

From: Kevin Slocombe
Sent: 05 October 2021 09:30
To: Stephen Peacock; Mike Jackson; Councillor Tom Renhard; Sophie Shirt; Zoe Willcox; Elaine Olphert
Subject: RE: Brislington Meadows

This is an incredibly unhelpful email. HE have plenty of other sites to be getting on with – this is quite a confrontational position and is unlikely to be helpful to them in getting a planning committee to support their proposals.

They haven't had any meetings with the Mayor and can we suggest to them, that they do so.

Kevin

Kevin Slocombe
Head of The Mayor's office
Mayor of Bristol
City Hall, Bristol
BS1 5TR


From: Stephen Peacock <Stephen.Peacock@bristol.gov.uk>
Sent: 05 October 2021 08:27
To: Mike Jackson <Mike.Jackson@bristol.gov.uk>; Kevin Slocombe <Kevin.Slocombe@bristol.gov.uk>; Councillor Tom Renhard <Cllr.Tom.Renhard@bristol.gov.uk>; Sophie Shirt <sophie.shirt@bristol.gov.uk>; Zoe Willcox <zoe.willcox@bristol.gov.uk>; Elaine Olphert <Elaine.Olphert@bristol.gov.uk>
Subject: FW: Brislington Meadows

Hi everyone

Most of you know that we're speaking to HE about our broad partnership aspirations; I see the information below in the context of the bigger picture. HE understand the administration's position on Brislington Meadows but as previously indicated they feel it is right to push on with their plans. I asked to see a draft of the letter to come in case there was anything that might benefit from our input before it is sent.

I have told HE that this is a planning matter and the administration generally doesn't comment on those. The only thing I'm still a bit unclear about is whether HE intends to rely on any provisions of the sale agreement which could place an obligation on BCC to facilitate the scheme. The letter doesn't address this which is probably a good thing.

Unless you have any comments on the letter I will indicate to HE by the end of the week that we're content for them to send it as-is.

Stephen

From: [REDACTED] <[REDACTED]@homesengland.gov.uk>
Sent: 04 October 2021 18:41
To: Stephen Peacock <Stephen.Peacock@bristol.gov.uk>
Cc: [REDACTED] <[REDACTED]@homesengland.gov.uk>; Zoe Willcox <zoe.willcox@bristol.gov.uk>
Subject: FW: Brislington Meadows

Dear Stephen as briefly discussed on Friday please find below the content of the letter I intend to issue formally later in the week. It sets out our position regarding the Brislington Meadows site, we are keen to make an announcement regarding our intentions to pursue an outline planning permission and be open with residents as I am very conscious that we have ongoing survey activity on site and need to start planning for a consultation event next month. If you have any comments please let me know this week or as per the offer made on Friday we are happy to discuss.

Brislington Meadows

I wanted to write to you to set out Homes England position at Brislington Meadows.

We previously had a series of very useful catch-up calls where our respective teams shared live Brislington Meadows updates and issues for resolution in response to the announcement from the Mayor. At these meetings, we always made it clear that given the sites allocation for residential use alongside Homes England's substantial investment in the site, we were continuing to prepare an outline planning application for residential development. I appreciate a number of delivery challenges have been prompted by the recent announcement from the Mayor, this against the backdrop of a sale agreement between Bristol City Council and Homes England that include obligations on the Council to support Homes England on certain aspects of our planning application. We agreed therefore to continue work on our planning application limiting engagement with your officers (so not to put them in a difficult position), pausing any further public consultation whilst the Council established where it now stood corporately on Brislington Meadows.

The last meeting we had was on 11th June, the follow on meeting was cancelled on request from yourselves. I understood you have since had a further discussion with John Boutwood where you set out the Councils position and no further meetings have been arranged.

One of Homes England core objectives is to unlock public and private land to enable the building of homes where they are needed. We have invested almost £17m in the site to date in acquisition costs, de-risking and planning costs. As I have already mentioned, the site is allocated for residential development in the Bristol City Council local plan and Homes England assembled the site following strong encouragement from the Council as well as acquisition of land from the Council its value reflecting the residential allocation. The proposed scheme will deliver a range of house types to the market, secure policy level affordable housing as well as deliver ecological, economic and social benefits.

On this basis, we have been continuing to work up a planning application which we still intend to submit later on this year. Clearly the programme has slipped as a result of recent events, but we are aiming to go out to public consultation in November. To gear up both for public consultation and for more survey work being undertaken in the Autumn, we will be making a statement confirming our intentions to submit for planning. The statement will be as follows;

"Since purchasing this site in March 2020, Homes England has been in discussion with Bristol City Council, the community and ecologists on how best to deliver Bristol's allocation for up to 300 new homes at Brislington Meadows. The Mayor's announcement last April, referring to ecology on the site, and the city's growing housing crisis have further highlighted the importance of finding an appropriately balanced solution.

Since the Mayor's announcement, Homes England has been carefully reviewing the situation, and can confirm that it will be progressing a planning application. Many issues have been taken into account, including the specific need for homes in Broomhill, ecological and climate considerations, the Local Plan allocation, the work on site already carried out in clearing Sinnott House to make way for the access, and the £15m cost to the taxpayer of purchasing the site.

Our proposals will deliver: a nature-led masterplan; much needed carbon-friendly housing, including 30% affordable housing; a new neighbourhood that encourages healthy transport, is close to schools, shops, jobs, green space, and transport links, and an economic boost for the local centre. The plans will balance housing need alongside protecting and enhancing the environment.

Our vision is to create a place where nature and people can coexist and thrive together; a place that brings health, learning, play, and economic benefit to the existing Broomhill community, and delivers new housing in an environmentally responsible way.

We are planning to host a series of consultation events in November where people can learn more about the plans and have their say ahead of an application being submitted. As soon as dates are confirmed we will provide an update."

The statement will be made available on the Homes England Brislington Meadows website as well used to update the community and respond to any press enquiries. We will provide a copy of the statement for information to the Council prior to it being issued more widely. The plans for consultation will include a school land access route and we will need to work collaboratively with the Council to deliver the school land access in line with clause 25 of the Agreement for Sale 20th March 2020.

Our plans remain for a very high-quality scheme on Brislington Meadows with ecology at its core and a scheme that we will be proud to stand behind. I appreciate it is very much our role to communicate and promote this effectively during the consultation process.

Regards Lucy



Mobile [REDACTED]
Email [REDACTED] [homesengland.gov.uk](https://www.homesengland.gov.uk)

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From: Kevin Slocombe
Sent: 01 October 2021 09:31
To: Stephen Peacock; Zoe Willcox
Cc: Gary Collins; [REDACTED] Ben Mosley
Subject: RE: DRAFT AGENDA DC Leads 06/10/2021

I don't believe alleged politicisation of the process is a matter for officers or the DC chairs.

If they want to raise this issue – they should be referred to a political meeting – full council for example

Kevin

Kevin Slocombe
Head of The Mayor's office
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BS1 5TR
[REDACTED]

From: Stephen Peacock <Stephen.Peacock@bristol.gov.uk>
Sent: 01 October 2021 00:40
To: Zoe Willcox <zoe.willcox@bristol.gov.uk>
Cc: Gary Collins <Gary.Collins@bristol.gov.uk>; Kevin Slocombe <Kevin.Slocombe@bristol.gov.uk>; [REDACTED] <[REDACTED]@bristol.gov.uk>; Ben Mosley <ben.mosley@bristol.gov.uk>
Subject: Re: DRAFT AGENDA DC Leads 06/10/2021

I suggest we ask the administration Zoe - given this looks like a co-ordinated effort linked to the FoI request. I'd be prepared to attend given I am named in the FoI but will need to clear this with the administration.

Sent from my iPhone

On 30 Sep 2021, at 16:56, Zoe Willcox <zoe.willcox@bristol.gov.uk> wrote:

Stephen

So you are sighted on this – Gary & I (& someone from Dem Services) meet the DC leads 3/4 times a year and invite them to raise issues around the running of the DC Cmmtts. We sometimes bring items ourselves especially if we are recording higher than normal over turns or behaviours that are potentially bringing the decision making process into disrepute.

But on this agenda its Item 6: Politicisation of the planning process – (raised by Cllr. A Stafford Townsend & Cllr. A Varney)

Obviously in days gone by I'd have had Cllr Beech/ the Cabinet Member join me and give some cover.

Should I invite someone from the Mayors Office or will that just look odd?

Zoë Willcox
Director, Development of Place
Growth & Regeneration | Bristol City Council

[REDACTED]

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