

Briefing Note

Our ref 31538/10/AC/OW
Date 6 March 2025
To Inspectors Louise Gibbons, Steven Lee and Benjamin Clarke - Via Robert Young
From Lichfields
Copy Esteban Investments Limited

Subject ID 420 – Matter 17 – Esteban Investments Limited

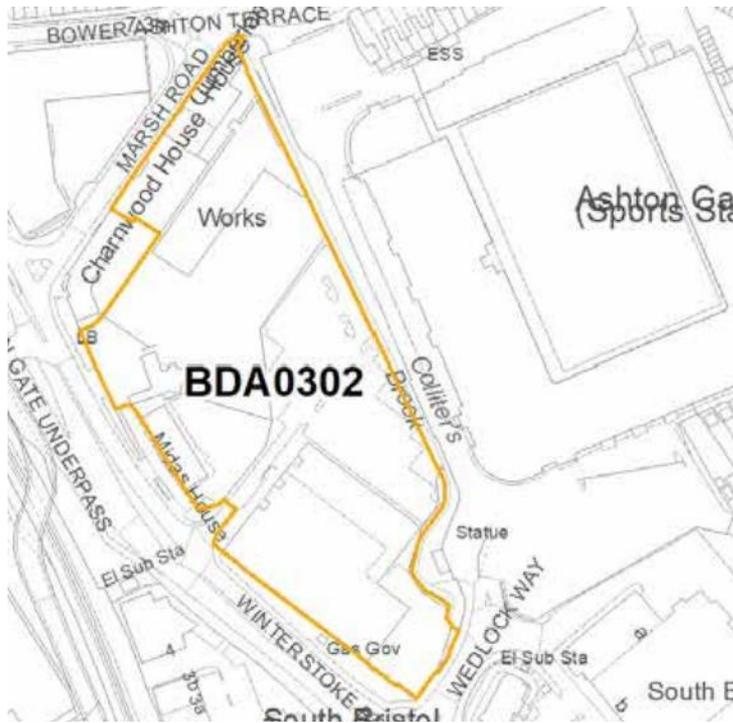
1.0 Introduction

- 1.1 This Statement is prepared on behalf of Esteban Investments Limited ('Esteban'), the owner of the land subject to draft allocation BDA0302 – Land to the west of Ashton Gate Stadium (herein referred to as Ashton Gate Sporting Quarter or 'AGSQ'), and applicant of the extant planning permission on the land ref: 21/03165/F for a mixed use development comprising a Sports and Convention Centre (SCC), hotel, MSCP, residential units, office accommodation and significant public realm improvements¹.
- 1.2 Esteban has made representations to all previous consultation rounds of the Local Plan review process in respect of AGSQ.
- 1.3 This Statement considers the relevant questions raised within Matter 17 only and in respect of site allocation BDA0302 only.

Q17.1: Are Policy DA1, and the development requirements set out in the Annex clear and unambiguous about the scale and nature of development that is expected to be delivered?

- 1.4 In principle, the detail contained in 'Annex – Development Allocation' for the AGSQ is supported by Esteban, and the allocation is welcomed. However, the extent of the allocation (figure 1 below) does not align with the red line of the planning permission ref: 21/03165/F (figure 2 below). The key difference being the land on Marina Dolman Way (the walkway that runs between the brook and the stadium), as well as the existing car park areas around the stadium is excluded. By not incorporating this land, the allocation fails to include all of the land available and which forms part of a comprehensive, approved, planning permission. The extent of the allocation should be amended to reflect figure 2 below.

¹ <https://pa.bristol.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>



1.5

Figure 1: Draft Allocation boundary

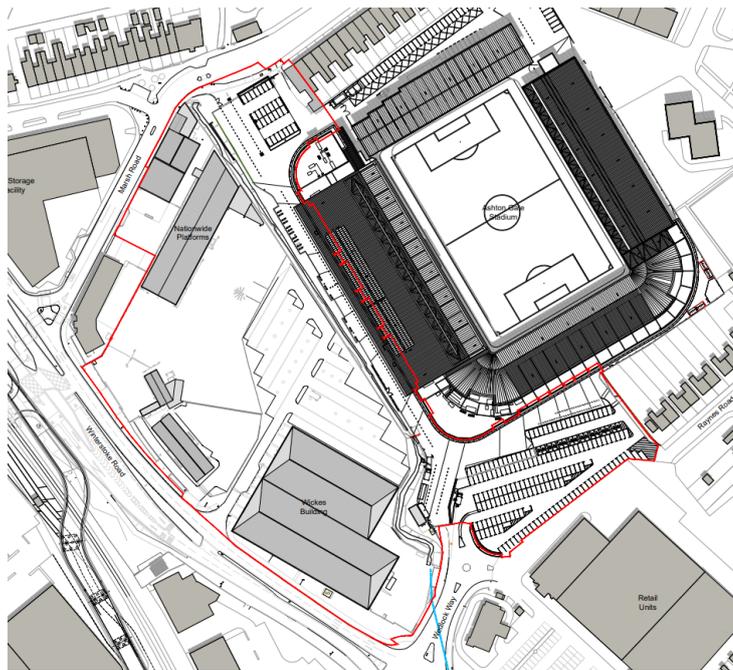


figure 2: planning application red line

- 1.6 Esteban also considers that the reference to an 8m buffer to the brook detailed within the allocation text, should be replaced with a 'suitable' buffer. There is no justification for being so prescriptive when the proximity of development to the brook is a matter to be agreed with the Environment Agency, based on what is deemed appropriate for the development type – as was the case with the scheme granted pursuant to planning permission 21/02165/F.

Q17.2: To be effective, should the development requirements set out in the Development Allocations Annex be set out clearly in policy?

- 1.7 Policy DA1 is effective. It links directly to the annex which is the appropriate place for the detail of each individual allocation to be set out. As noted by BCC in their response to the Inspectors' PQ169, the approach replicates that of the extant Local Plan.

The following questions may be relevant to all sites. However, given the number of allocations, there is no need for the Council to address each 'general' question for each individual site. Rather, it would be acceptable for these matters to be considered more generally and for any specific examples to be brought to our attention. The questions below will however provide an indication of the types of issues likely to be discussed in any site-specific hearings. Representors who wish to submit written hearing statements on specific sites should refer to the questions below and should indicate which site they are referring to in their response

Draft allocation BDA0302 – Land to the west of Ashton Gate Stadium

Q17.3: Is the amount of development proposed for each site justified having regard to any constraints and the provision of necessary infrastructure?

- 1.8 Yes. The approval of planning permission 21/02165/F, which is reflective of the allocation, demonstrates that the amount of development proposed is justified.

Q17.4: Does the Plan provide sufficient detail on form, scale, access and quantity of development for each site?

- 1.9 Yes. The allocation is sufficiently detailed to guide appropriate development at the site, in combination with the Local Plan's wider Development Management policies.

Q17.5: Is there any substantive evidence to suggest the site should not be allocated based on one or more of the following factors?:

- **biodiversity, in particular but not restricted to protected habitats and species;**
- **green infrastructure or agricultural land;**
- **landscape quality and character;**
- **heritage assets;**
- **strategic and local infrastructure including transport;**
- **the efficient operation of the transport network and highway safety.**
- **contamination, air and water quality, noise pollution, odours, land stability, groundwater and flood risk;**
- **open space, recreational facilities and public rights of way;**
- **viability and delivery.**

1.10 No. As demonstrated by the approved planning permission all matters were assessed in detail through the application's determination. Implementation of the permission is expected this year (2025) following the discharge of pre-commencement conditions.

Q17.6: In relation to the above, do the site-specific policies contain effective safeguards or mitigation measures necessary to achieve an acceptable form of development? Are the site-specific development requirements effective?

1.11 n/a

Q17.7: What infrastructure is critical to the delivery of each site? Where contributions are specified, are they necessary and justified by the evidence base? Is the Plan sufficiently clear on how and when infrastructure provision will be required?

1.12 All infrastructure works associated with the development are local in nature and could be delivered through a standard S106 and S278 agreements, where they occur on highway land.

Word Count: 882