



an independent force for a better Bristol

24/01436/FB | Apartment block (23 residential, C3) with associated vehicular access and car parking, secure cycle storage, refuse and recycling storage, drainage, landscaping. | The White Hall Glencoyne Square Bristol BS10 6EU

The proposals have emerged following extensive local work and engagement over time about the future planning of the wider area and this site. We note the support for the proposals but also the remaining concerns and do not propose to parachute in our views on top of the local engagement. If the proposed disposition and proportions of land uses are considered acceptable, we would support the provision of 100% affordable flats with all homes provided at social rent (which is desperately needed in the city).

We observe that although land is taken from the existing playground and the proposals are discussed in terms of the new homes and reconfigured playground, the latter does not actually form part of the application site. In our view, it is important that the two are considered together and not separated in implementation. In this regard, we note the reassurances that the playground redesign will be brought forward prior to any housing development on the White Hall site, will be implemented as part of BCC's Parks Department funded improvement programme, and will be delivered with no less practical functionality in provision than the current, larger, playground. Additionally, we note that, according to the Planning Statement, the playground "is being redesigned and revitalised by virtue of the proposed development project" and therefore we recommend a Grampian condition is used to ensure the reassurances are honoured. In the circumstances, such a condition would be reasonable and therefore acceptable.

We have read the Bristol Tree Forum's response and that they question the BNG calculations. It is important that the expected gain is delivered and our preference would be to avoid this being exported from the locality.

In terms of building design, we consider the scale works and although the architecture is simple and utilitarian it fits in with the overall masterplan. The building's long-term success of course relies on the ongoing quality of management and maintenance.