

Brislington Meadows

Welcome

Thank you for taking the time to attend our exhibition today.

Brislington Meadows was allocated for housing by Bristol City Council in 2014 and Homes England was encouraged by the Council to bring plans forward. The site was purchased in March 2020.

Since then, Homes England has been in discussion with Bristol City Council, the community and ecologists on how best to deliver Bristol’s allocation for up to 300 new homes in a way that meets the requirements of Council policy.

We’ve done a lot of detailed survey work and received a great deal of very useful feedback from the community around ecology, climate change, pedestrian and cycle routes, minimising traffic impact and investment in Broomhill’s services.

All of this has been taken on board and we are now ready to share the outline plans with you. Homes England intend to submit an ‘outline’ planning application which means details will be addressed at a later stage.

This consultation is intended to give you an opportunity to view the plans, meet the team, ask questions and give your feedback.

The project team is here to help.

Who are Homes England?
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Homes England is the Government’s housing agency tasked with addressing the housing crisis, helping create homes, in particular affordable homes, and investing in communities.



Site location

Application boundary



Why Brislington Meadows?

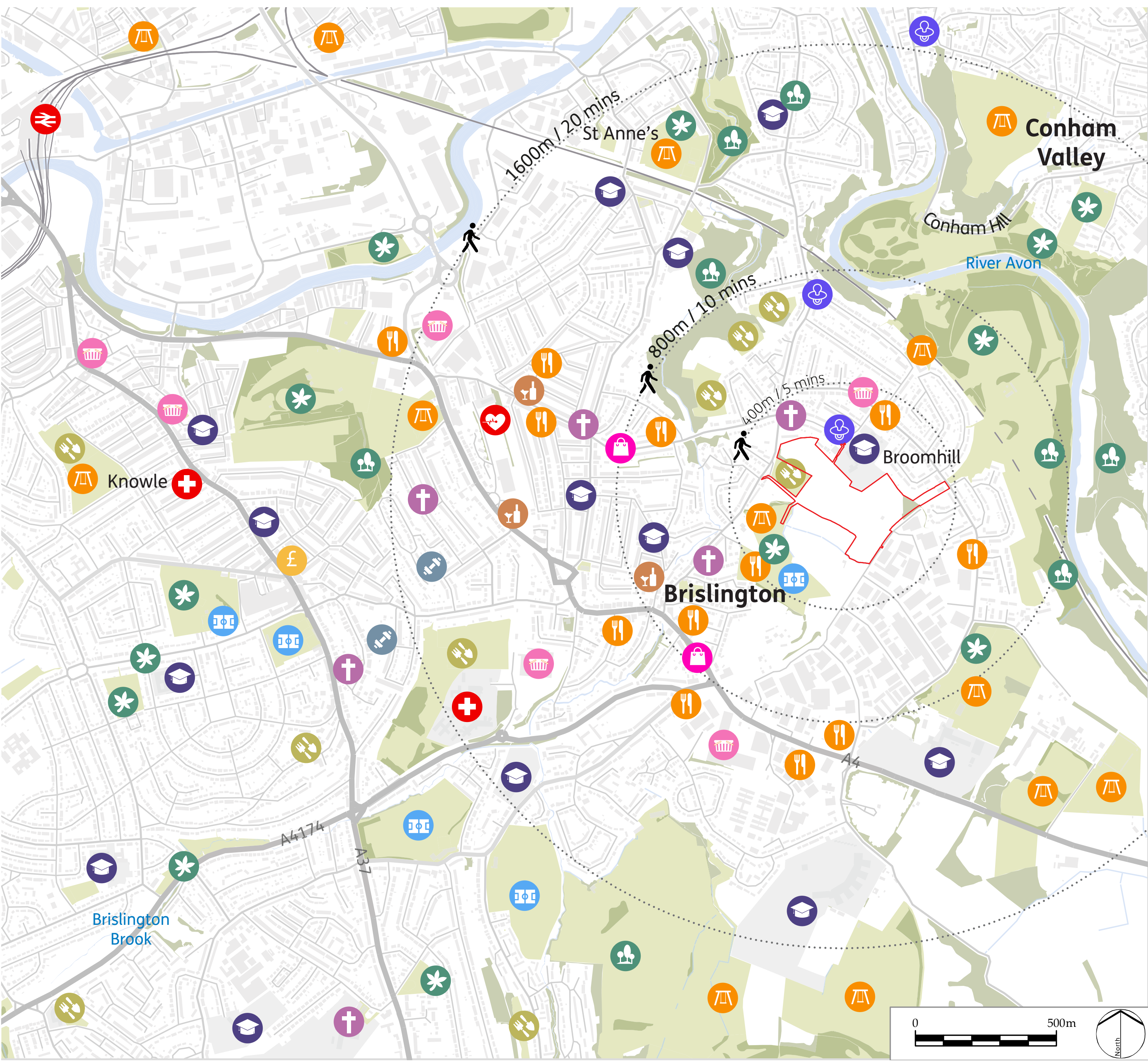
Bristol is a fantastic city and is widely regarded as a great place to live, but is facing the difficult challenge of balancing the urgent need for new homes against ecological and climate emergencies. We believe that balance can be achieved at Brislington Meadows but we acknowledge that not everyone shares our view.

Why here?

- It is Bristol City Council planning policy to build homes on this site.
- The mix of new homes, including affordable homes, family housing and apartments, increases the choices available to local people.
- New homes would be in easy walking distance of Broomhill centre, schools, shops, bus stops and employment, as well as Victory Park and Eastwood Farm, maximising the opportunity for people to rely on ‘active travel’ rather than the car.
- New residents would increase spending in local shops and businesses, helping to sustain the local economy and services.
- There would be an impact on the open fields but valuable wetland meadows will be created and as many trees and hedgerows will be retained as possible. Investment on and off-site will provide a 10% increase in biodiversity overall.

Key

Application boundary

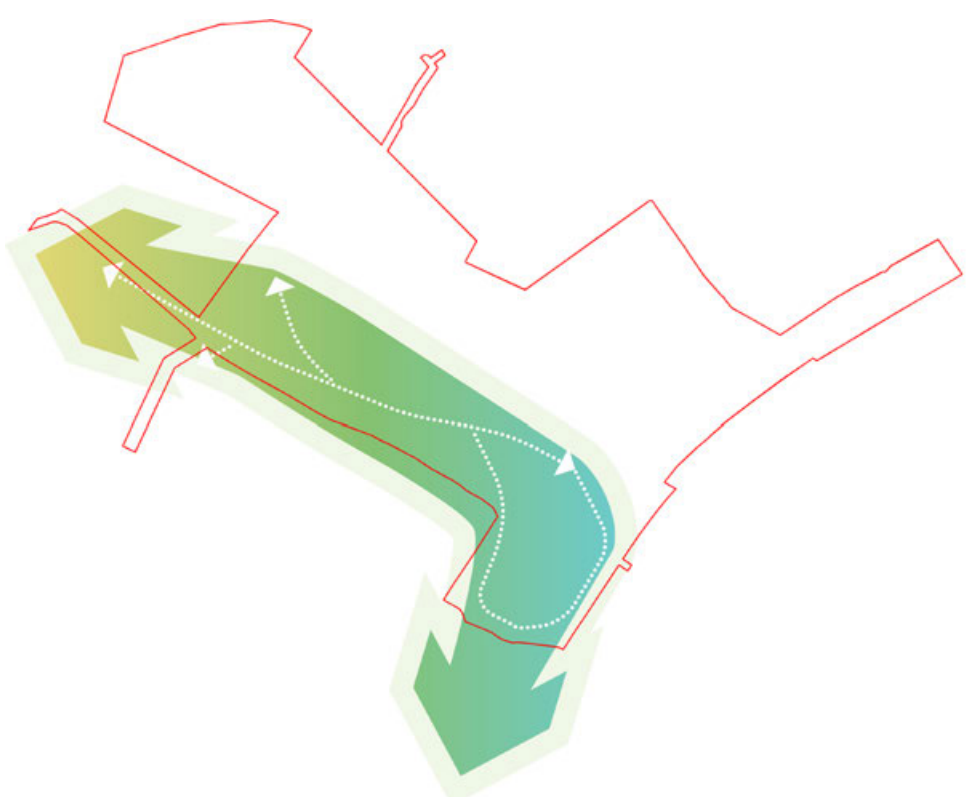
Waterlines

Brislington Meadows

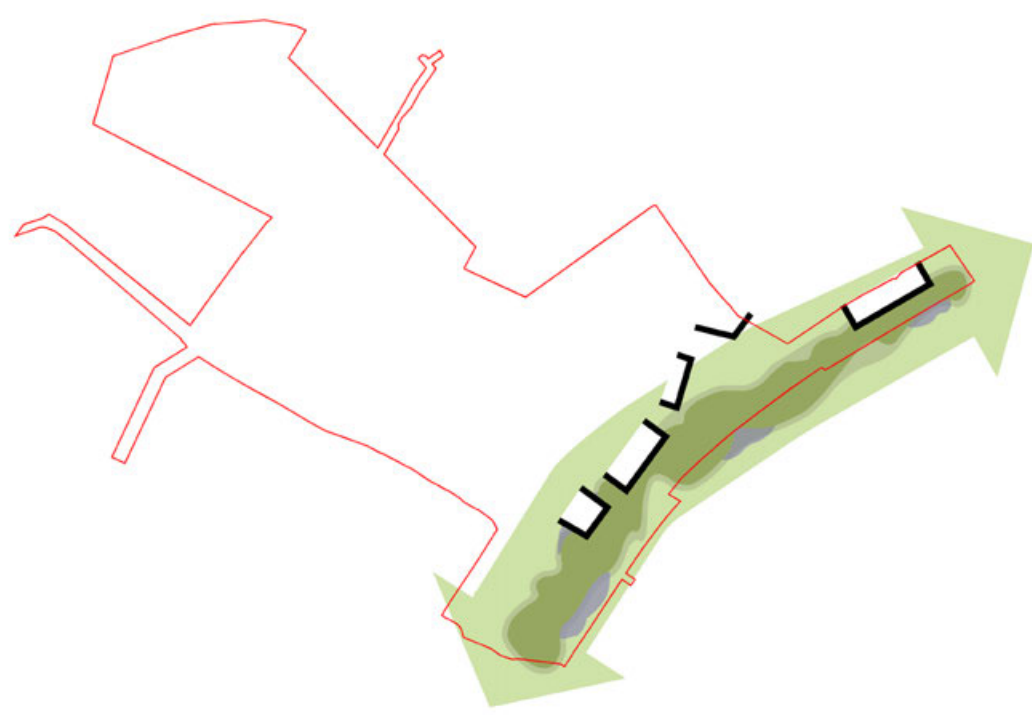
Principles of Design

Our key development principles are to:

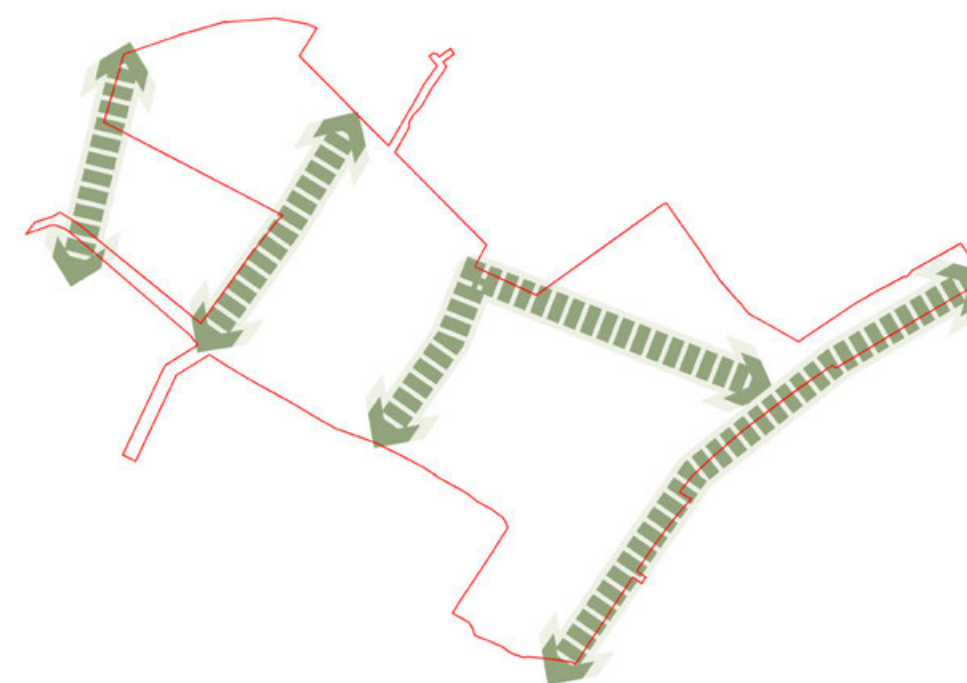
- Design a community where residents and nature co-exist
- Retain as many existing trees and hedges as possible
- Create valuable, diverse habitats including wet meadow
- Maintain key wildlife corridors across the site
- Provide large, varied open spaces and links with opportunities for play, learning, relaxation and well-being
- Deliver a mix of housing to reflect local need, including private and rented, affordable, family homes and apartments
- Commit to low carbon development and maximise opportunity for active travel.



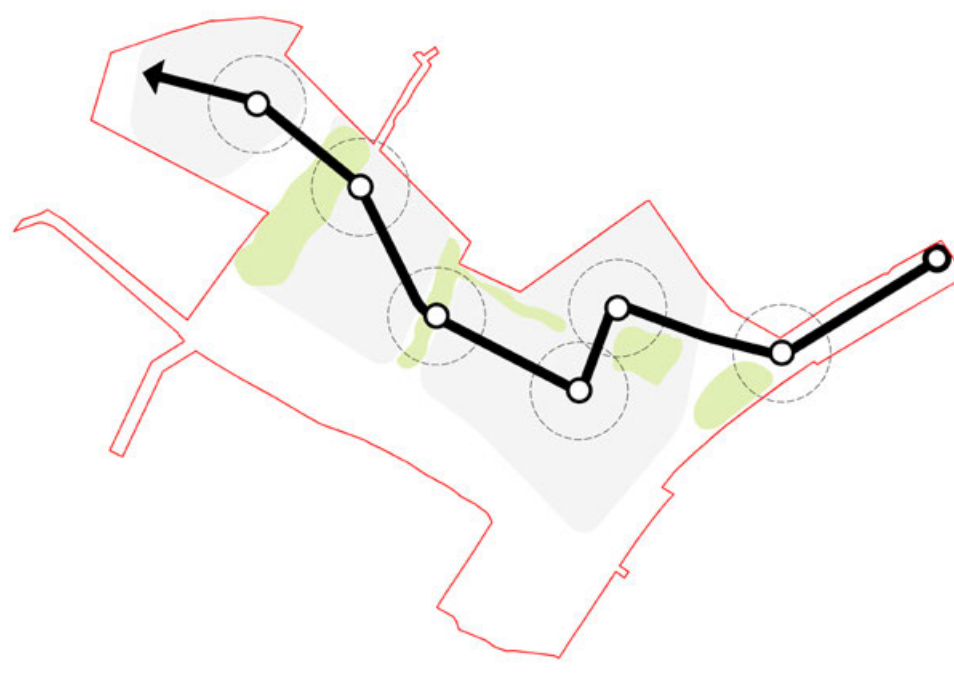
Wetland meadow



Homes within the landscape



Wildlife corridors



A street that connects open spaces



Application boundary

Brislington Meadows

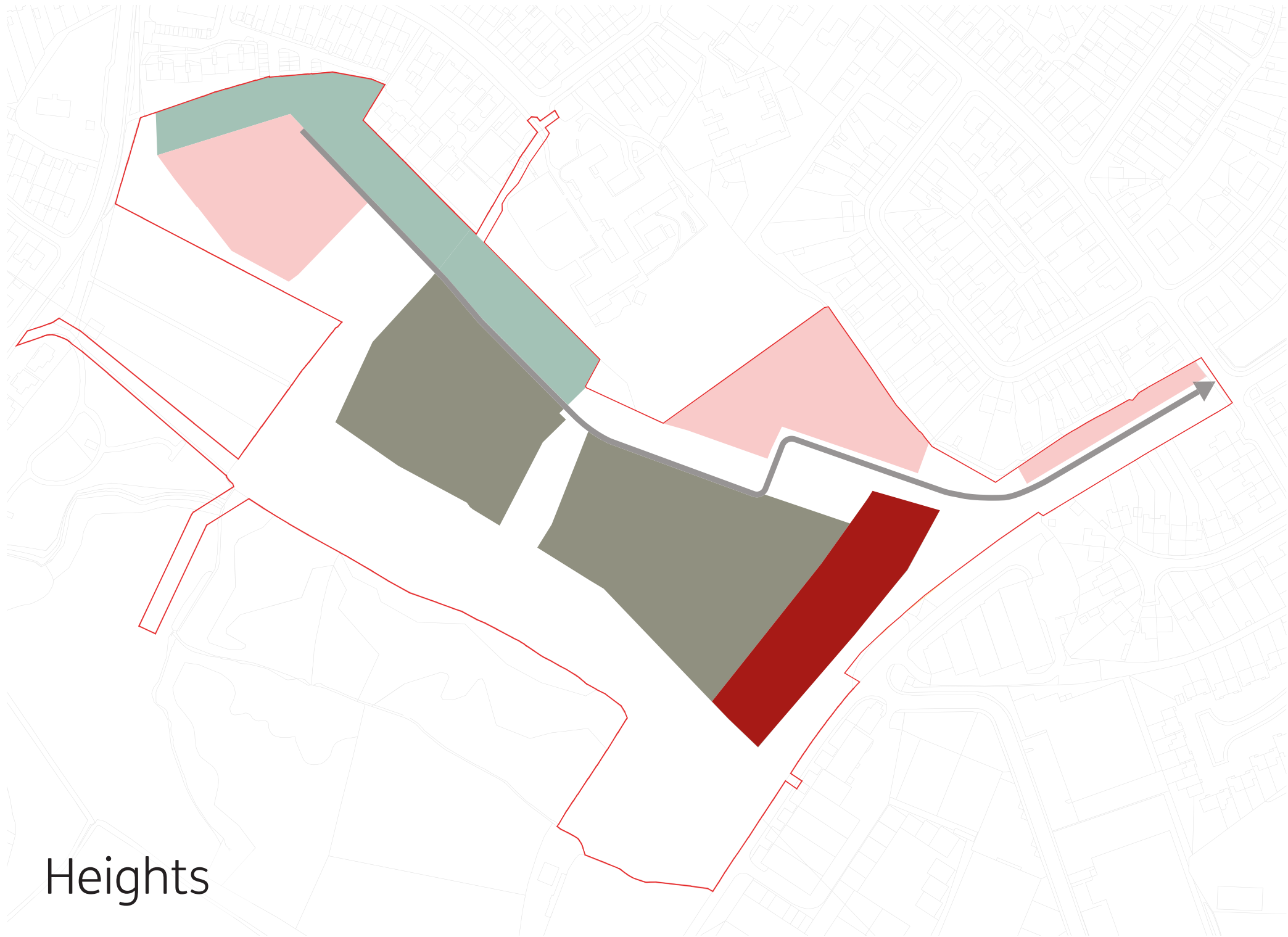
Development outline

These four plans set out the key fixes, or parameters, for which Homes England is seeking consent.

The detail will come forward through more detailed ‘reserved matters’ applications.

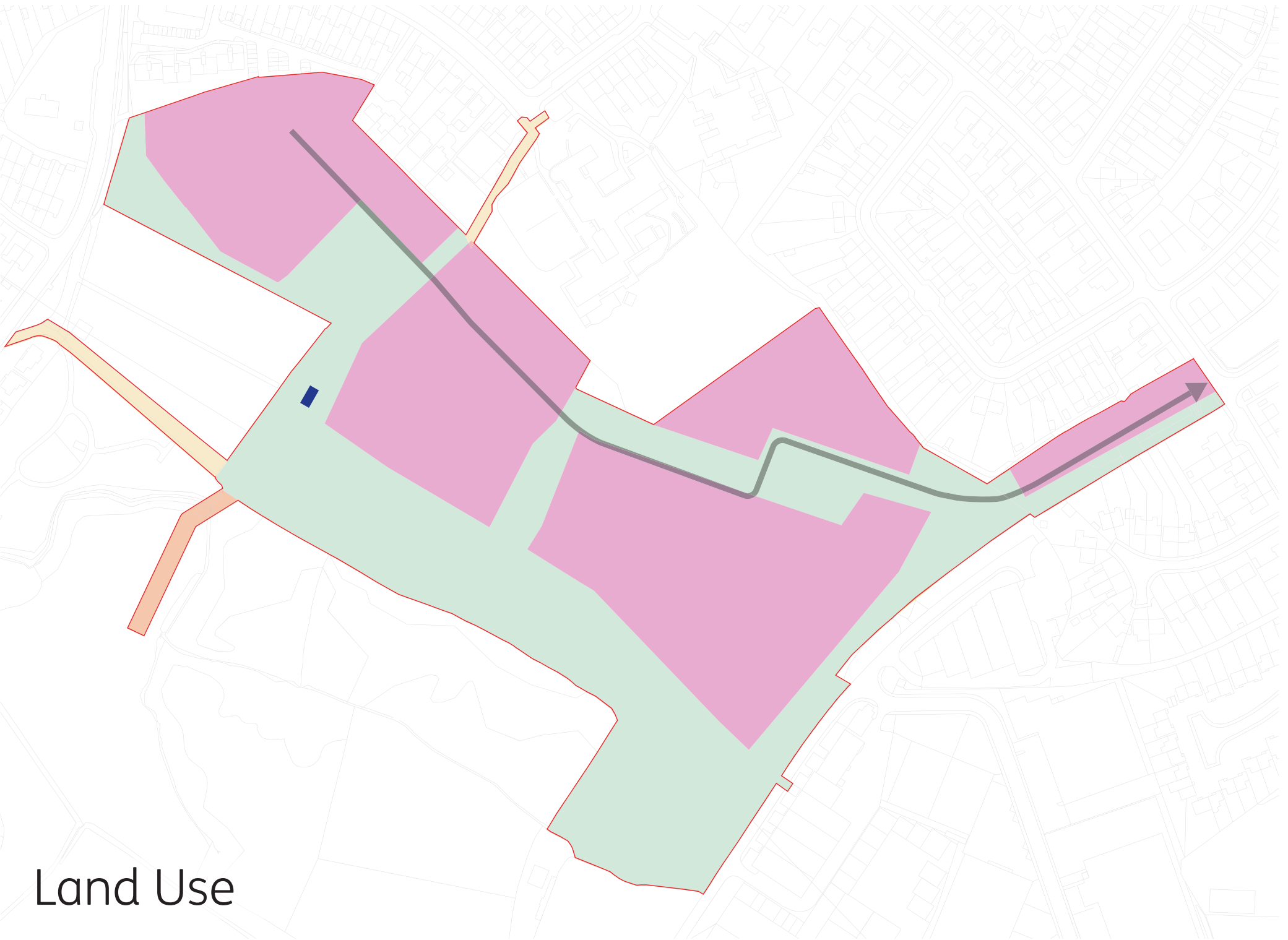
Heights Key

- Application boundary (9.6ha/23.7acres)
- 4 storey buildings
- 3 storey buildings
- 2.5 storey buildings
- 2 storey buildings
- Indicative Primary Route



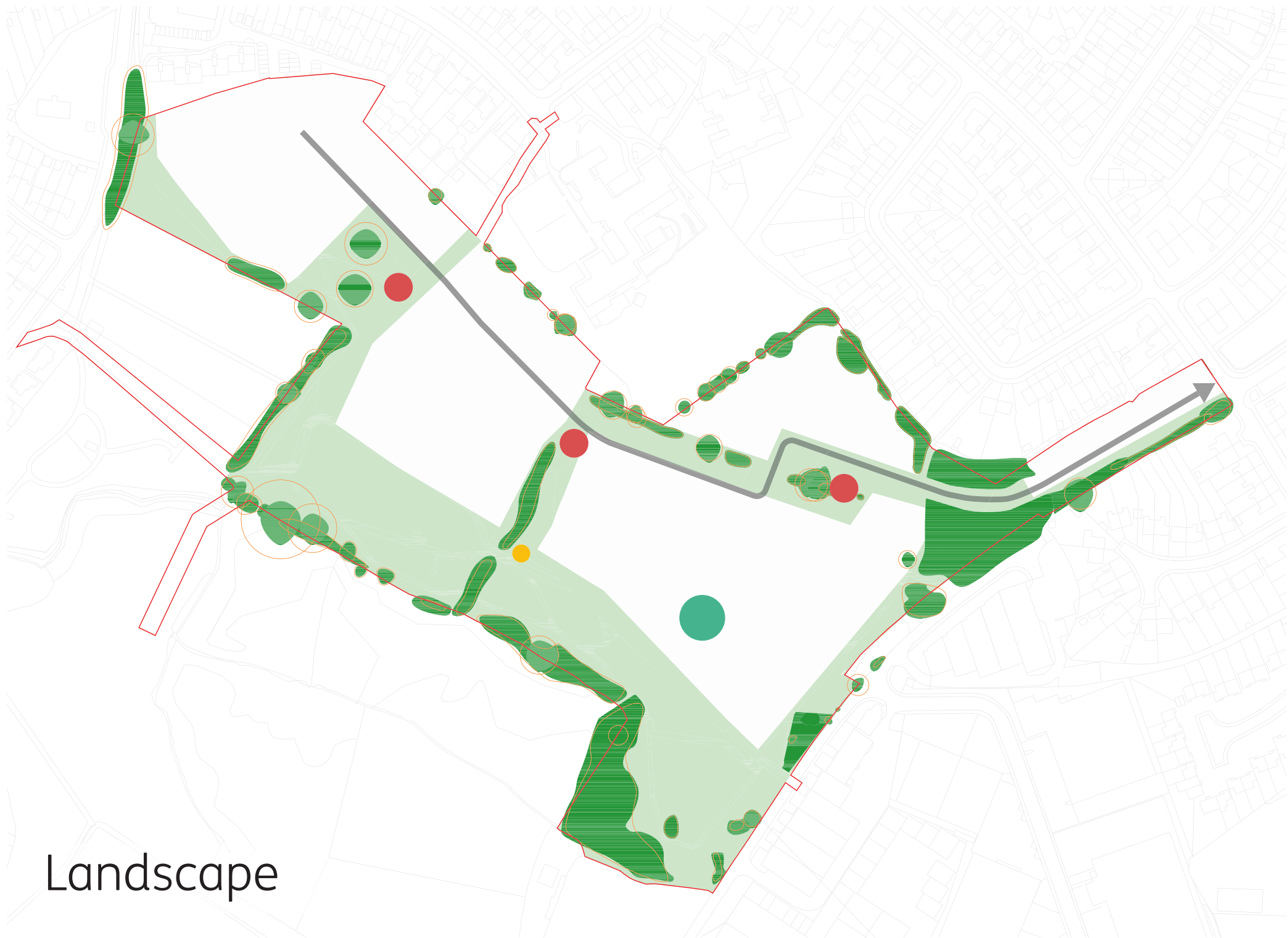
Land Use Key

- Application boundary (9.6ha/23.7acres)
- Residential development (C3 class) - c 5 ha
- Pedestrian and cycle link
- Indicative Primary Route
- Open space (includes suds, public rights of way, play areas, new and existing trees and hedgerows) - c 4.42 ha
- Underground sewer connection
- Pumping station



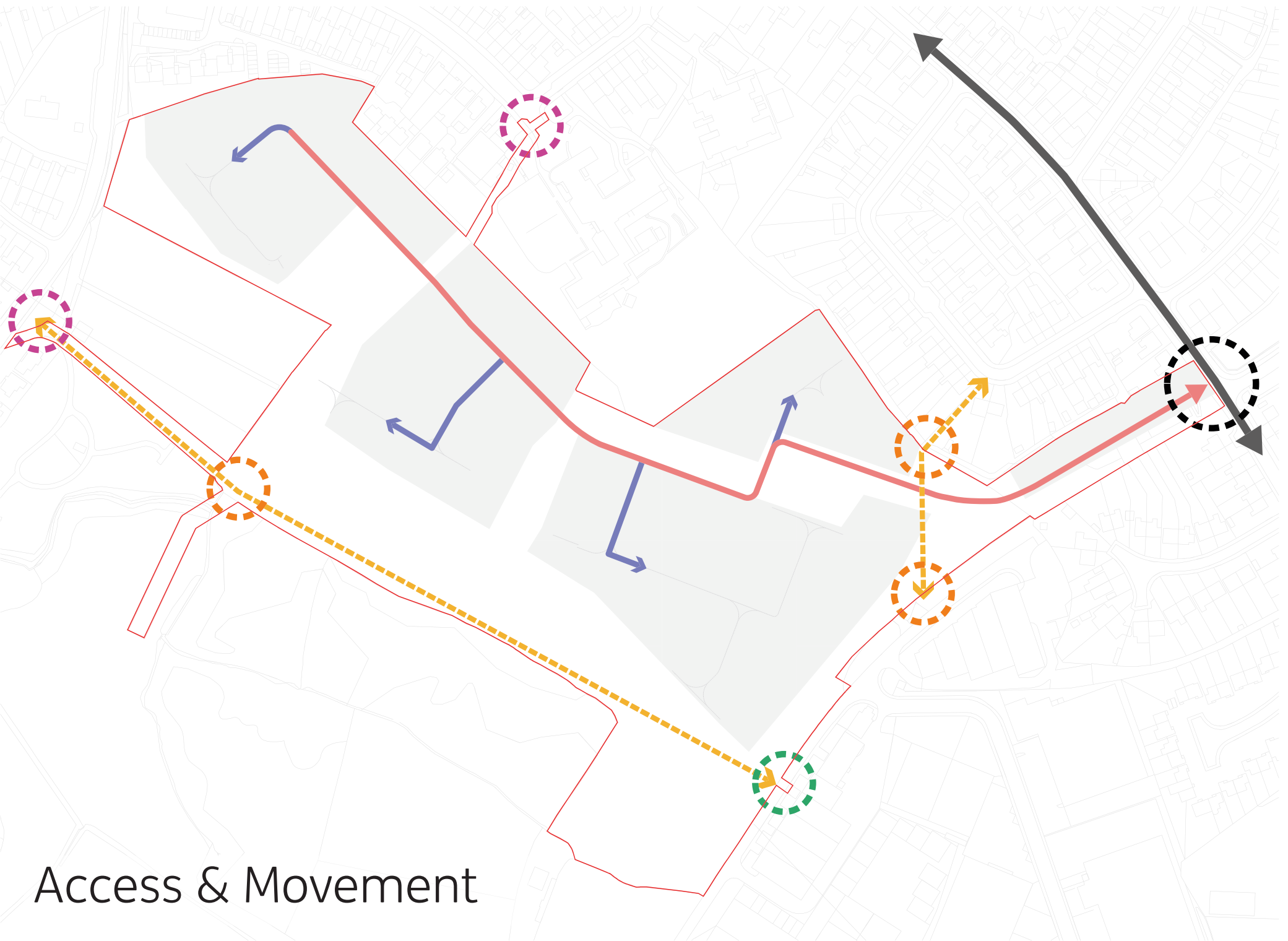
Landscape Key

- Application boundary (9.6ha/23.7acres)
- Existing trees/retained wooded areas
- Root protection areas
- Indicative Primary Route
- Indicative location of play area
- Indicative location of natural play (including new tree planting, footpaths, attenuation ponds)
- Incidental greenspace
- Indicative location of greenspace



Access & Movement Key

- Application boundary (9.6ha/23.7acres)
- Broomhill Road
- Indicative Primary Route
- Indicative Secondary Route
- Public right of way (PRoW)
- All user access
- Pedestrian/cycle access
- Pedestrian access
- Emergency vehicles, pedestrian and cycle access
- Developable area



Brislington Meadows

Illustrative Masterplan



- 260 homes
- 30% of homes to be affordable homes
- 55% of the land area to be green space
- Convenient cycling and walking links
- Wet meadows with boardwalks
- Retained trees and hedgerow corridors
- Wide variety of green public spaces
- Close to schools, services and jobs

— Application boundary

Brislington Meadows

Living with nature

Homes England has signed up to the Building with Nature¹ accreditation scheme to independently assess the value of the places we’re creating for people and wildlife.

Our proposals apply the “mitigation hierarchy” and:

- Retain, enhance and restore key ecological assets
- Create new habitats
- Protect ecological connectivity
- Provide biodiversity enhancement off-site

This is informed by a huge amount of ecological survey information covering: habitats, trees, hedgerows, botanical communities, invasive non-native plants, bats, badgers, reptiles, breeding birds and invertebrates.

Homes England fully appreciates the importance of ecology and has committed to deliver an overall increase in biodiversity (on and off site).

Some of this will need to be delivered outside the development area and, following planning permission, we will work with stakeholders to identify the most suitable sites for enhancement.

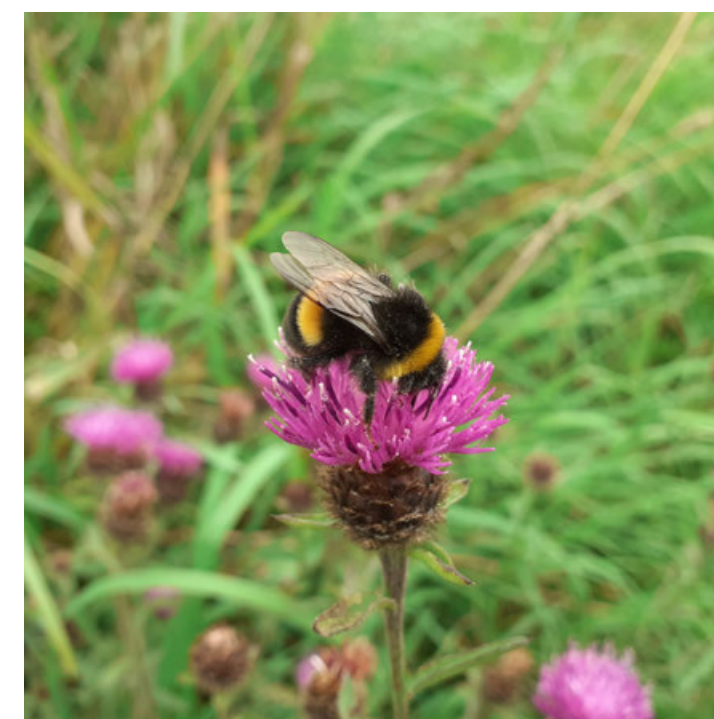


¹ <https://www.buildingwithnature.org.uk>

How will nature be prioritised?

We will do this by:

- Prioritising retention and enhancement of habitats with the highest value including trees, hedgerows, and habitat features that support protected or notable wildlife
- Delivering a hard-working 'green infrastructure' that will create habitats and permeability for wildlife, provide climate resilience and enhance people's enjoyment, learning and interaction with nature
- Delivering green links with off-site natural greenspaces such as Victory Park and Eastwood Farm
- Creating new habitats such as the wet meadows increasing habitat, flora and fauna diversity
- Safeguarding habitats in the long-term with a management and monitoring programme



Brislington Meadows

20 minute neighbourhood

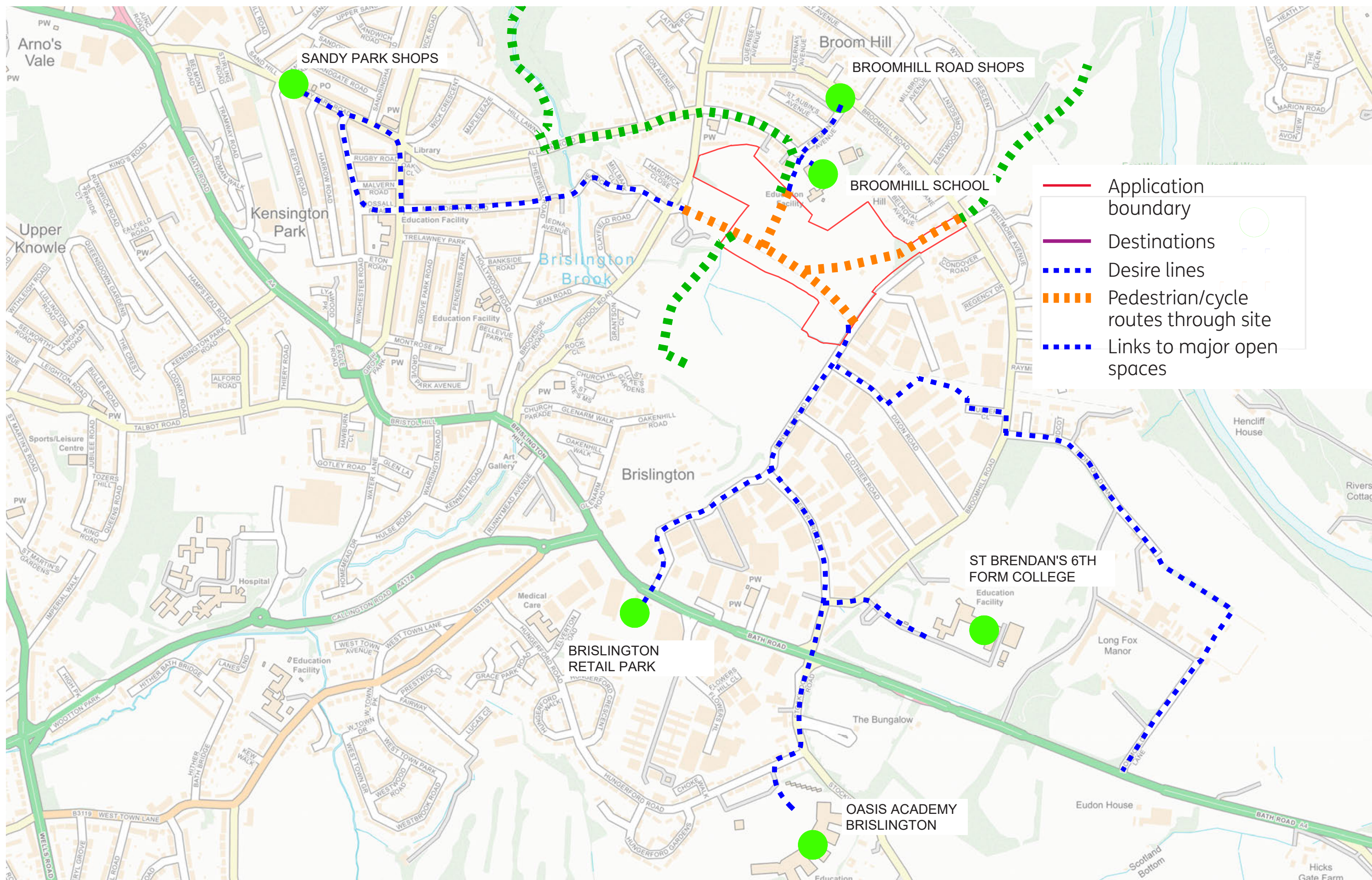
Whilst we cannot insist on reduced car use, Homes England’s is providing the best opportunity to live daily life without using a private car.

Broomhill, including new homes at Brislington Meadows, is an example of a ‘20-minute neighbourhood’ where people can reach shops, schools, work, parks and public transport from their homes within 20 minutes by walking or cycling.

Convenient access will encourage use of local services, helping them to thrive.

Key access and movement features include:

- A new walking and cycling link beside Broomhill Junior School, connecting new homes to local schools, shops, services and bus stops
- A network on improved routes across the site to improve non-car access to jobs, education, larger retail centres and key green space
- Investment in local bus service infrastructure on Broomhill Road
- Providing safer crossing points, new dropped kerbs for disabled/ pushchairs and improving surfaces



A sustainable neighbourhood

Modern development is massively more carbon-efficient than older estates. Some of the many things that are being explored to ensure this site is as sustainable as possible are set out here.



Design, Layout and Landscaping

The scheme will incorporate sustainable design principles in the proposed layout:

- efficient use of land
- positive solar orientation
- planting designed to manage overheating and cooling effects
- drainage designed to manage water run off
- work with the slopes to minimise the engineering of development platforms and retain trees and hedges
- optimise the earthworks balance to reduce movement of surplus soil
- maximum opportunity for 'active travel' will encourage walking and cycling
- provision of parking spaces with Electric Vehicle charging points

Energy Use

All new homes will be sustainable and low carbon use to meet the Future Homes Standard, achieved through:

- well insulated and ventilated homes
- designed to consider solar heating and cooling demand
- low carbon heating e.g. air or ground source heat pumps
- energy supplied by renewable sources including solar PV.



Brislington Meadows

Proposals in detail

Drainage

Surface water runoff will be channelled into Sustainable Drainage System (SUDs) attenuation ponds at the bottom of the slope, designed and managed to create a wetland habitat rich in biodiversity and nature interest.

These ‘ponds’ will hold water during periods of heavy rain and slowly release over time to allow for flooding risk to be appropriately managed. Boardwalks will be provided to enable access through the area.

There would be no increased flooding to people and property elsewhere as a result of the development.

Respect for neighbours

We have tried to be sympathetic to our neighbours, incorporating setbacks and limiting buildings heights close to existing homes, and orientating new homes to minimise overlooking. We have designed interconnecting walking routes and a wide variety of outdoor spaces with long views to ensure that the Broomhill community can benefit from the site.

Traffic

Access will be via Broomhill Road, with an access for emergency vehicles from Bonville Road.

The entrance will be designed to accommodate a refuse/delivery lorry turning into the site at the same time as a vehicle is waiting to leave, minimising the risk of delays on Broomhill Road.

An audit was undertaken last summer of pedestrian and cycle routes to local shops, education and jobs, and any difficulties identified, such as lack of dropped kerbs, narrow footways etc. Off-site highways measures will be discussed with Bristol City Council and are likely to include new pedestrian crossings, improved pedestrian and cycle routes and traffic calming.

Traffic counts have recently been taken on local junctions to determine existing vehicle flows on the local road network (Bristol City Council have confirmed traffic levels are similar to pre-pandemic).

Travel to Work data will be used to distribute development traffic onto the roads and junctions, and the impact of the development assessed.

Historic Environment and Archaeology

Desktop research and non-intrusive ‘geophysical’ surveys of the site identified historic features such as Roman field enclosures. We have therefore recently carried out archaeological ‘trenching’ to physically inspect these features and evaluate the extent and significance of remains and this has uncovered Roman enclosure ditches and fragments of pottery associated with previous settlement at the site.

Local investment

- We have committed to provide 30% affordable housing
- We will be engaging with Bristol City Council to agree Developer Contributions/Section 106 obligations
- The development will generate funds through Community Infrastructure Levy and Council Tax
- New residents can be expected to use local shops, services and businesses, increasing local spending and helping to support facilities.



Brislington Meadows

Thank you for coming



What happens next?

The scheme is not yet finalised and we welcome your feedback to help inform the emerging proposals.

The consultation period will continue for a month until Sunday 9th January so that residents and others can have their say on the plans.

From there, we will collate and analyse all of the comments received, make reasonable changes in response to feedback, and start to finalise our planning application, which we plan to submit in February or March.

Planning

The planning phase is long, transparent and thorough. It provides an opportunity for anyone to comment on the plans while Bristol City Council Officers do the same. We would expect the plans to go to committee for consideration, debate and a vote during the summer of 2022.

Should outline planning consent be granted, the agreed principles will be translated into a more detailed scheme which will be subject to a separate public consultation process. Homes England will not build any of the development themselves but will remain involved until all the houses are sold.

Get Involved

Thank you for taking the time to attend our consultation today, we appreciate how sensitive these plans are.

We would value your thoughts and feedback on the plans. There are several ways to give us your feedback.

Today: Complete one of our feedback forms and leave it with us.

By Post : Send your comments to us, freepost at ‘Freepost Consultation Reply’

On our website : www.brislingtonmeadows.co.uk

By Email : info@brislingtonmeadows.co.uk

By Phone : 0800 689 5209

Register for updates if you would like to be kept up to date.

Estimated timeline

