## Selecting good places to build...





There are opportunities to tap into the city-wide ecological corridors, such as rivers



The push for biodiversity net gain (BNG) has significantly grown over the last decade

We need to use a system to measure how changes affect the community that looks beyond numbers



Solutions should address broad climate conflicts for lasting impact

We need to be matching

the right people with

the right homes

Engage by understanding community needs before site decisions are made



The challenge of earing diverse voices, not just the loudest



We need to retain an agile system whilst ensuring it is futureproofed

### Early impact of ecological drivers

Early education is needed for stakeholders on BNG together with clarity on site constraints and opportunities

Individual site ecology is vital, but it shouldn't be at the extent of the broader impact

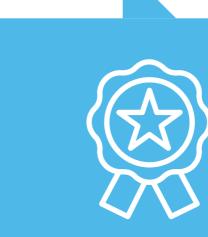
### Early impact of social drivers



Habitats and trees have value for ecology, climate and wellbeing

#### Maximising community engagement

Maximise existing resources through data pooling



There could be a role for the younger population as 'community champions'

### Planning system challenges

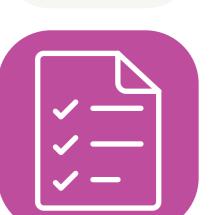
Fear, indecision and community distrust hampers effective site delivery

The planning system is not quick enough to guide city-scale development

# Pre-application and Assessment



More clarity on Council's pre-application technical assessments would be valuable



Planning conditions need to be considered - those that are not enforceable, precise and reasonable can delay development delivery

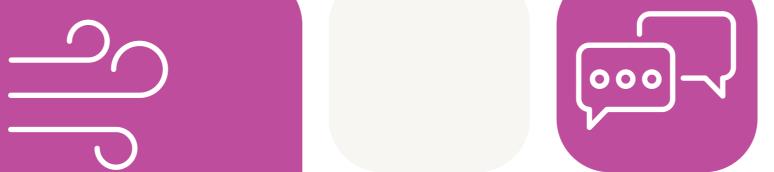
The intricacies of land ownership in regions



like Bristol pose unique challenges







Early collaboration, exemplified by Bristol's 15-minute city concept, leads to success

**Prioritise Nature Recovery Networks** and holistic design through early landscape and ecology input



wider infrastructure is in place

and connected

We should encourage early design and ecology involvement for better results



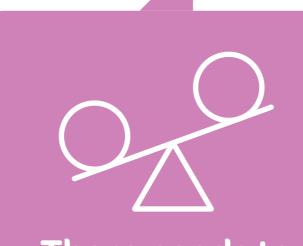
Broad early feedback that dilutes discussions may not always provide value

### Navigating technical challenges

Consultancy expertise should be used to inform and complement local authority assessment

Need balance in policy implementation and developer expectations

# Balancing complexity and practicality



There needs to be pragmatism in balancing competing priorities

Working together more in the early stages could help speed up decision making later in the process

### Collaboration and engagement

Enhancing estates, especially outside traditional boundaries, is key for improvement

Design reviews can provide helpful feedback, whilst using AI could make the process more efficient



### Efficiency and value

We need to recognise the broader impact, such as student developer rejections impacting housing for families

Simplified mechanisms are needed for streamlined scheme delivery post-application

# Planning Application



We need to bridge the gap between the delivery of homes and viability through improved education



Address resource challenges, project cost escalations and champion a unified Bristol growth strategy



Address challenges in building reuse, like Bristol galleries, with potential carbon-saving incentives



Set priorities at the outset to avoid extra costs and design changes



Address the functional and emotional aspects of parking in planning



Emphasise transparency in the Affordable Housing scheme approval process



Technology can simplify and accelerate policy adherence



environmental challenges

## Proactivity and education



can better support

politicians with

difficult decisions

Prioritise early, genuine engagement and understanding of local planning policies

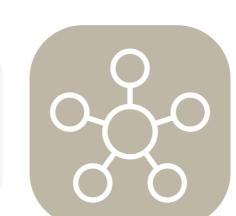
Balance sustainability goals with the need for affordability in housir

Prioritise viability in planning and properly allocate and explain financial contributions

Sustainability with economic needs



## Sustainability with social needs



Embrace strategies to ensure a full mobility offering, including car access and minimising car ownership

Promote broader development benefits and fund planning departments adequately

## Innovative design and technology

Creative design should be used to meet policy and environmental considerations, including using systems for draining and re-using water

Ensure policy allows for new technology and innovations for best outcomes



