

# Development Control A Committee – Supplementary Dispatch



**Date:** Wednesday, 5 August 2020

**Time:** 2.00 pm

**Venue:** Remote Zoom Meeting

## **Distribution:**

**Councillors:** Donald Alexander (Chair), Chris Windows (Vice-Chair), Clive Stevens, Mark Wright, Fabian Breckels, Paul Goggin, Stephen Clarke, Mike Davies, Richard Eddy (substitute for Steve Smith), Margaret Hickman, Olly Mead and Afzal Shah

**Issued by:** Jeremy Livitt, Democratic Services

City Hall, PO Box 3399, Bristol BS3 9FS

E -mail: [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk)

**Date:** Tuesday 4<sup>th</sup> August 2020



# Agenda

## 7. Public Forum

Up to 30 minutes is allowed for this item.

**(Pages 3 - 94)**

Anyone may participate in Public Forum. The detailed arrangements for so doing are set out in the Public Information Sheet at the back of this agenda. Public Forum items should be emailed to [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk) and please note that the following deadlines will apply in relation to this meeting:-

Questions - Written questions must be received 3 clear working days prior to the meeting. For this meeting, this means that your question(s) must be received in this office at the latest **by 5pm on Thursday 30<sup>th</sup> July 2020.**

Petitions and Statements - Petitions and statements must be received on the working day prior to the meeting. For this meeting this means that your submission must be received in this office at the latest **by 12 Noon on Tuesday 4<sup>th</sup> August 2020.**

Anyone who wishes to present their public forum statement, question or petition at the zoom meeting must register their interest by giving at least two clear working days' notice prior to the meeting **by 2pm on Monday 3<sup>rd</sup> August 2020.**

**PLEASE NOTE THAT IN ACCORDANCE WITH THE NEW STANDING ORDERS AGREED BY BRISTOL CITY COUNCIL, YOU MUST SUBMIT EITHER A STATEMENT, PETITION OR QUESTION TO ACCOMPANY YOUR REGISTER TO SPEAK.**

Please note, your time allocated to speak may have to be strictly limited if there are a lot of submissions. This may be as short as one minute.

## 10. Amendment Sheet

**(Pages 95 - 99)**



# Public Forum

## D C Committee A (Remote)

### 2pm on 5<sup>th</sup> August 2020



**1. Members of the Development Control Committee A**

Councillors: Don Alexander (Chair), Fabian Breckels, Stephen Clarke, Mike Davies, Paul Goggin, Margaret Hickman, Olly Mead (Job Share), Afzal Shah (Job Share), Richard Eddy (substitute for Steve Smith), Clive Stevens, Chris Windows (Vice-Chair) and Mark Wright;

**2. Officers:**

Peter Westbury - Development Management, Jeremy Livitt

		Statements/Petitions	
Statement (Agenda Item Number Must Precede It In Each Case)	Request To Speak Made Where Indicated S = Speaker	Name	Application
A1		Matthew Montagu-Pollock	19/03867/P – Silverthorne Lane
A2		Harriet Guerriero	
A3		Samantha Simon	
A4		Andy Paterson-Jones	
A5	<b>S</b>	Fiona Lynch	
A6		Jenny Kilpatrick	
A7		John Lynch	
A8	<b>S</b>	Amy Harrison	
A9		Laura Bailey	
A10		Rebecca Furniss McGuire	
A11		Amanda Blake	
A12		Councillor Asher Craig	
A13		Jacky Crosher	
A14		Dionne Paterson-Jones	
A15		Jenny Grinsted	
A16		Tina Prior	
A17		Yvonne Gordon	
A18		Noemi Buzas	
A19		Varia Perepelova	
A20		Michael Dixon	
A21		Victoria Proctor	
A22		Jim McEwen	
A23		Vivian Delatorre	
A24		Jude Dawson	
A25		Tim Wall	
A26		Jo Barrell	

A27	<b>S</b>	Ally Eynon	
A28	<b>S</b>	Markham Hanson	
A29		Josephine Palmer	
A30		Matthew Halstead	
A31		Anne McEwen	
A32		Dan Deeks	
A33		Stacy Yelland	
A34		Frances Tolson	
A35		Kirsty Stitfall	
A36		Jodi Ahmed	
A37		Naomi Barraud	
A38		Adam Barraud	
A39		Sarah Snook	
A40		Jo Terry	
A41		Sarah Cunningham	
A42		Tina Walsh	
A43		Shona Jemphrey	
A44		Jamie Goldharber	
B1	<b>S</b>	Nick Morley	18/06186/F – 90 West Street, St Phillips

## STATEMENT NUMBER A1

I would like to make a public statement on outline planning application 19/03867/P, as follows:

The Plot 6 student residential accommodation is very concerning. This is a generic, undistinguished building which peaks at 17 storeys, and has a large, intrusive, formless mass. The finish is very basic and uninteresting. It will inflict major harm on the surrounding views and streets, as is obvious from the 19th May Visually Verified Montages. Salisbury St (montage 4) e.g. is completely overwhelmed, as are many surrounding streets (note that the montages are inadequate - seemingly designed to minimize the visual impact on adjacent areas). A real concern is that the building will create precedents for other generic tall buildings in the surrounding areas, not least in St Philips, where so much future development is expected to take place.

The city should be more ambitious in its building permissions. Research shows that the beauty of a city has a long-term impact on economic growth. Attractive cities grow faster, providing wealth and employment to their citizens, drawing skilled talent to cities which are pleasant to live in. This sort of high rise is very out of character with its surroundings, and generally out of character with Bristol – hardly the USP which will bring skilled young people to Bristol. Research also shows that tall buildings use around 100% more carbon in construction, and around 60% more on an ongoing basis – i.e., are less sustainable than mid-rise. The built environment makes around a 35% contribution to our carbon emissions. If Bristol is serious about its sustainability goals (sometimes one wonders) permissioning the most carbon-intensive building type is hardly the way forward.

City planning policy is currently lamentably inconsistent. Brownfield sites near the city centre are often permissioned with densities of 2-3 storeys. Yet high rises are also being permissioned. If the argument for tall buildings is to densify the centre then the answer is to insist that higher densities should be required on all brownfield sites, not very low heights here, and dramatically higher heights elsewhere.

These are student buildings, and Bristol University already has a significant problem with student suicides. Research shows that tall residential buildings generate less casual meetings, less friendships, greater loneliness, less pro-social behaviour, have a lowering effect on the mood of people in their surroundings

([https://www.researchgate.net/publication/233490985\\_The\\_Consequences\\_of\\_Living\\_in\\_High-Rise\\_Buildings](https://www.researchgate.net/publication/233490985_The_Consequences_of_Living_in_High-Rise_Buildings)). It seems unwise to subject students to an environment which is likely to generate loneliness at a period of their lives which we now know is often one of great social stress.

There are practical considerations too. Post-Covid-19, and the UK's deteriorating relationship with China, future resident student demand may be much reduced. This is not an ideal site for students, far from where they will study.

In sum, permissioning the Plot 6 building would be unwise. It needs a major rethink, and needs to come in at much lower heights – perhaps 9 storeys, to fit with the other blocks on site.

Matthew Montagu-Pollock

## STATEMENT NUMBER A2

To the members of the planning committee on the 5th August

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

Within this development the buildings cited as heritage concerns are not much-loved community assets, widely known, or even accessible to the local community. There was only one public comment objecting to the development on heritage grounds. In contrast over 160 people submitted supportive comments in favour of the new school. The community sustainability needs far outweigh those of heritage in this instance.

The children of East Bristol are some of the most vulnerable members of our society and without a voice of their own in this process. We ask that the committee act in their best interests.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible. Furthermore, the Committee Members should

note that “A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council’s Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to ‘Enabling the provision of a high quality accessible education service throughout Bristol.’

Yours faithfully

Harriet Guerreiro

## STATEMENT NUMBER A3

To Whom it may concern,

As a parent of a school-age child in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

Within this development the buildings cited as heritage concerns are not much-loved community assets, widely known, or even accessible to the local community. There was only one public comment objecting to the development on heritage grounds. In contrast over 160 people submitted supportive comments in favour of the new school. The community sustainability needs far outweigh those of heritage in this instance.

The children of East Bristol are some of the most vulnerable members of our society and without a voice of their own in this process. We ask that the committee act in their best interests.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded

schools' applications is as streamlined as possible. Furthermore, the Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Kind Regards

Samantha Simon

## STATEMENT NUMBER A4

To whom it may concern

As a parent of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

Within this development the buildings cited as heritage concerns are not much-loved community assets, widely known, or even accessible to the local community. There was only one public comment objecting to the development on heritage grounds. In contrast over 160 people submitted supportive comments in favour of the new school. The community sustainability needs far outweigh those of heritage in this instance.

The children of East Bristol are some of the most vulnerable members of our society and without a voice of their own in this process. We ask that the committee act in their best interests.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded

schools' applications is as streamlined as possible. Furthermore, the Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Yours sincerely

Andy Paterson-Jones

## STATEMENT NUMBER A5

Support for Planning Application no. 19/03867/P

As a parent of school-age children in East Central Bristol, especially as my children are fast approaching secondary school age, I strongly urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

Also, as a Parent Governor at Redfield Educate Together School I feel it is crucial to represent the voice of children and parents of this community. The re-development scheme at Silverthorne Lane, with a new secondary school at the heart of this inspiring new development would give the children of Redfield, Easton, Lawrence Hill and Barton Hill an amazing opportunity to access high quality education in a new school that is local to them, in an area that will form a bridge to connect them to the City Centre with its close links to businesses and university campus which will inevitably broaden their horizons and future aspirations. Access to education at this new school in the re-development scheme is highly likely to directly affect their life chances.

There is a high level of concern and anxiety amongst parents in our community about the provision of meaningful choice for secondary education for our children and the availability of local high quality secondary school places not being met.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, “Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.”

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded schools’ applications is as streamlined as possible. Furthermore, the Committee Members should note that “A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council’s Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to ‘Enabling the provision of a high quality accessible education service throughout Bristol.’

Please give this your attention and careful consideration,

Many thanks,

Fiona Lynch

## STATEMENT NUMBER A6

To the members of the planning committee on the 5th August

As a grandparent and occasional carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re- development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge . This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

Within this development the buildings cited as heritage concerns are not much-loved community assets, widely known, or even accessible to the local community. There was only one public comment objecting to the development on heritage grounds. In contrast over 160 people submitted supportive comments in favour of the new school. The community sustainability needs far outweigh those of heritage in this instance.

The children of East Bristol are some of the most vulnerable members of our society and without a voice of their own in this process. We ask that the committee act in their best interests.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded

schools' applications is as streamlined as possible. Furthermore, the Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Yours faithfully

Jenny Kilpatrick

## STATEMENT NUMBER A7

Dear sir/madam

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re- development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded

schools' applications is as streamlined as possible. Furthermore, the Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

John Lynch (parent of an 8 and 10 year old)

# Statement Number 8

## **Silverthorne Lane Development (including Oasis Temple Quarter Secondary School) Statement (Public Forum)**

This statement is submitted on behalf of BS5 Secondary Forum - an independent parent-led community group. We urge Committee Members to approve this proposal in order to avoid an immediate educational crisis in secondary school places in East Bristol.

We feel strongly that the benefits the entire Silverthorne Lane development would bring to the local community in terms of: increased employment; accessible public realm and mostly significantly the much needed community asset of a new secondary school, far outweigh the minor loss of heritage assets on the site, which are currently inaccessible and of minor significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and access to a high-quality secondary education provision is essential for their future life chances. Without a voice of their own in this process, we ask that the committee act in their best interests today.

We politely request that the committee also takes into account the following statutory guidance when making their decision:

1. Paragraph 94 of the National Planning Policy Framework states, 'Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should...give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.'

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible. Furthermore, the Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority."

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.' This guidance is highly relevant to the critical situation in East Bristol. In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018. A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter
- intense pressure on secondary places in East Bristol
- existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

**Amy Harrison - 34 Heber Street, Redfield, BS5 9JT  
On behalf of BS5 Secondary Forum**

## STATEMENT NUMBER A9

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

Within this development the buildings cited as heritage concerns are not much-loved community assets, widely known, or even accessible to the local community. There was only one public comment objecting to the development on heritage grounds. In contrast over 160 people submitted supportive comments in favour of the new school. The community sustainability needs far outweigh those of heritage in this instance.

The children of East Bristol are some of the most vulnerable members of our society and without a voice of their own in this process. We ask that the committee act in their best interests.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded

schools' applications is as streamlined as possible. Furthermore, the Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Kind regards,

Laura Bailey

## STATEMENT NUMBER A10

Dear Committee Members,

I am writing to you to give support for Planning Application no. 19/03867/P.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re- development of the Silverthorne Lane site.

This is to avoid an immediate educational crisis in secondary school places in East Bristol.

I understand that in 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards, as a result of a population bulge .

This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded.

This is now even more challenging with COVID-19 social distancing.

Within this development the buildings cited as heritage concerns are not much-loved community assets, widely known, or even accessible to the local community.

There was only one public comment objecting to the development on heritage grounds. In contrast over 160 people submitted supportive comments in favour of the new school. The community sustainability needs far outweigh those of heritage in this instance.

Can the committee take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, “Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.”

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework

Furthermore, the Committee Members should note that “A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Please enable this delayed school development project to go ahead- it is long over-due.

Yours respectfully,

Rebecca

Rebecca Furniss McGuire

## STATEMENT NUMBER A11

Support for Planning Application no. 19/03867/P

As a parent of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded

schools' applications is as streamlined as possible. Furthermore, the Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Yours sincerely

Amanda Blake

## **STATEMENT NUMBER A12**

As the Ward Councillor for St George West, I have been invested in the efforts of local parents to create a new secondary school in the Bristol East area to address the shortfall of secondary places in East Central Bristol that will come into effect from 2020 onwards, as a result of a population growth.

Committee Members have before them proposals for the Silverthorne Lane site, which includes a proposal for a new Secondary School to be run by Oasis Academy Trust as part of the wider re-development of the site and I urge my fellow councillors to approve the proposal for the new school without further delay.

Parents had expected a new school to be in situ by 2018. We are now in August 2020 and a new school has yet to be built. Local secondary schools have stepped up to take additional students, but this is a sticky plaster solution on what is a gaping wound.

The case for a new school has been articulated by the many parents and local councillors whose families are directly impacted and I therefore there is no need to repeat the case for a new school which has been proven and is set out in the many statements that DC members have received in support of this planning application.

Please do the right thing and approve this planning application without further delay. We owe this to the children of Bristol East Central and their families.

Councillor Asher Craig

Deputy Mayor (Communities, Equalities & Public Health)

St George West Ward | Bristol City Council

## STATEMENT NUMBER A13

Support for Planning Application no. 19/03867/P

As a parent/carer of school-age children in East Central Bristol, we have been campaigning hard for this development to go ahead as we see how the lack of provision will blight the lives of our children, their friends, their peers and all the young people in the area.

Therefore I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re- development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of

state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible. Furthermore, the Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to: 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Yours faithfully

Jacky Crosher

## STATEMENT NUMBER A14

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible. Furthermore, the Committee Members should

note that “A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council’s Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to ‘Enabling the provision of a high quality accessible education service throughout Bristol.’

Yours sincerely

Dionne Paterson-Jones

## STATEMENT NUMBER A15

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.

- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.

- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for

submitting and determining state-funded schools' applications is as streamlined as possible. Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Jenny Grinsted

## STATEMENT NUMBER A16

Support for Planning Application no. 19/03867/P

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re- development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge . This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

Within this development the buildings cited as heritage concerns are not much-loved community assets, widely known, or even accessible to the local community. There was only one public comment objecting to the development on heritage grounds. In contrast over 160 people submitted supportive comments in favour of the new school. The community sustainability needs far outweigh those of heritage in this instance.

The children of East Bristol are some of the most vulnerable members of our society and without a voice of their own in this process. We ask that the committee act in their best interests.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, “Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.”
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded

schools' applications is as streamlined as possible. Furthermore, the Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Many Thanks

Tina Prior

## STATEMENT NUMBER A17

As a carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high-quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much-needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools' applications, and that local authorities should ensure that the process for submitting and determining state-funded schools' applications are as streamlined as possible. Furthermore, the Committee Members should

note that “A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council’s Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to ‘Enabling the provision of a high-quality accessible education service throughout Bristol.’

Yvonne Gordon

## STATEMENT NUMBER A18

Statement of support for Planning Application no. 19/03867/P

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.
- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of

state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools' applications is as streamlined as possible. Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Noemi Buzas

## STATEMENT NUMBER A19

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.
- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, that local authorities should make full use of planning powers to support

state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools' applications is as streamlined as possible. Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Varia Perepelova

## STATEMENT NUMBER A20

Statement of support for Planning Application no. 19/03867/P

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.

- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.

- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of

state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools' applications is as streamlined as possible. Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Michael Dixon

## STATEMENT NUMBER A21

Support for Planning Application no. 19/03867/P

I am Victoria Procter

I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that

local authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible. Furthermore, the Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

## STATEMENT NUMBER A22

Statement of support for Planning Application no. 19/03867/P

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.

- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.

- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of

state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools' applications is as streamlined as possible. Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Regards

Jim McEwen

## STATEMENT NUMBER A23

Support for Planning Application no. 19/03867/P

I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible. Furthermore, the Committee Members should

note that “A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council’s Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to ‘Enabling the provision of a high quality accessible education service throughout Bristol.’

Vivian Delatorre

## STATEMENT NUMBER A24

Statement of support for Planning Application no. 19/03867/P

The above application is going to Development Control Committee A on 5 August 2020.

As a parent of a school-age child in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.

- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.

- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of

state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools' applications is as streamlined as possible. Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Jude Lawson

## STATEMENT NUMBER A25

Statement of support for Planning Application no. 19/03867/P

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.

- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.

- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools’ applications is as streamlined as possible. Committee Members should note that “A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council’s Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to ‘Enabling the provision of a high quality accessible education service throughout Bristol.’

Tim Wall (Grandparent)

## STATEMENT NUMBER A26

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.
- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, that local authorities should make full use of planning powers to support

state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools' applications is as streamlined as possible. Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Regards,

Jo Barrell

## STATEMENT A27

### OASIS ACADEMY TEMPLE QUARTER

We believe that every child can excel with the right teaching, environment and support. We believe that children should be able to go to their local school regardless of faith, gender, ethnicity or 'ability'. We believe that a child's destiny should not be determined by demography, but by hard work and passion that is nurtured in an outstanding school; one that knows its students and families, and supports them every step of the way.

Since 2016, we have worked with prospective parents, primary schools, Bristol University - and the Barton Hill and Lawrence Hill communities especially - to shape our vision and offer for families in the Central East area of our city. Although our plans have evolved with each interaction and discovery, our vision remains constant. It is two-fold:

*Every student of Oasis Academy Temple Quarter will leave our school excited about their future, with the competence and character to fulfil their dreams and live a happy and successful life.*

*Oasis Academy Temple Quarter will be a flagship school and community asset, showcasing how business and education can work together to grow cities and transform communities.*

The location of this site is crucial for our vision. In the heart of the Enterprise Zone, and in a site which mixes education, business and community, we will be able to harness the huge cultural and economic richness of the surrounding area for the benefit of our local children, their families, and the City of Bristol. Our plans for the school are not just for outstanding educational outcomes, but to create a paradigm shift in the way business and education work together. We will co-create our curriculum with business, charities, and the community, and provide experiences of work and learning that prepare our pupils for life in the 21<sup>st</sup> century.

We will also offer the 'Temple Quarter 7' cultural and social enrichment programme, alongside engagement with further and higher education and apprenticeship providers, with a career coach for each child. By the time they leave us, our young people will be equipped to navigate the ever-changing economic and career landscape with confidence and optimism, and will use their knowledge and talents to further their learning and careers, and live happy and successful lives.

As well as delivering first-class and innovative education, Oasis builds 'hubs' in the areas it works. Hub teams work alongside residents to create safe and inspiring local neighbourhoods that provide integrated and diverse services to benefit the whole person and the whole community; as well as leveraging the global perspective of Oasis to support social and cultural appreciation and tolerance. We have already begun to shape plans with our local partners, for education, sport, enterprise, and shared facilities, and have created a 'community café' in the heart of our building design to symbolise our commitment to meeting the needs of our local families.

With Oasis Academy Temple Quarter, we aim to set a precedent for other cities, and for the future of education. We have a proven track record of starting outstanding schools that provide not just fantastic progress and achievement for young people, but also enriching experiences and community programmes: we know it can be done, and done brilliantly. Ours will be a school of quality and excellence, where scholarship is the foundation of success, enrichment provides empowerment, and our commitment to our community means the building is loved and used as much by our friends and partners as it is by the pupils.

Our school has been long planned-for and long-hoped for. In 2016 the Council chose us as the preferred provider for this school in the Temple Quarter because of the vision we set out. There is an urgent need for more school places in the Central East area of Bristol, and a city-wide need to match our educational offer to the needs of our young people and the local and national economy.

In approving this planning application, you can provide certainty for young people and their parents in our communities that their much-needed school will be delivered. We cannot wait to get started, and seek your support.

## STATEMENT NUMBER A28

### STATEMENT FROM MARKHAM HANSON, MANAGING DIRECTOR OF SQUARE BAY (FEEDER ESTATES LLP)

My name is Markham Hanson and I am the Managing Director of Square Bay. We control and manage Feeder Estates LLP. Our Planning Consultants for this project have submitted a separate statement regarding the technical aspects of this application which I hope members have found helpful.

We, as a company have been active in and around Bristol for over 10 years and have facilitated a number of exciting developments in the City, including the award-winning Brandon Yard which completed the regeneration of Bristol Harbourside. As a result, we were extremely excited when the opportunity arose for us to work with city partners to bring forward the regeneration of Silverthorne Lane, as we could see it offered such fantastic potential and would kick start the next phase of what is fast becoming one of the most exciting areas of Bristol, right on the gateway to the City.

This former industrial site has reached the end of its lifespan. Nearly all of the existing buildings are crumbling or leaking, and in the case of the magnificent erecting shed, at risk of collapse. We could see the importance of bringing these buildings back into use to celebrate Bristol's industrial history, and the chance, when married with exciting modern architecture, to open up a part of the City that has been inaccessible to the public for generations.

Our proposals will provide fantastic life chances for young people, with the provision of Oasis Academy Temple Quarter - an urgently needed new secondary school to provide a state of the art learning space for young people in communities like Lawrence Hill and Barton Hill, as well as the new communities emerging in Temple Quarter. In addition, the involvement of The University of Bristol with a new academic and employment building will link in with the emerging Temple Quarter Campus, and its proximity to the new school will undoubtedly provide inspiration and opportunity for young people locally.

The delivery of 371 new homes, including affordable housing in line with local policy, will further reinvigorate the area, turning a derelict site that has long turned its back on the city, into a bustling and attractive environment to live, work, meet friends, walk, cycle and enjoy a canalside setting that has been inaccessible for generations.

Our regeneration of Silverthorne Lane is projected to create 4,335 additional jobs and represents investment of approximately £375 million Gross Value Added over the first ten years from planning consent. This represents a hugely significant economic boost to the city at a time of great uncertainty in the global economy.

The journey to this committee has been a long one and the plans are a culmination of three years of hard work from ourselves, Council officers and stakeholders. It is a complex site, and we are so excited with the way the scheme has evolved through positive engagement. We believe the masterplan now reflects the input received from a wide range of stakeholders and is something the City can be proud of.

The application in front of you is just the start of the next stage of the journey and your consent will mean we and our partners can commence construction of this site and deliver the urgently needed school, housing and employment space proposed. This will create a vibrant new canalside community and a very attractive, bustling, enjoyable environment in which to live, work and pass through.

We hope members will agree with the recommendation of planning officers, with whom we have worked so proactively throughout this process, and see fit to grant planning permission, sending a message that Bristol is very much open for business and investment.

## STATEMENT NUMBER A29

Statement of support for Planning Application no. 19/03867/P

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.

- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.

- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of

state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools' applications is as streamlined as possible. Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.

Josephine Palmer

## STATEMENT NUMBER A30

Silverthorne Lane has experienced significant decline. It is precisely for this reason that the Council has sought to regenerate Silverthorne Lane and the wider Bristol Temple Quarter through its designation as an Enterprise Zone (EZ). It is against this context of the need for the regeneration of the area that the development proposals have been structured. At the heart of the submission is the objective to breathe new life into Silverthorne Lane and to provide critical infrastructure to enable growth of the area for years to come.

The regeneration of the site is a complex task as it is subject to constraints in the form of heritage assets and also areas of flooding. Dealing with each in turn.

**Heritage** – the site contains the Grade II Listed Boiler Shop and Erecting Sheds, the latter being derelict following a major fire in 2005, as well as various other curtilage listed features. Inevitably, a major regeneration project will result in the loss of some historic fabric, however, every effort has been made to ensure that this loss is minimal and those heritage features of greatest importance have been retained and brought back to life, such as the historic canal side walls and all listed buildings, including the ruined Erecting Sheds. Given this design approach, both Historic England and the Council's heritage officer have concluded that the heritage impacts would only be less than substantial.

**Flood Risk** – We are very aware of the potential flood risk to this area of Bristol and we have undertaken detailed analysis using the City's latest flood model to agree the flood levels which have fed into the design of the development. The latest recommendations for climate change have been considered, including sea level rise, and these show that in 100 years' time the area could be flooded for about 4 hours in total from a tidal flood.

On this basis, the strategy is for uses such as the school and offices, which although designed to be flood resilient, will be closed in advance of the flood event. With respect to the residential uses, all of the buildings and associated community spaces are above the flood level, thereby providing a safe communal refuge during the 4-hour flood event. In addition, the proposed canal side walkway is raised above the flood level, thereby providing a dry escape to Barton Hill and access for emergency services.

It is important for members to note that the flood event at the site will not occur for a further 20-30yrs and only then if no flood mitigation measures are undertaken by the City itself. Therefore, the flood risk scenario modelled is an absolute worst-case scenario. The Council's Flood Risk Manager now supports the proposals. The development will be safe for all users and residents in a flood event.

As would be expected, a major project like the Silverthorne Lane proposals will result in significant benefits:

- **Economic** – delivery of circa 25,000m<sup>2</sup> of office floor space that will provide 4,355 jobs including both high and low skilled opportunities. In addition, the development will generate £375m GVA during the first ten years which will be reinvested into the local economy.
- **Education** – a new 8 form entry 1,600 pupil secondary school will alleviate a chronic 500-space pupil shortfall across the City. Plus new state of the art office and study facilities will form part of the University of Bristol's enterprise campus.
- **Housing** – 371 dwellings will help address the major need for housing in Bristol. Moreover, 20% of the dwellings will be affordable in an area where residents have concerns about accessing the housing market. In addition, the 693 student bed spaces, in close proximity to the new enterprise campus, will deliver high quality student accommodation which will also facilitate the release of existing housing stock.
- **Environmental** – the contaminated site will be remediated with the resulting development achieving a BREEAM 'Excellent' and 'Very Good' ratings. The scheme will also reinstate derelict listed buildings, better reveal the site's heritage and make it a fantastic destination space, instilling a sense of civic pride through high quality design.

Temple Quarter is experiencing significant change. The recent planning approval for the University of Bristol's Enterprise Campus has undoubtedly gone beyond what was ever envisaged by both planning policy and the Temple Quay Spatial Framework (TQSF). Nevertheless, the proposals have been informed by the TQSF and also the Urban Living SPD, with the latter seeking higher density development in sustainable locations like Silverthorne Lane.

The development will radically transform this run-down part of the city for the better, and will bring with it significant inward investment to the Enterprise Zone, at a time of major economic uncertainty due to the global pandemic. Given that the proposals have been designed alongside contracted development partners, following a grant of planning permission, work will begin almost immediately. This will mean that arguably the most urgently needed element of the scheme, the secondary school, will be ready to open in September 2023.

The proposals for Silverthorne Lane are the culmination of three years' work with the Council and its associated consultees. This has included three pre-application submissions to the Council, submissions to Historic England and the Environment Agency and two presentations to the architectural review panel. This is in addition to extensive negotiations with statutory consultees and other stakeholders, including Motion nightclub, which has confirmed its support for the application and the withdrawal of the numerous associated objections. Therefore, Feeder Estates LLP is confident that the proposals before members now are robust, considered and all importantly have the support of the

local community with significant expressions of support. The proposals constitute sustainable development of the highest calibre and therefore members are respectfully asked to grant permission.

## STATEMENT NUMBER A31

Dear Sir or Madam

Statement of support for Planning Application no. 19/03867/P

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.

- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.

- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools’ applications is as streamlined as possible. Committee Members should note that “A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council’s Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to ‘Enabling the provision of a high quality accessible education service throughout Bristol.’

Regards

Anne McEwen

## STATEMENT NUMBER A32

I am the Managing Director of Motion which is located on Avon Street which is directly opposite the proposed Silverthorne Lane development. Motion has been here for 13 years operating as a venue, event and cultural space. Bristol is a musical and cultural hub, with venues suffering in the current climate with limited protection from noise complaints and rising business costs. Bristol is my home, I love this city, the culture and the history.

The conditions regarding Agent of Change that have been set out between Motion and this development are as follows:

### 13. Noise Survey

Prior to the commencement of residential development at plots 2 and 3, an updated noise assessment shall be submitted to, and approved in writing by the local planning authority. The noise assessment shall include the best available current survey information on environmental noise levels affecting the development and shall consider music venue licences that relate to 74-78 Avon Street. The assessment shall include recommendations to ensure that environmental noise that affects plots 2 and 3 will be controlled to the internal noise limits set out in Bristol City Council Policy DM35. With reference to ANC/IOA guidance "Acoustics, Ventilation and Overheating", January 2020 (AVO Guide), clarification shall be provided in the noise assessment on the duration and level of any exceedances of the DM35 internal noise limits (Exceedance Events) such as the need to control overheating via openable windows during extreme summer temperatures or licensed irregular outdoor events occurring at local entertainment venues unless otherwise agreed in writing.

### 14. Noise Mitigation – plots 2 and 3

Prior to the occupation of residential development at plots 2 and 3 full details of the noise mitigation measures, recommended in the noise assessment required by Condition 13, shall be submitted and approved in writing by the local planning authority. Should a material change to the noise environment occur prior to the submission of mitigation, the developer shall submit an updated noise assessment (following the same requirements as condition 13), to justify any reduction in the mitigation measures proposed. Thereafter the noise mitigation measures shall be completed in accordance with the approved details prior to the occupation of the development at plots 2 and 3 unless otherwise agreed in writing.

### 15. Deed of Easement

Plots 2 and 3 of the development hereby approved shall not be occupied until the developer of plots 2 and 3 has entered into a Deed of Easement on behalf of the occupiers of the residential development with Motion Night Club (or any other music venue operating from 74-78 Avon Street). The deed of easement shall grant Motion Night Club the right to produce noise up to levels identified in the noise assessment (pursuant to condition 13), including noise levels during Exceedance Events (informed by its operating license), unless otherwise agreed in writing by the local planning authority.

After lengthy consultation with Bristol city council and the developer, the planning conditions above have been presented to Motion. After consulting with our solicitors and noise consultants, we have concluded these conditions are in-line with NPPF guidelines.

Any comments attached to this application regarding anything mentioned above such as agent of change are now void.

Many aspects of this development are crucial to Bristol's education and housing needs. The aspect of Agent of Change further to education and housing in the format presented also plays a vital role in protecting Bristol's culture. The considerations present a benchmark, not only for Bristol but for the national interest in protecting nightlife.

Building and planning cities that residential and night-time economy can work in harmony has been an issue in the uk over the last 10 years, resulting in lots of venues closing. In terms of the president this application offers, largely down to the developer's cooperation this is something bristol should be proud of.

Further to this I support the design and hight aspects. The efforts to keep this in keeping with this historic look of st phillips are great.

As a city we need to welcome proposals and joint cooperation that we have seen here. I send this to fully support the application and hope the members support the application.

Dan Deeks

### STATEMENT NUMBER A33

Support for Planning Application no. 19/03867/P

I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re- development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, “Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.”

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded schools’ applications is as streamlined as possible. Furthermore, the Committee Members should

note that “A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council’s Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to ‘ Enabling the provision of a high quality accessible education service throughout Bristol.’

Kind regards

Stacy Yelland

Easton and Lawrence Hill Neighbourhood Management, Easton Community Centre, Kilburn Street,  
Bristol, BS5 6AW

## STATEMENT NUMBER A34

Statement of support for Planning Application no. 19/03867/P

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.

- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.

- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of

state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools' applications is as streamlined as possible. Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Frances Tolson

## STATEMENT NUMBER A35

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.
- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, that local authorities should make full use of planning powers to support

state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools' applications is as streamlined as possible. Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Kirsty Stitfall

Parent of child going into year 6 in September

## STATEMENT NUMBER A36

Statement of support for Planning Application no. 19/03867/P

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.
- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools’ applications is as streamlined as possible. Committee Members should note that “A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council’s Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to ‘Enabling the provision of a high quality accessible education service throughout Bristol’.

Kind regards

Jodi Ahmed

## STATEMENT NUMBER A37

Statement of support for Planning Application no. 19/03867/P

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.
- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools’ applications is as streamlined as possible. Committee Members should note that “A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council’s Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to ‘Enabling the provision of a high quality accessible education service throughout Bristol.’

Naomi Barraud

## STATEMENT NUMBER A38

Statement of support for Planning Application no. 19/03867/P

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.

- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.

- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of

state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools' applications is as streamlined as possible. Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Adam Barraud

## STATEMENT NUMBER A39

Statement of support for Planning Application no. 19/03867/P

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.
- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools’ applications is as streamlined as possible. Committee Members should note that “A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council’s Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to ‘Enabling the provision of a high quality accessible education service throughout Bristol.

Sarah Snook

## STATEMENT NUMBER A40

To whom it may concern

Statement of support for Planning Application no. 19/03867/P

The above application is going to Development Control Committee A on 5 August 2020.

As a parent of a school-age child in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.

- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.

- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in

education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.”

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools’ applications is as streamlined as possible. Committee Members should note that “A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council’s Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to ‘Enabling the provision of a high quality accessible education service throughout Bristol.’

Yours faithfully

Jo Terry

## STATEMENT NUMBER A41

Statement of support for Planning Application no. 19/03867/P

The above application is going to Development Control Committee A on 5 August 2020.

As a parent/carer of school-age children in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity.

A failure to approve this application and open this school would mean:

- \* Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- \* Intense pressure on secondary places in East Bristol and children having to travel long distances to school.
- \* Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of

state-funded schools, that local authorities should make full use of planning powers to support state-funded schools applications, and that local authorities should ensure the process for submitting and determining state-funded schools' applications is as streamlined as possible. Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Sarah Cunningham

## STATEMENT NUMBER A42

To whom it may concern,

As a Senior Leader of a primary school in East Central Bristol, I strongly urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re- development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."
2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded

schools' applications is as streamlined as possible. Furthermore, the Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Regards,

Tina Walsh

Deputy Head – Redfield Educate Together

### STATEMENT NUMBER A43

I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible. Furthermore, the Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Kind regards

Shona Jemphrey

Labour councillor candidate for Lawrence Hill

## STATEMENT NUMBER A44

As a resident in East Central Bristol, I urge Committee Members to approve the proposal for the new Oasis Secondary School as part of the wider re-development of the Silverthorne Lane site to avoid an immediate educational crisis in secondary school places in East Bristol.

In 2015 Bristol City Council predicted a shortfall of more than 200 secondary places in East Central Bristol every year from 2020 onwards as a result of a population bulge. This shortfall in places was considered so urgent that a new school was planned to open in 2018.

A new school has yet to be built and the lack of school places has only become more acute. There is no credible plan B and local secondary schools are already exceeding capacity. A failure to approve this application and open this school would mean:

- Every year 240 children, many from the most deprived areas of Bristol, missing out on the opportunity to experience a high-quality, innovative education with close links to the businesses and university campus located in the Temple Quarter.
- Intense pressure on secondary places in East Bristol
- Existing local schools becoming seriously overcrowded, threatening the availability of high quality educational provision more widely for many thousands of children in East Bristol. This is now even more challenging with COVID-19 social distancing.

The significant benefits the entire Silverthorne Lane scheme would bring to the local community in terms of: increased employment; accessible public realm and the significant community asset of a much needed new secondary school, far outweigh the minor loss of heritage assets which are currently inaccessible and of low significance to the local community.

The children of East Bristol experience some of the highest levels of deprivation and inequality in the city and are without a voice of their own in this process. I ask that the committee act in the best interests of their future education and life chances.

The committee needs to take into account the following statutory guidance which is highly relevant to the critical situation in East Bristol.:

1. Paragraph 94 of the National Planning Policy Framework states, "Local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education. They should... give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications."

2. The Policy Statement – Planning for Schools Development (Communities and Local Government, 2011) states as key principles that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework, that local authorities should make full use of their planning powers to support state-funded schools applications, and that local authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible. Furthermore, the Committee Members should note that "A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

3. Policy BCS12 of Bristol City Council's Core Strategy (2011) explains that day-to-day community facilities should be within the communities they serve. This policy is referenced as a specific delivery policy driver to 'Enabling the provision of a high quality accessible education service throughout Bristol.'

Jamie Goldharber

## Statement Number B1

### **Planning Committee Statement (2<sup>nd</sup> August 2020)**

#### **Resubmission of Application 17/04953/F – Construction of 12 flats, 2 retail units and addition of one storey to 90 West Street (18/06168/F)**

This statement has been written following the Committee's decision to defer the application for minor design changes at the previous committee meeting held on 9<sup>th</sup> June 2020. At this committee meeting the Council Officers' were recommending approval for the proposal. This remains the case.

In writing the new statement I have now referred to:

- 1) The Committee Meeting held on 9<sup>th</sup> June 2020
- 2) The Article written in the Evening Post after the Committee Meeting on 9<sup>th</sup> June 2020
- 3) Emails between the Agent and Planning Officer 18<sup>th</sup> June to 24<sup>th</sup> July 2020
- 4) Sketch Information provided by OMQNPF (drawings) 7<sup>th</sup> July 2020. And subsequent ongoing correspondence where relevant.
- 5) Approval granted at 61-67 West Street (17/04749/F). This includes photographs of construction of the proposal which indicates the height.
- 6) Height of proposal at 90 West Street.

The above items are important considerations in respect of this application and there have been a number of emails that have further clarified design matters. I will deal with each item in order:

#### Items 1 and 2

A number of matters were discussed at the committee meeting on 9<sup>th</sup> June 2020. The over-riding issues at this meeting raised by councillors (despite the proposal being recommended for approval by the council's own officers) centred on the location of bedrooms and also some discussions were held on dual aspect of apartments which at that time was equated to 50% of the development

Parts of this meeting was recorded by the Evening Post as follows:

*Cllr Fabian Breckels said: "My concern is about the quality of living for people in the front flats where they've got bedrooms in the front. (Note this was only 3 flats in total not every flat)*

*Cllr Margaret Hicks....and it is "completely ridiculous" to have bedrooms facing onto West Street, she said. (Note approval at 61-67 West Street where a substantial number of bedrooms face West Street)*

*"Actually with a bit of tweaking, it could be a really excellent development," she said.*

Following the meeting a review of the internal layout was carried out and an additional staircase was added so that a) all bedrooms would be at the rear of the property taking the percentage from 75% to 100% with the revisions and b) that an additional 25% percent of the apartments could be made to be dual aspect as a result of the additional staircase making the percentage 75% in all ie: 9 out of 12.

It should be noted that generally the layout of one bedroom apartments does not lend itself to a dual aspect design given they normally consist of 2 habitable rooms.

The Agent did ask Councillor Hicks to contact/meet with the Applicant, but this had not happened before this committee meeting.

### Item 3

There have been a number of emails to and from the Planning Officer to agree matters and to review design changes. The internal changes are an additional staircase (of a similar design to the other staircase proposed), relocation of all bedrooms at the rear and the creation of a dual aspect one bedroom apartment adjacent to No.90 West Street (over 3 floors). Further emails involved updating to the shop area (to improve the trading area of it) and minor elevational changes at the rear of the property. Finally, the access from West Street to the rear of the site was also widened from 1200mm to 1500mm.

The Planning Officer is happy with these changes, and I agree they are the improvements which were also sought by the Committee.

#### Item 4

I am aware that the OMQNPF have provided an alternative design for the current proposal and I have made comment on this to the Planning Officer. This was circulated to the Planning Officer via an email dated 12<sup>th</sup> July 2020 and OMQNPF are aware of my comments.

In response I do not feel that I need to further justify the proposal to the OMQNPF as the all the Council's Officers are happy with the revisions proposed and the height of the proposal in any case. (ana were previously).

However, I would like to point out that the proposed sketch layout from the OMQNPS has been made to work with, in my view, with two inappropriate staircases which are not safe either for ingress and egress or for furniture access or removal. I have over 25 years of residential design experience and have never designed such a staircase in a new apartment block.

The ground to first floor staircase (accepting it is a sketch) also may not work as drawn due to headroom issues. I also note that the OMQNPF proposal has a flat roof which in my view is not suitable within a conservation area or for this site. The design proposed clearly needs a roof which could be pitched or a mansard as proposed.

The OMQNPF have also attached a viability report but I would have to discount this given that the Planning Officer has previously commented on the low viability of the scheme through the planning process.

The OMQNPF appear also to be focusing on the two adjacent sites to the application site but these are not in the owner's remit and surely it is far better to bring forward a derelict site rather than pursue an unobtainable comprehensive development. The design proposal also allows for the development of the adjoining sites in the event they are ever brought forward.

Item 5

Planning Approval was granted at 61-67 West Street for: *Replacement of 61-67 West Street with a mixed use development of nine residential units and 2 commercial units (B1a) fronting West Street and Braggs Lane. 61-67 West Street St Philips Bristol BS2 0BX*

It is worthy of note that bedrooms of the apartments face West Street and that the building is of a contemporary design over five floors which is the same height as the proposal for 90 West Street. It appears that the OMQNPF were happy with the height in a location which was mid terrace with lower buildings to each side.

I would therefore suggest what is proposed at 90 West is more than reasonable.

I attach under current photographs of the site at 61-67 West Street



Looking down West Street



From 66/68 West Street

#### Item 6 Height

The height of the proposal has also been discussed many times with the council and contrary to comments from the OMQNPF the council were originally happy with the additional height subject to the design being acceptable (at least 3 years have passed since this agreement). As a result, the design therefore incorporated a traditional mansard roof which incorporates the fourth floor. This roof by its nature is set back from the façade behind a parapet so it does diminish in a similar way to the roof to 61-67 West Street.

I have attached over a view from West Street to Clarence Road of the proposal which shows how the mansard does indeed recede from the elevation.



View from 88 West Street showing the proposal

### Conclusion

The revised design (which mainly effects the interior) now provides what was discussed at the previous Planning Committee. This revisions incorporate a) all bedrooms at rear and b) an increase in dual aspect apartments whilst maintain ample circulation space c) an additional staircase d) the retention of the retail space at ground floor and e) suitable access to the rear the site. The height of the fourth floor can be seen to recede from West Street in a similar fashion to 61-67 West although here it is not of a bulky design.

I hope that the Councillors agree and will support the application at committee.

Thank you

Nicholas Morley RIBA

02.08.2020

## Amendment Sheet 5 August 2020

### Item 1: - Land And Buildings On The South Side Of Silverthorne Lane Bristol BS2 0QD

Page no.	Amendment/additional information
8	<p>One further objection has been received since the report was written, raising the following issues:</p> <ul style="list-style-type: none"> <li>• The proposed plans for plot 6 are generic, undistinguished building which peaks at 17 storeys, and has a large, intrusive, formless mass. The finish is very basic and uninteresting. It will inflict major harm on the surrounding views and streets. This will create a precedent for other tall buildings in other parts of the city.</li> <li>• Tall buildings are less energy efficient than mid rise buildings, with research showing that they use 100% more carbon in construction and 60% more during its lifetime.</li> <li>• Tall buildings are no conducive to student welfare, generating less casual meetings, less friendships, greater loneliness, less pro-social behaviour, and have a lowering effect on the mood of people in their surroundings.</li> <li>• The need for student accommodation in this location is also questioned, given the post Covid-19 economic and political environment.</li> </ul> <p>OFFICER RESPONSE</p> <p>In large part these concerns are addressed in the original report. It considered that the proposal is policy compliant in respect of sustainability and use. In respect of the design and residential environment, whilst Officers have expressed concerns in this respect, it is considered that revisions to the proposal are considered to have resulted in significant improvements in this respect. Furthermore, the University's own guidance on standards for student accommodation does not advice against taller buildings, and promotes the type of cluster units and communal areas, to improve well-being, which has been included in the proposal.</p>
13	<p>A further comment from the <b>Environment Agency</b> has been received and they have confirmed that they continue to <b>Object</b> to the planning application, for the following reasons:</p> <p>Having carefully considered the further information presented by the applicant, in summary, the following key areas of concern remain:</p> <ul style="list-style-type: none"> <li>• The area is at high risk and would be subject to considerable, hazardous flood depths over the lifetime of the development, when taking into account the predicted impacts of climate change.</li> <li>• The absence of strategic flood risk management infrastructure for the area to reduce flood risk and mitigate detriment (increase in flood risk elsewhere).</li> <li>• Development precluding safe operational access to the Feeder Canal, a designated Main River, required in the interests of flood risk management.</li> <li>• The development fails to adequately demonstrate it will not increase flood risk elsewhere.</li> <li>• Use of voids as mitigation including ongoing maintenance.</li> </ul> <p>We do not consider the matters raised in our earlier consultation responses or during our recent meeting on 01 July 2020 have been satisfactorily addressed by the applicant. The</p>

Page no.	Amendment/additional information
	<p>application, as submitted, is contrary to paragraphs 161 and 163 of the NPPF. It is also contrary to Policy BCAP35 of the Adopted Bristol Central Area Plan and Policy BCS16 of the Adopted Bristol Local Plan Core Strategy.</p> <p>We have significant concerns that over the lifetime of the development, when taking into account the predicted impacts of climate change, the area will be subject to which would pose an unacceptable hazard. In particular, the Upper End climate change level in 2120 is 10.67mAOD compared to existing site levels, as set out in the submitted Flood Risk Assessment (FRA) dated 5 February 2020 version 4, page 12, ranging between 7.68mAOD and 9.3mAOD. The proposals for Plots 1, 2 and 3 include lowering of existing ground levels to incorporate an enclosed lower ground floor car park, as low as 7m AOD for Plot 1.</p> <p>As we have outlined previously, in the absence of a strategic flood risk infrastructure, the applicant could have explored ground raising the site/parts of the site to assist in making the development safe in respect of flood risk. This does not appear to have been explored by the applicant. We remain of the view it is imperative strategic flood risk infrastructure is delivered in this area. Such provision would help ensure new development is protected to an appropriate standard for the lifetime of the development, facilitating safe access egress and mitigating any increase in flood risk.</p> <p>Additional climate change runs have been undertaken by the applicant in line with our latest climate change guidance, December 2019, for the two sea level rise scenarios; Higher Central and Upper End. The access/egress walkway proposed is set at only 10.17m AOD; the Higher Central allowance in 2120 as calculated for the site but with no freeboard. The Upper End allowance the applicant calculated to be 10.67m AOD and including freeboard this would put the levels at 10.57m AOD and 10.97m AOD respectively.</p> <p>The Flood Risk Assessment has not been updated to take account of the amendments and does not justify the levels of the proposed walkway. It is not clear if the modelling undertaken takes account of the most recent changes or the impact of the provision of a flood gate.</p> <p>There is insufficient detail regarding this proposed flood gate. Specifically who would adopt, maintain and operate the gate going forward, for the lifetime of the development. The detailed design for the gate has not been provided. The Local Authority Emergency Planner and Emergency Services must also consider these proposals, particularly with regard to whether or not the gate would hinder access/egress for other sites in the area and clarification as to whether or not the tunnel provides adequate head room.</p> <p>We raised concerns with the use of voids in our response of 26 May 2020. The applicant has since provided examples of voids utilised in the North and South East of England, drawing comparisons with the application site. Having reviewed these further, we consider there are significant material differences in flooding mechanisms, scale of development and local circumstances which would render such a comparison inappropriate.</p> <p>We are concerned that the majority of our queries in respect of floodplain compensation have not been addressed. The planning agent states in their covering email that compensation for Plot 1 will be achievable following discussions with BuroHappold. It would be helpful to understand what this approach will be.</p> <p>We note floodplain compensation has been reviewed for Plot 5 – drawing <i>FS0780-STL-XX-XX-DR-L-XXXX-09055 Indicative Flood Compensation Areas Plan</i> following our teleconference on 01 July 2020. Indicative proposals have been provided for providing</p>

Page no.	Amendment/additional information
	<p>compensation on the MUGA pitches. However, we are concerned that these are not sufficiently detailed proposals. The requisite comparison with the original proposals <i>CE-002 Issue 2</i> prepared by Arup has not been undertaken by the applicant. We need to understand the volume of compensation that will be provided under the building or whether this is no longer required.</p> <p>We note it is proposed to lower the MUGA pitches on Plot 5, to facilitate level access to the edge of the Feeder Canal, a designated Main River. Notwithstanding this, we would still need to navigate our way through the site to the MUGA pitches. We therefore need to understand what this access route would be, loading restrictions, along with the width of the opening on to the pitches and the grading of the access approach.</p> <p>With reference to Plot 6 – <i>drawing 0117 RevB 13 05 2020 Flooding Measures – Plan</i> this indicates an access route through the site. This includes the provision of demountable fencing and seating. Can this surface withstand loading from a 4x4 vehicle and trailer?</p> <p>A higher level walkway has been incorporated alongside the edge of the Feeder Canal, which along with the high fencing further limits access to the water's edge. No details are provided of how this walkway would be supported, how it would be demountable or how feasible this is to remove promptly in an emergency.</p> <p>It is important we again highlight, our requirement for a minimum 5 metre set back is not just for safe operational, maintenance or emergency access to the designated Main River. It is also essential in providing sufficient space for future flood risk management interventions.</p> <p>We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/ users covered by our flood warning network.</p> <p>The <a href="#">planning practice guidance</a> (PPG) to the National Planning Policy Framework (NPPF) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a <a href="#">design flood</a> and to evacuate before an extreme flood needs to be considered.</p> <p>In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '<a href="#">Flood risk emergency plans for new development</a>' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 163 of the NPPF and the guiding principles of the PPG.</p> <p>We have considered the findings of the flood risk assessment in relation to the likely duration, depths, velocities and flood hazard rating against the design flood for the proposal. This indicates that there will be hazardous flood depths, when taking into account the predicted impacts of climate change over the lifetime of the development.</p> <p><b>OFFICER RESPONSE</b></p> <p>It is clear that Environment Agency position has not changed significantly as a result of the additional information submitted, and indeed they have requested additional modelling be undertaken to take account of the change in levels of the MUGA on plot 5, and the introduction of a flood gate. Following further discussions with the EA, they have also raised a concern that the report suggests that the risks would only result from an</p>

Page no.	Amendment/additional information
	<p>exceedance event (i.e. an extreme flood event), and that this impact would be relatively short lived.</p> <p>For clarity, therefore, parts of the site will flood to significant levels in a 1 in 200 year flood event, and whilst the peak event would be relatively short lived a flood event is likely to see some impact on the site for a longer period (i.e. recent evidence suggests that the site would not drain in the way suggested by the modelling, and flood water may be on site for a longer period). The view of the Environment Agency is that the site should be defended in a flood event, and therefore the risks associated with flooding would be significantly reduced. However, whilst this would be preferable, it would have additional impacts on flooding on other sites, and it would appear that it would only be deliverable with a more strategic approach (and would therefore be outside the scope of this application to deliver).</p> <p>As such, in recommending approval of the application the Local Planning Authority it has considered that there would be a degree of flooding on the site, but that the site could either continue to operate in a flood event, or could be evacuated/closed in good time before a flood event. As such, the impacts of the flood events could be mitigated, subject to appropriate conditions. Whilst the EA have raised concerns about the level of the escape walkway, it is considered that this would meet the policy requirement, although it is arguable that this will be the minimum required to meet the policy, and a higher level walkway would provide a more secure escape route. However, final details of the walkway will need to be secured by condition, and this application will just secure the principle.</p> <p>There are two further issues raised by the Environment Agency. Firstly, there is an outstanding issue regarding the use of voids to provide flood water storage. The reduction in levels of the MUGA on plot 5 will provide additional storage, but will not negate the need for voids all together. However, whilst the revised modelling has not been submitted, it is clear that this will provide betterment over the originally submitted position. Where voids will still be required, they will be in parts of the site with single party control (the school and the student accommodation) giving some certainty of continued management of the voids. It is also argued by the applicant that the flood gate would be above the level where further mitigation would be required.</p> <p>The other outstanding issue is with regard to the access to the canalside for further maintenance and management. Whilst the revised plans show access in certain locations, the EA have requested further information to ensure this access meets their requirement. It is not considered that there is any reason this information could not be secured by condition, and therefore it is not considered that this warrants the refusal of the application.</p> <p>As such, notwithstanding the concerns raised by the Environment Agency, it is considered that these issues can be substantially addressed through conditions, and therefore subject to the additional conditions the previous recommendation still stands. However, it is noted that given the outstanding objection from the EA the Town and Country Planning (Consultation) (England) Direction 2009 gives the Secretary of State the power to call in the application for determination, if it is resolved by this committee to grant the permission. Therefore, the recommendation should be amended as follows:</p> <p><b>RECOMMENDED - Refer to the Secretary of State</b></p> <p>(A) That the application together with responses to the publicity and consultations, the committee report and members comments be referred to the Secretary of State for Communities and Local Government.</p> <p>If the Secretary of State makes no comment within the 21 day period from receipt of notification, then planning permission is <b>granted</b> subject to Planning Agreement and the</p>

<b>Page no.</b>	<b>Amendment/additional information</b>
	revocation of the existing hazardous substance consent, and a suite of conditions to be drafted by Officers.

**Item 2: - 90 West Street St Philips Bristol BS2 0BW**

<b>Page no.</b>	<b>Amendment/additional information</b>
	No amendments