at Reserved Matters. (DAS 1.7 <i>'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'</i>).</p> <p>An Arboricultural survey of the site was carried out to inform the development which trees should be removed or retained in the event of development occurring (AIA). The presence of Tree Preservation Orders, Conservation Areas, Ancient Woodland and Veteran Trees has also been ascertained. (AIA 3.2, 3.11, 3.5 & 3.12)</p> <p>The impact of the proposed development is estimated (AIA, Tree Constraints Plan). It has been concluded that there are no adverse effects that cannot be mitigated. (AIA page 1, Executive summary - point 8)</p> <p>A net gain in hedgerow BNG unit has been achieved within site (DAS 7.9 <i>'Outline BNG assessment calculates a +132.12% net gain in hedgerow unit value ...'</i>). 10% net gain will be</p>			The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

		<p>5.7 Air quality</p> <p><i>achieved through offsetting site, which will focus upon delivery of species rich grassland and scrub habitats. (BNG 4.10 'It is anticipated a detailed offsetting package will be devised and agreed with BCC during the detailed design stage..... measures will be incorporated into a Project Implementation Plan and a long-term nature conservation and landscape management plan...')</i></p> <p>Noise and air quality of the current site and impact of the proposed development have been assessed and mitigation measures are adopted during the design iterations. (See NIA and AQIA)</p> <p>Noise Impact Assessment has included the calculation of the external noise level from road traffic movement, adjacent industry and school playground. (NIA chapter 5) Mitigation measures were proposed including acoustic fence to the back gardens adjacent to the school playground which may be considered at the reserved matters stage (NIA chapter 6).</p> <p>It is stated in the AQIA that there is a negligible increase of NO2 and no increase of particulate matters at the existing receptors with the development in place. Hence the air quality impact of the proposed development is considered acceptable, and it is not deemed necessary to include any mitigation measures. (AQIA chapter 5.0)</p> <p>Environmental mitigation method statement is provided in the CEMP to ensure any adverse impact to water, flood risk, contamination, traffic, air quality, noise and vibration will be controlled</p>			
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			<p>and minimised during construction. (CEMP chapter 5.0)</p> <p>The Landscape Parameter Plan sets the layout and extent of green space within the development. It fixes areas of tree retention and presents indicative layouts for the Primary Street and play locations. Through iteration of designs, the development retains as many trees and hedges as considered possible and creates valuable diverse habitats including wet meadow, maintains key wildlife corridors across the site, provides large, varied open spaces and links with opportunities for play, learning, relaxation, and well-being (AIA, Tree Removal Plan, BNG chapter 6.0).</p> <p>For example, design has attempted to prioritise retention of hedgerows with higher ecological condition. Any hedgerow losses would be addressed through new species rich hedgerow planting, which target strategic ecological corridors. Another example is where below ground construction methods adopted for the drainage connection to the southwest of the site, will minimise impact to the veteran tree and its root protection zone by careful alignment as well as following a route to avoid habitat impacts within the adjacent Brislington Meadows SNCI.</p>			
Standard 4 Champions a Context Driven Approach						
Positively responds to the local context, including the physical environment, such as landscape and urban character and social, economic, and environmental priorities, including the evidenced needs and strengths of existing and future local communities.		<p>Brislington Meadows Townscape and Visual Impact Assessment (TVIA)</p> <p>TVIA Figure 7 – Photowires</p> <p>Brislington Meadows DAS Reduced Size (DAS)</p>	The proposed development has undertaken a set of assessments of the local context, including landscape character (DAS 2.5), existing characters of five areas in Bristol (DAS 2.6), residential neighbourhoods' analysis (DAS 2.7) to study the resources, limitations, patterns, and languages of			The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

		<p>2.5 Existing landscape character</p> <p>2.6 Existing character</p> <p>3.1 Site features</p> <p>6.2 Bristol Context: providing for growth needs of the city</p> <p>6.8 Response to Local Character Study</p> <p>Brislington Meadows - Outline Biodiversity Net Gain Assessment (BNG)</p> <p>1.0 -Relevant policy and legislation -Local policies</p> <p>7456_Access and Movement Parameter Plan_PL1</p>	<p>the context, which was used to further inform the design process.</p> <p>In response to the local character, principles were drawn for the implementation of the masterplan. (DAS 6.8 <i>'The following lessons were drawn from the analysis of the site and its surrounds and have been implemented in the masterplan: 1. Outlook onto landscape from homes... 6. Street trees to add interest to the street scene and break up visual impact of parking....'</i>) The proposed development includes a comprehensive landscape and ecology strategy and with the maturity of the proposed planting over time greater benefits would be provided in the longer term. (DAS 7.11 & 7.12)</p> <p>To fully understand the impact of the proposed development to the townscape, a Townscape and Visual Impact Assessment (TVIA) was carried out. Through this, a Zone of Theoretical Visibility study was established to inform the potential effects on landscape and townscape, which identified that the maximum extent of visibility of the proposed development is limited. The TVIA shows that the area subject to the greatest effects is located within the site and its immediate context where a new network of accessible green infrastructure will provide mitigation against adverse effects. With the vegetation cover within the site's wider context the visibility on the ground would be far less than theoretically indicated. (TVIA chapter 7.5 and DAS 2.5). <i>'Beyond the Site's immediate context, effects would be of a negligible scale. Fieldwork has shown that within the surroundings of the Site, a strong network of established vegetation, in addition to the existing built-up area</i></p>			
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			<p><i>and a generally undulating landform, would combine to limit intervisibility between the Site and the wider landscape / townscape.'</i></p> <p>All relevant landscape policies and guidance of relevance to the landscape and visual context have been considered as part of the iterative design process as shown in table 2 of the TVIA.</p> <p>The scheme responds considerably to its physical context. For example, apartments located along the eastern edge of the site were less evident in views and are proposed to be 4 storeys. Whereas after public consultation in Dec. 2021, height parameter plan was amended and development on the northern boundary has decreased from 3 storeys to 2 storeys. (DAS4.2)</p>			
Standard 5 Creates Distinctive Places						
Is integral to the project and is designed to reinforce local distinctiveness and/or create a distinctive sense of place.		<p>Brislington Meadows DAS Reduced Size (DAS)</p> <p>3.1 Site features</p> <p>3.3 Existing site sections</p> <p>8.0 Landscape strategy</p> <p>Brislington Meadows Townscape and Visual Impact Assessment (TVIA)</p> <p>Brislington Meadows - Design Code (DC)</p> <p>5.0 Space codes</p> <p>6.0 Street codes</p> <p>7.0 Level changes</p> <p>8.0 Parking</p> <p>9.0 Public realm details</p>	<p>To create a place with distinctive character, the scheme investigated the density, form and materiality of the proposed buildings (DAS 6.11). Also, a comprehensive set of surveys has been carried out to study the existing topography, vegetation and townscape of the site and the wider Bristol area. The scheme evidently seeks to retain and improve the existing valuable natural elements and incorporate the proposed development into the landscape with respect to its immediate adjacent neighbourhood as well as wider context. Together with new or enhanced ecological and landscape features the scheme aspires to create a place unique as well as fitting for the location.</p>			The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

		<p>Brislington Meadows - TEP Exec Summary and Historic Environment</p>	<p>For example, the proposal of the flowering grassland at the Wetland Meadow is described as echoing the existing grassland on site and will provide important improved habitat to existing wildlife while being an important amenity feature as well with boardwalks and jetties. (DAS 7.3)</p> <p>The creation of Brislington Green, The Gate and the Greenway (DAS 8.0) retains mature hedgerow and trees with new lower-level planting. These green infrastructure features are part of the vital green network for assisting animal migration, encouraging active living and softening the image of the proposed built landscape with their mature form. They also work as landmarks giving the space identity and improving wayfinding and orientation within the site.</p> <p>Embracing the topographical changes of the site, the scheme takes the opportunity to create viewpoints towards the Wetland Meadow, Victory Park and beyond, such as at The Gate (see DAS 7.5 and Brislington Heights where elements of protection and enclosure are proposed to support formal play. Level changes are also addressed within the Design Code (6.13 Level changes) to create a landscape which is unique to the site.</p> <p>In addition to the kinked alignment of the main access road, which passes through green spaces, there is a clear road hierarchy to support wayfinding. Key views will be maintained with glimpsed views over Bristol to guide orientation and increase the sense of identity within the site.</p>			
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			The Design Code also sets out the design requirements and principles for the site against which Reserved Matters Applications can be assessed, ensuring compliance with the design intent to create a unique, beautiful and sustainable place (DC chapter 5 & 9).			
Standard 6 Secures Effective Place-keeping						
Is subject to management arrangements that demonstrate a commitment to effectively implement, establish and maintain features at all stages of the development process. This should include details of funding, governance, maintenance, monitoring, remediation and, where appropriate, community involvement and stewardship.		<p>Brislington Meadows Statement of Community Involvement (SCI)</p> <p>Brislington Meadows DAS Reduced Size (DAS)</p> <p>4.1 Stakeholder and community engagement</p> <p>4.2 Design evolution</p> <p>8.11 Planting strategy</p> <p>10 Implementation and deliverability</p> <p>13492-CRH-XX-XX-RP-C-0002_P2-FRA&Drainage Strategy (FRA &DS)</p> <p>10.3 Maintenance</p> <p>Brislington Meadows Ecology Impact Assessment – Redacted (EcIA)</p> <p>5.0 Mitigation and enhancement</p> <p>7456_Access and Movement Parameter Plan_PL1</p> <p>Brislington Meadows - Design Code (DC)</p> <p>5.0 Space codes</p>	<p>Homes England have shown that it recognises the importance of involving the local community and has taken measures to inform, involve and encourage feedback to ensure local knowledge and input has influenced the masterplan. Multiple consultations with local people took place between 2020 and 2022 by a variety of methods, resulting in several changes, prioritisations and commitments being made in relation to biodiversity, density, vehicle access, parking, pedestrians, older persons living accommodation and construction phasing (See SCI chapter 1.0).</p> <p>Local communities were invited to take part in the design process and were encouraged to speak to the design and technical team to submit comments and questions. Full details can be seen in the Statement of Community Involvement. (SCI chapter 3 Summary of engagement, page 9)</p> <p>The project seeks to be compliant with planning policy and best practice standards, such as BNG, Building for a Healthy Life (DAS 10.3 page 187 and DC 1.3 page 9) and Building with Nature.</p> <p>For the Outline Planning Application, the design strategy is set out in principle and the details will be delivered through Reserved Matters</p>	<p>The Auditor welcomes the Outline CEMP, which will be updated at the RMA stage, to secure the delivery of new habitats and landscape features/areas through all stages of construction and sign-off.</p> <p>In addition, the successful delivery of the SuDS network, including integral GI features, should constitute a core focus of future planning scrutiny and BwN assessment, and should be included in an updated CEMP and/or LEMP. It will be of priority interest to understand who is responsible for the maintenance and funding associated with a functional SuDS network, and this will be</p>		The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

		<p>Brislington Meadows Outline CEMP (CEMP)</p>	<p>Applications. The Design Code addresses different themes including spaces, streets, level changes, parking, public realm detail and on-plot details to further guarantees that the implementation of the project will meet the design intentions. (DC page 7, <i>'The purpose of this Design Code is to set design requirements and principles against which the forthcoming Reserved Matters Application(s) can be assessed, ensuring they comply with the Code.'</i>)</p> <p>Ecological Mitigation and Protection Management Plan (EMP) (EcIA 6.12 <i>'An ecological mitigation and protection management plan (EMP) will be produced to detail measures to protect wildlife and their habitats prior to and during construction...'</i>) and Landscape Management Plan are requested at the Reserved Matters stage (EcIA 6.10 <i>'A long-term nature conservation and landscape management plan will be produced for on and offsite habitats which addresses...'</i>). The EcIA also includes measures to be taken to avoid pollution incidents, which may affect habitats. (EcIA 6.14).</p> <p>Measures have been taken to ensure a functioning sustainable drainage system will be successfully implemented. For example, all SuDS components are to be in place prior to construction and to be installed in accordance with the relevant standards (FRA & DS 9.1.1 <i>'...the implementation of the different SuDS components must be considered prior to construction in order best manage and reduce the risk of flooding during and after the construction phase...The contractor is to have a surface water management scheme in</i></p>	<p>a focus in subsequent assessments.</p>		
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			<p><i>place to ensure that surface water does not leave the site in an uncontrolled manner prior to the commissioning of the drainage system.'</i></p> <p>9.1.3 '<i>... All SuDS components are to be installed with reference to and in accordance with the relevant product manuals and guides, to be obtained from the product manufacturers...</i>'). It is also included in the FRA & Drainage Strategy of all drainage component maintenance regimes which ensures their successful functioning in the long term.</p> <p>The Outline CEMP, which will be updated at the Reserved Matters stage forms part of the overall environmental management framework during the construction phase and describes the processes that will be implemented to ensure works are being undertaken in accordance with best practice.</p> <p>To further ensure that all protocols are followed it is required that an Ecological Clerk of Works (ECoW) will be appointed prior to the onset of construction. All method statements and construction phase management plans will be provided to the ECoW prior to the commencement of work (EcIA 5.17).</p>			
Standard 7 Brings Nature Closer to People						
Is close to where people live, work, learn, play and/or visit, and is designed to optimise use and enjoyment for everyone across the year, to maximise health and wellbeing outcomes and to promote active living for existing and future communities.		<p>Brislington Meadows DAS Reduced Size (DAS)</p> <p>3.2 Public Rights of Way and Trodden paths</p> <p>6.4 Design principles</p> <p>6.6 Illustrative masterplan</p> <p>7.0 Landscape strategy</p>	Within the site (9.6 ha) there are 0.46ha amenity greenspace, 0.79ha parks and gardens and 2.11ha of natural and semi natural greenspace, plus the meadows around the attenuation areas, totalling 4.24ha of green space. (DAS7.12)			The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

		<p>7.2 A network of ecological corridors</p> <p>7.3 Wetland Meadow</p> <p>7.4 Brislington Green</p> <p>7.5 The Gate</p> <p>7.6 The Greenway</p> <p>7.7 Brislington Heights</p> <p>7.8 Bonville Glade</p> <p>8.2 Active Travel</p> <p>9.1 Movement and Access</p> <p>7456_Access and Movement Parameter Plan_PL1</p> <p>7456_Illustrative Masterplan-A1 L_</p>	<p>The design principles of the proposed scheme aim to optimise the enjoyment of green space and at the same time maximise the ecological value of the green infrastructure (DAS 6.4 <i>Design Principles</i> '1. Retain and enhance existing green corridors...'). A series of green spaces are enhanced within the site and new habitat created (DAS 6.4 Design Principles '2. Creation of a wetland meadow... 3. Set homes within the landscape... 4. Create a street that moves through a series of spaces'). A network of green network is created within the site for residents (DAS 6.6 Illustrative Masterplan, 8.2 Active Travel) to connect to nearby facilities and open spaces, play areas and sports clubs within short walking distances (DAS 2.5 page 29. & 2.6), existing PROW analysed, retained and improved with new tree planting (DAS 3.2 & 9.1)</p> <p>The masterplan facilitates the linking of key green natural space and provides improved access to existing open space and play areas. Combined with hedgerows, trees and grass verges, they also function as ecological green corridors, improving connection between the Site of Nature Conservation Interest and Local Nature Reserve. These multi-functional greenspaces provide important social spaces for people to interact with each other and for nature. One example is the dedicated network of ecological corridors defined in DAS 7.2.</p> <p>The Access and Movement Parameter Plan includes walking and cycling infrastructure that offers a variety of routes through the built</p>			
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			<p>development and linking green infrastructure within the site.</p> <p>All the proposed buildings will take advantage of the natural assets within the site with views oriented towards green space. (DAS 6.9 Building form and massing, page 114 – ‘landscape to thread through the residential area ... The built form is arranged to enable long range views towards green ...’)</p> <p>The formal play provisions are set within the green corridor close to the school (DAS 7.7 and 7.12), see details on Brislington Heights (DAS 7.7) where existing hedgerows provide a natural setting for informal doorstep play. This link and The Gate (DAS 7.5) use retained hedgerows and trees to form important ecological focus linking Broomhill junior school to the new Wetland Meadow and Victory Park.</p>			
Standard 8 Supports Equitable and Inclusive Places						
Is designed to encourage and enable everyone, including those from vulnerable or excluded groups, to use and enjoy it, to help reduce health inequalities and to build a shared sense of community and belonging.		<p>Brislington Meadows DAS Reduced Size (DAS)</p> <p>2.4 Local Amenities</p> <p>5.3.5 Accessibility and active travel</p> <p>6.6 Illustrative masterplan</p> <p>7.0 Landscape strategy</p> <p>7.3 Wetland Meadow</p> <p>7.4 Brislington Green</p> <p>7.7 Brislington Heights</p> <p>8.1 Inclusive design and mobility for all</p> <p>8.2 Active Travel</p> <p>9.0 Access, parking and Services</p> <p>Appendix A Building for a healthy life assessment</p>	<p>The scheme aims to create places without barriers that enables everyone to take part independently in day-to-day activities following the requirement of the Equality Act 2010. For the Outline Planning Application, the principles and standards are set out in the DAS 8.1 ‘Inclusive design and mobility for all’ to ensure that best practice guidance will be followed to create streets that pedestrians and cyclists friendly.</p> <p>A range of play facilities and equipment are proposed throughout the site, including formal play provision at Brislington Heights pocket park (DAS 7.7) and informal play at Brislington Green (DAS 7.4), which are all within walking distance to</p>			The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

		<p>Brislington Meadows Statement of Community Involvement (SCI)</p> <p>7456_Access and Movement Parameter Plan_PL1</p>	<p>the proposed development.</p> <p>Aimed to build an accessible neighborhood, (DAS 6.6 Illustrative masterplan <i>‘The masterplan establishes a pedestrian and cycle friendly, permeable layout that provides access to green space in a more inclusive way compared to the current condition of the routes through the site’</i> & Appendix 3. <i>‘...A walkable neighborhood with good access to existing connections to nearby key community facilities, and public transport with green spaces on the doorstep of new homes...’</i>), a network of walkable routes is proposed throughout the site linking houses to green spaces and amenity facilities. For example, the pedestrian and cycle friendly route within Wetland Meadows (DAS 7.3).</p> <p>The proposal follows a 20-minute neighborhood principle and includes multiple non-vehicle connections to make it as easy as possible to live in the development without using a car. Providing safer crossing points, new dropped kerbs for disabled/pushchairs and improving surfaces. (DAS 2.4 & 5.3.5 Accessibility and active travel <i>‘Design the layout in accordance with the 20-minute neighborhood principle with multiple non-vehicle connections designed to make it as easy as possible to live in the development without using a car.’</i>) The improvements to walking and cycling routes (surfacing, lighting, surveillance and safety) crossing through the site will bring benefit to not only new residents but the wider community.</p>			
Standard 9 Delivers Climate Resilient Water Management						

<p>Is integral to sustainable drainage using above ground features to manage flood risk, maintain the natural water cycle and improve water quality within the boundary of the project and at a catchment scale. The green infrastructure is designed to be drought resistant and wherever possible, includes measures for the retention and reuse of rainwater.</p>		<p>13492-CRH-XX-XX-RP-C-0002_P2-FRA&Drainage Strategy (FRA&DS) – pages 4.0 Existing flood risk 6.0 Flood risk from the development 7.6 The Greenway 9.0 Implementation and maintenance Appendix K</p> <p>Brislington Meadows DAS Reduced Size (DAS) 6 A healthy and sustainable community 7.14 Sustainable Drainage</p> <p>Brislington Meadows - Design Code (DC) 5.7 Greenway</p>	<p>As part of the landscape-led scheme, water management is indicated to be an integral part of the proposal and all new surface water drainage design aim to promote, where feasible, Sustainable Drainage System. (DAS 3.10 <i>The site is located entirely within Flood Zone 1 ... and therefore most of the site is at a 'very low risk' from surface water flooding...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...</i>)</p> <p>The drainage design follows the latest best practice documents, such as CIRIA C753 the SuDS Manual. The effect of climate change will not be of any significant impact to all types of flooding except surface water (FRA&DS '4.7.2. ...Based on the information provided above, the effect of climate change will not be of any significant impact to most of the flood risks sources indicated'). However, the result of the development will lead to an increase of flood risk to the downstream of the site due to the reduced permeability of the site. Various SuDS options are considered (FRA&DS 6.3) and surface water drainage strategy (FRA&DS 6.4) analysed to mitigate the increased flood risk.</p> <p>The principle of the surface water drainage strategy is to make the most of the permeability of the soils, to direct, contain and filter rainwater through to the ground beneath the site; geotechnical tests indicate that drainage to</p>	<p>Whilst it is understood that constraints exist as per the hydrological and drainage reports, it is not clear at this stage whether the technical constraints identified could be overcome with a holistic design approach. In the detailed development design stage for the Site, BwN would like to see more efforts made to secure above ground surface water features. This could include small features within the footprint of dwellings, for example water collection points to enhance the sustainability of planting, ponds, or mini vegetated swales. A combination of standing, flowing, and ephemeral water features (blue infrastructure) can build resilience into a management train for a SuDS network. Green roofs are also recommended, and it is not clear whether this is a potential area of green</p>	<p>The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.</p>
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			<p>ground will not be a suitable means for all surface water disposal as three out of the four trial pits showed no infiltration capacity (FRA&DS 6.1.2). Therefore, all surface water is being discharged to local tributaries or due to topographical issues, local sewer networks.</p> <p>The drainage strategy works with the site's topography and makes best use of the land beneath the overhead line to capture run-off before being released into the local network. Two sustainable drainage basins have been proposed within surface water catchment area B and C, which will be situated to form the Wet Meadow. Two below ground attenuation tanks are also anticipated to be required in land adjacent to the proposed access off Broomhill Road and adjacent to School Road to capture run-off before releasing into the local network (See DAS 7.14, and FRA&DS 6.2.2). Streets and landscapes are designed to naturally facilitate surface water drainage to the lower part of the site. Storage tanks beneath tree pits (DAS 7.6) will be adopted to help store water on site as well. Use of storage tanks beneath tree pits (DC – 5.7 Greenway page 42)</p> <p>Use of permeable paving in all parking bays (FRA&DS 9.0 page 18 and page 21), water butts to be explored during detailed design stage.</p>	<p>infrastructure that could be explored in the detailed design, for example installing green roofs on buildings in the public realm (cycle parking, bin stores etc.) to support management of water quality and quantity, as well as providing habitat. There is precedent for this approach in the Design Code, e.g., Design Code (p.27) identifying the opportunity for wildflower green roofs on buildings in Bonville Glade.</p> <p>The Auditor would also like to see more detail come forward to reassure the sustainability of key SuDS components identified in the Outline Planning Application, including permeable paving in all parking bays (FRA&DS 9.0 page 18 and page 21), to ensure that these features which will prove critical to the functionality of the SuDS network are secure through</p>	
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				<p>appropriate legal mechanisms e.g., covenants.</p> <p>The design and implementation of other features to support drought resistance such as water butts, which are intended to form part of the RMA stage of design, should be a focus of scrutiny at the next stage of planning and BwN assessment to align with the climate resilience ambitions of the Site.</p>		
Standard 10 Brings Water Closer to People						
Is designed to integrate water, including areas of standing water, flowing water, seasonal and ephemeral features, to bring additional amenity and wildlife benefits.		<p>13492-CRH-XX-XX-RP-C-0002_P2-FRA&Drainage Strategy (FRA&DS)</p> <p>Brislington Meadows DAS Reduced Size (DAS)</p> <p>3.10 Drainage and ground conditions</p> <p>7.3 Wetland meadow page 136</p> <p>8.4 Wetland meadow</p>	<p>The creation of the linear low-lying wetland meadow brings standing water close to people together with the proposed board walk and jetties will create opportunity for enjoyment and appreciation of water, aquatic plants, birds and other wildlife.</p> <p>Board walks allow people to walk in and around the proposed wetland/attenuation ponds. (DAS 7.3)</p> <p>Marginal planting on edge of ponds increases natural feel and connectivity to space. Small pools of standing water with access directly around and over them. (DAS page 136, <i>'Ecology: ...species rich grasslands and species rich marginal planting to attenuation features. Attenuation features to have</i></p>			The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

			<p><i>hummocks and small pools to create areas of standing water. Retained thickets of scrub and individual trees along the southern edge retain a vegetated frame around the open, central space and provides additional habitat for nesting birds. Existing features such as the brook, hedgerows and trees are retained and form a large part of the boundary edge...'</i></p> <p>SuDS ponds designed to retain water for longer, allowing residents to enjoy and appreciate the function they play.</p> <p>Due to the geological condition of the ground no swales or rain gardens are proposed elsewhere within the site boundary (FRA&DS 6.1.2). However, it is the design principle to make the most of the existing permeability of the soil and to direct, contain and filter rainwater through to the ground using permeable paving and SuDS tree pits.</p>			
Standard 11 Delivers Wildlife Enhancement						
Optimises long term and climate resilient net benefits for nature, by retaining and enhancing existing ecological assets and creating locally relevant new habitats within the boundary of the project. Wildlife measures are secured at all stages of implementation and where applicable, across multiple phases of development.		<p>Brislington Meadows - Ecological Impact Assessment - REDACTED (EcIA) 6.0 Mitigation and Enhancement Appendix A - H</p> <p>Brislington Meadows - Outline Biodiversity Net Gain Assessment (BNG)</p> <p>Brislington Meadows DAS Reduced Size (DAS) 3.4 Landscape and ecology 3.5 Arboriculture survey</p>	Homes England committed to see a 10% biodiversity net gain (on and off site). Despite all the measures to retain and improve existing valued habitat and create new wildlife habitat, current post development habitat unit represents a significant net loss of (BNG 5.2). Homes England has commenced discussions in principle with Avon Wildlife Trust and Bristol City Council Parks Department regarding offsetting to help deliver the 10% BNG. The detailed offsetting package will, however, be resolved post-consent of the outline planning permission. (EcIA chapter 6.7) Offsetting requirements are listed in BNG chapter 5.13 to 5.30.	BwN are satisfied that the outline BNG assessment satisfies good practice principles and plans for 10% gains. In addition, the location of habitat should support protection of significant GI assets in adjacency to the site, most notably the Brislington Meadows Site of Nature Conversation Interest		The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

		<p>7.4 Design principles</p> <p>8. Landscape strategy</p> <p>Brislington Meadows - Outline Biodiversity Net Gain Assessment (BNG)</p>	<p>An extensive ecological impact assessment has been undertaken which independently considers wildlife sites, habitats, flora, and fauna (EcIA chapter 3.6). Bespoke mitigation for wildlife is included where required or recommended by the impact assessment and will be secured through Reserved Matters application (EcIA chapter 6.0). Also included in the EcIA is a method statement which outlines measures to avoid and reduce damage within Brislington Meadows SNCI during construction works, drainage connection and other works. In the same chapter, additional habitat protection measures are recommended and are expected to be incorporated in the Construction Environmental Management Plan as part of the future Reserved Matters Application.</p> <p>It is set out in the design principles (DAS 6.4) that the development aims to retain as much valuable green space as possible and to create an interconnected network of ecological corridors across the site (DAS 6.4), which will act as multi-functional greenspaces providing important social spaces for people to interact with each other and nature.</p> <p>For example, the upgraded cycle and pedestrian path will be able to avoid loss of mature trees along the link. And remaining scrub will be improved through the removal of undesirable species and replaced with new native planting, which will maintain the physical integrity of this part of the SNCI. Another example is the illustrative masterplan which incorporates an apartment block with a brown roof adjacent to a</p>	<p>(SNCI) to the south of the Site. However, it will be critical at the next stage of detailed design to set out clearly how much of the 10% BNG will be achieved on site versus off-site, and in line with the BwN approach, ambitions to achieve a Full Accreditation should prioritise gains on site. The Assessment has suggested that there is currently a lack of detail around the ecological interventions intended to secure wildlife enhancements, and the diversity of interventions to secure gains on site. This will be a priority focus of subsequent BwN assessments, and the updated BNG should clearly set out the design, implementation, and long-term management, maintenance and monitoring plans which will secure biodiversity outcomes for a minimum of 30 years. BwN would recommend</p>		
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			<p>new species rich hedgerow to the east of woodland W2, which would help to reduce fragmentation effects for bats, creating a corridor between the hedgerow and apartment block and steppingstone habitat to link with the existing habitats.</p> <p>Appropriate measures will be adopted to guarantee that the existing habitat will be protected during future phases of the development, such as a low-level lighting scheme to protect the site's valuable wildlife habitats.</p>	<p>consulting BS8683:2021 to better understand good practice for delivering biodiversity net gain at the next stages of implementation and establishment, which will be critical if the project is to achieve its ambitions in this area.</p>		
Standard 12 Underpins Nature's Recovery						
Creates effective links with existing and planned for ecological features and networks beyond the boundary of the project to support the creation and restoration of resilient ecological networks in the wider landscape.		<p>Brislington Meadows DAS Reduced Size (DAS) 7.1 A landscape-led masterplan 8.0 Landscape strategy</p> <p>Brislington Meadows - Outline Biodiversity Net Gain Assessment (BNG) Appendix A -Drawings G7507.20.061 Proposed habitats plan G7507.20.062 Predicted habitats condition plan</p> <p>Brislington Meadows - Design Code (DC) 5.0 Spaces code</p> <p>Brislington Meadows - Ecological Impact Assessment - REDACTED (EcIA)</p>	<p>The proposed scheme retains much of the mature hedgerow and tree planting within the site and with improved planting creating ecological corridors through the site linking to important green space and nature conservation site outside of the site boundary, which sustain the connectivity and resilience of the wider landscape.</p> <p>The illustrated masterplan shows a series of green space linking into the wider ecological networks, which include: '1. Existing woodland, 2. Landscaped entrance from Broomhill Road, 3. Water attenuation features and 4. Existing hedgerows and trees' (DAS page 100 and page 109). For example, the proposed network of ecological corridors will link the existing and proposed habitat within the site to local natural green spaces such as Victory Park and Eastwood Farm and amenity (See DAS page 7 - illustration; page 52 - Section DD 'There is also an existing tree-line which connects Eastwood Farm to the north to</p>	<p>BwN recommend the design team consult with key stakeholders e.g. Avon Wildlife Trust, West of England Local Nature Partnership, to ensure that biodiversity and green infrastructure interventions set out in the proposals, and detailed designs which constitute the next phase of planning, fully encompass the ambitions set out in the Local Nature Recovery Strategy, to ensure that the development creates effective linkages with both existing (e.g. Brislington</p>		The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

		<p>1. Executive summary</p>	<p><i>Victory Park in the south...'; page 75 – 'Highway access was considered via Bonville Road but significant impact could sever the green link between Victory Park and Eastwood Farm.'; 7.1 – 'Delivering green links with local natural green spaces such as Victory Park and Eastwood Farm and amenity, and ... Creating new habitats such as the wet meadows, increasing flora and fauna diversity and managing existing habitats.'</i>)</p> <p>Apart from Bonville Glade links Eastwood Farm and Victory Park; the wetland edge corridor also works as a transitional green buffer between the site and Victory Park and Brislington Heights Pocket Park and The Gate links Broomhill Junior School to Victory Park.</p> <p>The BNG assessment based upon Biodiversity Metric 3.0 has been undertaken to quantify the change in biodiversity units for the planning application area between the pre-development baseline and post-development habitats. Drawing G7507.20.061 Proposed habitats plan and drawing G7507.29.062 Predicted habitat condition are produced (See BNG report Appendix A – Drawings) based on the illustrative masterplan to indicate the proposed habitats and its target conditions. Habitat creation proposals will be subject to detailed design, Design Code and landscape management plan to ensure the successful implementation and deliver the targets of the Biodiversity Metric (BNG Appendix A – 'It is assumed that a minimum 30-year nature conservation and landscape management plan will be produced to include management, maintenance and monitoring to achieve the target</p>	<p>Meadows SNCI, Eastwood Farm and St Annes Valley, DAS p58) and planned for ecological features and networks beyond the boundary of the site. This approach emphasising ecological connectivity will be the most assured way to deliver a scheme which supports nature recovery.</p>		
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		<p><i>condition prescribed in the Biodiversity Metric...')</i></p> <p>It is anticipated that a BNG offsetting package will be devised and agreed with BCC during the Reserved Matter Application stage. The offsetting measures will also be incorporated into the Project Implementation Plan and the long-term nature conservation and landscape management plan, which are anticipated to be secured by condition.</p> <p>Principles for ecological corridors and other green spaces are set of in Design code 5.0 to ensure the successful implementation of the habitats and meeting the biodiversity target. (DC page 19 – <i>'Each green corridor has got its own identity and role within the overall network. There are two primary corridors connecting north-south and east-west along the edges of the site...Tertiary corridors can be achieved through ...The diagrams on the following page are ... showing one way that these ecological corridors can be achieved.'</i></p> <p>Also, to ensure the nature's recovery, long-term landscape management plan will be produced for on and off-site habitats to ensure the successful establishment and maintenance of the habitats. (EcIA 1.5 – <i>'Long-term nature conservation and landscape management plan (including roles and responsibilities, habitat descriptions and condition targets, management objectives, monitoring targets and options for remedial measures...')</i></p>			
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