

Bristol City Council's response to Inspectors' Document IN9

This note explains the council's actions to date in response to the Inspectors' Document IN9 – Action Note 3.

Council's introduction

The Inspectors' action points are shown below in ***bold italics*** with a border. The council's responses are shown in normal typeface below the Inspector's action points.

Responses to Inspectors' action points

Matter 17: Individual Allocations (Policy DA1)

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

Council's response

This has been provided as document EXA046.

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.***

Council's response

This modification is shown in the draft schedule of suggested main modifications.

- 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.***

Council's response

This modification is shown in the draft schedule of suggested main modifications.

- where reference is made to an 8-metre buffer, amend to read 'a suitable' buffer.**

Council's response

This modification is shown in the draft schedule of suggested main modifications.

- 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.**

Council's response

These modifications are shown in the draft schedule of suggested main modifications.

- Where sites are fully under construction or complete, draft potential main modifications to delete them from the Plan. This includes site BSA1115, BSA1118, BDA3401.**

Council's response

These modifications are shown in the draft schedule of suggested main modifications.

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.

Council's response

These modifications are shown in the draft schedule of suggested main modifications.

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.**

Council's response

This modification is shown in the draft schedule of suggested main modifications.

• In relation to the second bullet, this includes all naming all relevant listed buildings.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

• In respect of the third bullet, clarify on which boundary is the location of the tree to be retained or re-provided.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

Site SA501

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

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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:

Council's response

This modification is shown in the draft schedule of suggested main modifications.

• In relation to the third bullet, make it clear what forms of transport would be allowed to make use of the proposed connections/linkages.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

• In relation to the fifth bullet, clarify that the intention is to provide passive surveillance through design.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

• In respect of the sixth bullet, provide clarification on the name or designation of the proposed green link.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

Site SA512

Draft potential main modifications to ensure that:

• The first bullet relating to a strategic cycle route is deleted.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

• In relation to the second bullet, clarify that the intention is to provide passive surveillance through design.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

BISHOPSTON AND ASHLEY DOWN

Site BDA0401

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

Council's response

This modification is shown in the draft schedule of suggested main modifications.

BISHOPSWORTH

Site BSA1305

Draft a modification that deletes the site from the Plan.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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

Council's response

This modification is shown in the draft schedule of suggested main modifications.

• In respect of the eight bullet the name of the adjacent Wildlife Network site should be included.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

• The tenth bullet relating to underground infrastructure should specify what this is.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

• Add another bullet relating to retaining access to the car park which is excluded from the boundary.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

• Consider whether it is necessary to include the southeast corner of the site and make any modifications if these are needed.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

A modification to policy DS1 is shown in the draft schedule of suggested main modifications setting principles for the redevelopment of the Redcliffe Way area adapted from BDA0802 and the preceding adopted policy BCAP40 of the Bristol Central Area Plan (DPD003), also taking account of the modifications recommended below.

A revised allocation covering just Redcliffe Wharf is shown in the draft schedule of suggested main modifications.

• In relation to the third bullet, refer to the listed status of St. Mary Redcliffe.

Council's response

This modification has been incorporated into the new text for policy DS1 shown in the draft schedule of suggested main modifications.

• In respect of the fifth bullet, provide further detail on the proposed Bristol Metrobus route.

Council's response

Reference to the MetroBus has been omitted from the new text for policy DS1 shown in the draft schedule of suggested main modifications, as the route is already in operation within the existing highway network.

• 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.

Council's response

As the house and school are now in use, references to them have been rationalised within the new text for policy DS1 shown in the draft schedule of suggested main modifications, which now just refers to improving their setting alongside that of the Grade I Listed St. Mary Redcliffe Church.

• In respect of the ninth bullet provides additional description in relation to reducing the dominance of the highway network.

Council's response

References to highways, traffic and pedestrian and cycle routes have been rationalised within the new text for policy DS1 shown in the draft schedule of suggested main modifications. Initially, the text refers in a general sense to development being designed to reduce the impact of traffic on the area. It then goes on to refer to improved pedestrian and cycle routes between north and south

Redcliffe and between Temple Meads and Queen Square, potentially including the removal of the existing roundabout and the realignment of roads.

• The final paragraph of development considerations should be replaced with further description to outline what approach should be taken.

Council's response

References to the previous local plan approach have been removed from the new text for policy DS1 shown in the draft schedule of suggested main modifications, which now operates in the wider context of policy DS1 and the other policies of the new local plan.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

Draft potential main modifications to ensure that:
• The second bullet is removed as this has been provided.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

The site is shown as deleted in the draft schedule of suggested main modifications.

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.

Council's response

The site is shown as deleted in the draft schedule of suggested main modifications.

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.

Council's response

This is referred to in the Statement of Common Ground.

If the site is to be retained draft potential main modification to ensure that:
• Providing specific detail on what are the relevant listed buildings.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

Site SA404

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

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

• Add another bullet relating to needing to address ecology on the site.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

Site SA507

Draft a potential main modification to ensure that:

- The first and third bullets are merged.***

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

Draft potential main modifications to ensure that:

- Include a new bullet point which relates to the fact that the Cornubia is a listed building.***

Council's response

This modification is shown in the draft schedule of suggested main modifications.

- 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.***

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

Draft a potential main modification to ensure that:
• The development considerations include a reference to the potential ecology on the site.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

CLIFTON DOWN

Site BDA1002

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

Council's response

This modification is shown in the draft schedule of suggested main modifications.

Site BDA1004

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

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

FILWOOD

Site BSA1109

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

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

The council still aspires to bring forward a housing-led regeneration project for this site as the next phase of works on Filwood Broadway.

A modification is shown in the draft schedule of suggested main modifications in relation to the previous requirement for active ground floor uses to provide flexibility.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

HENBURY AND BRENTRY

Site BDA1702

Draft a modification which lists the correct site address.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

HORFIELD

Site BDA2002

Draft a modification which lists the correct site address.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

• In relation to the second point specifically name the 'neighbouring character buildings' if they differ from the listed buildings.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

Site SA102

***Draft potential main modifications to ensure that:
• In respect of the first bullet include reference to key views including Beacon Tower.***

Council's response

This modification is shown in the draft schedule of suggested main modifications.

• Includes a new bullet point relating to tree reprovion.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.***

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

This modification is shown in the draft schedule of suggested main modifications.

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.

Council's response

Provided and published as document EXA045. A proposed modification is also shown in the draft schedule of suggested main modifications.