

Core Documents

CD1	Application Documents and Plans
CD2	Additional/Amended Reports and/or Plans submitted after validation
CD3	Statutory Consultee Responses Received
CD4	Other Consultation Responses
CD5	The Development Plan
CD6	Relevant Appeal Decisions
CD7	Relevant Correspondence
CD8	Other Relevant Documents
CD9	Appellants Statement of Case
CD10	Council's Statement of Case
CD11	Rule 6 Statement of Case and supporting documents

CD1 - Application Documents and Plans

Ref	Title	Date
Drawings		
CD1.1	Location Plan (LDA Design No. 7456_016)	
CD1.2	Land Use Parameter Plan (LDA Design Drawing No. 7456_103)	
CD1.3	Heights Parameter Plan (LDA Design Drawing No. 7456_104)	
CD1.4	Access and Movement Parameter Plan (LDA Design Drawing No. 7456_101)	
CD1.5	Landscape Parameter Plan (LDA Design Drawing No. 7456_102)	
CD1.6	Broomhill Road Preliminary Access Layout Plan (KTC No. 1066-007.D)	
CD1.7	Bonville Road Emergency Vehicle Access (KTC Drawing No. 1066-014)	
CD1.8	School Road Pedestrian and Cycle Link (KTC Drawing No. 1066-016)	
CD1.9	Allison Road Pedestrian and Cycle Link (KTC Drawing No. 1066003.H)	
CD1.10	Illustrative Masterplan (LDA Design Drawing No. 7456_105)	
Documents		
CD1.11	Application Form & Certificates (LDA Design)	April 2022
CD1.12	Planning Statement (LDA Design)	April 2022

CD1.13	Design and Access Statement (LDA Design)	April 2022
CD1.14	Design Code (LDA Design)	April 2022
CD1.15	Transport Assessment (Key Transport Consultants)	April 2022
CD1.16	Framework Travel Plan (Key Transport Consultants)	March 2022
CD1.17	Outline Construction Environmental Management Plan (Campbell Reith)	March 2022
CD1.18 a)	Historic Environment Assessment (The Environment Partnership)	April 2022
CD1.18 b)	Archaeological Survey (The Environment Partnership)	
CD1.19	Arboricultural Impact Assessment (The Environment Partnership)	April 2022
CD1.20	Townscape and Visual Impact Assessment (LDA Design)	April 2022
CD1.21	Ecology Impact Assessment – Redacted version (The Environment Partnership)	April 2022
	Technical Appendices:	March 2022
CD1.21 a)	Appendix A – Desk Study	
CD1.21 b)	Appendix B – Target Notes	
CD1.21 c)	Appendix C – Hedgerow Assessment	
CD1.21 d)	Appendix D – Grassland Assessment	
CD1.21 e)	Appendix E – Habitat Condition Assessment	
CD1.21 f)	Appendix F – Reptile Survey	
CD1.21 g)	Appendix G – Breeding Bird Survey	
CD1.21 h)	Appendix H – Invertebrate Survey	
CD1.21 i)	Appendix I – Badger Surveys (CONFIDENTIAL)	
CD1.21 j)	Appendix J – Bat Surveys	
CD1.22	Outline Biodiversity Net Gain Assessment (The Environment Partnership)	April 2022

CD1.23	Noise Impact Assessment (Accon UK Environmental Consultants)	March 2022
CD1.24	Air Quality Assessment (Accon UK Environmental Consultants)	April 2022
CD1.25	Sustainability and Energy Statement (Kovia Consulting)	April 2022
CD1.26	Contamination – Land Quality Statement (Campbell Reith)	March 2022
CD1.27	Flood Risk Assessment and Drainage Strategy (Campbell Reith)	March 2022
CD1.28	Health Impact Assessment (Kovia Consulting)	April 2022
CD1.29	Statement of Community Involvement (Cadence PR)	March 2022
CD1.30	Utilities Assessment (Campbell Reith)	March 2022
CD1.31	DRAFT Planning Obligations Heads of Terms	

CD2 - Additional/Amended Reports and/or Plans submitted after validation

Ref	Title	Date
CD2.1	Outline Biodiversity Net Gain Metric 3.0 calculation (The Environment Partnership) - <i>submitted to the Council on 24 May 2022</i>	April 2022
CD2.2	Arboricultural Impact Assessment V2 (The Environment Partnership) - <i>submitted to the Council on 26 May 2022</i>	March 2022
CD2.3	Applicant's response to initial urban design comments received from the Council's City Design Group - <i>submitted to the Council on 19 July 2022</i>	July 2022
CD2.3 a)	<ul style="list-style-type: none"> Site Sections (LDA Design Drawing No. LDX_7456_XX_XX_DR_2001_Rev A) 	
CD2.3 b)	<ul style="list-style-type: none"> Isopachtyes Plan Formation Against Topsoil Strip Tree Survey Overlay (Campbell Reith Drawing No. DR-C-5007-P1) 	
CD2.3 c)	<ul style="list-style-type: none"> Drawing 3: Tree Conflict Plan (Full 	

CD2.3 d)	<p>Site) (TEP Drawing no. D7507.21.303)</p> <ul style="list-style-type: none"> • CD2.3 d) Ecology, Trees, Estimated Ground Level Changes, Estimated Habitat Losses and Development Platform Overlay <p>CONFIDENTIAL (TEP Drawing No. G7507.20.064)</p>	
<p>CD2.4</p> <p>CD2.4 a)</p> <p>CD2.4 b)</p> <p>CD2.4 c)</p>	<p>Building with Nature assessment and accreditation -- <i>submitted to the Council on 19 July 2022</i></p> <ul style="list-style-type: none"> • BwN Summary of Award • BwN Certificate of Accreditation of 2.0 Design Award • BwN Audit 	July 2022
CD2.5	<p>Employment and Skills Statement – <i>submitted to the Council on 23 June 2022</i></p>	June 2022
<p>CD2.6</p> <p>CD2.6 a)</p>	<p>Applicants’ response to initial highways comments received from the Council’s Transport Development Management team - <i>submitted to the Council on 8 August 2022</i></p> <p>Appendices:</p> <ul style="list-style-type: none"> • Proposed Improvements to Pedestrian Route to East Sheets 1 of 7 (KTC drawing no. 1066-020-01) • Proposed Improvements to Pedestrian Route to East Sheet 2 of 7 (KTC drawing no. 1066-020-02) • Proposed Improvements to Pedestrian Route to East Sheets 3 of 7 (KTC drawing no. 1066-020-03) • Proposed Improvements to Pedestrian Route to East Sheets 4 of 7 (KTC drawing no. 1066-020-04) • Proposed Improvements to Pedestrian Route to East Sheets 5 of 7 (KTC drawing no. 1066-020-05) 	August 2022

CD2.6 b)	<ul style="list-style-type: none"> Proposed Improvements to Pedestrian Route to East Sheets 6 of 7 (KTC drawing no. 1066-020-06) Proposed Improvements to Pedestrian Route to East Sheets 7 of 7 (KTC drawing no. 1066-020-07) Isopachyte Drawing (Campbell Reith Drawing No. <p>Indicative Contour and Retaining Wall Plan (Campbell Reith Drawing No. DR-C-5001-P4)</p>	
CD2.7	Applicant's response to the statutory consultation comments the Council's Landscape Team - <i>submitted to the Council 7 October 2022</i>	October 2022
CD2.8	Applicant's response to the statutory consultation comments from both the Council's Nature Conservation and Arboricultural Officers - <i>submitted to the Council 7 October 2022</i>	October 2022

CD3 – Statutory Consultee Responses Received

Ref	Title	Date
CD3.1	Avon and Somerset Constabulary	June 2022
CD3.2	BCC Flood Risk and Drainage	June 2022
CD3.3	Bristol Waste	June 2022
CD3.4	BCC Strategy and Enabling Planning	June 2022
CD3.5	BCC Sustainable City Team	June 2022
CD3.6	INITIAL BCC Tree Officer comments	July 2022
CD3.7	INITIAL BCC City Design Group comments	June 2022
CD3.8	INITIAL BCC Transport Development Management comments	July 2022
CD3.9	BCC Nature Conservation	September 2022
CD3.10	BCC Arboriculture	September 2022
CD3.11	BCC Landscape	September 2022
CD3.12	FINAL BCC Nature Conservation	November 2022

CD3.13	FINAL BCC Urban Design	October 2022
CD3.14	FINAL BCC Transport Development Management comments	October 2022
CD3.15	BCC Pollution Control comments	October 2022
CD3.16	BCC Archaeology comments	October 2022
CD3.17	FINAL BCC Arboriculture	November 2022
CD3.18	FINAL BCC Landscape	November 2022
CD3.19	Natural England	November 2022
CD3.20	BCC Contaminated Land comments	November 2022
CD3.21	BCC PROW comments	November 2022
CD3.22	Wessex Water Comments	December 2022

CD4 – Other Consultation Responses Received

Ref	Title	Date
CD4.1	Bristol Tree Forum - Comments - Brislington Meadows	July 2022
CD4.1 (a)	Bristol Tree Forum - Further Comment - Freedom of Information request outcome	August 2022
CD4.2	Brislington Conservation and History Society	June 2022
CD4.3	Ward Councillor Objections	May 2022
<u>CD4.3(a)</u>	Councillor Katja Hornchen	
<u>CD4.3(b)</u>	Councillor Tim Rippington	
CD4.5	Local Member for Parliament, Kerry McCarthy - objection	May 2022
CD4.6	Avon Wildlife Trust	November 2022
CD4.7	CPRE	November 2022

CD5 – The Development Plan

Ref	Title	Date
CD5.1	NPPF	2021
CD5.2	Site Allocations and Development Management Policies	2014

CD5.3	Site Allocations and Development Management Policies – Annex: Site Allocations Information – Site Ref. BSA 1202 extract	2014
CD5.4	Policies Map	2014
CD5.5	Core Strategy	2011
CD5.6	Bristol Urban Living SPD	2018
CD5.7	Bristol Affordable Housing Practice Note	2022
CD5.8	Bristol Planning Obligations SPD	2013
CD5.9	SUPERSEDED Local Plan 1997 Policy NE5 extract	March 2019
CD5.10	Bristol Local Plan Review- Draft Policies and Development Allocations Consultation	March 2019
CD5.10A	Bristol Local Plan Review- Annexe Draft Development Allocations	March 2019
CD5.11	Summary of responses to March 2019 Consultation	Sept 2019
CD5.12	Bristol Local Plan Review- Draft Policies and Development Allocations Further Consultation	Nov 2022
CD5.13	Reviewing the demographic evidence for the City of Bristol to establish local housing need	Nov 2022
CD5.14	Local Development Scheme (LDS)	Nov 2022

CD6 – Relevant Appeal Decisions

Ref	Title	Date
CD6.1	Land at Silverthorne Lane, Bristol - Appeal Refs. 3264641 and 3264642	April 2022
CD6.2	Land at Wolborough Barton, Newton Abbot – Appeal Ref. 3205558	March 2020
CD6.3	Eastgate Shopping Centre, 85 Southernhay, Basildon SS14 1EB - Appeal Ref. 3281212	September 2022
CD6.4	Basildon Town Square North, Basildon SS14 1BA - Appeal Ref. 3281212	March 2022

CD6.5	Land at Ash Manor, Ash Green Road, Ash, Guildford – Appeal Ref 3273305	May 2022
CD6.6	Land at Oakhurst Rise, Charlton Kings, Cheltenham, GL52 6NR- Appeal Ref 3227293	September 2019
CD6.7	Land to the East of Newport Road and to the East and West of Cranfield Road, Woburn Sands, Buckinghamshire APP/Y0435/W/17/3169314	June 2020
CD6.8	Land off Audlem road/Broad lane, Stapeley APP/R0660/A/13/2197532	July 2020
CD6.9	Land off Peter de Stapeleigh way, Nantwich APP/R0660/A/13/2197529	July 2020
CD6.10	Land to the south of Williamsfield Road, Hutton Cranswick APP/E2001/W/18/3207411	June 2019
CD6.11	Land at Poplar Hill, Stowmarket APP/W3520/W/18/3214324	August 2019
CD6.12	Land at Junction with Carr Road and Hollin Busk Lane, Sheffield APP/J4423/W/21/3267168	August 2021
CD6.13	Land South of Arlesey Road, Stotfold APP/P0240/W/21/3289401	August 2022
CD6.14	Little Sparrows, Sonning Common, Oxfordshire APP/Q3115/W/20/3265861	June 2021
CD6.15	Hallam Land Management Ltd. v SOSCLG [2018] EWCA Civ 1808	2018
CD6.16	Perrin v Northampton Borough Council Court of Appeal Decision	December 2007
CD6.17	Land adjacent to Oakhurst Rise, Cheltenham APP/B1605/W/20/3261154	May 2021

CD7 – Relevant Correspondence

Ref	Title	Date
CD7.1	BCC Pre-Application Response	January 2020
CD7.2	Design West Response	January 2022

CD7.3	Email Correspondence with Dr Nick Michael – Bristol Nature Conservation Officer	September 2020
CD7.4	Correspondence between Appellants agent and BCC Planning Officer in respect of outstanding consultee comments	Email chain dated 02.09.22
CD7.5	EIA Screening request	November 2020
CD7.6	EIA Screening response	December 2020

CD8– Other Relevant Documents

Ref	Title	Date
CD8.1	Bristol Full Council Motion – Green Spaces	September 2021
CD8.2	Five Year Housing Land Supply Assessment 2020 to 2025	June 2021
CD8.3	Sustainability Appraisal Main Report - Site Allocations and Development Management Policies	Publication Version (March 2013)
CD8.4	Hengrove Leisure Park, Bristol (BCC appln ref. 21/00531/P) - Officer's Committee Report	September 2021
CD8.5	Avon Bird Report	2021
CD8.6	TPO1400 Land at Broom Hill	April 2021
CD8.7	TPO1404 Land at Broom Hill	October 2021
CD8.8	Estimating the Age of Large and Veteran Trees in Britain- John White	November 1998
CD8.9	BS5837:2012 Trees in Relation to Design, Demolition & Construction – Recommendations Forestry Commission Information Note Estimating the Age of Large and Veteran Trees in Britain (November 1998)	April 2012
CD8.10	Natural England/ Forestry Commission 'Standing Advice' Ancient woodland, ancient trees and veteran trees: advice for making planning decisions	January 2022
CD8.11	Bristol City Council Cabinet Report 'Development of Land at Broomhill Road Brislington'	1 November 2016

CD8.12	Allocation and Designations Process - Site Allocations and Development Management Policies	Submission Version (July 2013)
CD8.13	Bristol Housing Delivery Test Action Plan	July 2022
CD8.14	Ecological Emergency Action Plan	June 2021
CD8.15	Climate Emergency Action Plan	October 2022
CD8.16	<i>Land agreement between Bristol City Council and Homes England</i>	<i>tbc and shared shortly</i>
CD8.17	Bristol Development Monitoring Report 2021 (Covering period 01.04.2020-31.03.2021)	
CD8.18	Landscape Institute Technical Guidance Note 02/21 Assessing landscape value outside national designations	February 2019
CD8.19	Landscape Institute Technical Guidance Note 06/19 Visual Representation	June 2019
CD8.20	Ancient and other veteran trees: further guidance on management	2013

CD9 – Appellant Statement of Case + Appendices

Ref	Title	Date
CD9.1	Brislington Meadows Appellants Statement of Case	7 October
CD9.2	Appendix A – Site Boundary and BCC Policies Map overlay	7 October

CD10 – Council’s Statement of Case + Appendices

Ref	Title	Date
CD10.1	LPA Statement of Case	December 2022
CD10.2	Appendix 1 – Committee Report	December 2022
CD10.3	Appendix 2 – Committee Amendment Sheet	December 2022

CD11 – Rule 6 Statement of Case and supporting documents

Ref	Title	Date
CD11.0	Rule 6 Statement of Case	December 2022
CD11.1	X 29 Images of Brislington Meadows	Jun 2022
CD11.2	1780 Map of Brislington Common	1780

Ref	Title	Date
CD11.2 (a)	1840s Tithe Map	1840
CD11.2 (b)	Enclosure Act	1778
CD11.3	BRERC Data	Jul 2022
CD11.3 (a)	BRERC MAP KEY	
CD11.3 (b)	BRERC_Brislington Meadows	
CD11.3 (c)	BRERC_BWNS	
CD11.3 (d)	BRERC_Letter	
CD11.3 (e)	BRERC_Phase1Habitat	
CD11.3 (f)	BRERC_Ponds	
CD11.3 (g)	BRERC_SNCI_Eastwood Farm	
CD11.3 (h)	BRERC_SNCI_StAnnesValley	
CD11.3 (i)	BRERC_SNCI	
CD11.4	Brislington Community Archaeology Project - Fields around Victory Park	2010
CD11.4 (a)	Brislington Community Museum - Agricultural since Roman times	2022
CD11.4 (b)	Brislington Community Museum - Brislington Meadows and the Bristol Blitz	2023
CD11.4 (c)	Brislington Community Museum - Hedges and lynchets	2022
CD11.4 (d)	Brislington Community Museum - Horse Shoe Nails - Civil War	2022
CD11.4 (e)	Brislington Community Museum - Notes on the 1778 Enclosure	2022
CD11.4 (f)	Brislington Community Museum - Priest's Path	2022
CD11.4 (g)	Brislington Community Museum - Stock Pond	2023
CD11.4 (h)	Brislington Community Museum - Stone Age Tools	2022
CD11.4 (i)	Brislington Community Museum- Ridge and Furrows	2022
CD11.5	Brislington Meadows-SNCI scorecard	10 Dec 2010
CD11.5 (a)	Defra - Local Sites - Guidance on their Identification, Selection and Management	Feb 2006 Mar 2011 Dec 2022 2018
CD11.5 (b)	DESIGNATED SITES PROTOCOL & CRITERIA v12	
CD11.5 (c)	How other LPAs manage SNCIs or equivalent	
CD11.5 (d)	The Wildlife Trusts - The Status of England's Local Wildlife Sites	
CD11.6	7507.20.068 Brislington Meadows - Outline BNG Metric3 SUBMITTED - BTF COMMENTS v2.xlsm	Oct 2022

Ref	Title	Date
CD11.6 (a)	Brislington Meadows - BNG Tree Analysis Model v2.xlsx	Dec 2022
CD11.6 (b)	Brislington Meadows Master Species List	2022
CD11.6 (c)	Defra - hedgerow-survey-handbook	2007
CD11.6 (d)	Hedgerow Regulations	1997
CD11.6 (e)	Hedgerow Regulations Guide	1997
CD11.6 (f)	Natural England - Biodiversity Metric 3.0 Technical Supplement	Jul 2021
CD11.6 (g)	Natural England - Biodiversity Metric 3.0 User Guide	Jul 2021
CD11.6 (h)	UK-Habitat-Classification-Habitat-Definitions-V1.0-May-2018-1	May 2018
CD11.6 (i)	UK-Habitat-Classification-Habitat-Definitions-V1.1-Sep-2020	
CD11.6 (j)	Natural England - Archive Site for the Biodiversity Metric 2.0 and the Biodiversity Metric 3.0: http://nepubprod.appspot.com/publication/5850908674228224	Sep 2020
CD11.6 (k)	Brislington Meadows DTM LiDAR (lidarfinder.com)	2023
CD11.6 (l)	Brislington Meadows DSM LiDAR (lidarfinder.com)	2023
CD11.6 (m)	raf_hla_313_rv_0610 - Brislington Meadows	29 Sep 1941
CD11.7	Bristol City Council - Internal review response	Jul 2022
CD11.7 (a)	Homes England - 220623 RFI3890	Jun 2022
CD11.7 (b)	Response Annex A I want to know what Kevin Slocombe is saying...FoI (1st four pages)	Oct 2021
CD11.8	Bristol Local Plan	Dec 1997
CD11.8 (a)	Bristol Proposals Map	Dec 1997
CD11.8 (b)	Planning Inspectorate - REPORT ON THE EXAMINATION INTO THE BRISTOL CORE STRATEGY DEVELOPMENT PLAN DOCUMENT	Mar 2011
CD11.8 (c)	Planning Inspectorate - REPORT ON THE EXAMINATION INTO THE BRISTOL SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES LOCAL PLAN	Apr 2014
CD11.8 (d)	PPS9 'Biodiversity and Geological Conservation'	Aug 2005

Ref	Title	Date
CD11.8 (e)	Site Allocations and Development Management Policies Examination	Dec 2013
CD11.8 (f)	Core Documents List Site Allocations and DM Policies - Sustainability Appraisal Appendices Site	2013
CD11.8 (g)	Allocations and DM Policies - Sustainability Appraisal Main Report	Mar 2013
CD11.8 (h)	Site Allocations and DM Policies - Sustainability Appraisal Non-Technical Summary	Mar 2013
CD11.8 (j)	Site Allocations and DM Policies Publication Version - Policies Map WEB PDF	Mar 2013
CD11.9	Brislington East ward profile report (Sept 2022)	Sep 2022
CD11.9 (a)	Bristol City Council – St Anne’s – Restoring Your Railway SOBC Final-Submitted	Dec 2021
CD11.9 (b)	Bristol Local Plan Review – Further Consultation	Nov 2022
CD11.9 (c)	Deprivation in Bristol – Summary findings of the 2019 English Indices of Deprivation within Bristol Local Authority Area	Oct 2019
CD11.9 (d)	Save Brislington Meadows Group – Objection to HE Appeal Case	Dec 2022
CD11.9 (e)	Wessex Water map	Oct 2022
CD11.9 (f)	DLUHC- CREATING BEAUTIFUL, POPULAR, HEALTHY AND SUSTAINABLE PLACES	Dec 2022
CD11.9 (g)	DLUHC- LEVELLING UP & REGENERATION BILL: PLANNING AND LOCAL CONTROL IN ENGLAND	Dec 2022