

Development Control A Committee Supplementary Information



Date: Wednesday, 20 September 2023

Time: 6.00 pm

Venue: The Council Chamber - City Hall, College Green, Bristol, BS1 5TR

8. Public Forum

Up to 30 minutes is allowed for this item.

(Pages 3 - 24)

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:-

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 **14 September 2023**.

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 **19 September 2023**.

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

In accordance with previous practice adopted for people wishing to speak at Development Control Committees, please note that you may only be allowed **1 minute** subject to the number of requests received for the meeting.

9. Planning and Development

(Pages 25 - 27)

Issued by: Allison Taylor, Democratic Services
City Hall, Bristol, BS1 9NE

E-mail: democratic.services@bristol.gov.uk

Date: Wednesday, 20 September 2023



Public Forum
D C Committee A
6pm 20 September 2023



1. Members of the Development Control Committee A

Councillors: Richard Eddy (Chair), Phillipa Hulme (Vice-Chair), John Geater, Fi Hance, Tom Hathway, Farah Hussain, Fabian Breckels (substituting for Chris Jackson), Paula O'Rourke and Andrew Varney

Questioner	Attending to speak
SCAN – Robin Hambleton	Yes

Statement Number	Attending to speak	Name
Minutes of 31 May 2023		
2	Yes	Helen Morris-Evans
3	No	Michelle Tedder
4	Yes	Laura Chapman
5	Yes	Suzanne Audrey
6	Yes	Councillor Plowden
23/01693/F - 27A Stonebridge Park Bristol BS5 6RP		
7	No	Amanda Le Dem
8	No	John Graham
9	Yes	Mary Stevens
10	Yes	Councillor Francis
11	Yes	Abi Bartlett
12	Yes	Asiyah Jawaaid
13		PJ Tyler
14	Yes	Katie Procter – Head of Supported Housing – Places for People
15	Yes	Nirgus Rashid
16	Yes	Fabian Le Dem





Public Forum Question for Development Control 'A' Committee meeting on 20/9/23

- 1) **Will the committee please agree to amend the minutes of the DCA meeting on 9th August 2023 to accurately reflect what was said during the meeting as per our statement below?**
- 2) **When will you reinstate, online, the recorded video of the DCA meeting on 9th August 2023 - in its entirety - as an urgent matter of transparency and democracy?**

The campaigners at SCAN are extremely concerned about an inaccurate statement in the minutes relating to the planning meeting on the St Christopher's development (Planning Application 22/01221/F.)

Item 8, point 7 of the minutes, the Case Officer summary states:

*"The Transport Development Manager stated that the option of a Residents' Parking Scheme to deal with overspill parking as a result of the development was **the choice of residents**. The applicant had indicated that they would be willing to contribute towards this and that could not be considered a 'severe' impact upon the highway and a reason for refusal should not be included;"*

We dispute this as an accurate recording of the discussion in the chamber.

Firstly, the above wording gives the impression that the option of a Residents Parking Scheme had already been suggested to residents and had met with their approval. For the record, no data, evidence, discussion or survey of residents' preferences regarding an RPZ or any other mitigation scheme was mentioned during the meeting.

Secondly, the phrase 'the choice of residents', used in this way, is misleading and, instead, reference was made to a possible future choice. The TDM did not say that RPZ was the 'choice of residents' to deal with the overspill parking..they said (precis quoting from notes taken at the time) 'if it was the residents choice, then they (TDM) would not refuse to implement an RPZ.' We request this point in the minutes be amended to:

"The TDM said that there was insufficient on-site parking to avoid an unacceptable overspill having a severe impact on highway safety. They also stated that, if residents chose to support an area wide Residents Parking Scheme, the adverse impact on road safety would be reduced. This was therefore not seen as grounds for refusal as an RPZ could be made a condition if the

application were approved. The applicant had indicated they would be willing to contribute towards this."

It is important to establish the exact wording around the acknowledged severe parking overspill and RPZs in case a further revised scheme is submitted, and to ensure that no assumptions about residents' preferences are falsely minuted in documents of public record.

Sadly, the video that would enable a verification of the exact words used by the TDM has been removed from the council website. We - and our local ward councillors - have asked for an explanation why this has happened. To date we have had no answer.

Councillor Eddy's response to Question 1

My proposed 'solution' is to replace the full paragraph at 8 (point 7) with the following wording, which I hope you will find a lot more agreeable (if not going quite as far as your suggested replacement wording):

"The TDM stated that the option of a RPS to deal with overspill parking as a result of the development was not currently being pursued by the Council Administration, which has publicly stated it wished to see such RPSs command overwhelming support from local residents. The applicant had indicated that they would be willing to contribute towards an RPS. However, the TDM did not consider, on balance, that this development would create a sufficiently 'severe impact' on the highways locally that- should Members be minded to Refuse the application- such a ground for refusal should be sustainable in planning terms."

Councillor Eddy's response to Question 2.

I am informed by Officers that this is a direct result of a complaint to Bristol City Council that it was broadcasting an allegedly libellous allegation of an individual in one Public Forum's summary of their written statement. (According to the reports, the alleged libel was not made in the written statement, but in the verbal comments to the Public Forum statement). The Legal Complaint is apparently almost resolved- but, of course, it is not as easy as merely editing the statement as BCC, rightly, does not wish to start a precedent of "censoring" Bristolians' statements. As soon as this issue is resolved, I am assured the YouTube footage of this meeting will be restored.

Please see below a statement I would like to submit for the next DCA meeting on Wednesday 20th September. I would also like to do a verbal statement on the day.

Many thanks,
Helen Evans-Morris

To all DCA councillors, I am writing once again regarding the Broadwalk development.

I am writing to make one very simple and direct plea to you all, which is to ensure that on the 20th September, you reject the proposed minutes for the 31st May meeting as they currently stand. Instead, I would ask that you ensure the minutes accurately reflect what happened and what was said.

On the 31st May this committee unanimously voted to **REJECT** the Broadwalk Development in its current state. I was there, you were there and the video evidence backs up that this was the case. At no point was it ever stated that you were voting to defer the decision. The word defer was never even used.

So all I ask is that you ensure that the truth be upheld and the minutes accurately reflect the reality of that day. It really is that simple.

You are all public servants, so please act with the integrity and honesty your role demands and simply do the right thing.

Thank you.

Helen Evans-Morris

Statement for Development Control A Public Forum Wed 20th September

I am sure I am not alone in having many concerns about the planning decision making process, particularly in relation to the Broadwalk (Redcatch Quarter) Planning Application.

The unanimous decision of DCA committee on 31st May 23 was to refuse the Planning Application (not to defer it).

The minutes to be agreed today should accurately accord with that decision.

To do otherwise would be breach of Bristol City Council's Committee Procedural Rule 14.3 (on page 17) that *"Minutes will contain all motions and amendments in the exact form and order the chair put them."*

Michele Tedder

Laura Chapman Statement for DCA (20th Sept) re the Minutes of the 31st May DCA meeting

It probably won't surprise you that I started writing a statement that was full of elaborate legal and moral arguments to irrefutably demonstrate why you should insist on an amendment to the minutes of 31st May. But I don't think I need to engage in all of that. On 31st May, every one of you showed that you were willing to listen to both sides of the argument and do the right thing for the Knowle community. I imagine it felt really good to make such a bold, brave and fair decision that afternoon? Maybe it's even the sort of moment that made you decide to run as a Cllr? You definitely restored our faith in the system, albeit temporarily.

I still have no idea what changed for some of you on 5th July, but that isn't important right now.

What is important are the facts relating to 31st May, and they are really clear...

- Democratic Services are asking you to approve minutes containing this phrasing of the resolution:

*"RESOLVED: (unanimously) – that the Committee is **minded to refuse** the application on the grounds of the likely proposed density of housing per hectare and that **the application is deferred to a future meeting** including suggested reasons for refusal on this basis."*

- But Peter Westbury and Cllr Plowden agree that this is a more faithful description of events:

*"RESOLVED: (unanimously) – that the **application be refused** on the grounds of the proposed density of housing per hectare and that **the application would return to a future meeting** to consider the Officer's suggested reasons for refusal on this basis."*

If you listen to the recorded facts of 31st May, it's not hard to tell which of these statements is closest to the truth:



Tonight's decision to approve the minutes is about factual accuracy rather than planning debate, party politics, or personal opinion. I genuinely believe you all want to do the right thing. Please do it, and reject the minutes that are proposed today.

I would like to submit the following statement to Development Control Committee A, 20 September 2023

Agenda item 4, minutes 31 May 2023

I urge members of Development Control Committee A not to approve the minutes of 31 May 2023 as currently written.

The minutes indicate: RESOLVED: (unanimously) – that the Committee is minded to refuse the application on the grounds of the likely proposed density of housing per hectare and that the application is deferred to a future meeting including suggested reasons for refusal on this basis. That is not a true record.

The Committee resolved to refuse the application on the grounds of over-densification, and to ask the officer to return to the following meeting with a report stating grounds for refusal. This is absolutely clear in the council's recording of the meeting here: [Annual Meeting, Development Control A Committee - Wednesday, 31st May, 2023 2.00 pm - YouTube](#)

There is also additional video and written evidence to show that the current minutes of 31 May 2023 are not a true record of what was resolved, that Peter Westbury agreed it was not a true record, and that he was willing to change the wording.

I sincerely hope there is no background pressure on members of Development Control Committee A to vote for something that is not true. But, given that the whole process looks set to be investigated through judicial review, approving inaccurate minutes will only make the matter worse.

Please do not approve the minutes of 31 May 2023 until they accurately reflect the decision taken at the meeting.

STATEMENT to the DCA Committee: 20-9-2023

The committee has a difficult decision to make, made more difficult by the high level of public interest and a barrister's letter, as instructed by the Broadwalk campaigners, about the decision and how it relates to the constitution.

Since I received a copy of this letter, and indeed the email from Cllr Eddy in the days following the committee, I have made it my business to make sure I am well acquainted with the rules and guidelines for meetings and decisions of the Council.

Regarding the minutes of the meeting of 31/5/23

There are two that are relevant here:

COMMITTEE PROCEDURE RULES (CMR) <https://www.bristol.gov.uk/files/documents/3325-part-4-1-g-committee-procedure-rules/file>

14.3 Form of minutes: Minutes will contain all motions and amendments in the exact form and order the chair put them

And Part 5D **GOOD PRACTICE PROTOCOL FOR PLANNING**
<https://www.bristol.gov.uk/files/documents/3364-part-5-d-code-of-conduct-for-members-and-officers-planning-matters/file>

Appendix 1 of Part 5D captures the cooling-off period protocol that is published as a flow diagram with all committee papers. This was not correctly followed at the meeting on 31/5/23, as effectively the committee bypassed the motion to defer and went straight to a motion to refuse.

So there is a choice: Uphold the rules or not.

Surely upholding the rules must come above wishing that the protocol had been followed. The Nolan principles apply in this situation: The committee has to be *honest* about the procedural mistake and the minutes need to be truthful. In so doing you will demonstrate *leadership and integrity* in admitting to mistakes and putting them right.

If you accept this then the committee needs to decide what that means for the process, and minutes, of the meeting on 5th July. Was the committee then even able to make the decision that has caused so much concern? It may be necessary to defer agreeing these minutes for further consideration of what the next steps are.

I don't know how any other course of action can be explained to the public who are now so concerned about this. The proposed buildings may only cast a long shadow over their neighbours and Redcatch Park, but the actions of this committee may cast a long shadow over the whole city.

Dear sir/madam,

I will unfortunately not be able to attend the planning meeting (Scheduled for Wednesday 20th September) for the above proposed building due to work commitments.

I would like the following statement to be read on my behalf.

Over the past few years, the residents of Stonebridge Park, Shamrock Road and Ridgeway Road have frequently experienced anti-social behaviour from the hostel users. These behaviours include : drug taking, the purchasing of drugs, threats, theft from vehicles, littering, spitting, public urination, exposing themselves, disturbed sleep because of shouting and arguments, damage to property and foul language.

I question the capacity of the current support structure to cope even with its existing residents. When these issues are raised with the hostel staff, they are either ignored and no response is received at all, we are told that they are understaffed and not able to support with the issue or our concerns are dismissed (I have been asked on more than one occasion if I am certain that the perpetrator of the misdemeanour was a hostel resident). Our relationship with and trust in the hostel has dissolved.

I am horrified therefore that there is a proposal to increase the number of residents. The situation outlined above can but become more serious.

Our community cannot cope with further numbers.

Many thanks

Amanda Le Dem

Judging by the number of objections from surrounding residents, the main cause for concern is the current establishment and the misery it creates from the constant anti social behavior that local residents have to endure.

The rear of 27A Stonebridge Park directly overlooks properties/ allotments in Dubbers Lane. There is also an open air balcony for the residents of 27A Stonebridge Park to congregate on.

Constant shouting, swearing, loud music and erratic behavior can be heard from inside and outside of 27A Stonebridge Park.

We have lived in Dubbers Lane for 18 years and the situation has always been the same. Complaints have been made to 27A Stonebridge Park but the issues remain. Surely if this establishment was staffed professionally it should not be the responsibility of local residents to call and make the staff aware of what is going on.

For the nature and the number of existing residents with current/previous addiction dependencies and offending convictions that 27A Stonebridge Park warehouses these issues are inevitable considering its transient nature that pass through and who will have little or no regard to an established community of surrounding houses (many with young children).

Surely 27A Stonebridge Park is already over populated and poorly managed so to add even more accommodation does not seem appropriate, acceptable or fair to the local community.

The feeling within the local community is that Places For People are cramming in as many people as they can while milking as much money as they can from Bristol City Council.

Please do not grant permission for more accommodation.

I will not be able to attend the meeting on 20th September therefore I will not be able to speak.

Please find below my statement to the committee.

I would like to attend in person on the 20th. I will focus my contribution on issues relating to the footpath.

I have read the officers' report, and am pleased to note the pre-commencement conditions, particularly in relation to the mitigation of risk to important open space.

However, the site boundaries include the public right of way to the rear of the site boundary (from Ridgeway Road to the brook). There is no mention in any of the documents of how access will be maintained during construction. This is a popular path to enable residents to access Royate Hill and Dubbers Lane allotments, as well as for leisure and exercise. The condition of the path is also deteriorating; responsibility for this lies with the landowner and it would be good to see a plan for maintenance of this path included as a pre-commencement condition. Access to the right of way should also be included in the construction management plan.

It is also disappointing that the opportunity has not been taken to require the applicant to clear up the large volume of refuse that has accumulated as a consequence of the current occupants dumping refuse in the brambles behind the existing main building. This area of land is not within the site boundary for development, but is part of the overall site. It is hard to have confidence in the plans for refuse management or behaviour of future occupiers so long as this is not acknowledged or addressed.

Finally, the requirement to submit a SUDS plan is welcome. The current plans suggest storm water drainage to the brook (following the revision to the site boundaries - this was not in the original proposal). It is essential that the development should not negatively impact on water quality or flood risk. Can the applicant confirm that the changes to the site boundaries do not impact on the pollution risk associated with the development?

--

Mary Stevens

This is the statement that I have just added to the planning portal.

I am objecting to the application on the grounds of the impact on the residents as I believe that this is a major consideration for residents. As a Councillor, how can I object to housing and housing for vulnerable people? What I can do is advocate for a community who have been respectful in their objections. They want to feel heard and listened to about how supportive and tolerant that they have been over the years about living in front of a Level 1 accommodation. They have accepted the level 2 provision and now they are being asked to accept more. This land belongs to the organisation, so when will the building stop. They have already destroyed the natural habitat when they cleared the area to ascertain if there was nature and fauna present, only to conclude no, which I find hard to accept. Other options for build should/could have been considered before overwhelming the community. I am clear that whilst there have been consultations, their views and concerns remains unresolved.

Thanks

Cllr Lorraine Francis

I have expressed my concerns during the consultation phase of this planning process; but wanted the opportunity to speak to you about my families personal experiences. I have 3 teenage children – we have lived in our house for the last 15 years. As my children have become more independent and able to come and go from the house without me being with them they have been intimidated and shouted at by people from number 27a. One evening my daughter was saying goodbye to friends who were outside our home when someone started shouting at them and banging on the car. Another time someone was passed out in front of my car and my husband and I had to help him walk to the shelter. I have witnessed people urinating in the street and dropping litter.

We are often disturbed by low level antisocial behaviour and, when I have taken the time to address this with the staff team have been told that they do not have the jurisdiction to address or manage behaviour that is not on their grounds. I understand that the person who intimidated my daughter and her friends was reprimanded. But my children should be able to stand outside their home without being abused. Although places for people do not provide support for people outside of their accommodation, surely those commissioning services should expect them to support positive integration into the immediate community.

I appreciate that Bristol has a significant housing problem and support the need for social and supportive housing in our city. However, I think that the facility as it stands – with the 27a, the large 27 bedded unit and number 27 Stonebridge park is as big as the community can manage. I understand that the proposal for the additional individual living spaces is for people who are further along in their rehabilitation journey and do not need the 24 hour support that the people do in the main unit. However, I am not clear how this will be monitored to ensure this is adhered to- as the pressure for beds becomes more acute I wonder whether people with a greater level of need may be placed there, with the mitigation that there is a 24 hour staff team nearby.

Finally, I question the rationale and whether this proposal is focussed on the wellbeing of people in need of this service and their recovery. Being in close proximity of people using drugs and alcohol and easy access to dealers is likely to hinder their progression. Given my observations and experiences of Places for People I do not believe they have the infrastructure and culture to meet the needs of more people in this facility.

Regarding the committee meeting application no 23/01693/F on Wednesday 20th September 6pm at City Hall, College Green, I would like to register to speak and include a written statement, which is as follows:

My family and I are directly impacted by this proposal as we live opposite the house owned by the care providers and also opposite the entrance to the main facility on Stonebridge Park. Despite this we were not informed of this meeting and found out through other residents.

We are affected on a daily and nightly basis by shouting, gathering and loitering which makes us feel stressed, uncomfortable and even unsafe. We have also experienced attempted thefts from our vehicles which was confirmed by the centre as one of their users. These issues are not just confined to my family, it is a similar case with the majority of the residents in the street as I personally went door to door and asked many of them.

This leads me to the main point of the management of this care facility. Clearly if they cannot manage the current users efficiently, they should not be given permission to increase this number. This facility is one of the largest already in Bristol and the residents and ourselves are just about tolerating the current number of users.

We are a tolerant community and have a right to live without disruption and anti-social behaviour in our daily lives. The management needs to focus on these issues and improving lives and better outcomes for their users. They should also make an effort to reach out to the community and listen to their views as the only time we were contacted by them was to inform us of this proposal of extending the site with plans already devised.

These are just some of the reasons my family and I are not in favour of this proposal.

Asiyah Jawaaid



Mr P J Tyler
35 Stonebridge Park
Upper Eastville
Bristol
BS5 6RP

Development Management (CH)
Bristol City Council
PO BOX 3399
Bristol
BS1 9NE

12 September 2023

Ref; Application 23/01693/F to be considered by Development Control
Wednesday 20th September 2023

I Wish to make this Public Forum Statement submission as required before the deadline by
12 noon on Tuesday 19th September 2023

In December 2022 my solicitor submitted an application for adverse possession on land adjoining my property, 35 Stonebridge Park. I advised the land in question has been used without interruption or objection since 1992. Part of this land under the adverse possession claim is of the proposed application 23/01693/F. Confirmation from my solicitor of the adverse possession claim has been sent to you dated 5th June 23. and of the delay with the Land Registry.

Reference to earlier City Councils Planning enforcement team complaint 23/30034/Minor to the landowners stated, that the recent extent of clearance noted is significantly greater than that indicated in their pre-application enquiry and we have reminded them that the area is identified in the Bristol Local Plan as "important open space" forming part of Royate Hill Nature reserve. Are the land owners forthcoming regarding single use of self-contained timber cabins?

The extent of the clearance had no consideration of the vital haven for wildlife. Similar proposals in the 1980s was rejected and the only plan accepted was for the existing hostel built by The Bristol Churches Association and Bristol Cyrinians at that time their senior Supported Officer. Chris Parker stated. "Our proposal would produce considerably less traffic with probably only staff and servicing vehicles accessing the site It would also ensure that a large proportion of the site remains an open space". **This Promise should be Kept**

For many years my attendance especially on the Western side of the site, during hot/dry weather periods, I have been very aware of the potential high fire risk. The proposed seven prefabricated wooden cabins in this vicinity with the everchanging climate conditions and of wild fires would be an enormous risk.

Yours faithfully

Purpose:	Stonebridge Park Planning Committee Statement
Author:	James Brown - Transitions & Implementation Lead, Places for People Pat Steward - Head of Opportunities, Agile
Date:	19 th September 2023
Approver:	Katie Procter, Head of Supported Housing

Statement

Stonebridge Park

Since 1960, Places for People have provided accommodation, support, and care services to support vulnerable people live independently, create meaningful opportunities, and reduce reliance on Health and Social Care services.

We currently deliver approximately 750 units of supported accommodation nationwide, with two hundred of these being across the City of Bristol supporting homeless families, young families, customers with complex needs and single homelessness.

Stonebridge Park opened in 2000 and comprises of twenty-seven rooms of accommodation set over two floors. The accommodation is located in the fishponds area of the city and benefits from its out-of-town location looking over Clay Bottom. The site offers a peaceful environment to enhance people's lives with a wildlife corridor through the valley as well as the Bristol to Bath Cycle Path.

Stonebridge Park supports customers with varying support needs and backgrounds. For many, life events such as a relationship breakdown, the loss of a job, mental or physical health problems, or substance misuse have triggered their homelessness, and can often make dealing with these events even harder to resolve.

Since opening Stonebridge Park, Places for People have been forging strong and effective partnerships, and as a result the service was re-commissioned in 2017 as part of the Men's Bristol Pathway.

The service offers customers that have historically struggled with mainstream services and support, a way out of homelessness in a supportive and therapeutic environment. The supported accommodation collaborates with several other providers across the city, as well as delivery partners. This means that as a service we are able to access services such as Bristol Drugs Project, Compass Health Centre, GP's, Foodbanks, Probation and Hospital Outreach Teams.

This partnership working contributes to the success of the five housing providers across the Pathway who provide high quality supported accommodation and services to single males.

The pathway also has the ability to move customers between services for the effective management of referrals and to ensure customers achieve the best possible outcomes in suitable environments. The service also works with Bristol City Council receiving nominations for assessment from the housing support register. The pathway partners meets on a weekly

basis to discuss support and move on opportunities from Stonebridge Park with the Operational Management Group.

As testament to the success of the project it has moved on 135 customers to appropriate accommodation as a planned supported move over the last 5 years. This success is down to our consistent approach to support and long-standing staffing team of the service.

Having a consistent element in both support and staffing allows a greater understanding of the support needs of this customer group. We have an experienced team that come from a vast range of backgrounds, employment, and specialisms along with having a mix in age range and gender. Several members of our team have worked at the service for 10 years. Most of the team live locally and therefore have in depth knowledge of area and services/facilities nearby.

The 24hour support that customers can access also improves stability and reassurance to those most in need. Stonebridge Park is more than just a roof, it is a safe place and offers opportunities to people to realise their full potential, adapting our services to meet their needs to help them remain in a place they can call home.

Customer engagement is also key to the success of the project, with a resolute team driving forward a values approach with an open-door policy so ensure that all customers receive the support they need.

Housing Crisis

The accommodation need in Bristol is vast and there simply is not the supply of accommodation to house all the single applicants across the city. This means that Bristol has no option but to use non-supported accommodation to meet its statutory responsibilities, however the cost of this type of accommodation is unsustainable.

Between 2019 and 2022 homeless applications increased 698 to 4,773. The cost of this provision for the whole of 2019 was £803,889 resulting in a subsidy loss of £451,095.

This is due to the accommodation being of a non-supported provision/ private landlord associated. The cost for 2022 has rose to £5,869,392 resulting in a subsidy loss of £3,079,529. This is of course representative of the additional numbers requiring housing and the demand will only increase over the coming years.

Supported Housing Providers therefore offer greater value for money given the level of support customers receive and the lower cost of rents. The use of Supported Accommodation enables Bristol to claim back the subsidy resulting in over three million pounds in saving on singles accommodation alone should all non-supported accommodation be decommissioned.

Rationale

To meet the demand, our search for a solution involved the consideration of several options in finding and providing further accommodation for single people. We looked at properties on Stonebridge Park Street and the surrounding areas; considered floating support models to best support the customer group; we have also looked at repurposing buildings within our own stock; and opportunities to acquire and build on land in Bristol.

However, due to the high purchase price of accommodation, costs of materials to redesign accommodation and the high price of land in Bristol, the best option was to develop a project on land that Places for People already owned, which was support by the local authority.

On review of all of the land in Places for People Living Plus's ownership in Bristol, we identified a small plot next to the existing building at Stonebridge Park for the creation of seven small compact living spaces.

The benefits of using our land have enabled us to keep the costs of the development financially viable, allowing us to charge rents that are reasonable in comparison to other temporary accommodation or private landlord provision. The result is that the accommodation becomes affordable and easy to maintain for customers who are either already in work or looking to return to work.

The design means that customers have their own front door, and space to reflect, which has been evidenced to improved mental health wellbeing and outcomes for customers.

Challenges

We are very aware and recognise that this proposal has caused objections from the local community with concerns around increases in antisocial behaviour and potential for increases in disturbances to our neighbours.

We can absolutely understand some of the concerns raised by our neighbours, however operationally we have robust processes in place to deal with any Anti-Social Behaviour should it occur.

All customers of Stonebridge Park are given a clear understanding of expectations and standards upon arrival, and although not common, occasionally things do go wrong. We take a very proactive approach both within the building and the local area and treat incidents proportionally and supportively to ensure that community and customer group remain safe.

Our approaches range from reviewing support needs and partnerships, issuing warnings and in worst case scenarios, evictions. Where a tenancy has not worked we also have other options to prevent evictions by moving people through the Mens Bristol Pathway at short notice as part of our Tenancy Management Policy.

This is to ensure that customers are both supported, policies are followed, and stakeholders can see a remedy and solution. We aim to collaborate with local residents and encourage them where they see an issue or incident or issue to either report it directly to the management team at Stonebridge Park, or to the local police.

Stonebridge Park operates in line with all supported accommodation in the city and has a zero-tolerance policy on drugs and drugs dealing, and where this is found to be the case robust actions will be taken and police reports will be made.

Stonebridge Park also collaborates closely with the police community support team to maintain a presence and work with customers to support their needs. They regularly attend site to speak to customers and staff in efforts to maintain good relationships and prevent negative behaviours. We also collaborate with other partner agencies to ensure that the service remains a calm and nurturing environment for customers reducing the impact on the local environment and community.

To help ensure safety at Stonebridge Park we carefully manage the referrals we received from the Housing Support Register and Pathway partners with robust safety assessments for all customers completed prior to entry, which does occasionally result in refusals of customers as we cannot meet their needs. The new units will have enhanced lighting and CCTV to ensure the peace and safety of the local community.

The additional units will be overseen by our new National Support Service Manager, and locally managed by a Services Manager and Assistant Services Manager. There will also be two additional team members to collaborate directly with customers in the new accommodation. This will mean low caseloads and increased levels of support and assistance to move these customers through the Pathway and on to greater success in managing their own lives and future tenancies.

The location of the accommodation also benefits from on-site 24-hour staffing to support customers out of hours and deal with any potential issues. We have a 24-hour contact centre whereby any urgent or emergency repairs can be logged and responded to. Places for People also have an On Call system, so when incidents occurs and where escalation is required immediate solutions are available.

We would also like to note that there has been support for the project and its aims and objectives. People do understand the need for the accommodation and the reason for expansion and its benefits to those that need it most.

We understand people's environmental concerns, however we have met Bristol City Councils planning policies regarding the environment. Two ecology surveys and a tree survey have been undertaken. They have, alongside our good understanding of the site and its surroundings, informed and influenced the proposed development. We will, for example, be planting 56 trees to add to the many trees already present in the valley and to replace two small trees that need to be removed.

We also understand Cllr Francis' concern about highway issues locally. However, the proposed development will generate very little traffic and Highway officers are satisfied that the proposal will not raise any highway safety risks. A Construction Management Plan has been submitted, including the management of traffic during the construction process.

We have reduced the new bed spaces from two storey to single storey; and from 8 beds to 7. There is very little, if any, impact on residential amenity.

The proposed compact living spaces are the best, most sustainable, most deliverable option. Their design supports the health and recovery of people, and the health of the planet. They are:

- Light, spacious, high quality and quiet living spaces, to help people's recovery back to full health and to help them manage their own space
- Low carbon, fabric first, very energy efficient modular annexes, to support a net zero carbon Bristol

Following positive pre-planning advice from the Council, the development of 7 compact living spaces meets national and local planning policies. The proposed development will meet housing, climate emergency and cost of living requirements through the delivery of high quality, low carbon, affordable, modular compact living spaces.

We ask you to approve the proposal.

Hiya

I wish to speak in tomorrow's meeting regarding the extension of the rehab center.

Please find the written statement below:

I live directly opposite the facility and 27A and am one of the most affected neighbours. On a daily basis, myself and my family experience abusive behaviour, shouting, swearing, and a lot of noise. This is experienced both during the day and night. We cannot open our windows at night as the noise wakes us up and makes us feel unsafe. Anyone should not feel unsafe in their own homes.

My children are really scared of going outside the house alone – as they have previously been approached by drugged and drunk residents of the facility and have experienced anti-social behavior. No child should have to deal with this.

One week ago, my husband experienced in broad daylight one of the residents going for a poo on the street, he was totally shocked and appalled.

The facility is poorly managed and does not take responsibility for their residents, recently I called the facility to complain about noise and they refused to help and told me to call the police.

Many times in the morning I have experienced empty beer cans at my doorstep, indicating that someone was on my property while my family was sleeping. I've also seen fully drugged or drunk residents on my driveway and even in my garden. This is unacceptable and we do not deserve to be subject to such behavior.

The relocation of the bins which will be visible from the street and my house is again concerning. No one wants to be living next to a stack of bins and have to deal with littering, smell and an anaesthetic view.

Extending the facility will only make things worse, Stonebridge Park is currently dealing with a lot of issues that should be addressed by the council and the rehab facility.

Many Thanks

Nirgus Rashid

Dear Sirs,

I would like to make a written Public Forum Statement and would like to register to speak.

My statement is as follow:

"Social and complex care is in Crisis in Bristol. We all agree with that! But it is absolutely not the responsibility of the Community of Stonebridge Park to bear this crisis alone. This community has done so already for 20 years. Additional capacity will absolutely not be tenable due the lack of patient management and engagement from the contracted care provider. Although the planning committee appears to favour the development due to energy efficiency and land grabbing opportunities on site, the project seriously lacks the ambition of a truly sustainable project. One that promotes the true value of holistic community consideration".

Best Regards,

Fabien Le Dem

Amendment Sheet 20 September 2023

Item 1: - 27A Stonebridge Park Bristol BS5 6RP

Page no.	Amendment/additional information
46	<p>Further comments received from third parties-</p> <p>Impact on PROW to the south of the application site- No details are provided to how access will be maintained during construction. Case officer response: a provision asking specifically for details of maintaining an open PROW will be added to the standard Construction Management Plan condition.</p> <p>Concerns were raised by a third party regarding the drainage design and proposed storm water discharge into the brook. The Flood risk officers have advised that the standard drainage condition will cover this detail and will be reviewed by the Flood Team in due course.</p>
47	<p>Ward Cllr Francis has made additional comments-</p> <p>I am objecting to the application on the grounds of the impact on the residents as I believe that this is a major consideration for residents. As a Councillor, how can I object to housing and housing for vulnerable people? What I can do is advocate for a community who have been respectful in their objections. They want to feel heard and listened to about how supportive and tolerant that they have been over the years about living in front of a Level 1 accommodation. They have accepted the level 2 provision and now they are being asked to accept more. This land belongs to the organisation, so when will the building stop. They have already destroyed the natural habitat when they cleared the area to ascertain if there was nature and fauna present, only to conclude no, which I find hard to accept. Other options for build should/could have been considered before overwhelming the community. I am clear that whilst there have been consultations, their views and concerns remains unresolved.</p>
56	<p>Revised Construction Management Plan condition-</p> <p>5. Construction management plan</p> <p>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:</p> <ul style="list-style-type: none"> • A 24-hour emergency contact number; • Hours of operation; • Parking of vehicle of site operatives and visitors (including measures taken to taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction); • Routes for construction traffic;

Page no.	Amendment/additional information
	<ul style="list-style-type: none"> • Methods of preventing mud being carried onto the highway; • Locations for loading/unloading and storage of plant, waste and construction materials; • Proposed temporary traffic management arrangements including hoardings and/or footway closures; • Proposed temporary traffic management measures along the nearby PROW (BCC/241/10, BCC/242/10, & BCC/241/20) during works to install the proposed surface water drain shown on approved drawing no. 8930/02_Rev_A); • Measures to protect vulnerable road users (cyclists and pedestrians); • Arrangements for turning vehicles; • Arrangements to receive abnormal loads or unusually large vehicles; and • Methods of communicating the Construction and Maintenance Management Plan to staff, visitors and neighbouring residents and businesses; and • Restrictions on loading or receiving deliveries between the hours of 7-9:30am and 3:30-6pm on weekdays. <p>Reason: In the interests of safe operation of the adopted highway in the lead into development during the construction phase and ongoing maintenance of the development.”</p> <p>Additional conditions</p> <p>Updated BNG assessment condition required to address comments made regarding some missing data. The BNG metric doesn't have any data in the 'Delay in starting habitat creation (years) column for habitats created or enhanced. The delay is the no. of years between the habitat being cleared and the landscaping commencing. A net gain is likely still going to be achieved but the metric needs to be completed fully. Following condition is necessary-</p> <ul style="list-style-type: none"> • Prior to the commencement of development, a revised Biodiversity Net Gain assessment is required to address the missing date in the 'Delay in starting habitat creation (years) column for habitats created or enhanced. The metric shall be approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved detail. <p>Reason: To ensure that complete information is presented in the BNG assessment.</p> <p>To ensure that electric heating is not proposed -an updated energy strategy will be required prior to commencement of development removing the reference to Low Surface Temperature Panel Heaters.</p> <ul style="list-style-type: none"> • Prior to the commencement of development and updated Energy and sustainability statement shall be submitted to and approved in writing by the local Planning Authority. The revised statement shall remove reference to Low Surface Temperature Panel Heaters and provide details of how the development will comply with the heat hierarchy and also ensure that a minimum 20% saving will be made on residual energy use. <p>Full details of the air source heat pumps (including locations of installation) shall also be provided.</p>

Page no.	Amendment/additional information
	<p>The development shall be carried out in accordance with approved strategy and the renewable equipment shall be installed before occupation of each relevant unit.</p> <p>Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with policies BCS13 (Climate Change), BC14 (sustainable energy), BCS15 (Sustainable design and construction), DM29 (Design of new buildings)</p>

Minutes – 9 August 2023.

To replace current paragraph 7 with the following:-

‘The TDM stated that the option of an RPS to deal with overspill parking as a result of the development was not currently being pursued by the Council Administration, which has publicly stated it wished to see such RPSs command overwhelming support from local residents. The applicant had indicated that they would be willing to contribute towards a RPS. However, the TDM did not consider, on balance, that this development would create a sufficiently ‘severe impact’ on the highways locally that- should Members be minded to Refuse the application- such a ground for refusal should be sustainable in planning terms.’