

**Site reference:**

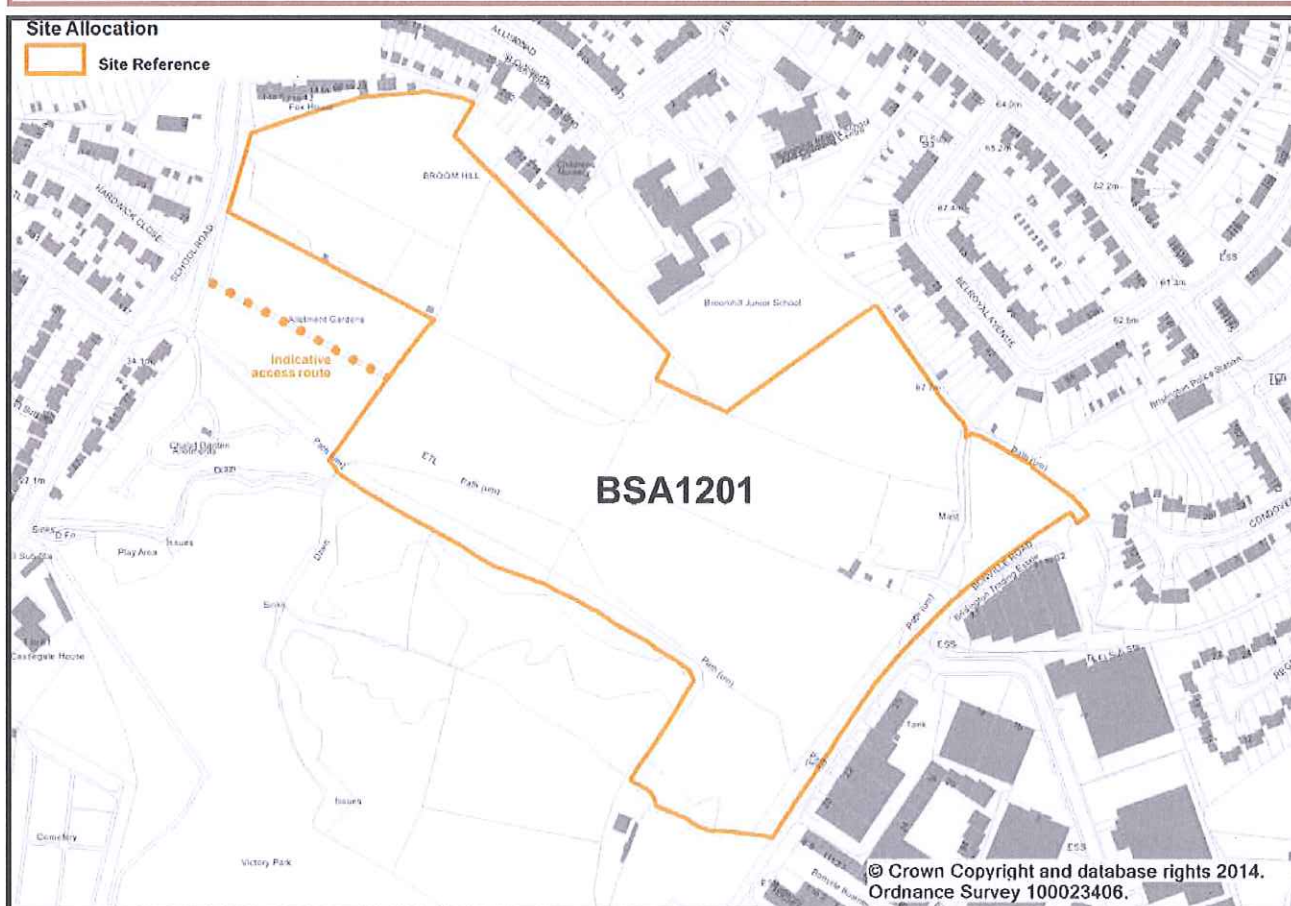
**BSA1201**

**Site address/location:**

Land at Broom Hill, Brislington

**Site area:** 9.1 hectares

**Ward:** Brislington East



**Allocation: Housing**

**Development considerations**

**Development should:**

- be led by a comprehensive masterplan of the whole site, guided by community involvement;
- provide suitable access, which may include access off School Road through the existing allotments and ensure that any allotments affected are reprovided on the site or on nearby land;
- be informed by an ecological survey of the site and make provision for mitigation and compensation measures, including enhancement to the grazing land adjacent to Victory Park and compensation for the loss of semi-improved neutral grassland and damp grassland (the site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features);
- retain or incorporate important trees and hedgerows within the development which will be identified by a tree survey;



### Development considerations *continued...*

- provide a green infrastructure link with Eastwood Farm Open Space to the north-east;
- take account of the overhead power lines;
- retain and where appropriate improve the public rights of way on the site and provide pedestrian / cycle links with Brislington Trading Estate;
- seek to provide pedestrian / cycle links with Eastwood Farm Open Space to the north-east via the site of Sinnott House Police Station;
- ensure that any scheme provides for any necessary improvements to the surrounding highway / transport network;
- address any potential noise, pollution and nuisance issues from nearby industrial uses through the design and layout of new development and incorporation of measures to prevent any noise or other pollution affecting new development;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework. The flood risk assessment should consider the impacts on the wider Brislington catchment, and lead to a reduction of the flood risk to existing properties and, where necessary, improvements to existing drainage infrastructure;
- incorporate appropriate Sustainable Drainage Systems to minimise surface water runoff and the risk of flooding;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services.

The estimated number of homes for this site is 300.

### Explanation

#### A housing allocation is appropriate as:

- The site is in a sustainable location close to the supermarket and shops of Broomhill Road / Fermain Avenue Local Centre, shops on the Brislington Retail Park, community facilities, employment areas and public transport infrastructure, with a residential context to the north and west.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.