



Bristol City Council

Sustainable City Team

To: Development Management

From: Sustainable City Team – Chloe McLaren Webb

Subject: Sustainability comments for application 22/01878/P

Address: Land At Broom Hill/Brislington Meadows Broomhill Road Bristol BS4 4UD

Description: Application for Outline Planning Permission. Development of up to 260 new residential dwellings. Approval sought for access with all other matters reserved.

Core strategy policies relating to sustainability include BCS13-16. In addition, BCS10 (Transport and Access) also has relevance to sustainability.

The relevant Site allocations and development management policies supporting the core strategy policies in relation to sustainability are: DM15, DM17, DM19, DM29.

Full technical guidance on how to implement the above policies can be found within Bristol City Council's Climate Change and Sustainability Practice note.

1. Sustainable City comments

An energy and sustainability strategy has been submitted with limited details. Full proposals are 'reserved matters' to be submitted at a later stage of the planning process.

Based on the information submitted, the outline proposals appear in accordance with BCS13, 14 and 15.

Either some form of communal biomass system, or a combination of communal and individual heat pumps are being considered. We strongly encourage the use of heat pumps over a biomass system. Though technically policy compliant, we discourage the use of biomass due to the implications for air pollution and associated impacts on public health. If biomass is proposed the air quality impacts of the system will need to be assessed before it can be approved.

The applicant states that a modified form of BREEAM Communities is considered appropriate, rather than formal assessment. This is likely to be the case, however, in order to confirm this approach we require a response to the scoping questions set out in the attached document (*BCS15 BREEAM communities_BCC recommended approach*).

2. Recommended conditions

Sustainability

Prior to construction, the development hereby approved shall submit a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development for approval in writing by the Local Planning Authority.

The development shall be constructed in full accordance with the sustainability statement prior to occupation.

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with policies BCS13 (Climate Change), BC14 (sustainable energy), BCS15 (Sustainable design and construction), DM29 (Design of new buildings).

Energy efficiency and renewable energy

Prior to construction the development hereby approved shall submit an energy statement to the Local Planning Authority to be approved in writing. The energy statement shall demonstrate how the energy hierarchy has been followed, how the heat hierarchy has been applied and how a 20% reduction in carbon dioxide emissions beyond residual emissions through renewable technologies has been achieved including full technology specifications and locations.

Prior to occupation, evidence demonstrating that the approved measures have been implemented, together with detail of ongoing management and maintenance to ensure the measures continue to achieve the predicted CO₂ emissions reduction shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies BCS13 (Climate change) and BC14 (sustainable energy), DM29 (Design of new buildings).

Overheating

No development shall take place until an overheating risk assessment (based on a recognised methodology and criteria such as C.I.B.S.E TM52/ TM59, or equivalent, against weather files including 2020, 2050 and 2080, based on a medium emissions, 50th percentile scenario), together with details of mitigation measures (without increase to the energy use of the development and carbon dioxide emissions) in the event that the overheating risk assessment identifies risks for any units/rooms, has been submitted to and approved in writing by the Local Planning Authority.

The approved measures must then be implemented prior to the first occupation of the development hereby approved to the satisfaction of the Local Planning Authority.

Reason: In order to ensure the resilience of the development to climate change and to ensure compliance with Policy BCS13 of the Bristol Core Strategy (Adopted June 2011), the overheating risk assessment and required mitigation measures must be submitted to the satisfaction of the Local Planning authority before the development commences.