# Keepmoat appointed for controversial Brislington Meadows housing development



In a significant development for the Brislington area of South Bristol, the Government has appointed Keepmoat as the developer for the controversial Brislington Meadows housing site. Homes England, the government’s housing and land agency, announced that the construction of 260 new homes is projected to begin next year, although a detailed planning application must first be approved by Bristol City Council’s planning committee.

Brislington Meadows has become a focal point of contention between local residents and developers. The land, situated between Broomhill and Brislington, has remained undeveloped since the expansion of South Bristol and is currently classified as a green open space, which under Bristol's draft Local Plan, should not be built upon. However, it previously received outline planning permission for housing development following an appeal won by Homes England against a refusal by the council.

In a statement, Homes England confirmed, “Homes England is pleased to confirm that Keepmoat has now been appointed as the developer for Brislington Meadows. They will now prepare a Reserved Matters planning application, which will include public consultation later in the year. It is currently anticipated that work will start on-site in 2026,” highlighting the conflicting planning designations currently attributed to the site.

About 30 per cent of the new homes will be classified as ‘affordable,’ targeted at those on the housing waiting list, and will be available for social rent through a housing association or the city council via the HomeChoice system. Furthermore, Homes England has delineated its commitment to enhancing the site’s ecological footprint, aiming for a 10 per cent increase in biodiversity, along with plans for new play areas and improved pedestrian and cycling routes.

The ongoing debate over Brislington Meadows has seen local campaigners and residents fighting for over 12 years to prevent development. The saga began in 2014 when the land was included in the Local Plan under the previous city council administration. Frustrated by inaction from the landowner, Bristol City Council facilitated a deal in 2020 that resulted in Homes England purchasing the site for £15 million.

Despite earlier promises from former Mayor Marvin Rees to protect the area for its ecological value, Homes England successfully appealed to the Government’s Planning Inspectorate and was granted permission to proceed with their original plans for housing. The echoes of this controversy have continued to resonate within the community, punctuated by protests and opposition rallies aimed at safeguarding the local environment from urban development.

The timeline of developments regarding Brislington Meadows reflects a complex interplay of local governance, planning regulations, and community advocacy. Moving forward, as Keepmoat prepares its Reserved Matters planning application, the matter remains within the purview of Bristol City Council’s decision-making, with the future of Brislington Meadows poised to evolve amid ongoing community concerns and ecological considerations.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.brislingtonmeadows.co.uk> - This URL supports the information about Brislington Meadows, including plans for high-quality landscaping and affordable housing. The site provides details on the proposals for the development.
2. <https://www.noahwire.com> - This is the source of the original article providing details about the Brislington Meadows development and the controversy surrounding it.
3. <https://www.keepmoat.com> - Keepmoat's official website provides information about their role as a leading UK home builder and might include details on future developments such as Brislington Meadows.
4. <https://www.bristol.gov.uk/planning-and-building-control/local-plan> - Although not directly linked in the search results, Bristol City Council's Local Plan would typically address how Brislington Meadows is classified under current planning regulations, reflecting the tensions between development plans and environmental protection.
5. <https://www.gov.uk/government/organisations/homes-england> - This URL is related to Homes England, the government’s housing and land agency, which has been involved in the Brislington Meadows development through purchasing the site and engaging with planning processes.
6. <https://www.gov.uk/government/organisations/planning-inspectorate> - The Planning Inspectorate's website could provide information on the appeals process and decisions regarding Brislington Meadows, given that Homes England successfully appealed to proceed with development plans.
7. <https://www.bristolpost.co.uk/news/bristol-news/government-announce-developer-controversial-meadows-10105055> - Please view link - unable to able to access data