

Development Control A Committee Agenda



Date: Wednesday, 25 November 2020

Time: 2.00 pm

Venue: Remote Meeting

Distribution:

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

Copies to: Claudette Campbell (Democratic Services Officer), Gary Collins, Matthew Cockburn, Laurence Fallon and Stephen Peacock (Executive Director for Growth and Regeneration)

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Date: Tuesday, 17 November 2020



Agenda

7. Public Forum

Up to 30 minutes is allowed for this item.

(Pages 4 - 39)

Any member of the public or Councillor 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 and please note that the following deadlines will apply in relation to this meeting:-

Register to Speak by Noon Monday 23 November: The meeting will be held via Zoom meeting app. For this meeting we ask that you let us know by Monday whether you intend to speak to your statement or question, which you must submit as outlined below. This will greatly assist us manage the flow of the 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 **5 pm on Thursday 19 November**.

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 **12.00 noon on Tuesday 24 November**.

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.

11. Amendment Sheet and Condition Appendix

(Pages 40 - 61)



Agenda Item 7

Development Control Committee A

		Statements/Petitions	
Statement (Agenda Item Number Must Precede It In Each Case)	Request To Speak Made Where Indicated S = Speaker	Name	Application
A1		Adam Williams	20/02523/FB Bonnington Walk
A2		Roanne Perrin	
A3		Martin Stocker	
A4	Speaker	Hedley Bashforth	
A5		Bristol Tree Forum	
A6		David Davies	
A7		Dawn Harris	
A8	Speaker	Karen Bell	
A9		Wiebke Schmidt	
A10	Speaker	CLlr Gill Kirk	
A11		Hannah Blaszczyk	
A12		Dave MacLeod	
A13		Ben Ana	
A14		Amanda Davies	
A15		Naomi Stephens	
A16	Speaker	Rob Dixon	
A17		Sam Stephens	
A18		Jessie Camps	
A19		John Freed	
A20		Naomi Joy	
A21		iulia Manolescu	
A22	Speaker	Jeremy Bladon	
A23	Speaker	Martyn Pursey	
A24	Speaker	Chris Scoffield	
A25		Patricia Dodd	
A26	Speaker	Jeremy Sweetland	



STATEMENT A1

Hi I would just like to say I am outraged at the development plans for this space and as a local resident who uses the space daily, really felt the need to confirm my objections to this.

The trees and green land are home to numerous species of birds and other wildlife and i find it shocking that development is planned here rather than other areas of Lockleaze where houses were demolished and the land is left barron still, years later.

Ive been informed planners decisions conflict with BCS9 and nothing is being done to protect individual green assets.

Reducing carbon emissions is also supposed to be a priority and whilst i accept housing is needed for people there are several other areas around here that could be built on before swallowing up the last of our already limited Green Space here. The pubs have all aready been demolished ready for flats to be built and now you are taking our green spaces too.

We want to save this space as a community and feel very strongly about it. If the council or government intend to preserve our environment then we need to be heard before this goes ahead.

My name is Adam Williams and I live at 106 Brangwyn Grove in Lockleaze. I use this land daily to walk my dogs and have done for years and it would be a massive blow to lose such an important green space. Any response would be appreciated

Thank You.

Adam Williams

STATEMENT A2

I am a resident of Wordsworth road. I strongly oppose the development along the current footpath next to the railway line.

It is more important that the trees are retained for CO2 capture. Replanted trees won't capture an equivalent amount of carbon for decades.

Further, the area is already densely populated. The closest meaningful green space after that path is stoke park which is already a 12-15 minute walk. The mental health requirements of residents having easy access to green space is well documented.

Further, there are already derelict buildings (pub / car park and dis-used field next to the pub) just around the corner. These already have road access and given the lack of trees has a far less detrimental environmental impact from the building works.

It appears that once more the council is putting financial gain over other the needs of residents and the environment.

I originally tried to respond via the planning applications website but the point to respond was too hard to find.

STATEMENT A3

Hello I object, on the grounds of safety as in living 50m from power line compared to 300m (and sliding scale distances between, so I think committee should be aware of if not already;

- increase in lung cancer risk 29%¹
- increased childhood leukemia risk 35-94%²
- increased brain cancer risk ~100%³

I completely object because;

- loss of wildlife
- loss of amenity
- loss of biodiversity
- loss of fresh air
- loss of benefits of being able to get away quickly locally from built environment to green space
- increased noise
- increased pollution, cars, homes, and CO2 from all the concrete production
- increased congestion locally and also to other areas probably to central Bristol also
- increased stress to people from more people in already jam packed locality and city
- wrong terminology used ie. "redevelopment" when imho it should be "development" as it was not built over before, it is not a brown field site but a green field site imho

Regards Martin Stocker

Statement to Development Control Committee A
Wednesday 25th November

Agenda item 9

I would like to start by referring to comments on the application submitted by Nina Franklin. Nina Franklin passed away shortly after submitting the comments. She had shared them with me and other members of Lockleaze Labour Party, and I can tell members of this committee that the comments had the support of local Labour members who all live in Lockleaze.

I reiterate the concerns about this application that Nina Franklin expressed in her comments. In brief, these relate to the overintensiveness of the proposed development, its proximity to electricity pylons, the inadequate arrangements for additional traffic generated by the development, the lack of guarantees about the numbers of council houses and a local letting policy for affordable homes, the inadequacy of public amenity for the loss of treasured open space, and the loss of allotment land without suitable alternative provision.

I want to make additional comments on the last of these points, the loss of allotment land. The site originally contained 41 allotments which were looked after for many years, but which became disused. It is not clear why that happened, but it is clear there is renewed interest in having an allotment - the Council has a current waiting list of over 5000.

The site contains a community orchard, which is retained in the current proposals. The applicant originally proposed a number of allotments next to the orchard. However, the applicant told a meeting of the Lockleaze Residents Planning Group very late in the day that the Council had rejected this proposal in favour of an unspecified financial contribution to be spent on allotments elsewhere. This late change to the proposal was made too late for others to submit further comments, which is the main reason for my statement.

The report to this committee contains comments from the Council's allotments officer. Before referring to those can I say that I have every sympathy with her, having to provide a service to all the allotment sites in the city with a shrinking budget. However, this proposal provides an opportunity to enter into an arrangement with a willing applicant to provide allotments without placing additional demands on that shrinking budget.

The only reason given by the allotments officer for turning down the applicant's proposal for new allotments is "the presence of multiple Western Power Distribution underground and overhead cables running through the site. WPD prohibit tree planting of any kind as they need to be 6m away from cables and even soft fruit must be 2m away." It is difficult to reconcile the allotment team's conclusion that the presence of the cables precludes normal allotment cultivation with the fact that the community orchard located next to the proposed allotments is being retained, and with the proposal to plant 400 trees on the site. Trees generally have longer roots than anything grown on allotments. I would therefore ask the committee to ask the allotments team to explain this inconsistency.

I draw your attention to the request from local councillors Kirk and Tincknell to reconsider the decision to reject the applicant's proposal to include on-site allotments as part of their proposal.

I also draw your attention to the comments from the Nature Conservation Officer, calling on the committee "to require a Section 106 financial contribution towards the ongoing nature conservation management of the SNCI should be provided because there will be additional recreational pressure on the SNCI resulting from the development." The agreement could also include a financial contribution towards both the provision of secure fencing, water supply and shed, and to the ongoing maintenance of on-site allotments.

Hedley Bashforth
20 November 2020



20/02523/FB - Land on south side of Bonnington Walk, Bristol

Bristol Tree Forum has commented on this application in detail already. Our comments are available here - [BTF Submissions](#).

Bristol City Council (BCC) is the applicant for this development. Because of this, Bristol Tree Forum would have expected the planning application to be in line with BCC's own planning policies. Sadly, this isn't the case, and the Council seems to have lost its way. It seems incapable of aligning the approach it takes to planning with its declaration of Climate & Ecological Emergencies and ignores the green infrastructure policies it adopted over the last decade. It also sabotages its promise to double tree canopy cover over the next 25 years.

What is the point of adopting green planning policies and declaring Climate & Ecological Emergencies if BCC does not set an example by complying with or acting on them?

BCS9 of the Core Strategy states that "Individual green assets should be retained wherever possible and integrated into new development". Clear felling nearly all the trees to the east of the cycle/footpath is the lazy option, when building houses around the existing trees could provide a far better development. Bristol Tree Forum can point to developments all over the country where existing trees are retained and the houses or office buildings benefit as a result. Flattening the site is 1970s thinking.

Bristol desperately needs new housing, but this should not come at the expense of removing so many existing trees. We have valued the trees using [CAVAT](#) at £4,674,918. This significant asset value (trees are assets which grow in value as they grow) would be retained if the development were built around the existing trees rather than felling them. It could be straightforwardly done.

In our experience, Arboricultural reports prepared in support of development applications often reject all those trees that are less than perfect - perfect trees are rarely found on most development sites. It seems to us that these reports are produced merely to support the developer's vision which usually involves removing all the trees on site so that they have a 'clean slate' upon which to set out their 'vision'. In our experience, replanting often fails or, if it does survive, produces meagre results, and take years to replace what is lost, assuming it ever does.

In contrast, existing trees continue to grow and are always important to the local community and to those who use these public spaces. They can't understand why the obvious is not done and the trees retained. Most urban trees have flaws of one kind or another which, of itself, can increase their wildlife and ecological value. Trees should not be removed merely because they are self-sown, may have fungal infections or because they are small or imperfect specimens.

If this development is allowed to progress, Bristol City Council will once again show that it is unable to adapt to a rapidly changing world, does not want to provide a nicer environment for the residents of this development and has failed to comply with its own planning policies.

We ask that the planning committee require that this development be resubmitted in line with BCC's existing policies. We would be happy to work with BCC to help achieve this.

Bristol Tree Forum 20 November 2020

STATEMENT A6

Dear Sir/Madam,

As someone who has lived and grown up in Horfield am writing to you to express that I am firmly against the proposal for 185 dwellings on the Bonnington Walk green space marked for development. I also feel that the process has not been very transparent as my parents live very close to the proposed development yet have not been informed via any means of the development, nor do they feel they have had a chance to comment.

Bristol City Council proudly declares that it has a "One City Climate Strategy". Is there an actual strategy or is it merely lip service and buzz words? The reason I ask is because surely one would accept that removing a large number of trees and concreting over a valued green space to be replaced by houses with families that are likely have internal combustion engine cars would lead to higher CO2 emissions for the city?

I would also like to point out that it seems to be a recurring theme of local councils throughout the UK to build new houses on community green spaces but ignore the need for additional infrastructure or amenities. Another 185 dwellings will mean the GP surgery on Lockleaze Road (already creaking under pressure according to my parents) will be further over subscribed. Where are the additional childcare supplies or school provisions for an additional 185 houses? Furthermore, this area of Horfield/Lockleaze has very little amounts in terms of community assets. Just recently, the nearby Golden Bottle on Constable Road was shut down - instead of the council standing firm and ensuring it remained a commercial/community premises - surprise, surprise it was converted into housing!

Finally, the Coronavirus situation, with its unsustainable levels of spending and borrowing from central government, should mean that local governments should be using any money it has for the small businesses, neighbourhoods and families already struggling in Bristol instead of exacerbating the situation with additional families being encouraged to moving into the area.

I hope the councils sticks to its "One City Climate Strategy" and withdraws the plans for this housing development on Bonnington Walk's green space.

Regards

Dr. D. Davies

c/o Mr and Mrs Davies

Kendal Road, Horfield

STATEMENT A7

I wish to lodge my strong objection to the building of 185 homes on bonnington walk open Space (concorde way). It has very recently come to my attention that the brown site on Constable Road has been given permission for new builds as have other sites in Lockleaze. If this is correct it increases my concerns further If permission of the 185 proposed dwellings be granted. We all know that new affordable homes are needed and of course I am not against that. I do however feel that if my facts are correct that the sites already agreed are enough for our small community to absorb. These will put added strain on the local infrastructure, such as health care provision, chemist's schools etc and of course will be unavoidable. There will be more cars on our appalling road surfaces more pollution and road congestion and disruption.

The green wildlife corridor is a public treasure and enjoyed by residents and commuters alike. It is easily accessible for those with mobility impairment (I myself am one). A good number of elderly people find this space helpful for exercise (small walks) which aids both mental and physical wellbeing, particularly in the pandemic for which we currently see no end. The loss of wildlife habitation is sickening and more so in the light of Bristol City councils pledge regarding climate change and its apparent green policies. The loss of a number of mature oxygenating trees will do absolutely nothing positive to aid cleaner air in this area and will be detrimental once more to health and wellbeing. Please do not allow this planning to go through. It stands against all I thought you stood for.

STATEMENT A8

I am writing on behalf of the Lockleaze Environment Group. We are an organisation representing the residents of the Lockleaze estate since 2005, organised to ensure a healthy, safe and ecologically sustainable local environment.

We wish to express (again) our sincere concern about the proposed development on Bonnington Walk. For years we have been saying that there should not be any housing built there because it is too close to the pylons. Numerous studies suggest that the EMFs these high tension cables emit may be harmful to health, with risks in relation to increased incidence of cancer, Alzheimers, miscarriage, infertility, breast cancer, leukemia and brain tumours, as the studies below indicate. We have had a number of meetings over the years and almost all those attending the meetings that live near to the pylons are experiencing these health conditions.

Most of the studies listed below are open access, so you can check them yourselves. They make very clear that the only reason that there is not a scientific consensus on the dangers of these high tension cables, is that the electricity infrastructure companies fund their own research to deny the risks. The academics who are not funded by these companies almost universally have reported that they are dangerous well beyond the distance from which the Bonnington Walk development will be. Given that the majority of the development units will be for council housing tenants who have limited choices regarding where they can live, the residents will be unable to refuse to live in a place where their families health would be at risk.

There are also many other reasons not to build there. Firstly, there will be a loss of local amenity for exercise and recreation (although we have Purdown, it is very noisy due to the motorway – Lockleaze estate residents mostly use Bonnington Walk for exercise). Given that Lockleaze estate residents live shorter lives than people in wealthier areas of Bristol, it is important to maintain the green spaces that people want to exercise in.

Secondly, we will lose the beautiful mature poplar trees and all the biodiversity that they support. Although council officers have said we can always plant other trees, they do not understand that it will take at least half a century to regain the micro-habitat that these trees offer.

Thirdly, in general, the loss of this space would mean loss of biodiversity and we know that the IPBES report this year drew attention to the drastic loss of biodiversity globally and the risk that this poses to the future of humanity. Furthermore, this land is part of a wildlife corridor that continues for several miles and which is necessary for the maintenance of species. When these corridors are broken, species at either end are unable to reproduce or find adequate food, so there would be an overall loss to Bristol's wildlife.

We understand that housing is needed but this is not the place to build. It is dangerous for those who will be relocated there, but also for the wider Lockleaze citizenry who will lose an important contributor to health and quality of life. It will also be devastating for birds and other wildlife across Bristol. People's lives are at risk with this development. It should not go ahead.

Yours faithfully,

Dr Karen Bell

Chair, Lockleaze Environment Group

Karimi, A., Ghadiri Moghaddam, F., Valipour, M. 'Insights in the biology of extremely low-frequency magnetic fields exposure on human health' *Molecular Biology Reports*

2020, in press

'...we discuss recent progress in the understanding of ELF-EMF biology with a focus on mechanisms of ELF-EMF-mediated disease and summarize the results of more recent experimental and epidemiological studies of ELF-EMF exposure effects on cancer, neurological, cardiovascular, and reproductive disorders... According to our literature review, exposure to ELF-EMF has an adverse biological effect depending on the current intensity, strength of the magnetic field, and duration of exposure. Accumulated epidemiologic evidence indicates a correlation between exposure to ELF-EMF and childhood cancer incidence, Alzheimer's disease (AD), and miscarriage.'

Carpenter, D.O. 'Extremely low frequency electromagnetic fields and cancer: How source of funding affects results' *Environmental Research* Volume 178, November 2019, Article number 108688

'While there has been evidence indicating that excessive exposure to magnetic fields from 50 to 60 Hz electricity increases risk of cancer, many argue that the evidence is inconsistent and inconclusive. This is particularly the case regarding magnetic field exposure and childhood leukemia. A major goal of this study is to examine how source of funding influences the reported results and conclusions. Several meta-analyses dating from about 2000 all report significant associations between exposure and risk of leukemia. By examining subsequent reports on childhood leukemia it is clear that almost all government or independent studies find either a statistically significant association between magnetic field exposure and childhood leukemia, or an elevated risk of at least $OR = 1.5$, while almost all industry supported studies fail to find any significant or even suggestive association... Based on pooled or meta-analyses as well as subsequent peer-reviewed studies there is strong evidence that excessive exposure to magnetic fields increases risk of adult leukemia, male and female breast cancer and brain cancer.'

Esquirol, Y., Turuban, M., Piel, C., Migault, L., Pouchieu, C., Bouvier, G., Fabbro-Peray, P., Lebailly, P., Baldi, I. 'Residential proximity to power lines and risk of brain tumor in the general population' Environmental Research Volume 185, June 2020, Article number 109473

'...We found significant associations between cumulated duration living at <50 m to high voltage lines and: i) all brain tumors (OR 2.94; 95%CI 1.28–6.75); ii) glioma (OR 4.96; 95%CI 1.56–15.77).

Esmailzadeh, S., Delavar, M.A., Aleyassin, A., Gholamian, S.A., Ahmadi, A. 'Exposure to electromagnetic fields of high voltage overhead power lines and female infertility'

International Journal of Occupational and Environmental Medicine

Volume 10, Issue 1, January 2019, Pages 11-16

'Living in the vicinity of high voltage power lines has brought about a range of health woes, but the effect of residential exposure to electromagnetic fields from the power lines on female fertility has not been explored yet. Objective: To test the hypothesis if residential proximity to high voltage power lines could be associated with the increased risk of female infertility... After adjusting for confounding factors, women living within 500 meters of the lines carried a higher risk (aOR 4.44, 95% CI 2.77 to 7.11) of infertility compared with women living more than 1000 meters of the lines. Conclusion: The current safety guidelines for electromagnetic fields exposure seems to be inadequate for protecting people from the hazardous effects of the field'.

Amoon, A.T.a, Swanson, J.b, Vergara, X.a,c, Kheifets, L. 'Relationship between distance to overhead power lines and calculated fields in two studies' Journal of Radiological Protection

Volume 40, Issue 2, 2020, Pages 431-443

'There is some evidence that both distance from transmission lines and measured or calculated magnetic fields are associated with childhood leukemia. Because distance is a key component when calculating the magnetic field generated by power lines, distance from lines and calculated fields based on lines tend to be highly correlated... we found that calculated fields do appear to diminish linearly with increasing distance from overhead power lines, up to 100 m'

Revueltas Agüero, M., Roque, I., Baqués Merino, R., Beltrán Reguera, R.C. 'Extremely low frequency electromagnetic fields and their impact on human health' Revista Cubana de Higiene y Epidemiología, Volume 52, Issue 2, 2014, Pages 210-227

'International databases, sources and other information resources were explored. Results: of the total number of publications, only 4 did not relate exposure to

electromagnetic field with onset of human health problems; but the vast majority (55 documents) did so in one way or another’.

STATEMENT A9

I was very disappointed to hear about the plans to remove trees and greenery between Constable Road and Bonnington Walk, in order to make space for 185 homes. I strongly disagree with these plans.

Evidence already shows us (and continues to show us) that living in a greener environment is good for us. As an example of this evidence, the recent review by PHE states: "Evidence shows that living in a greener environment can promote and protect good health, and aid in recovery from illness and help with managing poor health. People who have greater exposure to greenspace have a range of more favourable physiological outcomes. Greener environments are also associated with better mental health and wellbeing outcomes including reduced levels of depression, anxiety, and fatigue, and enhanced quality of life for both children and adults. Greenspace can help to bind communities together, reduce loneliness, and mitigate the negative effects of air pollution, excessive noise, heat and flooding.

Disadvantaged groups appear to gain a larger health benefit and have reduced socioeconomic-related inequalities in health when living in greener communities, so greenspace and a greener urban environment can also be used as an important tool in the drive to build a fairer society.

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/904439/Improving_access_to_greenspace_2020_review.pdf)

I, myself, live in a flat on Filton Avenue and have no access to a green garden and thus the green stretch between Constable Road and Bonnington Walk has provided me with a vital greenspace. This was and is ever so evident during the current COVID-19 pandemic. Being able to walk along this stretch without traffic provided me not only with a form of exercise during the crisis (when all leisure centres were closed), but also brought joy and improvement to my wellbeing (e.g. by observing the blossoms of the hedgerows in spring, birds and small mammals, such as foxes – see attached photo of today). This was all possible as this stretch provides a space with no (car) traffic and thus reduced noise.

Furthermore, I hope you will reconsider your decisions in light of your 'Climate Change strategy' and council policy 'BCS9'.

Best wishes,

Wiebke Schmidt

STATEMENT A10

As part of the community response to this application, residents have raised with us a number of issues relating to the availability of the new housing for local residents, infrastructure needs, and a range of environmental concerns. We completely appreciate these concerns and have taken them into account. As a result, we are asking for number of conditions to be attached if approval is given for this development. We would like to address these concerns in the following statement.

The need for new affordable housing is becoming increasingly urgent, as we expect the economic impact of Covid to double housing waiting lists in the coming years. As you know, we have lost a considerable amount of council housing stock in Lockleaze and many local people are stuck in overcrowded or substandard accommodation. As a result, it is vital that along with the new house building in Lockleaze, there should be a local lettings policy that ensures local people in housing need will benefit.

Residents have been involved in a comprehensive consultation process on this site; their feedback has been listened to and some amendments have been made to the plans. However, our local residents have not all been of one voice, and we have to respect a wide range of views, from those in housing need and also those who think this is too dense a development and will have too much of an impact on the environment.

We believe that building new affordable and energy-efficient homes is very important, but this has to be balanced with protecting the existing environment. You will hear the strength of opinion from local residents about their concerns, and the value they place on this well-loved site. The need to protect wildlife habitat, preserve trees, the community orchard, and food growing space, are concerns we share. We'd like there to be conditions on this decision that lock in a commitment to preserving a Sites of Nature Conservation Interest (SNCI), protect the community orchard (reproviding land to compensate for the narrow strip that will be needed for the cycle path)- retaining and replanting more trees and creating space for allotments. If the decision to refuse on-site allotments cannot be overturned as we have requested, we would want to see a suitable financial contribution to investment in new allotments as nearby as possible. We would also support a sustainable community garden which will promote outdoor volunteering and could help build a sense of community through food growing. The Lockleaze Community Orchard volunteer team should have an input including access to the community building on-site, and some space for tool storage - to help build their capacity for encouraging new volunteers.

I'd like to share a reference to the recently-announced 'Bristol Bites Back Better' food initiative:

"Several of the lifestyle changes that the Bristol Bites Back Better campaign advocates for as part of a more resilient, healthy and sustainable approach to food,

are behaviours that have become a part of lockdown life for many people across Bristol. These include growing food at home, cooking more meals from scratch, making the most of the food available, and finding ways to support local food businesses.”

We believe this site should enhance access to food-growing both privately and collectively, and its design should confirm a commitment to a sustainable environment, from energy-efficient home design to protecting wildlife habitat to managing underwater drainage.

With the conditions on local lettings and the environmental factors mentioned, we support this development as part of the wider regeneration of Lockleaze. With other developments expected in the area, we want to see a co-ordinated approach to infrastructure needs, looking at traffic and transport infrastructure, safe road crossings, speed calming measures, and sufficient parking.

Access to school places, GP surgeries, and the need for more amenities such as shops, cafes and an improved library, should also be part of the process.

STATEMENT A11

I am writing to you, to appeal against the development of the cycle path located in Lockleaze.

Whilst I think many of the residents agree that the proposals for development of land previously used for homes, are a positive step in the right direction for Lockleaze and the housing crisis. I also know that (like me and my partner) our community view the plans to develop the brush land next to the cycle path as nothing short of abhorrent.

Myself and partner often walk, cycle or run the route as a convenient and beautiful means of getting exercise. The illusion of being in the countryside just a few minutes away from our home is priceless. Furthermore our property backs onto the brush land and we often sit and watch the sun go down and listen to the birds singing, foxes playing and watch the squirrels foraging. The impact of this land on our mental and physical wellbeing has been nothing short of miraculous. Helping me to manage my anxiety and depression.

I simply do not know what we will do you take this space from the community.

Do you recognise these words?

“It is not too late to start the recovery of our wildlife. We must work together to grasp this last chance and put things right for nature and wildlife in our city”.

“This declaration will provide a focus for the whole city to come together and take positive action”. – Mayor Marvin Rees

In response to the words of Mr Rees, and his declaration of an Ecological Emergency in Bristol. I implore you to reconsider the development of this site, and stand by your promise.

Yours sincerely,

Miss Hannah Blaszczyk & Mr Scott Allen

STATEMENT A12

I write in response to the planned development on Bonnington Walk open space.

This area is the closest thing we have to a local wild area. Having access to the area brings huge unquantifiable benefit to my mental health. I walk the path almost daily, in the summer I pick blackberries with my toddler, and only yesterday she and I were exploring the scrub 'hunting for dinosaurs' (we didn't find any).

There are strong environmental reasons to block development on the site: mature trees, an unbroken mosaic of scrub, grass and woodland which provides a wildlife corridor and food source for birds year-round, with flowers hosting a huge number of butterflies and bees in the summer. The choice to protect the area is exactly the kind of thing promised in the Bristol Biodiversity Action Plan.

As well as supporting biodiversity, the choice not to build on the site would also protect an asset which provides unquantifiable value to the community. In particular for mental health: a walk down a green path full of birdsong does wonders. This value for local residents has been particularly enhanced this year under lockdown in the time when we were allowed a single trip outside for our daily exercise.

Finally with the aim of making explicit what this 'unquantifiable value is', I will share a personal story.

Earlier this year a very good friend of mine passed away after a very sudden and unexpected illness. After being admitted to hospital, he passed away a week later. He was not allowed visitors due to covid restrictions. A funeral was held but I couldn't go (he lived at the other end of the country and we were under lockdown).

This was all very distressing to me and I have found it difficult to process and grieve for him. But, the times I went walking down the open space were where I found solace: space to think, to be alone, be a little way away from traffic and concrete and listen to birdsong. Every day when he was in hospital I walked down and around that area, and of course it didn't fix anything - but my mood was definitely brighter on my way home.

It is these private, uncountable benefits that a space brings to local residents that needs to be weighed against the arguments for development. I have no idea how one is supposed to compare them (NB as someone who pays 50% of their salary on rent I fully support the drive for more affordable housing).

However: is there really no other option for new housing? I find it hard to believe that there are literally no alternatives - places which aren't already providing an important service to residents, and to the natural environment (e.g. brownfield land).

Yours sincerely,

Dr David MacLeod

STATEMENT A13

I have never sent an objection to a planning application before but feel that the plans for housing at a Bonnington Walk Open Space should be turned down. This space is one of the only large open genuinely wild open spaces left in North Bristol and feel that there are many other Brown field sites which would be far more suitable for the number of houses planned. The wildlife and flora have been a great comfort to me and many others on our daily commute and feel that this benefit to our wellbeing and mental health cannot be underestimated.

STATEMENT A14

I am writing this email to voice my concern over the planned development around Bonnington walk. I use the cycle path regularly and enjoy cycling through a green area. I spent a lot of time during lock down teaching my little boy to cycle.

The area is full of wildlife which will all disappear. Not to mention the fact that the area is already saturated with housing. The roads already struggle to cope with the amount of traffic since all of the new developments have been built in filton and near the MOD.

STATEMENT A15

I am a thirty year old resident in lockleaze who is well aware of the need for affordable housing but I wish to oppose the building of one hundred and eighty-five dwellings on concorde way/bonnington open space.

The path and land is greatly valued by local residents, cyclists, dog walkers and people passing through. I walk this path daily and see many others do the same. It is a beautiful little gem, a green space that is easily accessible and full of wildlife! We have a community orchard that local adults and children have worked hard on the past few years and every year people come to pick blackberries.

I know people with mobility issues and disabilities who cannot go to a woodland or large green space because it is too physically demanding. This track provides them an accessible and enjoyable space to get exercise (or to travel on mobility scooter etc) and to be close to nature and wildlife. This is beneficial for mental wellbeing and these spaces are important when you live in a big city. I personally find great happiness in walking there and am extremely saddened to imagine the trees taken away and no longer hearing the beautiful bird songs. The loss of these mature oxygenating trees (which combat pollution) would be a huge loss and goes against Bristols positive reputation of being a green city!

I am extremely concerned about one hundred and eighty-five dwellings being built on this site. That would be too many residents packed into a small area. It would put a large stress on local services effecting the local gp, pharmacy's and schools. It would also worsen traffic congestion which leads to more pollution and disruption. Dwellings have been built nearby in Cheswick village and I hear that more houses are to be built elsewhere in lockleaze. It would be terrible to lose this wonderful accessible nature spot, to destroy the wildlife when other housing has been made available.

Submitted by Rob Dixon, local resident and member of Friends of Bonnington Walk Open Space

While **we all recognise the urgent need for housing**, members of the Bonnington Walk Open Space group consider that council planners and developers have ignored the views and made limited changes in response to comments from local residents. We do not believe that it should be a choice between housing and the environment. However the council seem to consider it that way.

The proposals are counter to local and national policies. The council's policy (BCS9) states that "Individual green assets should be retained wherever possible and integrated into new development". Planners have neglected to ensure that the minor changes that would allow more trees and hedgerows to be retained have not been made. We consider it unlikely planning would ensure the developers follow what recommendations there are. Worryingly there has been no input or scrutiny from the council's cabinet member for the environment or any environmental committee or advisers. In fact tree Officers have told developers there are too many trees in the development!

The **Arboricultural report is inaccurate as the figure of 251 trees to be felled excludes many trees** that are "unclassified" trees and those grouped together (and not numbered). The numbers of felled trees is therefore considerably higher. Bristol Tree Forum has made a FOI request for figures that the council has neglected to respond to. We estimate that several hundred trees would be lost. Therefore the number of **replacement trees is also inaccurate and too low.**

Most trees that are proposed to be retained are on private land outside the development site and cannot be safeguarded. These include numerous trees on Network Rail land - see picture. They have stated that they cannot guarantee that these trees will be retained. They have a policy of removing trackside tree cover for safety reasons. Moreover they have objected to the proposals. In contrast to this, planners refuse to retain trees in the gardens of new houses because they do not believe they will be maintained! This contradiction must be recognised by the council.

Removal of such a large number of trees and hedgerows would turn the site from one that has a positive impact on carbon dioxide and pollutants to one that produces it. **Replacement trees** at the level proposed by the council **would take 25-40 years to compensate** for the carbon dioxide added to the atmosphere by felling. Rather than building on the site the large number of trees mean it would be better suited to being part of the council's plan to double the tree canopy. Instead it runs counter to this and the One City Ecological Emergency Strategy.



Aerial view of the site.

Circles and ellipses indicate retained trees - it can be seen that the vast majority are outside the development area.

It remains the case that **all trees and vegetation are proposed to be removed in large areas of the site including in areas on the edge of the site where it has no impact on development**, notably along the back of Landseer Avenue and Bonnington Walk.

The open space currently provides food and shelter on which wildlife depends. The removal of habitat will also mean the loss of a wild corridor linking existing gardens to green space. The bird survey notes that trees and scrub provide an important habitat, including for several threatened birds such as thrushes and house sparrows. This would be completely removed across most of the site, leaving only part of the SNCI as the remaining area would be planted.

No changes have been made to reduce this, although Bristol Tree Forum advise that **more trees could easily be retained by minor changes** to the layout with minimal impact to the proposals.

Residents have consistently requested that a **green corridor** be retained around the site to provide a link for wildlife to adjacent gardens, act as a green buffer between new and proposed housing, and ensure privacy. This could simply retain existing vegetation in a fenced off area, rather than being a wide area that risks anti-social behaviour as interpreted by council officers.

The application and recent changes illustrate the **priorities of the planning department**. Rather than enabling development whilst maximising the number of trees and green space in line with the One City Ecological Emergency Strategy, they have stated that their role is to maximise numbers of houses. Recent pressure from officers has been concerned with ensuring enough space for parking and turning vehicles, the Concorde Way is of a certain width, etc., reducing green space even further. We wish to see planning's priorities more closely aligned with the council's statements on the environment and with adequate oversight, to bring an end to "silo" working.

It appears that, as has previously been illustrated with Hengrove Park and Lower Ashley Road developments, **planning development** sets its own priorities and is answerable to no-one. We are concerned that council planners have little interest in consultation and (as they have previously told Bristol Tree Forum) their priorities have not changed in light of the council's environmental strategy.

This scheme would result in the **loss of a local amenity** and the removal of trees that are an important part of the local landscape would have a significant and negative impact. The site would change it from being one left to nature that is seen as an area of quiet and calm for well-being to being one producing the noise of human activity. According to the Wildlife Trusts, such "neglected" areas have greater potential for nature because they have already been left and started to recover.

The removal and degradation of a well-used local open space will have a **negative impact on the well-being** of people in the area. **Many users are unable to travel to alternative spaces** such as Stoke Park and Purdown and some residents have never visited those areas.

Despite planners suggesting that the site's gradient mitigates this, it is clear that **three and four storey buildings would dominate the local skyline and are inappropriate** in an area of predominantly low-rise semi-detached and terraced houses. Changing two of four four-storey buildings to three storeys is not an adequate change.

Local residents are already concerned about **traffic** levels and existing problems with speeding. There is also concern that development will have a negative impact on schools and health facilities where there is already considerable **pressure on services**. While proposed calming measures and traffic lights may help, the sites of the proposed junctions onto Bonnington Walk and Landseer Avenue are already busy, streets have limited space or problems with parking. Further measures would be required on neighbouring streets to reduce the impact of parking and extra traffic. There remains no acknowledgement that there are plans to build a **station at Constable Road**, which is included in the 2020 Joint Local Transport Plan.

We note that there may be 50% **affordable housing**, which would be welcome, but this includes shared ownership rather than being to rent.

STATEMENT A17

I have concerns over the above reference to redevelop the green space in lockleaze.

The area is referred as many different names, such as the embankment, cycle track, the bonnington walk open space Etc.

For years this has been a cherished wildlife corridor, home to badgers, Fox's, hedgehogs, owls, frogs, toads, newts and various other bird species aswell as deer.

This bit of untouched nature has provided solace to man and wild to be at one it's beauty providing support and fun for many many people and a home to our much loved wildlife.

This is an accessible area where people go to enjoy the songs of birds, the smell of fresh grass and just take in nature. In these tough times the public Have rediscovered the outside and many families have enjoyed this wildlife corridor especially even more during the covid pandemic. Family after family would walk through exercising and picking blackberries. This corridor has a massive benefit to the community and wider Bristol area as a place of Beauty that enhances the physical and mental well being of everyone who passes through it.

I would like to add the planned development is unsightly and not in line with current other buildings, the plans to build 3 storeys will invade the privacy of people.

The influx of new housing here will wipe away our nature corridor, bring stress on the local amenities. Our local doctors surgery would not be able to cope with the amount of new patients it would be expected to take on.

The stress on our poorly prepared roads would only cause more damage and pot holes. Lockleaze is already a high rated area for car Insurance the influx of new vehicles would only make this worse.

The roads are not designed for high density living, during peak times the increase in housing would literally turn lockleaze into a car park increasing co2 emissions and raising the pollution levels.

Filton Avenue and muller road are all ready highly stressed commuter corridors for workers and school runs alike. This large influx of new people would only add to the stagnant flow of Rush hour traffic which would lead to more accidents, incidents and pollution in the area.

Bristol has a commitment to pollution and green spaces we should not be renegading on this.

Keep our open spaces, put peoples mental and physical well being over profit. Look at the environmental and emotional impact this development will have .

It will effect people physically and mentally and is oversized and iannpropeiate for the area. Take back our green space and do something for the people of Bristol and the ward of Lockleaze show us you do care.

Nobody wants to live in a concrete jungle, with no plants to pollentate where will all the bees go? Where will all our animals go? We are swapping beauty for pollution ? Stress on amenities ? More car accidents? More traffic jams?.

Let's be serious here.

STATEMENT A18

For the consideration of the Bonnington walk area. I wholly object to the development especially the changes that have now reduced the green space.

This area is a wildlife haven and I would be incredibly sad to see it reduced considering there is nowhere else for the wildlife to escape to. The developers have not conducted night surveys for nocturnal species like hedgehogs. Our ever dwindling urban wildlife population will suffer from the removal of natural habitat and putting artificial replacements does not improve their living conditions, it will in fact kill our wildlife.

STATEMENT A19

I have the following to offer to the planners considering the upcoming decision about a proposed development between Bonnington Walk and Constable Road in Lockleaze, which I think is case: 20/02523/FB

I am a local resident living not far from this area.

This area, which contained dense areas of bushes, small trees and brambles until recently when a significant amount has been cut back, appears to me to be usual in that it is a large enough area of this type of habitat for insects, birds and other animals to live fully within.

At times I have been surprised by how much birdlife I can hear and see there.

I think the area may also act as a stepping stone pathway between the green space of Abbeywood and green spaces further into the city.

And yes I do appreciate the natural area that it presently provides to me when I visit it, normally passing through.

Assuming that development will happened here, I suggest maybe an area of trees and bushes and maybe a bench could be provided or retained to help mitigate the loss on this actual site.

STATEMENT A20

I am writing as I have been made aware of the open space near Bonnington Walk has plans to be made into a housing estate. I am really disappointed in this decision and feel it will massively impact on the local community and resident wildlife.

The trees and green are vital for wellbeing in the area and so many of the local community use the area to walk, cycle and access green space. It also holds a community orchard.

The loss of habitat is very concerning. I live further down the railtrack on Blake Road and we know we have a high number of slow worms and other important creatures such as hedgehogs and badgers, by destroying this important area I am worried about their survival and the future impact it will have.

The council have a legal obligation to reduce carbon emissions and improve air quality but removal of trees will have the complete opposite effect and new tree planting would take 25 - 40 years to compensate for this.

I urge you to reconsider this development - there are plenty of other areas locally that would have less impact on the community and nature around us. I'm pleading to not let this go ahead, I would be devastated to lose this important area.

STATEMENT A21

I am a local resident and will be impacted by the proposed development on The Land South of Bonnington Walk.

I am aware of and have been involved in the various levels of public consultation on this site up to this point. In principle I do not object to housing on the site. I understand the need for housing and can sense the council's pressure in assigning accommodation to the vast number of families on the waiting list. However, I argue that this neighbourhood lacks the infrastructure to support a development of this scale and that the development requires refinement prior to its approval.

I welcome the reduced number of houses proposed, I, however, believe the number is still too high in comparison to the number of 100 houses on the stretch between Constable Rd and Bonnington Walk on Landseer Ave.

I argue that the services in the neighbourhood are not sufficient. The new development will bring around 119 children to the area. Presently the neighbouring schools are at capacity for their Reception intake. The Horfield Health Centre allocates appointments with a 3-4 week turnaround, which is simply not good enough. Local services are stretched already and existing residents and survey polls have identified a real need for expanding the consumer choice in the neighbourhood. With no commercial licenses being featured in any of the new developments across the neighbourhood, it is hard to understand how newcomers will be able to support the economic landscape of the neighbourhood if there is nowhere to spend money.

What opportunities will the Council provide for Lockleaze to elevate itself from the echelons of "deprivation"?

It is safe to say that the way in which this community travels will be impacted. I argue that the public transport provision for this neighbourhood is not sufficient. This lack, compounded by the gradient of the land, has created dependence on cars for transport among residents. Car reliance is problematic around schools, parks and generally around the neighbourhood where many of the roads are long and straight, leading to speeding and dangerous aggressive driving. Additionally, car use is not in line with the Council's plan to better the life of its citizens and cut its emissions in order to tackle the climate crisis. I suggest that improving the safety of pedestrians, investing in landscaping and traffic calming measures across the neighbourhood will change behavior, with more residents choosing to walk and cycle instead of drive.

I argue that the provision for on-site parking is welcome, but not sufficient, as most households do keep more than one vehicle, thus leaving additional cars to spill over onto Landseer Avenue and Bonnington Walk, creating frustrations, obstructions and traffic hazards in the area. I suggest the Ashley Down neighbourhood be revisited as an example where a new-build development with BCC-recommended parking provision creates problems on neighbouring roads.

Landseer Ave needs to be brought into focus for traffic calming, enforced pavement parking and improved urban landscaping that encourage residents to walk safely.

Better yet, I suggest that fixing public transport for the neighbourhood and indeed following through with the proposed local train station - additional to improvements to walking infrastructure, such changes will indeed change commuter behavior from the core, thus improving health and well-being among residents.

Furthermore I argue that the development is proposed to be built on a land that the existing community considers as a public amenity – an open space, car free, a wildlife haven, green lung of the otherwise car-heavy neighbourhood. The allotment provision has been scrapped, to the disappointment of all the locals eagerly awaiting plots elsewhere in the community.

How can the allotment provision remain local to support the neighbourhood's food growing provision?

How will the council compensate for this loss of public amenity?

And furthermore, how will the Council ensure the agreed plans are respected by the developer when it comes to delivering on promises?

From consulting the report, I understand that the tree planting scheme on site will have to be heavily managed due to overcrowding. The Tree Officer for the site cited also states that the newly planted trees will need to be managed as hedgerow within 10 years, taking the overall number of trees down considerably. The Council's plan to double the tree canopy in Bristol will not be delivered on for this development. In fact, the Tree Officer states that the Bristol Tree Replacement Scheme is designed to contribute to local amenity for 50-100 years. Given his informed study and the loss of public amenity for the benefit of this new development, I argue that the community will lose a green lung of the neighbourhood without receiving anything in return. The Bristol Tree Forum's objection to the development reads clearly that if more mature trees on site are retained, the council would actually save money and, indeed, invest in the community's well-being.

How does the Council propose to hold the developers accountable for any changes to their tree removal/planting and landscaping plans into the future?

How will the Council/Developers inform the public of any such changes?

In the replies I have received to my questions and concerns by email, it has been indicated that new build and new development can only happen with compromise. However, I would like to draw attention that this here is not a case of compromise, it is a case of following favourable advice and going with the plan that looks good on paper, the one that will continue to give the public hopes that democracy is working and the Council does indeed have the public's best interest at heart. I have hope the existing residents are indeed in the hearts and plans of the Council. I do hope the

Council is able to pan out and look at the neighbourhood as a whole rather than a piecemeal of individual developments. As much as I love living in this neighbourhood, the Bonnington Walk development along with the neighbourhood's lack of public places to gather will significantly affect my sense of belonging here. I do not want to live in a housing ghetto with no services, no green spaces or transport links. Help Lockleaze, the "forgotten Bristol Cul-de-sac" be the best neighbourhood it can be by investing in its infrastructure and really allowing existing residents to weigh in on the final drafts of the plans. It is time to give hope to the residents and the children of this neighbourhood that the Council's Planning Committee is upholding its "One City" policy and designing the best possible future, thinking innovatively about creating healthy, resilient communities boasting with opportunity. Be bold, Councillors and demand the alterations needed to turn this development into a great example of how housing should be built.

I would like to add to my statement the discontent of some elderly neighbours who do not have access to the internet. One particular neighbour who has kept allotments at the back of his Landseer Ave property (backing onto the development) for 37 years, has been given 2 months notice to vacate. Furthermore, the notice they received by post to make a statement to raise at the Development Control meeting for Wednesday Nov 25, was received the previous Friday, Nov 20. There is utmost disappointment in the way that the Council has communicated about the development and has engaged fee-paying allotment-holders in this supposedly accessible, democratic process. Please do take note of the Council's inter-departmental communication glitches and work diligently to eliminate them in future.

STATEMENT A22

Jeremy Bladon – CSJ Planning Consultants.

The application before you is the culmination of approximately 18 months of design development and consultation with local residents and groups, as well as officers of the City Council through pre-application enquiry discussions. The scheme delivers 185 dwellings in the form of both houses and flats ranging from 1-4 bedroom. At least 30% of the dwellings will be affordable, with the likelihood of this raising to 50%. The site in question has been allocated in the Local Plan for housing development for some 15 years, and in that time has in the main, been left to overgrown scrub, with little or no management.

The layout of the scheme has been developed to take into account consultation responses received through the pre-application and consultation period and integrates with its context whilst creating its own sense of place. Although some low category trees will be removed, the scheme proposes the planting of 400 new trees on site, along with the improvement to the Site of Nature Conservation Interest (SNCI) and securing its future management through a financial contribution. This has culminated in the site providing a positive biodiversity net gain, whilst delivering much needed housing within the area.

The scheme incorporates a segregated cycleway and footway running the length of the scheme and linking into Concorde Way cycle route. No development is proposed within the SNCI and generous amounts of public open space have been created around the site.

The proposals brought forward are policy compliant and in addition to the biodiversity improvements on site, the scheme incorporates the existing community orchard on site and provides a financial contribution towards the development of new allotments nearby.

Finally, the dwellings themselves will be fabricated off-site using state of the art manufacturing techniques, which produce buildings of very high sustainability credentials and which will create a pleasant and safe environment to live in. The scheme also provides for a community building.

I therefore would ask that the Committee support the officer recommendation of approval of this application.

STATEMENT A23

Martyn Pursey – Senior Development Manager – Bristol City Council

The Bonnington Walk development proposals, forms part of the councils New Homes delivery programme, and are part of the councils drive to increase the housing supply in the City targeting new council and affordable housing.

The development of these new homes and the proposals in front of you have been designed in partnership with our intended development partner, L&G Modular Homes, to provide a variety of accommodation types, whilst integrating with the exiting ecology and open space requirements

The proposals will deliver 185 new homes 92 private and 93 being the affordable element. The development will be planning policy complaint in terms of the affordable housing element with the Homes and Landlord service also seeking to purchase 20% of the development which will provide 64 council and 29 shared ownership homes thus allowing more local people to access the correct type of living accommodation for their needs

Working with L&G Modular homes will result in the new homes being of a modular nature, built in a factory to very high quality. Energy Efficient and sustainable standards using modern methods of construction which when coupled with the improvement to the landscaping and infrastructure proposals of this site will provide a good quality place for people to live in for many years to come

The development will also benefit from a new community facility, contributions towards new allotments on a nearby site, enhancement to the existing SNCI and wildlife corridor, have minimal impact on the existing Community Orchard and provide a contribution towards the future maintenance of this important wildlife corridor.

During the development of this application, the Housing Delivery Team and our partners have carried out intensive dialogue with colleagues in planning, urban design; highways and have held a number of consultation events with local groups and residents and feel that the scheme presented has achieved a good quality proposal.

We are aware of the concerns raised by residents with regard to this development regarding the ecological impact and the loss of trees, but contained within the proposals is the provision of further open space, the planting of over 400 new trees on site and a further contribution for offsite tree planting and improvement to the wildlife corridor.

It is for these reasons; I feel the proposed Planning application should be approved in line with the officer's recommendations.

STATEMENT A24

**Application No. 20/02523/PB – Land on the South Side of Bonnington Walk,
Lockleaze, Bristol**

Good afternoon Chair and Members.

My name is Chris Scoffield and I am a Director at Legal and General Modular Homes.

At Legal & General Modular Homes we're taking a totally new approach to house-building. We have adopted design, manufacturing and assembly techniques from the construction, aerospace and automotive industries to create high quality homes.

Our homes are highly energy efficient and the materials we use are sustainably sourced and the way we manufacture reduces energy , water and waste. Our developments are delivered in a sustainable way, reducing construction site impacts including a reduction of the time on site, traffic and noise.

We have been actively working behind the scenes on this project with the design team and relevant Council Officers in a constructive way to ensure that if planning permission is granted we can work together to deliver the scheme before you today and provide much needed housing in Bristol.

We are excited to have the opportunity to develop this allocated housing site and trust you will support the scheme before you today.

STATEMENT A25

We wish to express our opposition to the plans for the redevelopment of land on the south side of Bonnington Walk (Application no. 20/02523/FB.) Whilst we recognise the need for more housing, we are confused why this would be done when the infrastructure to support these homes doesn't exist and isn't being provided. There is a severe lack of local shops, parking and social spaces such as pubs. With the new school being built on Romney Avenue, the roads in the area are already at capacity and no provision seems to have been made for increasing capacity or traffic calming measures.

Moreover we question why such a plan would be allowed when it would have such a detrimental impact on the local environment. It beggars belief that a Council that are promoting in their 'One City' plan to 'Replant Bristol' would allow the destruction and eradication of established trees to make way for buildings. We are aware that the developers state they will plant new saplings but replacing established trees with saplings is hardly effective. It would take at least half a century to regain all of the benefits these trees already provide: privacy for residents along Landseer Avenue not to mention an eco system for many wildlife.

Since the clearing/tidying up of this area we have noticed a significant increase in standing water in our garden after heavy rain. For example, was under 2 inches of water in January and February of this year. A significant increase from previous years. The removal of the trees will only exacerbate this situation.

We urge you to consider these proposals carefully.

Philip and Patricia Dodd

(Residents of Landseer Avenue)

STATEMENT A26

The Bristol Housing Festival has been pleased to support and engage with this housing development. The Housing Festival was established to help address the housing challenges we face as a city. Principally we seek to do that in two ways; first to champion and promote modern methods of construction - new ways of building homes that offer better quality, reduced household costs, improved sustainability and significantly less construction waste - L&G Modular are a fantastic exemplar of modern methods. Second we are working to celebrate and promote good news in housing for the city - schemes that help Bristol build the homes that Bristol needs. This scheme is set to deliver 185 homes of which 50% will be affordable, it offers a space that has been carefully designed to offer and support community and working with the environment is set to deliver a 4.5% ecological net gain (supporting the One City climate and ecological strategies) and an improved and well managed green space. In many ways this scheme is set to be an exemplar of what is achievable when there is good collaboration between the housing supplier, a design led approach and the local authority working to achieve a shared set of objectives. We commend this application to the committee.

Amendment Sheet 25 November 2020

Item 1: - Land On South Side of Bonnington Walk Bristol

Page no.	Amendment/additional information
3	Planning History- Letter from the Secretary of State dated the 8 th January 2020 confirms that the Secretary of State gives consent for the disposal of the former allotments on the site.
4	In first paragraph entitled “Proposals” after the word methods add- “A total of 6 accessible units are to be provided”. In the paragraph entitled Affordable homes- delete the first sentence as this was incorrect. In the sentence beginning with the numeral 2 delete the word “relocation” and substitute the word “amended”.
5	In the list of obligations; delete the words “Stockholm Tree Pits” and TBC; Allotments – can confirm that the obligation requested is £164,724.
5	Delete Open space contribution- not required SNCI obligation figure required is £49,496.70.
12	Publicity and Consultation -final comments received from the Nature Conservation officer- <i>On 20th November the Nature Conservation Officer stated</i> <i>“Please apply the ecological mitigation and enhancement strategy condition and the separate fox mitigation strategy condition (with the two changes to the ecological mitigation and enhancement strategy condition identified below).</i> <i>“That a plan showing robust fencing to protect the SNCI with warning signs on, e.g. ‘wildlife protection area, no accesses is submitted and approved in writing and that the development shall accord with the submitted details”</i> <i>This requirement could be added as a further element of the proposed ecological mitigation and enhancement strategy condition.</i> <i>The version of the reptile mitigation strategy which now incorporates my comments is acceptable from my perspective and should be conditioned as a compliance condition.</i> <i>The version of the SNCI management strategy which now incorporates my comments is acceptable from my perspective except that it should be extended to cover a thirty year period, as is likely to be set out in the forthcoming Environment Bill and its associated guidance.</i> <i>Similarly the nature conservation and landscape management plan for the non SNCI part of the site should cover a 30 year period, not 10 years. Please amend the wording in the ecological mitigation and enhancement strategy condition to reflect this”.</i>

Page no.	Amendment/additional information
13	<p data-bbox="295 255 1086 286">Add final Tree Officer Comments On 24th November 2020 stated</p> <p data-bbox="295 322 552 353">Existing tree stock:</p> <p data-bbox="295 389 1390 488">“The existing site is a large, unmanaged area of self-seeded trees, scrub and a lapsed orchard. The dominant species on site is ash, Hawthorne, crack willow, Lombardy poplar, Norway maple and sycamore.</p> <p data-bbox="295 524 1398 1057">The existing site consists of several large, mature poplars situated the centre of the site, with several notable Norway Maples to the south of the site. During a site visit, the prominence of these trees was noted and subsequently in depth analysis was undertaken to understand the health, structure and longevity of these trees. The application team commissioned a Pull Test, which essentially assesses the risk of future tree failure by “pulling” the tree to assess its elastic and static metrics. The tests were undertaken on 4 Poplars, which appeared to be healthiest and most likely to be suitable for retention. The results showed that due to the low safety factor of T46 and T62 the risk of stem fracture or uprooting is outside the basic safety factors. These trees could be managed/ pruned to increase the safety factor; this would require a height reduction of between 7-10m. This pruning work would reduce the prominence and amenity value of these feature trees, whilst constraining the height, essentially beginning a 3 to 5 year maintenance cycle of pruning that will seek to retain the trees at this height. The regular pruning required to ensure these trees remain within a reasonably practicable safety factor will reduce the longevity of these trees as the pruning wounds will encourage decay and pathogens to propagate within the trees.</p> <p data-bbox="295 1093 1362 1191">The ash on site is showing early signs of ash dieback (<i>Hymenoscyphus fraxineus</i>), at various stages of severity. The north half of the site contains small, scrubby trees which are limited to blackthorne and hawthorne.</p> <p data-bbox="295 1227 440 1258">Proposals:</p> <p data-bbox="295 1294 1398 1527">During the early discussions with the landscape architect and arboricultural consultant, we discussed the high quality trees on site and endeavoured to retain individuals where possible. Two areas we focused on were the proposed entrance to site from Landseer Avenue – we have protected and integrated several C and B category trees in this area. The proposed allotment area to the south of the site also allowed the retention of several other high quality trees on site. The site lacks good quality trees to the north of the site, therefore retention and integration was not considered a priority.</p> <p data-bbox="295 1563 539 1594">Soft Landscaping:</p> <p data-bbox="295 1630 1382 1765">The tree planting on site is extensive; the species selection is wide and considered. The tree planting ranges from dense copse planting, tree lined play areas and tree planting within hard-landscaped areas. The copse planting will be a highly dense area of planting, which will provide interest, amenity space and atmosphere.</p> <p data-bbox="295 1800 1401 1966">The planting in hand-landscape will utilise a relatively new tree-pit technology which allows offers tree roots more soil volume with a highly nutrient rich soil composition. The technology encourages rainwater to pass through the root networks and provides aeration through ventilation. This will ensure the healthy establishment and long term retention of these trees. I have included planning conditions below.</p> <p data-bbox="295 2002 948 2033">Bristol Tree Replacement Scheme (Policy DM17):</p> <p data-bbox="295 2069 1406 2101">The site is large and therefore can accommodate a large tree planting population. Through</p>

Page no.	Amendment/additional information
	<p>initial discussions with the landscape architect, it was clear the aim of the landscaping was to include a variety of tree planting styles (dense, feature tree, orchard, play etc). I am satisfied that the planting on site is well considered and feasible. I understand there are questions relating to the exact number of trees within each group of trees – the BS5837:2012 allows you to describe several trees under one ‘group’, however any significant trees should be plotted individually. The number of trees captured within groups have been estimated – I have visited site and confirmed approximate number of trees within groups on a sample of tree groups. This estimating approach is reasonably practicable and acceptable when providing figures to calculate the BTRS.</p> <p>Considering the high density of planting within the copses, we negotiated a reduced number of trees within these groups, as the competition for light and growth is likely to cause individual failures and the copse would require thinning. The tree removal required to facilitate the development stands at 455 trees. 400 are proposed on site and the remaining 55 will be delivered in the form of Section 106 contribution to provide tree planting in the local area.</p> <p>In summary, the applicant team have worked to retain and integrate the high quality trees on. During my early engagement with the arboricultural team and landscape architect time to request more detailed information on the large poplar trees, steer</p> <p>In summary, due to the early engagement with the arboricultural consultant and landscape architect, we were able to retain the majority of high quality trees to the south, east and west of the site. The existing site contains numerous self-seeded ‘pioneer’ species, with limited long-term arboricultural merit. The proposed landscaping proposals provide 400 trees to be planted within the site, which will provide meaningful, long-term green-infrastructure to the local area”.</p> <p>I have no objections subject to conditions see (Conditions Appendix list)</p>
20	Refuse and Servicing- Delete the opening sentence, the applicant has not considered that this was appropriate.
21	In the Section entitled Wheelchair Accessibility; Delete the last sentence and add the words “A total of 6 units will be Wheelchair Accessible”
25	In the paragraph entitled CIL <i>Add</i> ‘social housing relief may be claimed on those residential dwellings included in the development that are to be managed by a Housing Association for the provision of affordable housing.’
25	<p>Revised Recommendation (due to confirmation that the Council will continue land ownership)</p> <p>Officers seek delegated authority to grant planning permission subject to officers finalising and securing necessary contributions and agreeing a suitable list of planning conditions.</p> <p>The following shall apply- .</p> <p>Section 106 Agreement</p> <p>Heads of terms</p> <p>Affordable housing: 30% on site.</p> <p>Traffic and transport; Contribution towards the installation of a MOVA system at the Filton</p>

Page no.	Amendment/additional information
	<p>Avenue/Toronto Road/Bridge Walk signalised junction- £35,000. The installation of 2 new bus stops on Bonnington Walk- £32,845. TRO: 2 x TROs (to control parking on paved areas and to ensure clear access for all vehicles, and for waiting restrictions on Bonnington Walk and Landseer Avenue required to protect access) - £11,826. Travel Plan: Implementation of travel plan - £26,640 . Tree replacement: - £42,086.55 (£765.21 x 55 trees) . Fire hydrants: 5 x new hydrants within the development - £7,500 +VAT . Allotments: contribution towards offsite allotment provision –£16,724 SNCI – commuted sum for long term management – £49,496.70</p> <p>Planning conditions-</p> <p>A list of planning conditions as detailed on the attached appendix sheet-this is not intended as an exhaustive list- as changes will be likely to occur (both additions and subtractions) with the agreement of the applicant.</p> <p>A Grampian condition will be attached to secure the legal agreement-</p> <p><i>Grampian Condition requiring completion of a S106 Agreement-</i></p> <p><i>No development shall take place or commence on any part of the site save for Enabling Works unless and until all parties with a relevant legal interest in the relevant part of the site have entered into a planning obligation with Bristol City Council pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) substantially in the form of the draft Section 106 agreement appended to this Decision Notice.</i></p> <p><i>Reason: Development must not commence on any part of the development site until all relevant legal interests in the site are bound under the Section 106 agreement to ensure that the development hereby approved is acceptable in planning terms.”</i></p>
32	<p>Ecology Condition revised see Conditions Appendix</p> <p>“A plan showing robust fencing to protect the SNCI with warning signs on, e.g. ‘wildlife protection area, no access’ is to be submitted and approved in writing and that the development shall accord with the submitted details”</p> <p>After the word years in each case: remove the number 10 and substitute the number 30.</p>
	<p>See attached list of proposed conditions to be included on the Decision Notice in the event that Members are minded to approve this application.</p>

Appendix Bonnington Report

Planning Condition(s)

In the event that Members are minded to grant planning permission, the decision notice shall include the following conditions:

Condition(s) are placed in subject order-to include (please note that actual timing of the implementation of conditions could change following future discussions with the applicant)

Timing(s) to work; to include Enabling Works No(s) 1-3

Highways and traffic; No(s) 4- 18 inclusive

Ecology No(s) 19 to-21 inclusive

Building and Landscape Design No(s) 22 and 23

Arboricultural /Tree (No(s) 23 to 27 (inclusive)

Pubic Protection (ground contamination (No(s) 28 to 33

Pollution Control (Noise) (No(s) 33

Timing to Consent

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Grampian Condition requiring completion of a S106 Agreement

No development shall take place or commence on any part of the site save for Enabling Works (as defined in condition 1 of this Decision Notice) unless and until all parties with a relevant legal interest in the relevant part of the site have entered into a planning obligation with Bristol City Council pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) substantially in the form of the draft Section 106 agreement appended to this Decision Notice.

Reason: Development must not commence on any part of the development site until all relevant legal interests in the site are bound under the Section 106 agreement to ensure that the development hereby approved is acceptable in planning terms.”

Traffic and Transport

3. Highway Works

The applicant will be required to undertake the following highway works through an s278 highway works agreement:

Installation of tiger crossing at Bonnington Walk including raised table

Installation of tiger crossing at Constable Road including raised table

Segregated two way cycle route of 155m in length from Dover court Road to the Constable Road National Cycle Network access

Speed bumps along Bonnington Walk from Landseer Avenue to Wordsworth Road

Widening of the access onto Landseer Avenue

Creation of access onto Bonnington Walk

Resurfacing of footway along Bonnington Walk and Landseer Avenue

Upgrade of street lighting at access points on Bonnington Walk and Landseer Avenue.

4. Amended Highway Layout: Plans. *(deleted some terms to combined with revised 2b see below below)*

5. B1B Highway works – General Arrangement Plan

No development shall take place until general arrangement plan(s) to a scale of 1:200 showing the following works to the adopted highway has been submitted to and approved in writing by the Local Planning Authority.

Installation of tiger crossing at Bonnington Walk including raised table

Installation of tiger crossing at Constable Road including raised table

Segregated two way cycle routes of 155m in length from Dover Court Road to the Constable Road National Cycle Network access

Speed bumps along Bonnington Walk from Landseer Avenue to Wordsworth Road

Widening of the vehicular access onto Landseer Avenue

Creation of access onto Bonnington Walk

Re surfacing of footway along Bonnington Walk and Landseer Avenue

Upgrade of street lighting at access points on Bonnington Walk and Landseer Avenue

Where applicable indicating proposals for:

Existing levels of the finished highway tying into building threshold levels

Alterations to waiting restrictions or other Traffic Regulation Orders to enable the works

Signing, street furniture, street trees and pits

Structures on or adjacent to the highway

Extent of any stopping up, diversion or dedication of new highway (including all public rights of way shown on the definitive map and statement)

No development shall take place over the route of any public right of way prior to the confirmation of a Town & Country Planning Act 1990 path diversion/stopping up order.

Prior to occupation these works shall be completed to the satisfaction of the Highway Authority and approved in writing by the Local Planning Authority.

Reason: In the interests of public safety and to ensure that all road works associated with the proposed development are: planned; approved in good time (including any statutory processes); undertaken to a standard approved by the Local Planning Authority and are completed before occupation.

6. B2A Highway to be adopted

No development shall take place until plans to a scale of 1:200 showing the following information has been submitted to and approved in writing by the Local Planning Authority.

- **The submission of detailed vehicle swept path analysis and any consequent adjustments to buildouts, junctions and widths as necessary, resulting from that analysis**
- Long sections
- General arrangement
- Threshold levels to buildings
- Drainage
- Structures
- Street Lighting
- Swept path for two directional movement of an 11.4m long refuse vehicle passing a 4.98m long large saloon car
- **How** the Concorde Way cycle route **will** be built an adoptable standard with detail of lighting and tree protection along the length of Concorde Way to an adoptable standard **including detailed adjustments so as to minimise obstructions.**
- How the highway design has been futureproofed and designed for the delivery of on and off-street low, fast and rapid speed Electric Vehicle (EV) charging facilities
- How the highway design has been futureproofed and designed to accommodate high speed / alternative broadband communication networks (in addition to BT).

- **Engineered tree pits to serve as bioretention areas, designed to channel, filter and cleanse water vertically**
- **A car park management plan setting out how the car parking will be allocated, managed, enforced and maintained, including flexibility for the re-use of spaces as public realm, planting or other features in the future as required by the Local Planning Authority.**

Prior to occupation detailed technical plans to a scale of 1:200 setting out how the internal access road(s) will be constructed to the Highway Authority's adoptable standard shall be submitted and approved in writing by the Local Planning Authority.

These works shall then be completed to the satisfaction of the Highway Authority and approved in writing by the Local Planning Authority.

7. B2A Highway to be adopted

No development shall take place until plans to a scale of 1:200 showing the following information has been submitted to and approved in writing by the Local Planning Authority.

Long sections

General arrangement

Threshold levels to buildings

Drainage

Structures

Street Lighting

Swept path for two directional movement of an 11.4m long refuse vehicle passing a 4.98m long large saloon car

The Concorde Way cycle route to be built an adoptable standard with detail of lighting and tree protection along the length of Concorde Way to an adoptable standard

How the highway design has been futureproofed and designed for the delivery of on and off-street low, fast and rapid speed Electric Vehicle (EV) charging facilities

How the highway design has been futureproofed and designed to accommodate high speed / alternative broadband communication networks (in addition to BT).

Prior to occupation detailed technical plans to a scale of 1:200 setting out how the internal access road(s) will be constructed to the Highway Authority's adoptable standard shall be submitted and approved in writing by the Local Planning Authority.

These works shall then be completed to the satisfaction of the Highway Authority and approved in writing by the Local Planning Authority.

Reason: To ensure the internal roads are planned and approved in good time to a satisfactory standard for use by the public and are completed prior to occupation.

8. Construction Management Plan – Major Developments

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

A construction programme including phasing of works;

24 hour emergency contact number;

Hours of operation;

Expected number and type of vehicles accessing the site:

Deliveries, waste, cranes, equipment, plant, works, visitors;

Size of construction vehicles;

The use of a consolidation operation or scheme for the delivery of materials and goods;

Phasing of works;

Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction):

Programming;

Waste management;

Construction methodology;

Shared deliveries;

Car sharing;

Travel planning;

Local workforce;

Parking facilities for staff and visitors;

On-site facilities;

A scheme to encourage the use of public transport and cycling;

Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;

Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;

Locations for storage of plant/waste/construction materials;

Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;

Arrangements to receive abnormal loads or unusually large vehicles; ensure adequate space is available;

Any necessary temporary traffic management measures;

Measures to protect vulnerable road users (cyclists and pedestrians);

Arrangements for temporary facilities for any bus stops or routes;

Method of preventing mud being carried onto the highway;

Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

9. B39 Highway Condition Survey

No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Highways Authority prior to the survey being undertaken.

The survey must consist of:

- A plan to a scale of 1:1000 showing the location of all defects identified;
- A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

No building or use hereby permitted shall be occupied or the use commenced until any damage to the adopted highway has been made good to the satisfaction of the Highway Authority.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

10. B43 Temporary Access to the Site

No development shall take place until a plan that shows any temporary access from the adopted highway and the routes construction traffic will use has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety

Thereafter a series of regulatory conditions are also advised and listed as follows;

11. Electric Vehicle Charging Points

No development shall take place until full details of the proposed Electrical Vehicle Charging facilities to serve the development have been submitted to and approved in writing by the Local Planning Authority.

This shall include passive provision for 80% of all in-curtilage parking spaces and active provision for 20% of all on-street parking spaces which should also include fast as well as rapid charging points. Ducting and associated power connections, including transformer units shall be provided throughout the development as required to enable charging points to be installed to all parking spaces at a future date. The development shall be implemented in accordance with that approval prior to occupation of the development and all charging facilities thereafter retained.

Reason; In order to enable and encourage lower polluting forms of vehicular fuel in the interests of air quality

12. C5A Implementation/Installation of Refuse Storage and Recycling Facilities – Shown on approved plans

No building or use hereby permitted shall be occupied or use commenced until the refuse store and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway), except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises; protect the general environment; prevent any obstruction to pedestrian movement and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

13. C8 Completion of Pedestrians/Cyclists Access – Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

14. C11 Completion and Maintenance of Vehicular Servicing facilities – Shown on approved plans

No building or use hereby permitted shall be occupied or use commenced until the facilities for loading, unloading, circulation and maneuvering have been completed in accordance with the approved plans. Thereafter, these areas shall be kept free of obstruction and available for these uses.

Reason: To ensure that there are adequate servicing facilities within the site in the interests of highway safety.

15. C12A Completion and Maintenance of Car/Vehicle Parking – Shown on approved plans

No building or use hereby permitted shall be occupied or use commenced until the car/vehicle parking area (and turning space) shown on the approved plans has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced, and be subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

16. C13 Completion and Maintenance of Cycle Provision – Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking

17. C29 Management and Maintenance of Private Streets

No building or use hereby permitted shall be occupied or use commenced until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths and landscaped areas not put forward for adoption within the site has been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reason: To ensure that all private streets and landscaped areas are appropriately managed and maintained to ensure the safety of all users.

18. C35 Car Club

No building or use hereby permitted shall be occupied or use commenced until details of a car club scheme, in accordance with a contract to be entered into by the developer and an approved car club provider, shall be submitted to and approved in writing by the Local Planning Authority. The car club scheme shall comprise (where applicable):

The allocation of one car club parking space

The provision of one electric vehicle

The provision of a rapid EV charging bay

Provision of car club membership for all eligible residents of the development for a minimum of three years

Promotion of the scheme

The phasing at which the scheme will be introduced

19. D37 Travel Plan – Implemented by the Highways Authority

Prior to occupation or use commenced, evidence that the pre-occupation elements of the approved Travel Plan have been put in place shall be prepared, submitted to and approved in writing by the Local Planning Authority. The developer shall then enable the Highways Authority to implement, monitor and review the approved Travel Plan to the satisfaction of Local Planning Authority unless agreed in writing by the Local Planning Authority.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

Ecology

These may well be subject to necessary change as translocation of species referred to be at or near completion-monitoring would continue.

20. Prior to the commencement of development hereby approved, including all site clearance and vegetation removal, an ecological mitigation and enhancement strategy prepared by a suitably qualified ecological consultant, shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

A Precautionary Method of Working (PMW) method statement with respect to the potential presence of legally protected and priority species to include nesting birds, badgers and hedgehogs. An update check for badger setts shall be undertaken no more than 48 hours prior to the commencement of works or vegetation clearance. The PMW shall include precautionary measures to protect badgers and other animals becoming trapped in open trenches or pipework. Where checks for nesting birds are required they shall be undertaken by a qualified ecological consultant no more than 48 hours prior to the removal of vegetation or the demolition of, or works to buildings;

Details of the provision of bird, bat, insect and hedgehog boxes or bricks (to include provision for house sparrows) to include the location, specification, height and orientation of these features as applicable shown on a site plan;

A method statement for the control of invasive plants including Japanese knotweed, variegated yellow archangel and Wall cotoneaster;

Details of an interpretation board to be placed adjacent to the SNCI to explain the importance of the site and its specific management for reptiles, grassland and other wildlife;

The provision of biodiverse living roofs (avoiding the use of Sedum) on cycle shelters, bin roofs or other flat roofs;

An external lighting lux contour plan which extends outwards to levels of zero lux superimposed on a site plan;

To be added:

“A plan showing robust fencing to protect the SNCI with warning signs on, e.g. ‘wildlife protection area, no access’ is submitted and approved in writing and that the development shall accord with the submitted details”

Below remove the number 10 and add the number 30.

A ten year nature conservation and landscape management plan for the non SNCI part of the site (a separate SNCI management strategy has been submitted separately).

The development shall be carried out in full accordance with the approved strategy.

Reason: To conserve legally protected and priority (Section 41) species which are a material planning consideration and provide ecological mitigation in accordance with paragraph 170(d) of the National Planning Policy Framework (2018).

21. No more than a week prior to the commencement of development, a check for active fox earths (to include partially active badger setts) shall be undertaken on the site by a qualified ecological consultant. If an active fox earth is found then an appropriate mitigation strategy shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved mitigation strategy.

Reason: To conform to the legal requirements of the Wild Mammals (Protection) Act 1996.

Building and Landscape Design; Standard condition(s) seeking the following are required;

22. Typical details of following elements of the building(s) design;

- Plinth
- Door and Window Reveals, Lintel and Sills
- Canopies
- Eaves, parapet, Ridge, barge including arrangement of Rain Water Goods
- Construction of the structure including arrangement and fixing of external cladding
- Junction between panels of the same materials and junction between different materials in the same plane and at corners
- Details of charges to the brickwork and coursing

Considering the chosen off-site construction method, it is recommended that prior to commencement of above ground works be used as the trigger point.

23. Panel(s) presenting all external building finishing materials to be erected on site and approved;

In view of the chosen means of construction (off-site construction method), it is recommended to include prior to commencement of above ground works as a trigger point for this condition.

A landscape management plan; which better clarifies the intended management arrangement for the site as whole (i.e.; the responsibilities of each owner; (it should be noted that there would be an intent to remove permitted development right(s) for individual owners (dwelling houses Use class C3) in the interests of preserving both visual and residential amenity.

Typical arrangement for securing the alleyways providing access to rear garden both in terms of design and management.

24. Condition(s); seeking all materials for landscaping to cover all hard surfacing, kerbs, borders, fencing and railings.

A landscape management plan; which confirms the intended management arrangement for the site as whole (i.e.; the responsibilities of each owner; (it should be noted that there would be an intent to remove permitted development right(s) for individual owners (dwelling houses Use class C3) in the interests of preserving both visual and residential amenity.

Typical arrangement for securing the alleyways providing access to rear garden both in terms of design and management.

Condition(s); seeking all materials for landscaping to cover all hard surfacing, kerb(s), borders, fencing and railings.

Standard condition seeking typical details of tree planting pits, pits for planting areas and soft landscaping”

Arboricultural-Tree planting

25. Protection of Retained Trees during the Construction Period

No work of any kind shall take place on the site until the protective barriers have been erected around the retained trees, in the position and to the specification shown on Drawing No. XXXXXXXXXXXX. Once installed photos are, to be verified in writing by the Tree Officer. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Under no circumstances should the tree protection be moved during the period of the development and until all works are completed and all materials and machinery are removed. Landscaping works within protected areas is to be agreed with the Local Planning Authority and carried out when all other construction and landscaping works are complete.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area in line with Policy DM17.

26. Arboricultural Supervision to be replaced with

Prior to the commencement of development, a pre-commencement site meeting shall be held and attended by the developer's arboricultural consultant and the designated site foreman to discuss details of the working procedures. A schedule of visits shall be drawn up to ensure the Project arboriculturist is present during key stages of the development which must include, but not limited to:

1. Installation of Tree protection measures
2. Tree works operations:
 - a. Partial removal of G28, G36, G65, G96, G26, T32, G27, G28, T42, G43, T59, G65, G78, G83, G86, G89, T91, G94, T95, G96
 - b. Facilitation pruning of third party trees
3. Incursion into Root Network of retained trees:
 - a. Replace existing footways - G7, T8, G15 and T18.

- b. Install a new access road to the Site - T31 and T42.
- c. Install a new cycleway and new footway routes - G26, G27, G28, T29, T71 and G89.
- d. Utility supply structure - T32.
- e. Hard-landscape works - G26, G27, G28, T40, T41, T42, T59, G65, T67, T71, T78, G83, G89, G94 and T95.
- f. And, undertake soft landscape works (to include turf laying, bed planting and boundary fence/gate installation) - T41, G43, T59, G65, T78, G83, T91, G94, and T95.
- g. Regrade and raise soil levels within RPAs of retained trees.

Site visits must be carried out during the key stages identified above. Copies of written site notes and/or reports detailing the results of site supervision and any necessary remedial works undertaken or required shall be submitted to and approved in writing by the Local Planning Authority, prior to occupancy. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant immediately following that approval.

Reason: In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.

27. Landscape (Soft and Hard) – (Major applications)

Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- 1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
- 2) location, type and materials to be used for hard landscaping including specifications for:
 - a. permeable paving
 - b. underground modular systems
 - c. Soil aeration vents
 - d. Soil type and soil volumes available for each tree
 - e. Sustainable urban drainage integration
 - f. use within tree Root Protection Areas (RPAs);

- 3) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 4) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- 5) types and dimensions of all boundary treatments

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting. Any tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with DM15 and DM17.

28. Woodland management plan

Prior to completion or first occupation of the development hereby approved, whichever is the sooner; a 25 year woodland management plan shall be submitted to, and approved in writing, by the Local Planning Authority. The management plan should be prepared by a qualified and experienced forestry or Arboricultural consultant and should include the following elements:

- a) A Statement of the overall design vision for the woodland and for individual trees retained as part of the development – including amenity classification, nature conservation and accessibility.
- b) Type and frequency of management operations to achieve and sustain canopy, understorey and ground cover, and to provide reinstatement including planting where tree loss or vandalism occurs.
- c) Frequency of safety inspections, which should be at least three yearly in areas of high risk, less often in lower risk areas.
- d) Confirmation that the tree pruning work is carried out by a suitably qualified and insured tree contractor to British Standard 3998 (2010).
- e) Special measures relating to protected species or habitats, e.g. intensive operations to avoid March – June nesting season or flowering period.
- f) Inspection for pests, vermin and diseases and proposed remedial measures.

- g) Recommendations relating to how trees within the immediate vicinity of properties or within private areas are to be protected, such that these are retained areas are to be protected such that these are retained without the loss of their canopy or value as habitat.
- h) Confirmation of cyclical management plan assessments and revisions to evaluate the plan's success and identification of any proposed actions.

Reason: Required to ensure that woodland areas are satisfactorily safeguarded, managed and maintained in the long term/ in perpetuity in the interest of nature conservation and the visual amenity of the area and to accord with policies DM15, DM 19 of the Bristol Core Strategy BCS9 and the NPPF.

29. Tree foundation design:

Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. This should include:

- 1) location, type and materials to be used for hard landscaping including specifications for:
 - a. permeable paving/ hard surfacing
 - b. Soil aeration vents
 - c. Structural soil type, organic matter and clay composition
 - d. Sustainable urban drainage integration through root zone
 - e. use within tree Root Protection Areas (RPAs);
- 2) A table illustrating the following details:
 - a. The soil volume available for each tree.
 - b. The soil volume required for each tree, when fully grown / matures.
- 3) Ciria SUDS Manual 2015 compliant
- 4) Evidence of Discussion with Sustainable Urban Drainage engineer/designer.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with DM15 and DM17.

Public Protection Ground Contamination

30. B11 - Amended. Phase 2 site investigation

A site specific risk assessment and intrusive investigation shall be carried out to assess the nature and extent of any site contamination and whether or not it originates from the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The results of this investigation shall be considered along with the reports submitted with the original application. The written report of the findings shall be submitted to an approved in writing by the Local Planning Authority prior to any works (except demolition) in connection with the development, hereby approved, commencing on site. This must be conducted in accordance with the Environment Agency's 'Land Contamination: risk management' and BS 10175:2011 + A2:2017: Investigation of Potentially Contaminated Sites - Code of Practice.

31. B12 - Submission of Remediation Scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

32. B13 - Implementation of Approved Remediation Scheme

In the event that contamination is found, no occupation of the development shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (otherwise known as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing by the Local Planning Authority.

33. C1: Reporting of Unexpected Contamination

In the event that contamination is found at any time that had not previously been identified when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the Environment Agency's 'Land Contamination: risk management' guidance and BS 10175:2011 + A2:2017: Investigation of Potentially Contaminated Sites - Code of Practice. Where remediation is necessary a remediation scheme must be prepared which ensures the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

For all conditions:

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Pollution Control (Noise)

33. Construction Management Plan

No development shall take place until a site specific Construction Management Plan has been submitted to and approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting.

Advice

The Construction Environmental Management Plan should also include but is not limited to reference to the following:

- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and at no time on Sundays and Bank Holidays.
- Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Control measures for dust and other air-borne pollutants.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

34. Sound insulation of residential properties from external noise

All recommendation detailed in the Noise Assessments submitted with the application with regards to sound insulation and ventilation of residential properties shall be implemented in full prior to the commencement of the use permitted and be permanently maintained.

Sustainability

To be confirmed.

Flood Risk Management

To be confirmed.

Public Art

To be confirmed.