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## **Examination of the Bristol Local Plan 2022-2040**

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### **IN9: Action Points Matters 17 (Weeks 5 and 6) and Matter 18 (Week 7)**

#### **Introduction**

Further to the discussions on the above Matters in weeks 5, 6 and 7 of the hearing sessions, the following actions are required by the Council. We consider these to be necessary at this stage of the examination to inform our consideration of whether the Plan is sound or legally compliant. It is likely that we will identify additional actions relating to the matters discussed during these sessions in due course. The following sets out what was agreed during the sessions and/or our initial thoughts on some of the matters discussed.

We may also decide that other or different main modifications are required, including to the parts of the Plan that we refer to below. Reasons for any modifications that we ultimately decide are necessary will be set out in our final report. Where we have asked for a main modification to be drafted, this should be added to the proposed main modification schedule in due course. Where the Council has already suggested a main modification, then this should remain in the schedule unless or until we advise otherwise. If, having considered these actions, the Council considers other modifications would be necessary to ensure consistency, then it should include these for our consideration.

Please note that if an allocation is not referred to below, or an issue that was discussed is not addressed, it does not mean we have necessarily come to a view they are sound. There are matters that we are still considering, and we shall set out our thoughts on these in subsequent correspondence.

Some of the actions referred to below may also require amendments to be made to the Policies Map and or inset maps. The Council will need to prepare a separate schedule of changes to the Policies Map that will need to be consulted on separately to the schedule of Main Modifications in due course.

As discussed during the final hearing session, the Council should advise us of when we should expect the actions to be completed. This will have implications for next stages in the examination.

## **General actions**

The Council undertook to provide additional information in relation to sites where surface water drainage issues have been identified, including demonstrating compliance with national policy. If the Council considers any modifications are necessary

Draft potential main modifications to relevant allocations for our consideration which:

- Remove reference to allocations being developed in accordance with the Urban Living Supplementary Planning Document from the Introduction to the Annex.
- ensure consistent wording and approach between the allocations and criteria-based policies, for such issues as biodiversity, heritage (including distinguishing where relevant which buildings are on the local list or not) and air quality.
- where reference is made to an 8-metre buffer, amend to read 'a suitable' buffer.
- where sites are partially or wholly within Flood Zone 3, then draft modifications to make it clear what mitigation would be required, including any requirements relating to the form and layout of development.
- Where sites are fully under construction or complete, draft potential main modifications to delete them from the Plan. This includes site **BSA1115, BSA1118, BDA3401**.

For sites **BDA0304, BDA0305, BDA1401, BDA1402, BDA1601, BDA3002, BSA0212, BDA2601, BDA2603, BDA2801 and BDA2803**, draft potential main modifications which make it clear that flexible workspace may form part of the mix for any development but that it does not constitute a requirement.

In addition to the above, the Council should address the following actions.

### **ASHLEY**

#### **Site BDA0103**

Draft potential main modifications to ensure that:

- In relation to the first bullet clarify that the relevant junction is with Cheltenham Road.
- In relation to the second bullet, this includes all naming all relevant listed buildings.
- In respect of the third bullet, clarify on which boundary is the location of the tree to be retained or re-provided.

#### **Site BDA0105**

Draft a potential main modification to the second bullet point to ensure that it is clear which properties on Stokes Croft should have suitable access provided for their servicing needs.

#### **Site SA501**

Ensure that the estimated capacity is correct and draft a potential main modification if this incorrect.

### **Site SA509**

Draft potential main modifications to ensure the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions and completions.

### **Site SA510**

Draft potential main modifications to ensure that the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions, and:

- In relation to the third bullet, make it clear what forms of transport would be allowed to make use of the proposed connections/linkages.
- In relation to the fifth bullet, clarify that the intention is to provide passive surveillance through design.
- In respect of the sixth bullet, provide clarification on the name or designation of the proposed green link.

### **Site SA512**

Draft potential main modifications to ensure that:

- The first bullet relating to a strategic cycle route is deleted.
- In relation to the second bullet, clarify that the intention is to provide passive surveillance through design.

## **BEDMINSTER**

### **Site BDA0302**

Draft potential main modifications to provide clarity about the expected land uses, particularly if residential is intended to be a *requirement* of any mix and consider amending the site boundary to include the adjacent car park.

## **BISHOPSON AND ASHLEY DOWN**

### **Site BDA0401**

Draft a modification that names all relevant heritage assets in the fourth bullet.

## **BISHOPSWORTH**

### **Site BSA1305**

Draft a modification that deletes the site from the Plan.

## **BRISLINGTON WEST**

### **Site BDA0702**

Consider whether the development should refer to the 'agent of change' principle, as set out elsewhere and, if so, draft a potential main modification.

## **CENTRAL**

### **Site BDA0801**

Draft potential main modifications to ensure that:

- In relation to the second bullet, this includes all naming all relevant listed/unlisted buildings of merit.
- In respect of the fourth bullet, change the policy reference which is currently listed as BCAP32 to BG5.
- In respect of the eight bullet the name of the adjacent Wildlife Network site should be included.
- The tenth bullet relating to underground infrastructure should specify what this is.
- Add another bullet relating to retaining access to the car park which is excluded from the boundary.
- Consider whether it is necessary to include the southeast corner of the site and make any modifications if these are needed.

### **Site BDA0802**

The Council should consider whether most of this site/location should be included within the DS policies, whilst potentially retaining the part of the site that is adjacent to Redcliffe Wharf as an allocation. Main modifications that reflect this approach, including the consequential changes that may be needed to the DS policies and explanation text, and any revised allocation policy and development considerations should be drafted accordingly, whilst considering additional modifications to:

- Combining the first and fourth bullets.
- In relation to the third bullet, refer to the listed status of St. Mary Redcliffe.
- In respect of the fifth bullet, provide further detail on the proposed Bristol Metrobus route.
- In relation to the sixth bullet, clarify that Thomas Chatterton's house and school is currently in use and that it would be possible to retain this use if appropriate.
- In respect of the ninth bullet provides additional description in relation to reducing the dominance of the highway network.
- The final paragraph of development considerations should be replaced with further description to outline what approach should be taken.

### **Site SA101**

Draft potential main modifications to ensure that the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions and completions, and which makes reference to the masterplan for the area.

Draft potential main modifications to ensure that:

- The second bullet is removed as this has been provided.

### **Site SA202**

The Council should consider the latest position of this site and whether it is developable, and consequently whether it should remain as a site allocation and draft any main modifications as necessary.

If the site is to be retained draft a potential main modification to ensure that:

- The development considerations refer to listed building of Red Lodge.

### **Site SA301**

The Council were asked to produce a Statement of Common Ground with the University of Bristol in relation to the University of Bristol sites in relation to policy DS1 and also policy H7. Noting the University's interest in the site, the Statement of Common Ground should also provide information on why it is justified to retain this site within the site allocations, given its extremely long-term vacancy.

If the site is to be retained draft potential main modification to ensure that:

- Providing specific detail on what are the relevant listed buildings.

### **Site SA404**

Draft a potential main modification to ensure that another development consideration is added in relation to the 'agent of change principle'.

### **Site SA506**

Draft potential main modifications to ensure that:

- In relation to the fourth bullet, clarify that development should seek to protect the living conditions of future residents in relation to noise and pollution.
- Add another bullet relating to needing to address ecology on the site.

### **Site SA507**

Draft a potential main modification to ensure that:

- The first and third bullets are merged.

### **Site SA608**

Draft potential main modifications to ensure the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions and completions.

Draft potential main modifications to ensure that:

- Include a new bullet point which relates to the fact that the Cornubia is a listed building.
- The final two paragraphs of development considerations should be replaced with further description to outline what approach should be taken and key concerns, rather than refer to the SPD3.

### **Site SA610**

Draft a potential main modification to ensure that the third bullet point in respect of residential amenity relates to height of buildings and the potential effects of the type of uses on the site.

### **Site SA612**

The Council should consider whether the deterioration of the fabric of the Bell public house still warrants the retention of the building, provide reasons for the conclusions and draft main modifications if necessary.

Draft a potential main modification to ensure that:

- The development considerations include a reference to the potential ecology on the site.

## **CLIFTON DOWN**

### **Site BDA1002**

Consider whether the phrase 'context-led heritage response to design' is required given other policies in the plan and draft a modification accordingly.

### **Site BDA1004**

Draft a modification that omits references to Barley House being a listed building.

## **COTHAM**

### **Site BDA1101**

Consider whether the phrase 'previously developed land' is justified owing to the intention to direct new development to the site of existing garden building and consider if it is justified to require that all off-street car parking should be provided in garage and draft modifications accordingly.

## **EASTON**

### **Site BDA1201**

Draft a potential main modification to ensure that the first bullet point provides clarity on what is expected in terms of the adjacent junction, including referring to the relevant roads.

## **EASTVILLE**

### **Site BDA1303**

Consider whether the only trees that should be retained are located on the north of the site and, if necessary, draft a modification.

### **Site BDA1305**

The intention is that redevelopment of this site will seek to retain elements of the building rather than exclusively deliver a conversion of the building. A modification should be drafted to this effect.

## **FILWOOD**

### **Site BSA1109**

Draft potential main modifications which ensure the allocation is up to date in terms of its extent, boundary and capacity.

### **Site BSA1120**

The Council undertook to prepare suggested main modifications which take account of the updated position on this allocation, what opportunities still existed and whether the aspirations, including in relation to retail floorspace, remain justified and deliverable.

## **Site BSA1122**

The Council undertook to prepare suggested main modifications which take account of current position on the site and whether the Council's aspirations remain justified and deliverable.

## **FROME VALE**

### **Site BSA0502**

Draft a modification that ensures that the development considerations address all listed buildings. Furthermore, modifications should outline the likely transport implications and consider of the submission of a health impact assessment is necessary.

## **HENBURY AND BRENTRY**

### **Site BDA1702**

Draft a modification which lists the correct site address.

## **HILLFIELDS**

### **Site BSA0513**

Consider whether the development should refer to the 'agent of change' principle, as set out elsewhere and, if so, draft a potential main modification.

## **HORFIELD**

### **Site BDA2002**

Draft a modification which lists the correct site address.

## **HOTWELLS**

### **Site BDA2101**

Draft potential main modifications to ensure that:

- In respect of the first bullet point, clarifies that the connections would be for cycling and pedestrians.
- In relation to the second point specifically name the 'neighbouring character buildings' if they differ from the listed buildings.

In relation to the fourth bullet, confirm which flood zone the site lies within and draft any potential main modifications to reflect this.

### **Site BDA2102**

The Council should provide more information as to what alternatives to parking provision would be, including any details and draft any main modifications to reflect this as necessary.

Draft potential main modifications to ensure that:

- In respect of the third bullet, change the policy reference which is currently listed as BCAP32 to BG5.

## **Site SA102**

Draft potential main modifications to ensure that:

- In respect of the first bullet include reference to key views including Beacon Tower.
- Includes a new bullet point relating to tree re-provision.

## **LAWRENCE HILL**

### **Site BDA2301**

Draft potential main modifications to ensure the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions and completions.

Draft a potential main modification to the first bullet point to ensure that it is clear what would be appropriate servicing needs.

### **Site BDA2301**

Draft potential main modifications to ensure that:

- In relation to the sixth bullet, add the requirement to undertake a surface water assessment before considering mitigation.

## **SOUTHMEAD**

### **Site BDA2902**

It is understood that the intention is that the development of this site will require multiple accesses. A modification should be drafted that reflects this requirement.

### **Matter 18 – Housing Trajectory**

As discussed, and for completeness, the Council should provide us with the results of the 5-year housing land supply discussion and the full revised housing supply trajectory.

### **Next steps**

Should you have any queries about any of the above, please contact us through the Programme Officer. We are not inviting, nor will we accept, any comments from interested parties on the above actions at this time.

Yours sincerely

*Louise Gibbons Steven Lee Benjamin Clarke*

12 May 2025

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