

Comments for Planning Application 22/01878/P

Application Summary

Application Number: 22/01878/P

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

Proposal: Application for Outline Planning Permission with some matters reserved - Development of up to 260 new residential dwellings (Class C3 use) together with pedestrian, cycle and vehicular access, cycle and car parking, public open space and associated infrastructure. Approval sought for access with all other matters reserved. (Major)

Case Officer: Richard Sewell

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This objection is on behalf of CPRE - the countryside charity, Avon & Bristol branch. The author is the branch Director.

Mr Dougal Matthews of the Save Brislington Meadows group, showed me and a colleague round this historic, wildlife-rich site, used by so many people for recreation and wellbeing on 20 Sept.

CPRE Avon & Bristol objects to the planning application submitted by Homes England to develop Brislington Meadows. Our reasons for objecting include, but are not limited to, the following:

Housing targets: councillor for Brislington East, Cllr. Tim Rippington, confirmed that at Bristol City Council's Full Council on 8 November, all four major parties voted unanimously to push back on government, to allow Bristol to set its own targets, based on land identified within the city as suitable for house building. This was also reported in the Bristol Cable . Needing to meet centrally-imposed housing targets could not, therefore, be an excuse for inappropriate development.

Local Plan: Following on from this, Brislington Meadows does not appear in the latest draft of Bristol's Local Plan (seen 9 November). We hope this means that city planners recognise the importance of conserving the site as it is.

Housing: Bristol City Council's latest Housing Delivery Action Plan (July 2022) states that in 2021 there were 13,508 dwellings with planning permission, or agreed subject to S106. As 1,350 homes were completed in 2019/20 , a large number of homes are still to be built. How, therefore, can any

further planning application, especially to build on greenfield, be justifiable or necessary?

Housing / brownfield: CPRE has a clear, longstanding Brownfield First policy, and has, by working with partners across England, including Bristol, supported successful implementation of this policy . Bristol City Council's own Brownfield Land Register shows that there are at least 14 brownfield sites in the BS4 postcode with planning permission . This availability of brownfield land in the vicinity of Brislington Meadows suggests strongly that building on this greenfield site is unnecessary.

Empty homes: according to data from 2022, Bristol has 1,727 empty homes ; or 1 in 50 of Bristol's homes are currently empty - an increase of 56 per cent from 2021. We are trying to obtain a breakdown by postcode area of these homes, but, meantime, some food for thought: if we divide the 1,727 figure by 34, the number of wards in Bristol, we get a figure of 52, i.e. fifty two empty homes per ward. We do not need to build houses on Brislington Meadows or any other greenfield or greenbelt sites.

Ecological emergency: Bristol's One City Ecological Emergency Strategy cites the importance of 'protect[ing] remaining wildlife habitats and car[ing] for them better' as necessary in order to achieve the 30% by 30 target: for a minimum of 30% of land in Bristol to be managed for the benefit of wildlife by 2030. We cite this as counter argument to any developers' intentions or obligations to incorporate wildlife enhancement into developments: leaving wildlife habitats as they are, save for essential management, is better for wildlife than creating new ones.

Bristol's Conservation Areas: we have studied these and Brislington Meadows appears to be very close to Area 24 or Avon Valley . We shall try and ascertain whether there are any legal or policy implications here, and suggest it worth exploring the possibility of getting the Conservation Area changed to include the Meadows - we and other stakeholders will investigate this.

Finally, we agree with all the reasons for objection published on Save Brislington Meadows' FB page, namely: Flood risk, ecology, traffic, heritage, bomb risk and need for housing. Indeed, we have sought to evidence some of these objections in this statement.