

		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	<b>Speaker</b>	Hedley Bashforth	
A5		Bristol Tree Forum	
A6		David Davies	
A7		Dawn Harris	
A8	<b>Speaker</b>	Karen Bell	
A9		Wiebke Schmidt	
A10	<b>Speaker</b>	CLlr Gill Kirk	
A11		Hannah Blaszczyk	
A12		Dave MacLeod	
A13		Ben Ana	
A14		Amanda Davies	
A15		Naomi Stephens	
A16	<b>Speaker</b>	Rob Dixon	
A17		Sam Stephens	
A18		Jessie Camps	
A19		John Freed	
A20		Naomi Joy	
A21		iulia Manolescu	
A22	<b>Speaker</b>	Jeremy Bladon	
A23	<b>Speaker</b>	Martyn Pursey	
A24	<b>Speaker</b>	Chris Scoffield	
A25		Patricia Dodd	
A26	<b>Speaker</b>	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 already 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%<sup>1</sup>
- increased childhood leukemia risk 35-94%<sup>2</sup>
- increased brain cancer risk ~100%<sup>3</sup>

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](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 happen 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.