

**WARD:** Stoke Bishop**CONTACT OFFICER:** Andrew Cross**SITE ADDRESS:** Land Located Between Nos. 5 & 11 Bramble Drive Sneyd Park Bristol BS9 1RE

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**APPLICATION NO:** 14/05709/F

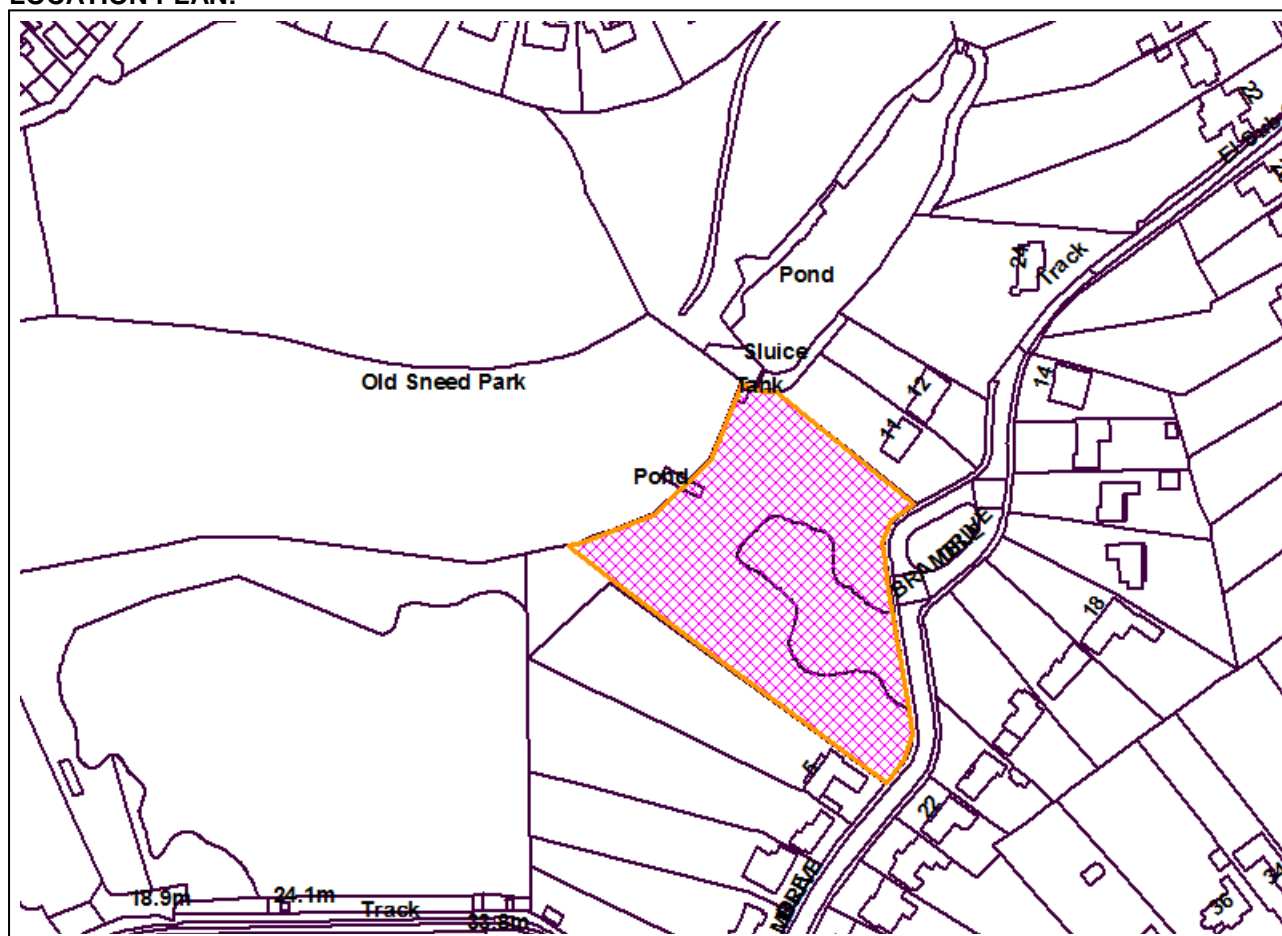
Full Planning

**EXPIRY DATE:** 13 January 2015**Construction of 5 no. detached houses with integral garages and private gardens.**

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**RECOMMENDATION:** Grant subject to Condition(s)**AGENT:** Aspect360 Ltd  
45 Oakfield Road  
Clifton  
Bristol  
BS8 2AX**APPLICANT:** Rigbrick Ltd (The Worlock Family)  
C/o Agent

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***The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.*****LOCATION PLAN:**

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**SITE DESCRIPTION AND APPLICATION**

The application relates to a plot of land set on the western side of Bramble Drive, between numbers 5 and 11 Bramble Drive, within the Sneyd Park Conservation Area. The site slopes steeply downwards to the north-west where it abuts the Old Sneyd Park Historic Park/Nature Reserve. The site is privately owned and not publicly accessible, however is designated as Important Open Space and a Site of Nature Conservation Interest, as set out within the Bristol Local Plan, Site Allocations and Development Management Policies (2014).

The application proposes the construction of five detached houses, each with private gardens and off-street parking, accessed from Bramble Drive.

See plans and photographs for full details.

**RELEVANT HISTORY**

13/05612/F - Construction of 5no. detached houses with integral garages and private gardens. WITHDRAWN prior to refusal due to inadequate arboricultural assessment; a lack of geotechnical information, and; nature conservation issues in relation to mitigation and issues of maintenance and ownership of remaining space to be retained at the north-western edge of the site.

71/04288/P\_U - Erection of five detached houses. PERMISSION GRANTED.

**EQUALITIES ASSESSMENT**

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that the approval of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

**RESPONSE TO PUBLICITY AND CONSULTATION**

The application was advertised via site notice along with letters sent to 74 surrounding properties. 85 written objections were received, along with 1 written comment in support of the proposal.

Councillor John Goulandris has commented as follows:

Many of my constituents have contacted me regarding the above application. All those, who have contacted me, oppose the application, as they perceive that it will cause serious harm to the Sneyd Park Conservation Area, harm which will not be adequately mitigated by the applicant's proposals. Given the Christmas holiday some residents have not yet written to you (whom I have advised to write as asap), so you are likely to receive some more objections. In any event, I can see that you already have a good number of objections.

It is a complex application and there are some factors, which are unusual and worry me.

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The applicant states that outline permission was granted in the late 1960s, subject to conditions, but allowed to lapse. That sounds very strange. How onerous were the conditions and why? I can't trace the planning permission, but I can see a couple of planning refusals, the last one being 71/03290/P. Is it possible to locate the details of the application and the reasons for refusal?

Older residents have advised me that the land in question was used in the past as a tip for potentially contaminated materials. The geotechnical survey skims over the issue of possible contamination and says that 'no contamination testing' was undertaken. I think it would be negligent not to seek a full environmental survey of the site now, before we consider the application any further. The survey should also consider issues such as water run-off and drainage.

The other major consideration, which would not have been an issue in the late 1960s, is that of the adjacent Nature Reserve and the adopted Council Policy DM 19. The applicant states that a key mitigant of the harm done by the proposed development will be to donate part of the land to the Nature Reserve. However, looking at the objection from Eileen Stonebridge (who was awarded a British Empire Medal in the New Year honours for her work as chairman of the Nature Reserve) it does not appear that the applicant has engaged in any discussions with the Nature Reserve Committee. There is, therefore, no way of ascertaining whether what the applicant is proposing is actually feasible and may in practice be an empty gesture.

There are numerous other issues, which also concern me. Neighbouring houses are virtually all 2 storey (as the applicant acknowledges in the local context section of the Design and Access Statement) and yet wishes to build very tall 3 storey houses. These will appear very dominant, especially when viewed from the Nature Reserve and the canopy cover will not be that effective a screen. The massing will be incongruous and detrimental to the local landscape.

The Neighbourhood Partnership tree champion has also lodged an objection and I concur with her thoughts. We have lost far too many trees in recent years. The leafy 'sylvan setting' of the area is a key feature of the Conservation Area, as various planning inspectors have commented on in the past, when considering appeals.

I recognise the need for more houses in Bristol, but this location is ill served by public transport. It is probably one of the worst locations for public transport and access in practice will be exclusively by car.

In summary, I think it would be in the interests of all parties for the application to be withdrawn to allow time for:

- 1) Discussions to take place with the Nature Reserve managing committee.
- 2) A full environmental/ground survey to include water run-off and drainage issues.
- 3) Re-consideration of the design of the houses and in particular the proposed height and massing.
- 4) Retention of more trees and/or a commitment to plant additional trees.

As the application stands, I object to it and hope that it will be either be withdrawn by the applicant or, if necessary, refused by Bristol City Council.

Objection comments received can be summarised as follows:

Principle (See key issue A)

- o The area is already saturated with housing
- o Loss of open space

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Wildlife (See key issue B)

- o Negative impact upon flora and fauna, including bats, badgers and slow worms
- o Who would maintain the retained wildlife area?
- o Proposed palisade fencing to the bottom of the site would be an eyesore and prevent wildlife passing through

Design (See key issue C)

- o Negative impact upon the character of the area
- o The houses would appear out of keeping with the adjacent nature reserve
- o The three-storey houses are out of scale for the area
- o The proposed houses are tightly packed together
- o The three-storey rear elevations would appear incongruous within the landscape
- o The density is too great
- o The roofline is too high
- o The houses are too large and will dominate those around them
- o Visual impact of solar panels
- o Negative visual impact when considering views from the adjacent nature reserve, especially given the reduction in tree cover to the upper part of the site
- o The buildings are unsympathetic to existing surrounding development
- o Proposed palisade fencing to the bottom of the site would be an eyesore and prevent wildlife passing through
- o The finished appearance of the proposed houses is unclear

Residential Amenity (See key issue D)

- o Increased noise
- o Increased light pollution
- o Overshadowing of 11 Bramble Drive
- o Overlooking of 11 Bramble Drive
- o Overlooking of 5 Bramble Drive
- o Amenity impacts during construction

Highways (See key issue E)

- o Increased traffic and associated highway safety issues
- o There are no public transport links within the area
- o It would be good if an access path between Bramble Drive and the Nature Reserve could be provided

Trees (See key issue F)

- o Loss of trees
- o Pressure for trees to be felled after construction due to their proximity to the proposed houses
- o Potential impact upon trees within neighbouring gardens
- o The proposal is contrary to the aims of Bristol Green Capital 2015

Sustainability and Flood Risk (See key issue G)

- o Increased rainwater run-off, which could impact the adjacent lake and neighbouring properties



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Contamination (See key issue H)

- o Possible contamination

Land stability (See key issue I)

- o Insufficient ground survey information
- o Ground stability concerns

Support comments received are as follows:

- o A significant improvement over the previous scheme
- o The trees to be lost are not individually significant, and approve of the plan to increase the overall canopy cover of the area
- o The site is scruffy, more of an eyesore than a beauty spot
- o More housing is much needed
- o The site is between numbers 5 and 11, suggesting that numbers 6-10 were previously anticipated

**OTHER COMMENTS**

Bristol Civic Society has commented as follows:

Bristol Civic Society objects to the proposed development. It adjoins a nature reserve and it is vital that a full ecological impact of the proposed development is undertaken before it is considered. The site is also in a Conservation Area and the bland, repetitive style of the proposed houses would neither preserve nor enhance its character.

**Transport Development Management** has commented as follows:-

Principle There is no objection to housing development on this site in transport terms. The trip generation associated with 5 houses in a residential area is minimal. The layout of the houses allows adequate parking and turning and visibility from the accesses.

**Local Conditions**

The site is not easily accessible by public transport and is not close to facilities, and will therefore be relatively reliant on private car, so it is important that an adequate parking provision is made to reduce on-street parking impact. 2 off street parking spaces are shown for each dwelling, with additional garage space, which is adequate for this size dwelling in this area.

Cycle parking at a ratio of 3 cycles per house can be accommodated within the large garages.

**Further requirement**

Footways will need renewing across the frontage of the site. An informal s278 agreement will be required and the works can be conditioned.

**Conditions:**

B1 - Approval of road works necessary with accompanying informative I025 - Minor works on the Public Highway

C5 - Implementation/Installation of Refuse Storage and Recycling Facilities - Shown

C7 - Completion of Vehicular Access - Shown

D20 - Protection of Parking and Servicing Provision

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**Nature Conservation Officer** has commented as follows:-

This proposal is directly on part of a designated Site of Nature Conservation Interest (SNCI), Sneyd Park. However, the site has become heavily overgrown and so lost part of its original nature conservation value.

The proposed wildlife corridor on the north-western boundary of the site would be secured by robust metal palisade fencing as shown on the Landscape Proposals Drawing Number 628-02 and this is welcomed. The fencing should be paid for and maintained by the developer to the west of the rear of the gardens which adjoin the proposed wildlife buffer area. If trees are proposed to be planted within the wildlife corridor these should be predominantly native fruit trees to benefit foraging badgers and birds.

No objection, subject to conditions set out within Key issue B and within the conditions section of this report.

**Contaminated Land Environmental Protection** has commented as follows:-

We have been involved in this site for some time now. The site itself is subject to significant made ground deposits of up to 4m. We have reviewed the two reports - the initial desk study and site investigation. The intrusive works were limited spatially by ecological constraints at the site.

The samples taken so far do not indicate an issue with contaminated soils, the results in fact are very low. The topsoil has not been tested as the author of the report (Geo-Testing Services) was informed the material would be removed off site. If this is still the case any new topsoil would have to be a minimum of 300mm (ideally more to facilitate healthy plant growth) and meet the attached criteria. If the existing topsoil is to be used then we would expect some testing in the future garden areas to validate it's suitability for use. The made ground on site likely to be removed due to stability and design reasons.

As the report was produced the gas monitoring was still being undertaken and the results are not yet available, though it should be noted if all made ground is to be removed off site then effectively the source material is removed also and gas protection (other than the requirements for radon) will not be required.

The extent of future investigations depends heavily on the proposed earthworks - the report and design and access statement make reference to a significant amount of excavations at the site. A groundwork's statement with plans of proposed excavations would really help me in being better able to condition any future planning permission accordingly.

Given the site conditions already encountered I would not object to conditions B12 (slightly amended) B13 and C1 being applied to any planning consent providing the following are included in the remediation strategy as a site assessment section based on the developers earthworks strategy, any such section must include the following

Gas monitoring results  
Earthworks strategy

**Flood Risk Manager** has commented as follows:-

The drainage strategy for the development will need confirming. The recommendation and driver for this area is to use infiltration techniques where possible, or reduce the discharge rate and provide water quality improvements.

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**Wessex Water** has commented as follows:-

#### Water Supply and Waste Connections

Please note that Bristol Water is responsible for Water Supply in this area.

Waste water connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website [www.wessexwater.co.uk](http://www.wessexwater.co.uk)

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.

Further information can be obtained from our New Connections Team by telephoning 01225 526333 for Waste Water.

#### Protection of Existing Assets

A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Wessex Water Sewer Protection Team for further advice on this matter.

Building over existing public sewers will not be permitted (without agreement) from Wessex Water under Building Regulations.

#### Building Near to a Public Sewer

No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Wessex Water. Please contact our Sewer Protection Team to discuss further 01225 526333.

**Landscape** has commented as follows:-

I'm in agreement with the findings of the TVIA and the broad assessment of the character of the conservation area and have no objection to the proposals on the grounds of effects on the townscape. I would make two suggestions: -

- A public access route from Bramble Drive to the Nature reserve is provided within the development
- Some of the proposed trees within the rear gardens' the smaller Malus for example - are substituted for larger growing native specimens such as oak and perhaps scots pine where space allows. This would boost the screening effect of the maturing canopies, reinforce the tree canopy in future years and further compliment the wildlife capacity of the neighbouring reserve.

**Urban Design** has commented as follows:-

Notwithstanding that this development sits within an Important Open Space and Site of Nature Conservation Interest, the character of this part of the Sneyd Park Conservation Area will not be adversely impacted upon as a result of this application. The proposed development accords with the low density settlement pattern in the area by infilling a vacant street frontage between existing dwellings.

It is unlikely to significantly reduce the open character of this western part of the conservation area containing the Old Sneyd Park Nature Reserve valley. The views across the valley from the west will not be adversely affected and the scheme will reinforce the existing built form enclosure along the eastern edge of the valley. An effective landscape strategy for the rear gardens/wildlife corridor should be agreed whereby suitable landscaping is proposed to mitigate any potential visual impact of the proposed three storey rear elevations of the dwellings when viewed from the west. It is acknowledged that there will be an impact on views towards the west from Bramble Drive, but this is

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not deemed to be significant as the extent to which the proposed dwellings sit into the slope will help reduce their projection above the skyline.

The development will provide a new frontage onto Bramble Drive creating some additional enclosure and activity along the street edge. This proposal will introduce a coherent building line to this side of Bramble Drive which currently has a more varied frontage line. The proposed units could, however, be located closer to the highway (providing they would not project significantly above the skyline by moving further up the slope) which would provide more open space to the rear of the dwelling houses and a stronger relationship with the street. In this regard, the proposed dwelling, No. 6, would also sit more comfortably next to the existing dwelling, No. 5 Bramble Drive.

A public footpath should be incorporated within the scheme linking Bramble Drive to the wider nature reserve area to the west.

**Arboricultural Team** has commented as follows:-

I visited the site this morning and have the following comments.

I have assessed the trees at the upper part of the site and whilst a number of the trees do contribute to the character of the area they are not of sufficient value as to prevent development adjacent to Bramble Drive.

That said Policy BCS 9 states 'Individual green assets should be retained wherever possible and integrated into new development. Loss of green infrastructure will only be acceptable where it is allowed for as part of an adopted Development Plan Document or is necessary, on balance, to achieve the policy aims of the Core Strategy. Appropriate mitigation of the lost green infrastructure assets will be required.

Development should incorporate new and/or enhanced green infrastructure of an appropriate type, standard and size. Where on site provision of green infrastructure is not possible, contributions will be sought to make appropriate provision for green infrastructure off site. '

An updated survey has identified trees for removal and replacement under the Bristol Tree Replacement Standard. There are a couple of trees however that are indicated as being retained but considering their proximity to the proposed dwellings and potential for growth, I consider it to be impractical to retain them. Given their proximity to proposed development they are likely to be severely damaged during the construction process or if they survived this be inappropriate species to be suitably retained in such close proximity to a dwelling.

They are T7 - Ash - 420mm dia

T28 - Ash - 210 dia

Their removal would require an additional six replacement trees under the BTRS totalling 51 trees.

Trees 23-27 are also fairly close to the proposed dwelling. They could be retained further to some reduction and formative pruning, but I am not confident that they would be retained in the longer term once dwellings were occupied.

Considering the location of the proposal it is very important that a buffer is retained between the development and adjacent Nature Reserve. For this reason it would seem appropriate to get a robust planting scheme in the reserve area that would provide good screening between Sneyd Park and the development.

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Current proposals to plant 23 small species such as amalanchier and sorbus in the rear gardens of the properties (albeit with a lengthy hedgerow) does not adequately satisfy the Bristol Tree Replacement Standard.

Can you let me know what the current proposals are for the Reserve Area to the west of the site. It is imperative that the future management/ownership of this part of the site is made clear in order that suitable planting proposals for the site can be drawn up and agreed.

To conclude, in principal I see no reason to object to the development however current proposal for tree retention and replacement are inadequate.

**Arboricultural Team** has commented as follows:-

The landscape plan No 628 02A looks much improved with more robust planting between the development and the Nature Reserve, an important component to contribute towards the mitigation of trees lost to accommodate the development.

**The Conservation Advisory Panel** has commented as follows:-

The design of the houses were undistinguished and their lack of quality would harm the character of this part of the Conservation Area. The proposal could make a more efficient use of urban land. A terraced crescent could provide greater accommodation with no loss of economic viability.

It was essential that planting be used to screen the view of the new houses from the nature reserve.

The panel supported the recommendation of the applicant's consultant that there should be an evaluation of the archaeological deposits before development.

**RELEVANT POLICIES****National Planning Policy Framework – March 2012****Bristol Core Strategy (Adopted June 2011)**

BCS5	Housing Provision
BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
BCS13	Climate Change
BCS14	Sustainable Energy
BCS15	Sustainable Design and Construction
BCS16	Flood Risk and Water Management
BCS18	Housing Type
BCS20	Effective and Efficient Use of Land
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment
BCS23	Pollution

**Bristol Site Allocations and Development Management Policies (Adopted July 2014)**

DM15	Green infrastructure provision
DM17	Development involving existing green infrastructure
DM19	Development and nature conservation
DM23	Transport development management
DM26	Local character and distinctiveness
DM27	Layout and form

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DM29	Design of new buildings
DM31	Heritage assets
DM32	Recycling and refuse provision in new development
DM34	Contaminated land
DM35	Noise mitigation
DM37	Unstable land

**KEY ISSUES****(A) IS THE REDEVELOPMENT OF THE SITE ACCEPTABLE IN LAND USE TERMS?**

The site is vacant, privately owned, and not publicly accessible, however it has been designated as Important Open Space and a Site of Nature Conservation Interest (SNCI) within the Bristol Local Plan Site Allocations and Development Management Policies (July 2014). Policy BCS9 of the Bristol Local Plan, Core Strategy (2011) states that "Open spaces which are important for recreation, leisure and community use, townscape and landscape quality and visual amenity will be protected" but goes on to set out that "Some areas of open space may be released, through the development plan process, for appropriate development where:

- They are no longer important for recreation, leisure and community use, townscape and landscape quality and visual amenity;
- Development of all or part of an open space would result in improved urban form or an enhancement to existing open space areas."

Policy DM17 of the Bristol Local Plan, Site Allocations and Development Management Policies (2014) states that: "Development on part, or all, of an Important Open Space as designated on the Policies Map will not be permitted unless the development is ancillary to the open space use." The supporting text to Policy DM17 reflects the criteria for protection of 'important open space' under Policy BCS9 above where it states in para. 2.17.4 that: "Important open spaces with a role and value for recreation, leisure, community use, townscape, landscape or visual amenity quality are designated and shown on the Policies Map and protected from development."

The creation of five new residential properties on part of the site cannot be considered to be ancillary to the designation and therefore fails to comply with policy DM17.

The application site abuts the adjacent Nature Reserve, which has the same Important Open Space designation. The application site is, unlike the adjacent Nature Reserve, not publicly accessible. On this basis, the application site cannot reasonably be considered to have a significant role or value for recreation, leisure or community use, and as such considerations of the acceptability of development on part of this open space is therefore restricted to issues of townscape, landscape and visual quality and whether the development would result in an improved urban form or enhancement of existing open space in the context of policies BCS9 and DM17.

It is noted that nature conservation considerations have been raised by a number of objectors, and the SNCI designation of the site is noted.

Issues of townscape, landscape, visual quality and nature conservation will therefore be amongst the issues discussed within the key issues below.

It is noted that the agent has referenced that the site was previously granted planning permission in the 1970's for residential dwellings, which were never implemented. The street numbering, with numbers 6-10 missing from the street, indicates this, and the layout pattern of buildings along Bramble Drive has a clear interruption by the site in question. This permission has long since expired

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and the policy position has advanced significantly since this time.

That said, the development does contribute to new housing, as set out under Policy BCS5, which anticipates 4200 homes during the plan period from such 'windfall' sites.

The site is otherwise located within a residential environment where further residential development should be considered acceptable subject to compliance with other policy considerations, as set out below.

**(B) WOULD THE PROPOSAL BE ACCEPTABLE IN RELATION TO NATURE CONSERVATION?**

Core Strategy policy BCS9 states that national and local sites of biological and geological conservation importance will be protected having regard to the hierarchy of designations and the potential for appropriate mitigation. The extent to which a development would contribute to the achievement of wider objectives of the Core Strategy will be carefully considered when assessing their impact on biological and geological conservation. Where development would have an impact on the Bristol Wildlife Network it should ensure that the integrity of the network is maintained or strengthened.

Policy DM19 states that development on or adjacent to sites of nature conservation value will be expected to enhance the site's nature conservation value through the design and placement of any green infrastructure provided. Development which would have a harmful impact on the nature conservation value of a SNCI will not be permitted.

As set out in key issue A above, the application site is set on part of a designated SNCI. However, it has been expressed by the City Council Nature Conservation Officer that the site has lost part of its nature conservation value as it has become heavily overgrown. While the development of five houses is proposed, a large proportion of the site would be retained as a designated wildlife area (shown on plans 129-PL-001D and 628-02A), and would be managed by the site owner.

The proposed tree and hedgerow planting on the site, which includes native fruit bearing varieties, is positive in terms of nature conservation through the provision of habitats and foraging opportunities. The substantial boundary treatment between the residential gardens and the wildlife area is welcomed by the Nature Conservation Officer, as this would provide protection of the wildlife area from residents who may otherwise use the area.

No objection has been raised by the City Council Conservation Officer in relation to the proposal on ecological grounds, with a number of conditions suggested in relation to site clearance; reptile and badger surveys; the provision of bat and bird boxes; hedgehog boxes and routes; bat and badger protection (through methodology) during works; and the provision of a management plan relating to the wildlife area.

Overall, given the above and the provision of relevant planning conditions, it is concluded that while the development would have an impact upon the Bristol Wildlife Network, the integrity of the wildlife network would be retained, and overall the nature conservation value of this part of the SNCI would be enhanced when considered against the existing situation and if the site were to remain in the current overgrown state.

**(C) WOULD THE PROPOSED DESIGN BE ACCEPTABLE?**

The Authority is required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. Where there is harm to a listed building or a conservation area the decision maker "must give that harm considerable importance and weight."

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Section 12 of the national guidance within the National Planning Policy Framework (NPPF) 2012 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with any harm or loss requiring clear and convincing justification. Paragraph 132 of the NPPF states that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Further, Para.134 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

The application site is set within the Sneyd Park Conservation Area, of which Bramble Drive forms a part. The area, including Bramble Drive, is characterised by low density residential development set within spacious plots. The proposed development of five new houses on the site accords with these characteristics.

In the context of Bramble Drive and its historic development, the application site in its current undeveloped state may be considered a gap site that interrupts the layout pattern and built edge of the remainder of the cul-de-sac. Indeed the planning history relating to the site suggests that an intention to develop the site for housing has existed since the remainder of the properties on Bramble Drive were developed in the 1960s and 1970s. The proposed development would complete the built edge of development along Bramble Drive by infilling the gap and creating a coherent layout pattern that accords with the established layout pattern of the locality.

The proposed three-storey houses are of a substantial size, as is characteristic for many of the properties in the area, however the changes in ground level are such that the houses would appear as two-storey development set below the level of the road. The rear elevations are of a greater scale than the frontages, however the dense tree cover to the lower part of the slope, which would be significantly added to as part of the application and secured by condition, in terms of tree cover would be effective in masking the proposed houses from view when considering views from the adjacent nature reserve. Furthermore, any glimpsed views of the proposed development would be read against the backdrop of existing dwellings on the opposite side of Bramble Drive, and beyond.

Some objection comments received raise concern of the quality/suitability of the houses proposed given the context. The houses proposed share characteristics of nearby development on Bramble Drive in terms of substantial detached houses set in spacious plots, with hipped and gable features to roofs, and variety in terms of fenestration patterns and external detailing. The street scene along Bramble Drive contains variety in terms of built form and scale, and concerns in relation to the roofline being too high (as put forward within objection comments received) are not shared, with the development considered to conform with key characteristics of the surrounding built environment. Proposed finishing materials include red/brown bricks plinths with off-white render above, along with stained timber panelling, aluminium/timber composite windows in a grey finish, slate tiles, permeable block paving and timber fences. Subject to the provision of sample materials, which can be secured by condition, the form, appearance and finish of the proposed houses are considered to sit comfortably in the context of surrounding development.

Within their consultation responses, both the City Council Urban Design Officer and Landscape Design Officer have expressed that the proposed development would not be visually intrusive when considering distant views, including views from the adjacent nature reserve (see full comments within the consultations section above). This assessment is in recognition of the Conservation Area, SNCI and Important Open Space designations of the site. As stated above, the site is already well screened by virtue of the trees on the hillside, and while a small number of trees would be removed, a significant number more would be provided as part of the development proposal, and would provide additional visual screening. The backdrop of existing houses and vegetation further up the hillside beyond the application site would further aid the assimilation of the development into its surroundings.



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and minimise visual prominence. This is not to say that no views of the proposed development could be afforded from certain vantage points, however the visual change when compared to existing is not considered to constitute harm to the Conservation Area.

In relation to the comments put forward by the Conservation Advisory Panel, the principle of a terraced crescent of houses suggested seems to bear no relation to any of the established characteristics of the Conservation Area and is considered a completely unsuitable alternative to the scheme put forward.

Overall it is considered that, subject to relevant planning conditions, including the provision of sample materials, the proposed design is acceptable.

**(D) WOULD THE PROPOSAL CAUSE ANY UNACCEPTABLE HARM TO THE RESIDENTIAL AMENITY OF NEIGHBOURING OCCUPIERS OR FUTURE OCCUPIERS OF THE SITE?**

Principal windows within the dwellings proposed would be either front or rear facing, in accordance with the established character of the area. Properties opposite on Bramble Drive are well removed from the proposed houses, with window-to-window distances between approximately 28 and 77 metres, which is well in excess of the 21 metres recommended within SPD2. Overlooking of adjacent front windows is therefore not of concern.

The rear-facing windows proposed would enable a degree of mutual overlooking of adjacent garden areas, however this accords with overlooking levels that could generally be expected within a low density residential context and does not warrant refusal of the proposal.

Plots 6 and 10 are set beside existing properties at numbers 5 and 11 Bramble Drive respectively, and the side-facing windows within the proposed houses have the potential for amenity harm from overlooking when considering neighbouring residents. The aforementioned windows however serve bathrooms, circulation space, or are small secondary windows to rooms that are served by principal windows to front or rear elevations. The provision of obscure glazing within these side facing windows could be secured by condition, and would mitigate against any overlooking from these windows.

Four of the five properties proposed have raised terraces to the rear, overlooking the rear gardens proposed. Plot 6 does not incorporate a raised terrace, such that overlooking of number 5 Bramble Drive would not occur from such a feature. The terrace proposed at plot 10 has been reduced in extent during the course of the application, and a privacy screen added, to prevent unacceptable overlooking of 11 Bramble Drive. Details of the privacy screen could be secure by condition.

Overshadowing of 11 Bramble Drive was raised as a concern within objection comments submitted. The nearest house proposed would be set approximately 9 metres from number 11 Bramble Drive, or approximately 5.5 metres from the consented side extension at that property, and to the south. This relationship is such that some overshadowing of the neighbouring property and part of its garden may occur at certain times of the day, including the side-facing windows proposed within the consented extension, however any impact upon principal front or rear facing windows would be minor and would not justify refusal of the application on this basis.

Noise was raised as a concern within objection comments. The provision of five additional dwellings within an existing residential area is not likely to generate noise impacts during occupation to a degree that would warrant refusal on this basis.

Increased light pollution was also raised within objection comments received. Any external lighting will be subject to agreement under a planning condition, should permission be granted for the proposal.

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The submitted scheme includes a dedicated storage area for refuse/recycling facilities within the curtilage of each proposed dwelling. This would prevent these facilities from being stored on the highway, except on the day(s) of collection, which is acceptable. This dedicated storage area would be provided and retained through a planning condition.

When considering the living environment created by the development for future occupiers, the proposed dwellings accord with current space standards and would have sufficient outlook and light levels to all rooms. Each property would also have adequate outdoor amenity space.

Finally, due to the development of the site having the potential for residential amenity, highways and nature conservation implications during construction, a Construction Environment Management Plan should be conditioned as part of an approval to ensure that best practice working arrangements are adopted in relation to the development of the site.

On the basis of the above it is concluded that the proposed development would not cause any unacceptable harm to the residential amenity of neighbouring occupiers or future occupiers of the site.

**(E) DOES THE PROPOSAL ADDRESS MOVEMENT, TRANSPORT AND HIGHWAY SAFETY ISSUES?**

It is acknowledged that the area is not easily accessible by public transport and as such car ownership associated with the properties is likely. The Development Management Highways Team was consulted with regard to the proposal and did not raise any objection to the proposal. Each property would have adequate off-street parking provision and ample scope for cycle storage within the large garages proposed, and visibility and manoeuvring from the driveway accesses would not result in highway safety concerns. The provision of five additional dwellings in a locality that currently experiences low traffic volumes would not represent an undue highway safety risk.

The proposal is therefore found to be acceptable in relation to movement, transport and highway safety issues.

**(F) WOULD THE PROPOSAL BE ACCEPTABLE IN RELATION TO TREES?**

A City Council Arboricultural Officer was consulted with regard to the proposal, and did not raise objection. A number of trees are proposed for removal at the top end of the sloping site and the Arboriculturalist has expressed that while a number of these trees do contribute to the character of the area, they are not of sufficient value as to prevent development adjacent to Bramble Drive.

Some concern was raised in relation to the original landscape proposals in that some of the retained trees would be close to the proposed houses, with pressure for future pruning or removal being likely due to their relationship with the properties. Some of the species specified were also not considered appropriate. Direct discussions were undertaken between the City Council Arboriculturalist and the applicant's Arboriculturalist, as part of the application process, and a more robust scheme formulated to take account of the aforementioned concerns.

The revised tree proposals remove 16 trees from the upper part of the site, and replacement planting of 47 trees (see drawing 628-02A for full details). This incorporates much more robust planting to the lower slopes of the site in the wildlife corridor being retained and also at the bottom of the proposed residential gardens. Adequate mitigatory planting is therefore proposed as part of the development, which would retain and enhance the wooded character of the overall site, would bolster the visual screening of the site from the adjacent nature reserve, and would have nature conservation benefits, particularly in relation to the wildlife area to the lower part of the site.

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On the basis of the above, and subject to relevant planning conditions, including tree protection during development, the proposal is found to be acceptable in relation to trees.

**(G) WOULD THE PROPOSAL BE ACCEPTABLE IN RELATION TO ISSUES OF SUSTAINABILITY AND FLOOD RISK MITIGATION?**

Current planning policy within the adopted Bristol Development Framework, Core Strategy (2011) requires new development to be designed to mitigate and adapt to climate change and meet targets to reduce carbon dioxide emissions. This should be achieved, amongst other measures, through efficient building design, the provision of on-site renewable energy generation to reduce carbon dioxide emissions by at least 20% based on the projected residual energy demand of new buildings and extensions to existing buildings, and for new development to mitigate against the risk of flooding, including rainwater soak-away drainage. The approach proposed should also be supported by the provision of a sustainability statement and an energy strategy.

On site renewable energy generation is provided as part of the proposal, adequate to reduce CO2 emissions from the residual energy demand of the dwellings by in excess of 20%, in accordance with current policy requirements.

The application site is set within flood zone 1 and as such is at low risk from tidal and fluvial flooding. The site, at present, is entirely covered by soft landscaping, and as such the provision of five new houses would increase the impermeable area on the site. As expressed by a City Council Flood Risk Officer, a drainage strategy for the development will be required, which should use infiltration techniques where possible, or reduce the discharge rate through attenuation measures and provide water quality improvements. This detail can be secured by condition if permission is granted, and would ensure that run-off rates for the site are not increased by the development.

Given the imposition of appropriate planning conditions, the proposal is found to be acceptable when considering issues relating to sustainability and flood risk.

**(H) WOULD THE PROPOSAL BE ACCEPTABLE IN RELATION TO CONTAMINATION?**

The application site is in part made ground from former tipping activities on the site, and as such has the potential for contaminants. As set out within the submitted geotechnical survey, the proposal includes the removal of made ground, and its replacement with clean material.

A City Council Contamination Officer has been consulted in relation to the proposal, and has not raised objection (see comments above). This is on the basis that the made ground is removed, with clean topsoil imported. It is recommended that retained topsoil should be sampled for contaminants, and necessary remediation undertaken.

Given the imposition of a relevant planning condition, as put forward by the Contaminated Land Officer, the proposal is considered acceptable in relation to contamination issues.

**(I) WOULD THE PROPOSAL BE ACCEPTABLE IN RELATION TO LAND STABILITY?**

The application site is steeply sloping, and is in part on made ground from previous tipping activities. The previous application for the site was withdrawn, in part due to a lack of geotechnical information in relation to land stability.

In accordance with policy DM27 the current proposal is supported by a geotechnical report, including survey information obtained through bore hole investigation on the site. A City Council Structural Engineer was consulted in relation to the proposal, and was not concerned in relation to ground stability, subject to the conditioning of details set out within the submitted reports in relation to the

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removal of made ground; the use of piled foundations; and the undertaking of a more detailed and extensive geotechnical survey, the detail of which would need to be submitted as part of a future Building Regulations application.

On the basis of the above the proposal is found to be acceptable in relation to ground stability issues.

**CONCLUSION**

On the balance of issues discussed above it is concluded that the development represents an acceptable scheme for the site and as a result is recommended to members for approval. It is acknowledged that the site is set on part of an SNCI and within designated open space, however the open space is not important for recreation, leisure or community use, given its private ownership, and the proposed development would result in an improved urban form along Bramble Drive and an enhancement to the existing open space and the nature conservation interests of the SNCI by virtue of the tree planting and management of the lower part of the site.

**COMMUNITY INFRASTRUCTURE LEVY**

How much Community Infrastructure Levy (CIL) will the development be required to pay?

The CIL liability for this development is £101,123.75

**RECOMMENDED GRANT subject to condition(s)****Time limit for commencement of development**

## 1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Pre commencement condition(s)**

## 2. Site Specific Construction Environmental Management Plan

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- \* Procedures for maintaining good public relations including complaint management, public consultation and liaison
- \* Arrangements for liaison with the Council's Pollution Control Team
- \* All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:  
08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.

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- \* Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
  - \* Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
  - \* Procedures for emergency deviation of the agreed working hours.
  - \* Bristol City Council encourages all contractors to be 'Considerate Contractors' when working in the city by being aware of the needs of neighbours and the environment.
  - \* best practice pollution control measures to ensure that adverse impacts (including dust and air pollution, effects on water quality, pollution from fuel use and storage and other potentially hazardous materials) do not occur on the adjacent SNCI and the proposed wildlife corridor area
  - \* Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
  - \* details of robust protective fencing incorporating warning signs and its location and a plan showing the boundaries of the SNCI including the proposed wildlife corridor area
  - \* Contractors and sub-contractors should be briefed on the importance of the ecological features which are to be retained on site and the ecological value of the SNCI prior to the commencement of works.
- \* Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: In the interests of the amenities of surrounding occupiers and to conserve the site of nature conservation interest.

### 3. Submission of Site Assessment & Remediation Scheme

No development shall take place until a site assessment and accompanying detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

### 4. Protection of Retained Trees During the Construction Period

No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees in the position shown on Drawing No. PB/A360/0513/TPP rev2, and to the specification set out within the submitted Arboricultural Report. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s)

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there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area.

5. Sustainable Urban Drainage System (SUDS)

No development shall take place until a detailed design of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

6. Sample Panels before specified elements started

Sample panels of all external finishing materials are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied.

Reason: In order that the external appearance of the development is satisfactory.

7. Protected Species Re-survey

Should no development take place within twelve months from the date of the granting of planning permission, and unless otherwise agreed in writing, the site shall be re-surveyed for legally protected and priority (Section 41) species and an updated survey submitted to and agreed by the Local Planning Authority. The development shall only take place in accordance with the recommendations and (if applicable) mitigation measures contained in the approved updated protected species survey, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide up to date information to determine whether legally protected and priority species are present on the site.

8. External Lighting

Prior to commencement of development, details for any proposed external lighting shall be submitted and agreed in writing by the Local Planning Authority. This shall include a lux level contour plan, and should seek to ensure no light spill outside of the site boundaries. The scheme of external lighting shall be completed in accordance with the approved details.

Reason: To conserve legally protected bats and other nocturnal wildlife.

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## 9. Bat and Bird Boxes

Prior to commencement of development full details of built-in bird nesting and bat roosting opportunities shall be submitted to and approved by the Local Planning Authority. This shall include ten built-in bird and five built-in bat boxes. If built-in bird and bat boxes cannot be provided within built structures, they should be provided on trees (with no more than one bird box per tree). The development shall be completed in accordance with the details approved, prior to the first occupation of the dwellings.

Reason: To help conserve legally protected bats and birds.

## 10. Reptile Survey

Prior to clearance of the site, a detailed precautionary method statement for clearance works with respect to the potential presence of reptiles, to be prepared by a suitably qualified ecologist shall be submitted to and agreed in writing by the local planning authority. Works shall then proceed in accordance with the agreed method statement.

Reason: To ensure that if legally protected reptiles are present on the site that they are not harmed.

## 11. Badger re-survey

Prior to the commencement of any works on site, a re-survey of the site shall be undertaken in relation to badgers, with a survey report to be submitted to and approved in writing by the Local Planning Authority, which shall include details of any mitigation measures in relation to any badger sett found.

Reason: Reason: To prevent harm to legally protected badgers.

## 12. Badger Protection

No development shall take place until measures to protect badgers from being trapped in open excavations and/or pipes and culverts are submitted to and approved in writing by the local planning authority. Measures shall include cover-plating, chain link fencing or the creation of sloping escape ramps for badgers by edge profiling of trenches/excavations or placing a plank in the bottom of open trenches at the end of each working day to allow any trapped badgers to escape. Open pipework larger than 150 mm outside diameter should be blanked off at the end of each working day. Works shall be undertaken in accordance with the measures approved.

Reason: To prevent harm to legally protected badgers.

## 13. Hedgehogs

Prior to the commencement of development, full details of a mitigation scheme for hedgehogs shall be submitted to, and approved in writing by the Local Planning Authority. This shall include details of at least two hedgehog boxes within the wildlife area, and the provision of 14cm gaps beneath fencing to enable the passage of hedgehogs.

Reason: To conserve hedgehogs which are a priority species.

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Bristol BS9 1RE****14. Land affected by contamination - Implementation of Approved Remediation Scheme**

In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination both during the construction phase and to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

**Pre occupation condition(s)****15. Implementation/Installation of Refuse Storage and Recycling Facilities - Shown on approved plans**

No building or use hereby permitted shall be occupied or the use commenced until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

**16. Completion and Maintenance of Car/Vehicle Parking - Shown on approved plans**

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been completed, and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with the development

Reason: To ensure that there are adequate parking facilities to serve the development.

**17. Renewables**

The scheme of on-site renewable energy generation shall be completed in accordance with the approved details prior to the first occupation of the dwellings hereby approved and retained and maintained as such thereafter.

Reason: To ensure adequate provision of on-site renewable energy generation.



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## 18. Privacy screen - plot 10

The privacy screen to the external terrace area serving the dwelling on plot 10 shall be completed in accordance with the approved plans prior to the first occupation of that property, and retained and maintained as such thereafter.

Reason: Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

## 19. Management Plan for Wildlife Corridor

A ten year landscape and nature conservation management plan for the application site shall be submitted to and approved by the Local Planning Authority prior to the first occupation of the dwellings hereby permitted. This should include consideration of features of interest, objectives, management prescriptions, a work schedule including a 10 year annual work plan, resourcing including a financial budget and monitoring. The management of the wildlife corridor shall be undertaken in accordance with the details approved.

Reason: To conserve and enhance the nature conservation and landscape features on the site.

## 20. Fencing to wildlife area

The fencing to the wildlife corridor shall be completed in accordance with the position and specification set out on drawing 628-02A, and shall be completed prior to the first occupation of the development hereby approved. Thereafter the fencing shall be retained and maintained as such.

Reason: In the interests of nature conservation.

## 21. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition \*\*\*\*, which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition \*\*\*\*.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

## 22. Completion of Vehicular Access - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of vehicular access has been constructed and completed in accordance with the approved plans and the said means of vehicular access shall thereafter be retained for access purposes only.

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Reason: In the interests of highway safety.

**Post occupation management****23. Ground Stability**

The development hereby permitted will be carried out in accordance with the recommendations of the submitted geotechnical reports, which shall include the removal of made ground from the site; the use of piled foundations; and the provision of a more detailed and extensive geotechnical survey (to be submitted as part of a future Building Regulations application).

Reason: To ensure that the development is safe and does not adversely affect the safety of adjacent land and development.

**24. Landscape (Planting) Works - Shown**

The planting proposals hereby approved, as set out on approved drawing 628-02A, shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the council. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the appearance of the development is satisfactory.

**25. Obscured Glazed Windows**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) the proposed side-facing windows on the south-facing elevation of the approved house for plot 6, and the side-facing windows on the north-facing elevation of the approved house for plot 10 shall be non-opening or top-hung quarter-light opening only and glazed with obscure glass to a specification to be agreed with the Local Planning Authority, and shall be permanently maintained thereafter as such.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

**26. Site Clearance**

All site clearance and construction works shall be carried out in strict accordance with the recommendations in the submitted ecological survey report dated September 2013 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the protection and welfare of legally protected and priority species.

**27. No site clearance during nesting season**

No clearance of vegetation or structures suitable for nesting birds, shall take place between 1st March and 30th September inclusive in any year without the prior written approval of the

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local planning authority. The authority will require evidence provided by a suitably qualified ecologist that no breeding birds would be adversely affected before giving any approval under this condition.

Reason: To ensure that wild birds, building or using their nests are protected.

28. Protection of parking and servicing provision

The areas allocated for vehicle parking, loading and unloading, circulation and manoeuvring on the approved plans shall only be used for the said purpose and not for any other purposes.

Reason: To ensure the provision and availability of satisfactory off-street parking and servicing/loading/unloading facilities for the development.

**List of approved plans**

29. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

Existing & Proposed Block Plan, received 18 November 2014  
 129-L-001 Site Location Plan, received 18 November 2014  
 129-PL-001E Proposed Site Plan, received 23 February 2015  
 129-PL-002A Site Elevations, received 20 May 2015  
 129-PL-003A Floor Plans & Elevations Plots 6 & 7, received 18 November 2014  
 129-PL-004 Floor plans & Elevations Plots 8 & 9, received 18 November 2014  
 129-PL-005A Floor Plans & Elevations Plot 10, received 8 January 2015  
 13005/01 Topographical Survey, received 18 November 2014  
 628-02A Landscape Proposals, received 23 February 2015  
 PB/A360/0513TIP1 Tree Impacts Plan, received 23 February 2015  
 PB/A360/0513TPP2 Tree Protection Plan, received 23 February 2015  
 PB/A360/0513TSP Tree Survey Plan, received 18 November 2014  
 Desk-Based Assessment, received 18 November 2014  
 Phase 1 Habitat Survey, received 18 November 2014  
 Site Assessment Report, received 18 November 2014  
 GI-DS & SA Background Information, received 18 November 2014  
 GI Intrusive Works Report Part 1 of 2, received 18 November 2014  
 GI Intrusive Report Part 2 of 2, received 18 November 2014  
 SAP Input Summary Sheet, received 18 November 2014  
 Solar Energy Analysis, received 18 November 2014  
 Solar Panel Specifications, received 18 November 2014  
 Solar Roof Hook Details, received 18 November 2014  
 Tree Survey Report, received 18 November 2014  
 TVIA - Appendix 4, received 18 November 2014  
 TVIA - A Townscape & Visual Impact Assessment, received 18 November 2014  
 TVIA - Appendices 1-3, received 18 November 2014  
 Energy statement, received 18 December 2014

Reason: For the avoidance of doubt.

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**Advices**

## 1. Bat and Bird Boxes

Bird boxes should be installed to face between north and east to avoid direct sunlight and heavy rain. Bat boxes should face south, between south-east and south-west. Bird boxes should be erected out of the reach of predators. For small hole-nesting species bird boxes should be erected between two and four metres high. Bat boxes should be erected at a height of at least four metres, close to hedges, shrubs or tree-lines and avoid well lit locations.

## 2. Badgers

The site is covered with trees, scrub and brambles and is highly impenetrable. It should be noted that notwithstanding the repeat badger survey which has been conditioned, it remains possible that a badger sett is concealed within dense scrub. If a badger sett is discovered, as a legal requirement to meet the Protection of Badgers Act 1992, all works must cease immediately and an ecological consultant contacted for advice.

**BACKGROUND PAPERS**

Transport Development Management  
Nature Conservation Officer  
Contaminated Land Environmental Protection  
Flood Risk Manager  
Wessex Water  
Landscape  
Urban Design  
Arboricultural Team

27 January 2015  
16 December 2014  
15 January 2015  
18 December 2014  
4 December 2014  
17 December 2014  
23 December 2014  
14 January 2015  
26 March 2015  
16 December 2014

The Conservation Advisory Panel

Proposed Residential Development

# Land to the North West of Bramble Drive

Sneyd Park, Bristol BS9 1RE



## Design & Access Statement

PR0400 November 2014

Prepared on behalf of:

**Rigbrick Ltd (The Worlock Family)**

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# 01 Introduction

## *1.1 Overview*

This Statement has been prepared in support of the proposals to develop 5no. detached family houses on open land on the north west side of Bramble Drive between nos. 5 and 11 Bramble Drive.

The purpose of this statement is to explain the background to the scheme, the design principles that have been applied and the approach to the development, following the requirements of adopted planning policy and guidance.

The Statement should be read in conjunction with the following supporting information:

- Application Form and Ownership Certificate;
- Site Location Plan;
- Existing Site Survey and Block Plan;
- Archaeological Desk-Based Assessment;
- Arboricultural Survey and Tree Plan;
- Phase 1 Habitat Survey;
- Landscape Design Proposals;
- Ground Investigations Reports;
- Sustainability and Energy Statement;
- Renewable energy technical details;
- Proposed Plans and Elevations;
- Townscape and Visual Impact Assessment; and
- CIL Questions Form.

## *1.2 Background*

In 2013 the applicants undertook pre-application discussions with the City's planning department with preliminary proposals for developing a portion of the site with residential housing. Following an assessment by the Council's planning officer a response identifying the key issues and policies to address was issued on 23/07/2013.

In December 2013 a full planning application was then submitted to Bristol City Council proposing the construction of 5 no. detached dwellings on the site. Following public consultation and the planning officer's assessment, a number of technical issues were identified and which were required further research and survey. However, given the time necessary to complete the work the applicants agreed to withdraw the application and to make a resubmission when the information was available.

# 02 Site & Context

## 2.1 Site Location

The site (figure 1) is located in the north west of Bristol approximately 5.5km from the city centre and within the suburban area of Sneyd Park, close to the River Avon and the A4 Bristol Portway. It is also adjacent to the Old Sneed Park Nature Reserve.

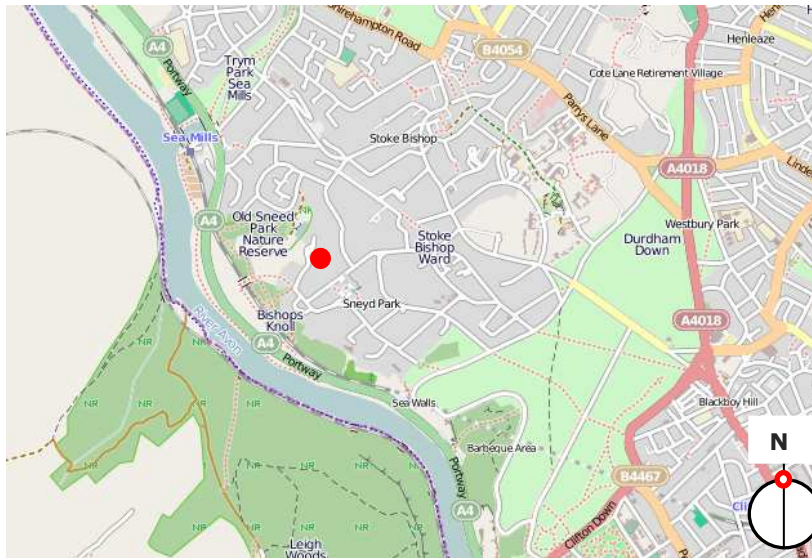


Figure 1. The Site Location

The site is accessed from the southern end of Bramble Drive, a residential cul-de-sac containing 23 detached dwellings. This has at its northern end a pathway that leads through to Old Sneed Road.

## 2.2 Local Context

The local built context around the site comprises large detached 2-storey houses, the majority of which were built in the 1960 or 70s. Buildings have a generally ubiquitous appearance atypical of suburban housing built in the era. None have any particular architectural qualities. One defining characteristic is that the majority sit within large landscaped plots that contain an assortment of mature hedging, shrubs and trees. It is the quality of the landscape rather than the architecture of the buildings that provides the area with its distinctive qualities. Figure 2 includes a figure ground diagram which illustrates the built and un-built space and the relatively low density of development in the area. It also shows that there are generally uniform building lines and a clear pattern of development with individual houses set back substantially from their respective road frontages.

Housing is typically two storeys with tiled pitched roofs and faced in brick and/or render. One notable exception to this prevailing building typology is the flat roofed, 5-storey Cedar Court flats in the heart of Glenavon Park to the north of the application site (plate 2).

The local context comprises a network of residential streets connecting to the principle route of Stoke Hill and the A4 Bristol Portway. The site is however only accessible by vehicle if approached via Bramble Lane and its junction with Church Road/Knoll Hill.

Another feature of the local context is the sloping topography which generally rises north to south some, the elevation ranging 30 metres between the highest and lowest points. As a consequence, buildings are laid out to either follow or run perpendicular (Old Sneed Park) with the contours of the slope.





Figure 2. Ariel view of the site showing the nature reserve to the north west of the site.





Plate 1. View south towards the sites frontage with Bramble Drive.



Plate 2. View from the southern end of Bramble Drive and the roundabout looking towards no.11. The site is on the left of the picture



Plate 3. View from Bramble Drive towards no.5 which sits at the higher southern end of the application site.



Figure 3. Figure-ground illustration showing the existing pattern of development and the general low density of development.

### 2.3 Application Site

The site (figure 3) has been in the ownership of Rigbrick Ltd for 60 years, the company once owning the entire area around Bramble Drive prior to them developing the various parcels of land in Bramble Drive.

The site has a frontage that extends some 97 metres along the back edge of pavement between nos.5 and 11. It remains a conspicuous 'gap' in the local townscape on the northwest side of Bramble Drive. The site is irregularly shaped and measures c.7,824sqm/0.78ha. Due to the hillside setting the site slopes steeply towards the northwest from its road frontage down to the Old Sneed Park Nature Reserve at the bottom of the hill and valley between Bramble Drive and Glenavon Park. From its higher southern corner to the bottom of the site it drops approximately 22metres, as indicated by the levels on the Existing Site Plan.

Within the site are a mix of trees, brambles and hedging. Periodic clearance is undertaken to remove the brambles that grow extensively across most of the upper undertaken but to a large extent it is overgrown.

The site shares its boundaries with the gardens of no.5 and 11 Bramble Drive, and along the bottom northern boundary with the Old Sneed Park Nature Reserve. The site can be glimpsed from a number of vantage points, either on the approach from the higher, southern end of Bramble Drive, from within the nature reserve or from the higher ground to the north within Glenavon Park. The site is however heavily screened by tree canopies and branches at the lower end of the site and within the nature reserve. The trees within the site have been assessed by Barton Tree Consultancy for their condition and amenity value, details of which

are in the accompanying Arboricultural Report. Related to this, Integrated Ecological Solutions Ltd

have carried out an ecological appraisal of the site to determine if protected species are likely to be present and necessity of mitigation. Furthermore, a desk-based archaeological assessment has been prepared to determine the archaeological potential for the site.

### 2.4 Background: Planning History

The site forms part of Bramble Drive that was comprehensively developed from the mid 1960s by Rigbrick Ltd (Worlock Family) in a series of land parcels and following a number of outline and reserved matters consents. Of these, no.5 Bramble Drive was consented under application ref. 62/02145/U in 1962 and 11 Bramble Drive was consented under application ref. 65/03058/P in 1965.

In 1971 consent was granted under application ref. 4288P/71 for the erection of five detached houses on land described as 6-10 Bramble Drive (the current application site), the approval issued in December 1971. The outline permission was subject to a number of conditions relating to siting, design, materials, foundation design, access and driveway, tree planting and sewer locations, but no time limit for implementation. Subsequent planning legislation has however revoked the permission.



Figure 4: Site Analysis Plan



## 03 Development Proposals

### 3.1 Land Use and Amount

The proposal is to develop 5no. detached family houses, all Use Class 'C3' single dwellings with 4-5 bedrooms, and gross internal floorspace as per the following schedule:

- Plot 6 – 5 bedrooms / 241.5sqm
- Plot 7 – 4 bedrooms / 260.9sqm
- Plot 8 – 4 bedrooms / 262.8sqm
- Plot 9 – 4 bedrooms / 260.8sqm
- Plot 10 – 4 bedrooms / 248.4sqm

Each property will also be provided with an integral garage accommodating two cars and cycle storage.

As indicated on the Proposed Site Plan, the lower section of the site will remain undeveloped and left in its existing natural state and as a wildlife corridor. The intention is that it will become an extension to the Old Sneed Park Nature Reserve. At the time of writing, informal discussions have taken place with Council Officers and the Friends of Old Sneed Park Nature Reserve to seek agreement on the potential for ownership transfer to enable the space to remain undeveloped in perpetuity. The applicants are prepared to enter into a Unilateral Undertaking legal agreement as a means of dealing with the transfer of ownership to the City Council.

### 3.2 Access

Each of the houses will have its own vehicle/pedestrian entrance off the Bramble Drive frontage and a paved driveway with a turning head leading up to the garage and main entrances.

Whilst there will be a level change from the street frontage to the front doors of the houses, the pathways can be sufficiently graded to be no steeper than 1:12 to ensure accessibility for the wheelchair use and the ambulant disabled.

### 3.3 Siting and Layout

The houses have been positioned in a staggered fashion to create a coherent building line between nos.5 and 11 Bramble Drive. As with the existing housing within the road, this will leave a large area of landscape defensible space behind which the houses will sit and that can be appropriately landscaped and to ensure sufficient separation from the road and a degree of privacy. To this end detailed landscape proposals are included with the application submission.

### 3.4 Scale

The houses are three storeys but as they sit on the steep hillside they will be partly dug into the ground so they appear smaller on their roadside frontage. Their rears will however be three full storeys, but which will be extensively screened by existing and proposed tree planting.

### 3.5 External Appearance

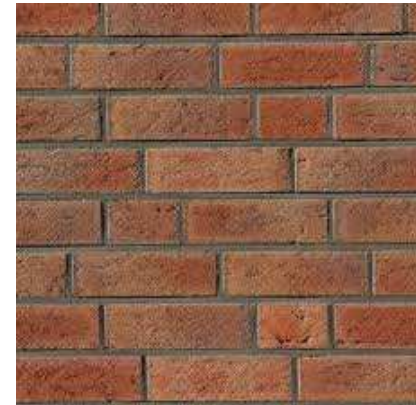
Each house is designed to be subtly different but with a shared contemporary-modern theme combining brick and rendered facades with small areas of timber weatherboarding (figures 6 and 7). The facades are given visual interest through the combined use of materials and component parts. As background buildings within the townscape their appearance is intended to be 'low-key' but sympathetic to the existing character of houses in Bramble Drive. The following external materials are proposed, as illustrated in figure 5:

- Walls: red/brown brickwork, off-white self coloured render and Western Red Cedar or similar timber cladding
- Slate roofs
- Glazed balconies
- Ppc aluminium windows (colour: slate grey RAL: 7015)
- Timber entrance doors / ppc aluminium garage doors
- Ppc aluminium rainwater goods (colour: slate grey RAL: 7015)

The side and rear boundaries of the new properties will have close-boarded timber fencing erected, badger proofed where necessary.

### 3.6 Sustainable Design and Construction

Accompanying the application is an Energy and Sustainability Statement with accompanying SAP calculations. The statement outlines the measures that will be employed to address the Council's Core Strategy policies BCS13-16. The houses have been designed with a 'fabric first approach' to initially minimise energy usage and limiting CO<sub>2</sub> emissions before further measures were considered to improve the performance of the buildings. Importantly, to further reduce CO<sub>2</sub> emissions the scheme includes renewable energy in the form of solar PV panels on each of the houses. The accompanying calculations demonstrate a 20% on residual CO<sub>2</sub> emissions.



Figures 5. Examples of the proposed materials

### *3.7 Landscaping and Wildlife Corridor*

The landscape design proposals are key element of the scheme and the intention is to overall provide greater landscape value than currently existing. Detailed proposals accompany the application which includes retention of the best of the existing trees along with new tree planting. Within the domestic gardens there will be a mix of hedging and suburbs, as well as grass lawns. Along the Bramble Drive road frontage evergreen hedging will be planted with gardens behind to ensure the foreground to the housing and car parking areas is softened.

The hard surfaced areas will be predominantly block paved and permeable to assist with creating sustainable urban drainage on the site.

At the rear of the site a large area will be retained, undeveloped and will remain as a wildlife corridor. Discussions have been held with representatives of the Old Sneed Park Nature Reserve and Council Parks Department and the idea mooted that the space could become part of the nature reserve under the management of the Council. Given the existing landscape on the site the need for regular maintenance is likely to be minimal.





Figure 6. View of the proposed housing facing the southern, higher end of the Bramble Drive frontage. As the buildings are set on the hillside only the upper two storeys of the houses are seen from the frontage. Their foreground will be softened with a mix of hedge planting along the back edge of pavement, lawns and tree plant, details of which are contained on the landscape proposed plan.



Figure 6. Proposed illustrative view from the elevated ground on the northern side of the Old Sneed Park Nature Reserve and at the rear of properties fronting Glenavon Park. This vantage point has been selected as it is the most prominent public realm view that faces the rear of the applications site. The winter time view shows that existing dense cover from tree branches within the nature reserve and application site will be screen much of the development even when there are no leafs on the trees. As explained further in the Townscape and Visual Impact Assessment the impact of the development will be minimal.



# 04 Scheme Assessment

## 4.1 Building and Landscape Design

The development is designed and laid out as a contextual response to the existing townscape and landscape setting of Bramble Drive and nature reserve to the north west. The new houses are designed in a simple contemporary-modern manner, but with facing materials that reflect those prevailing in the local context. Importantly, the buildings are positioned to continue the line of buildings along the northwest side of Bramble Drive and the sweep of the road as it descends to its lower northern end. As a consequence, the houses are set back significantly from the road frontage and behind generous landscaped gardens. A mix of replacement tree planting, hedging and grass will be planted that once established will soften the setting of the buildings and provide some screening when seen from Bramble Drive.

The gaps between the detached buildings will allow glimpsed views across the Old Sneed Park valley towards the Glenavon Park development. From the Nature Reserve the development will be highly screened, even in winter when there is no leaf cover. The provision of additional tree planting within the site, notably along the boundary of the gardens and wildlife zone will enhance the green landscape.

The accompanying Townscape and Landscape Visual Impact Statement has provided a thorough assessment of the potential impact of the development using current best practice methodology. The conclusions of the assessment have found that whilst initially there will be "*some residual adverse visual effect*" once the new boundary trees and hedges are established "*the maturing landscape will serve to fully assimilate the new development into the prevailing landscaped townscape setting of*

*the area and the long term effect on visual amenity is predicted to be substantially beneficial.*"

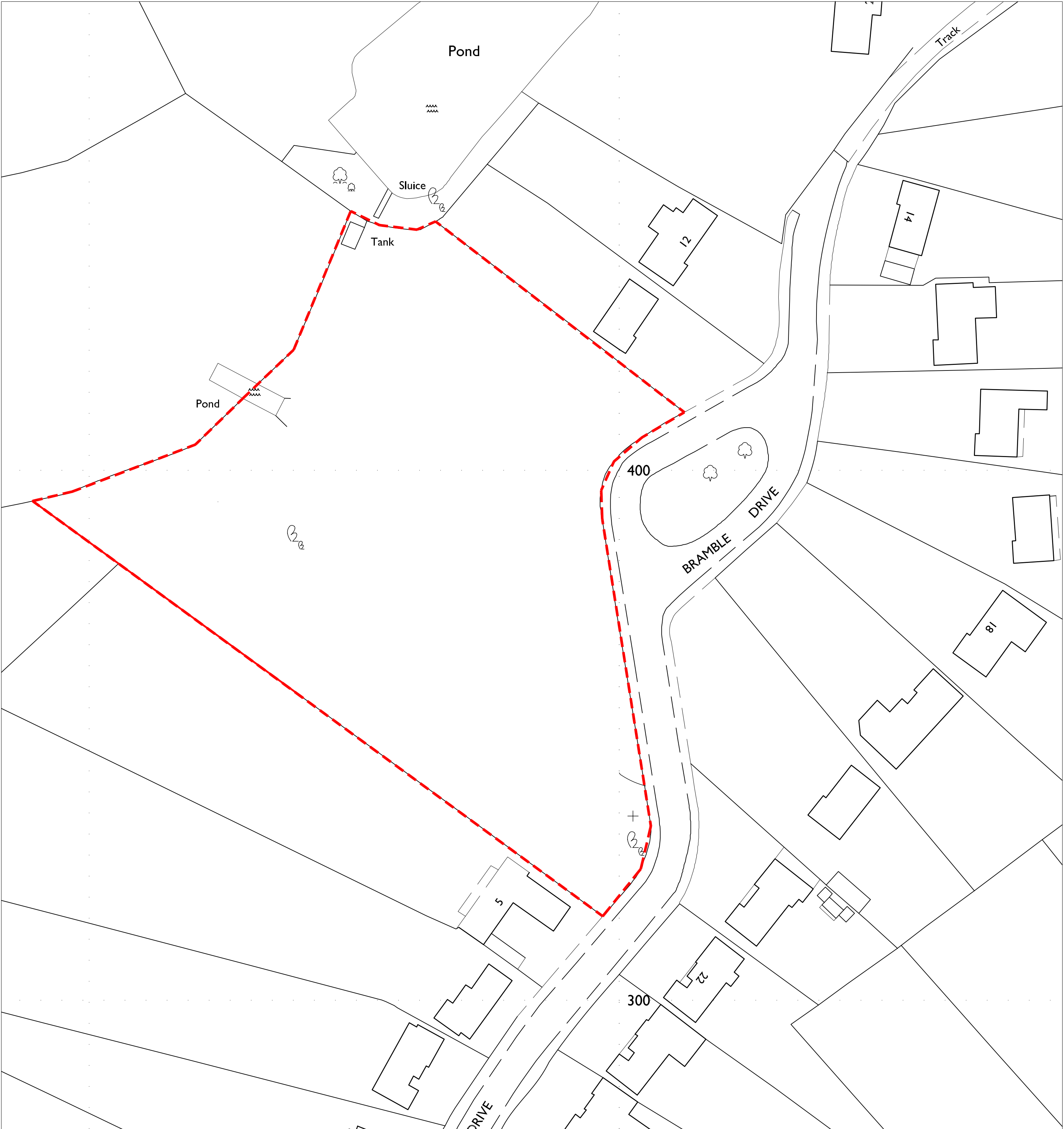
Beyond the rear gardens of the houses a double line of badger proof fencing will be erected and space beyond retained in a natural state. This area has been increased in size from the previous application. It has been mooted that the area could become part of the Old Sneed Park Nature Reserve under the management of the Council. The applicants would be willing to further investigate this and enter into a Unilateral Undertaking or other appropriate legal agreement to facilitate this.

## 4.2 Scheme Overview

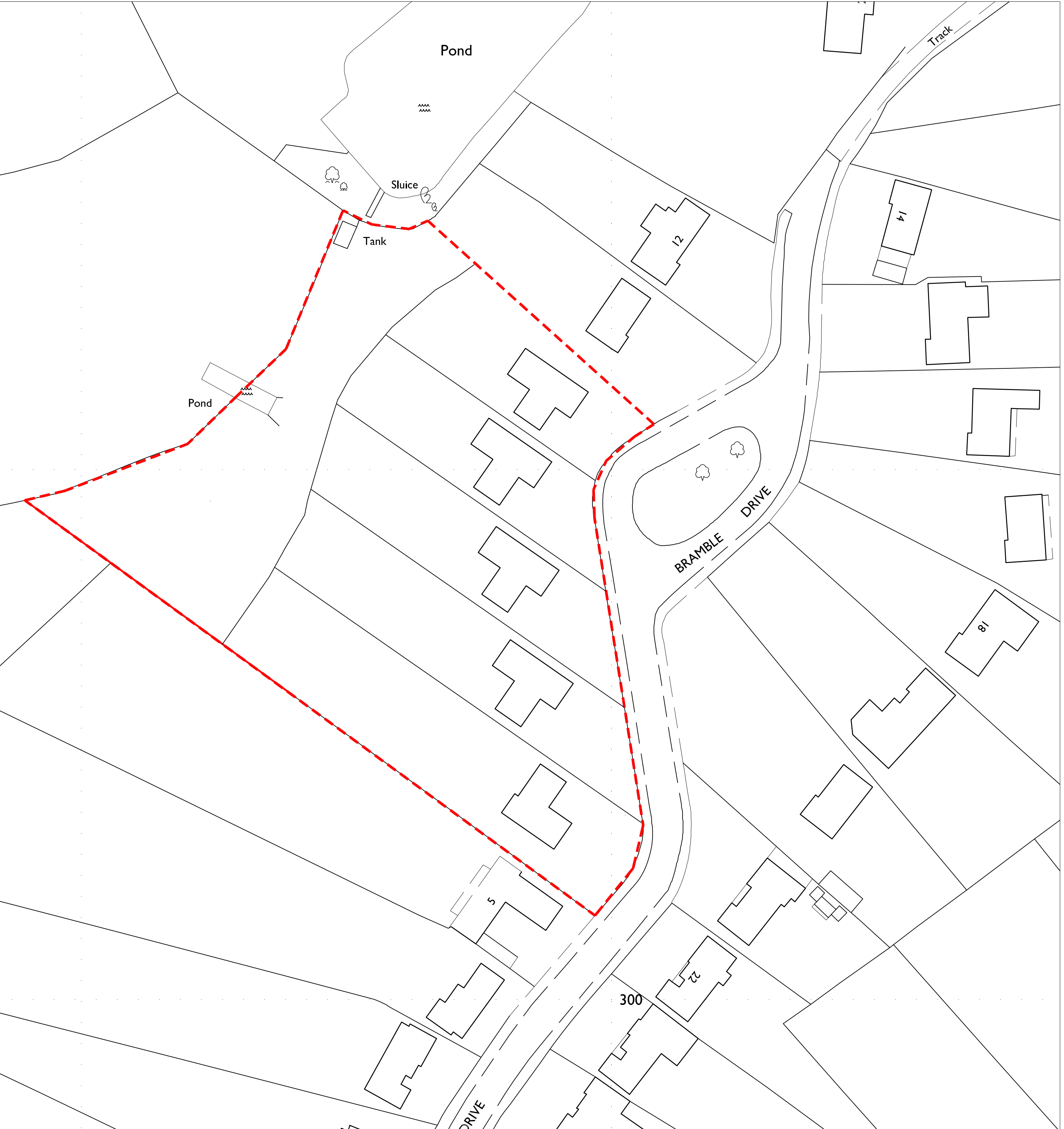
The site in its current largely unmanaged condition provides a limited contribution to the overall landscape and ecological character and qualities of the area. The most valuable portion of the site will however be retained as open space and preserved in perpetuity whilst the developed area will generate a number of benefits which outweigh any perceived harm. Good quality, highly sustainable family housing within a designed landscape setting will compliment, if not enhance, the character of the area.

We trust that with the above explanation and the drawn information the Council will look positively on the proposal and support the application.

If however there is any doubt or concerns following an initial assessment then the planning officer is urged in the spirit of co-operation and professional working to contact the agent at the earliest opportunity so a discussion over the issues can take place and solutions found in accordance with paragraph 187 of the NPPF.

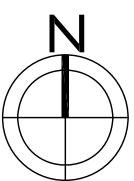


01 Existing Site Block Plan  
SB-01 1:500 @ A1



02 Proposed Site Block Plan  
SB-01 1:500 @ A1

0 5m 10m



Date	Rev
<b>Bristol Design &amp; Architecture Ltd</b> 1 Rayens Cross Road Long Ashton Bristol BS41 9EA	
T. 01275 394 314 M. 07821 335 870 rjm@bristoldesigna.co.uk	
<b>Housing Development</b> Bramble Drive Sneyd Park BS9 1RE	
<b>Existing &amp; Proposed</b> Site Block Plans Scale: 1:500 @ A1	
Dec 2013 Drg No: 129-SB-01	



SPECIFICATION NOTES:

- Proposals to be read in conjunction with Architect's and Engineers Drawings for hard landscape and boundary treatments;
- Tree protection and method statements to be provided in accordance with Barton Tree Consultancy recommendations;
- Existing woodland to be managed in accordance with the Ecological Management Plan;
- All landscape operations to be in accordance with BS 4428: 1989 & BS 3096: 1992 and all amendments to date;
- Existing topsoil to be stripped and stored on site in heaps not exceeding 2m height and kept weed free;
- Any compacted subsoil to be broken up to allow free drainage and to enable topsoil to key into surface;
- Any imported topsoil to be to BS 3892, medium texture, neutral pH value, reasonably stone free with no stones over 20mm in size;
- Topsoil depths to be 450mm for shrubs, hedges and groundcover planting & 150mm for grass areas;
- Finished topsoil levels to be 25mm above adjacent paved surfaces, and 300mm wide hard surfaced mowing margin to be provided where lawn adjoins buildings;
- Grass area to be good quality lawn turf or British Seed Houses A2 Mix Quality Lawn, sown at 35g/sq.m;
- All trees and specimen shrubs to be positioned on site to avoid conflict with services and supplied with root barriers where necessary to protect services, structures and surfaces;
- All native species to be of local provenance;
- Feathered and Standard trees (up to and including 8-10cm girth) to be planted in topsoil pits 900 diameter x 600mm deep, supported by a single stub stake;
- Extra Heavy Standard Nursery Stock trees (16-18cm girth) to be planted in topsoil pits 1500mm diameter x 900mm deep and tree supported with a double stub stake;
- Multi-stem trees to be planted in topsoil pits 2000mm diameter x 750mm depth or larger as necessary to allow 500mm soil around rootball with angled stakes;
- All planting areas to be covered with a 75mm depth of medium grade bark mulch;
- All planting to be maintained and guaranteed for 5 years to include watering, weeding, pest & disease control;
- Boundary hedges to be maintained at maturity to between 1.2m - 1.8m in height.

METAL PALLISADE FENCE

TIMBER FEATHERBOARD FENCE

Maximum 0.5m gap between metal pallisade fence and featherboard timber garden fence

PLANT SCHEDULE

Trees				Height	Girth	Specification
3 No. Ac	Acer	campestre		250-300cm	6-8cm	Light Standard :Clear Stem 150-175 :3 brks :BR
2 No. Ac	Acer	campestre		400-625cm	16-18cm	RB :Clear Stem min. 200
2 No. AMELARU	Amelanchier	lamarc. 'Autumn Brilliance'		200-250cm		Multi-Stemmed :RB
1 No. BETJACA	Betula utilis	jacquemontii		200-250cm		Multi-Stemmed :RB
1 No. BETPE	Betula pendula			175-200cm		Feather :5 brks :BR
3 No. CARBET	Carpinus	betulus		250-300cm	6-8cm	Light Standard :Clear Stem 150-175 :3 brks :BR
1 No. Cav	Corylus	avellana		125-150cm		Multi-Stemmed :RB
2 No. Cool	Corylus	colurna		250-300cm	6-8cm	Feather :5 brks :BR
1 No. CIPeS	Crataegus	laevigata 'Paul's Scarlet'		425-600cm	16-18cm	Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB
1 No. Cmo	Crataegus	monogyna		250-300cm	6-8cm	Light Standard :Clear Stem 150-175 :3 brks :BR
1 No. Jr	Juglans	regia		450-500cm	16-18cm	Extra Heavy Standard :Clear Stem min. 200 :RB
1 No. MALDOWA	Malus	'John Downie'		450-500cm	16-18cm	Extra Heavy Standard :Clear Stem min. 200 :RB
2 No. MALSY	Malus	syvestris		175-200cm		Feather :3 brks :BR
2 No. PaP	Prunus	avium 'Plena'		450-500cm	16-18cm	Extra Heavy Standard :Clear Stem min. 200 :RB
4 No. Pav	Prunus	avium		250-300cm	6-8cm	Light Standard :Clear Stem 150-175 :3 brks :BR
1 No. PRUINS	Prunus	institia (Damsel)		175-200cm		Feather :3 brks :BR
1 No. PRUROSA	Prunus	subhirtella 'Autumnalis Rosea'		300-350cm		Multi-Stemmed :3 Stems :RB
1 No. PYRCOM	Pyrus	communis		175-200cm		Feather :3 brks :BR
3 No. Qr	Quercus	robur		250-300cm	6-8cm	Light Standard :Clear Stem 150-175 :3 brks :BR
1 No. Qr	Quercus	robur		450-500cm	16-18cm	Extra Heavy Standard :Clear Stem min. 200 :RB
1 No. SaM	Sorbus	aria 'Majestica'		450-500cm	16-18cm	Extra Heavy Standard :Clear Stem min. 200 :RB
1 No. Sau	Sorbus	aucuparia		175-200cm		Feather :5 brks :BR
5 No. TILTO	Tilia	tomentosa		250-300cm	6-8cm	Light Standard :Clear Stem 150-175 :3 brks :BR

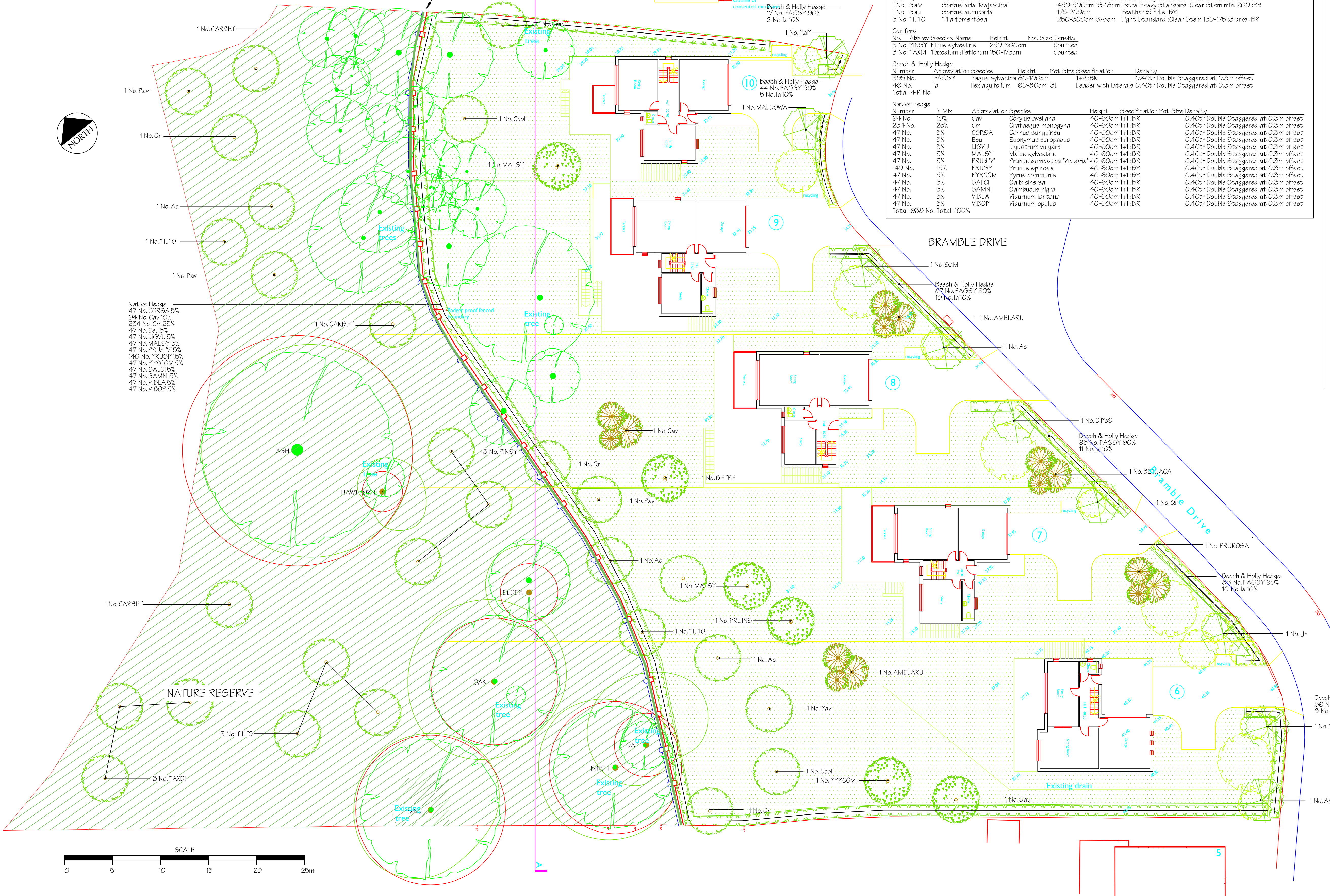
Conifers				Height	Pot Size	Density
3 No. PINSY	Pinus	syvestris		250-300cm		Counted
3 No. TAXDI	Taxodium	distichum		150-175cm		Counted

Beech & Holly Hedges				Height	Pot Size	Specification	Density
395 No.	FAGSY	Fagus sylvatica		80-100cm	14:2	:BR	0.4Ctr Double Staggered at 0.3m offset
46 No.	la	Ilex aquifolium		60-80cm	3L	Leader with laterals	0.4Ctr Double Staggered at 0.3m offset
Total :441 No.							

Native Hedge				Height	Specification	Pot Size	Density
94 No.	10%	Cav	Corylus avellana	40-60cm	1+1 :BR	0.4Ctr Double Staggered at 0.3m offset	
234 No.	25%	Cm	Crataegus monogyna	40-60cm	1+1 :BR	0.4Ctr Double Staggered at 0.3m offset	
47 No.	5%	CORSA	Cornus sanguinea	40-60cm	1+1 :BR	0.4Ctr Double Staggered at 0.3m offset	
47 No.	5%	Eeu	Euonymus europaeus	40-60cm	1+1 :BR	0.4Ctr Double Staggered at 0.3m offset	
47 No.	5%	LIGVU	Ligustrum vulgare	40-60cm	1+1 :BR	0.4Ctr Double Staggered at 0.3m offset	
47 No.	5%	MALSY	Malus syvestris	40-60cm	1+1 :BR	0.4Ctr Double Staggered at 0.3m offset	
47 No.	5%	PRUJ V	Prunus domestica 'Victoria'	40-60cm	1+1 :BR	0.4Ctr Double Staggered at 0.3m offset	
140 No.	15%	PRUSP	Prunus spinosa	40-60cm	1+1 :BR	0.4Ctr Double Staggered at 0.3m offset	
47 No.	5%	PYRCOM	Pyrus communis	40-60cm	1+1 :BR	0.4Ctr Double Staggered at 0.3m offset	
47 No.	5%	SALCI	Salix cinerea	40-60cm	1+1 :BR	0.4Ctr Double Staggered at 0.3m offset	
47 No.	5%	SAMNI	Sambucus nigra	40-60cm	1+1 :BR	0.4Ctr Double Staggered at 0.3m offset	
47 No.	5%	VIBLA	Viburnum lantana	40-60cm	1+1 :BR	0.4Ctr Double Staggered at 0.3m offset	
47 No.	5%	VIBOP	Viburnum opulus	40-60cm	1+1 :BR	0.4Ctr Double Staggered at 0.3m offset	
Total :338 No. Total :100%							

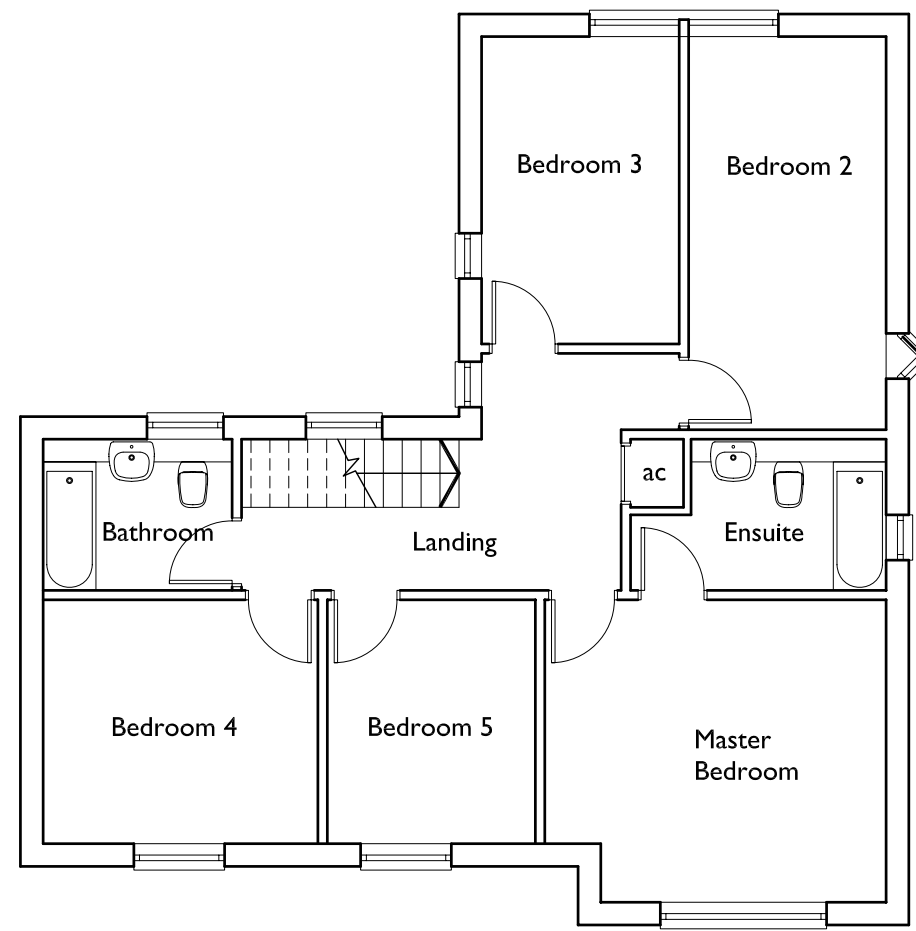
LEGEND

- EXISTING WOODLAND
- RETAINED
- EXISTING TREES RETAINED (RPA shown in red)
- PROPOSED LIGHT STANDARD TREES
- PROPOSED SEMI-MATURE TREES
- PROPOSED FEATHERED TREES
- PROPOSED MULTI-STEM TREES
- PROPOSED HEDGE
- PROPOSED GRASS
- 1.8m HIGH GALVANISED METAL PALLISADE FENCE
- 1.8m HIGH FEATHERBOARD TIMBER FENCE

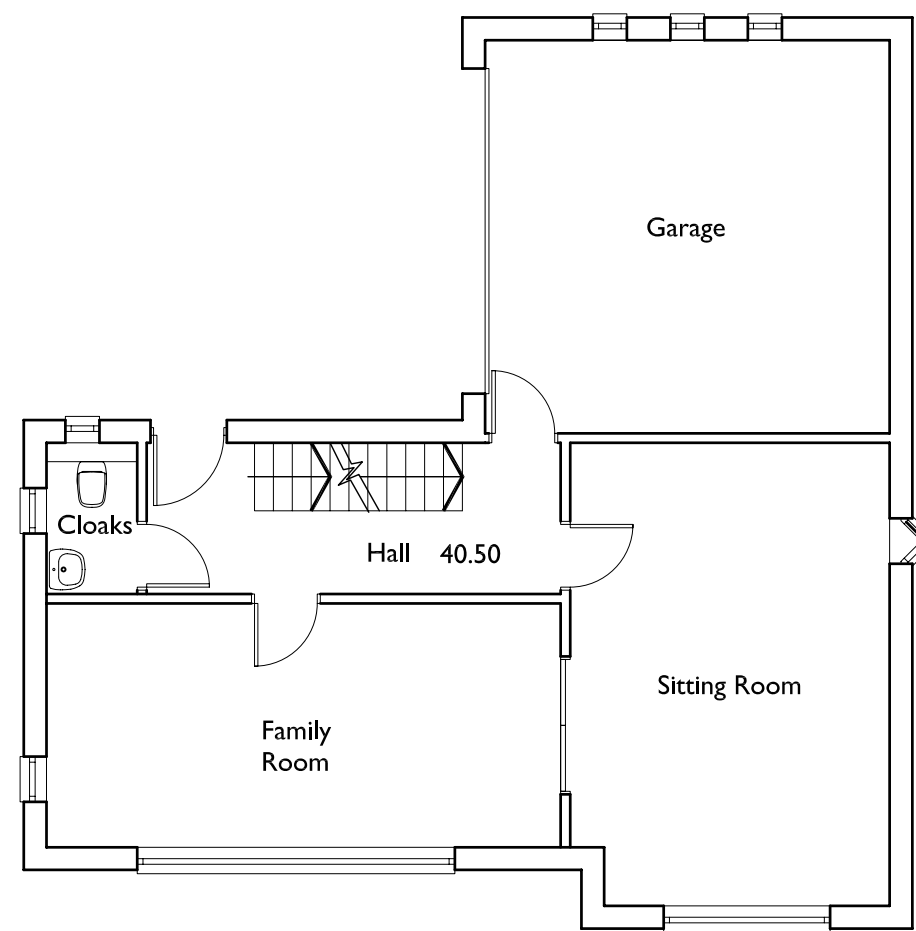




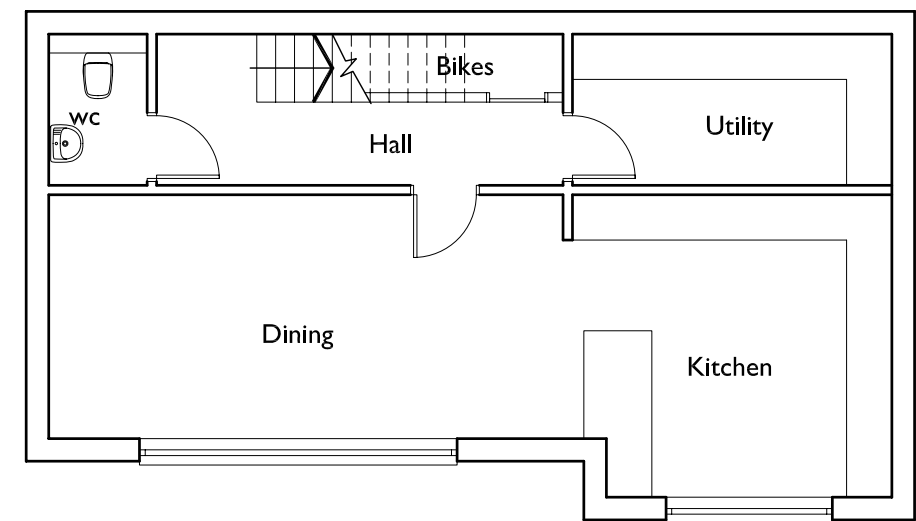
Materials  
Walls: Red brown brickwork; Off white render  
timber feature cladding  
Roofs: Slate  
Windows & Glazed Doors: Dark Grey painted  
aluminium  
Rainwater goods: Grey aluminium



01 Proposed First Floor - Plot 6  
PL-003 1:100 @ A1



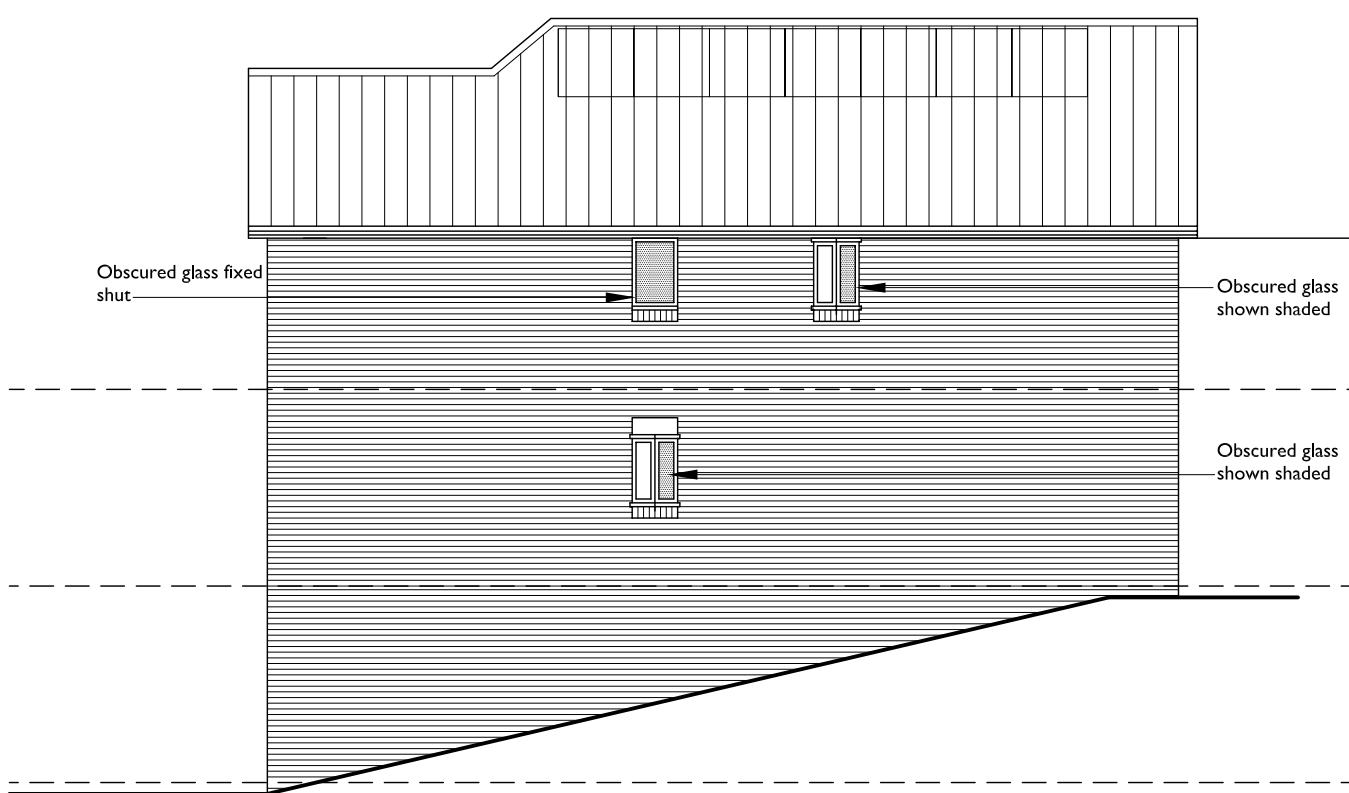
02 Proposed Upper Ground Floor - Plot 6  
PL-003 1:100 @ A1



03 Proposed Lower Ground Floor - Plot 6  
PL-003 1:100 @ A1



04 Proposed North East Side Elevation - Plot 6  
PL-003 1:100 @ A1



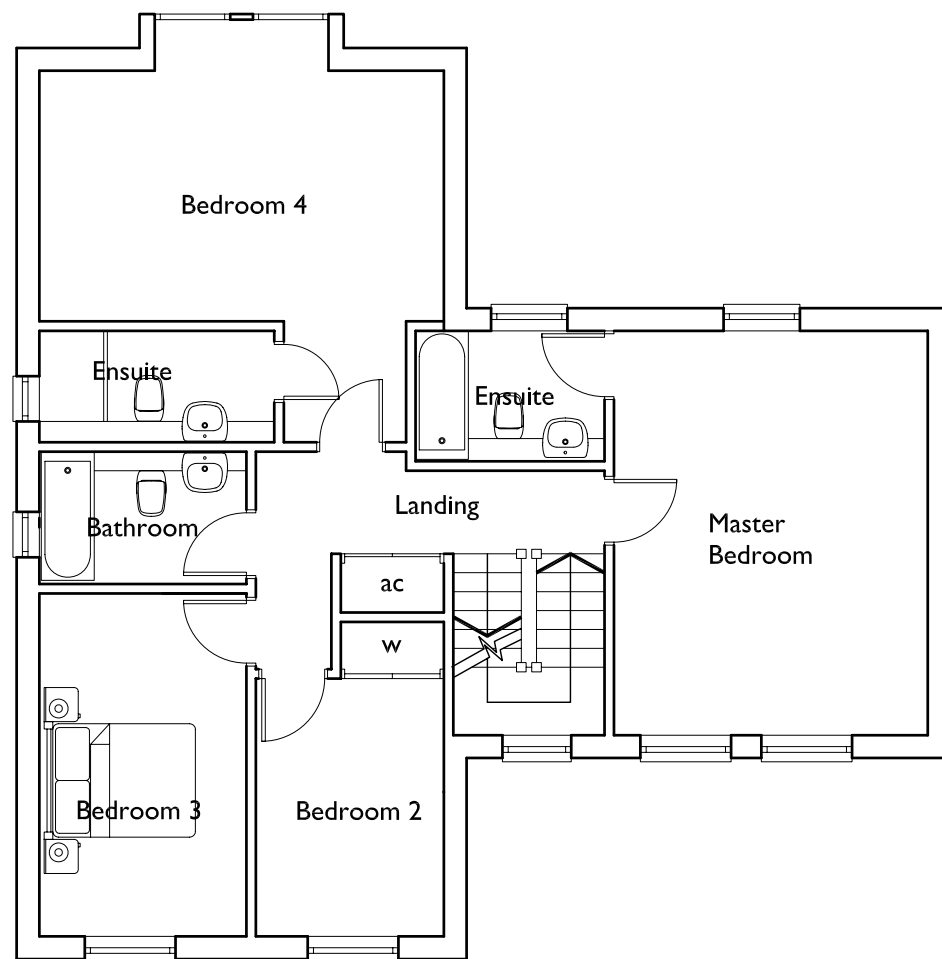
05 Proposed South West Side Elevation - Plot 6  
PL-003 1:100 @ A1



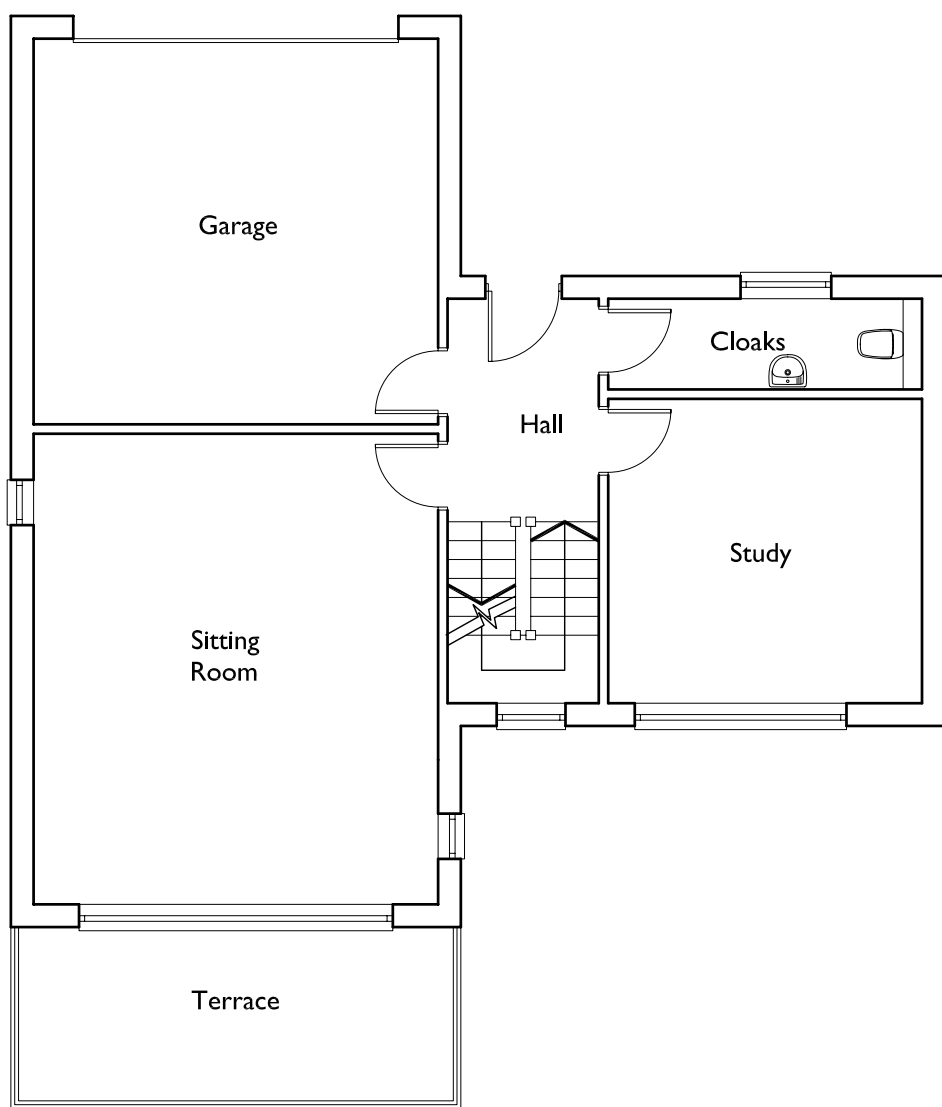
06 Proposed Rear Elevation - Plot 6  
PL-003 1:100 @ A1



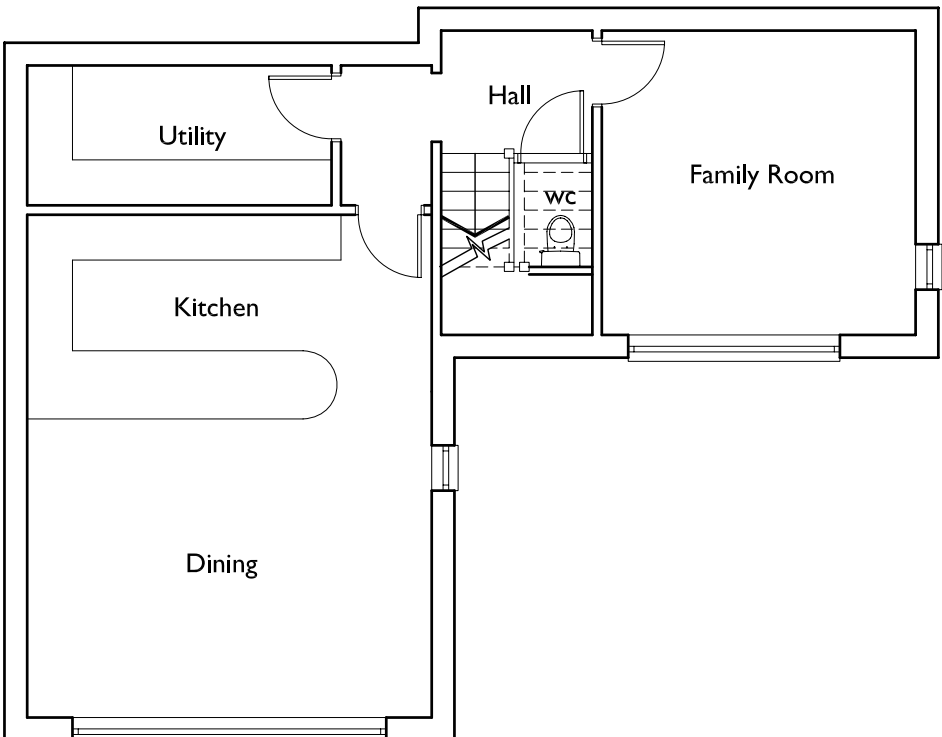
07 Proposed Front Elevation - Plot 6  
PL-003 1:100 @ A1



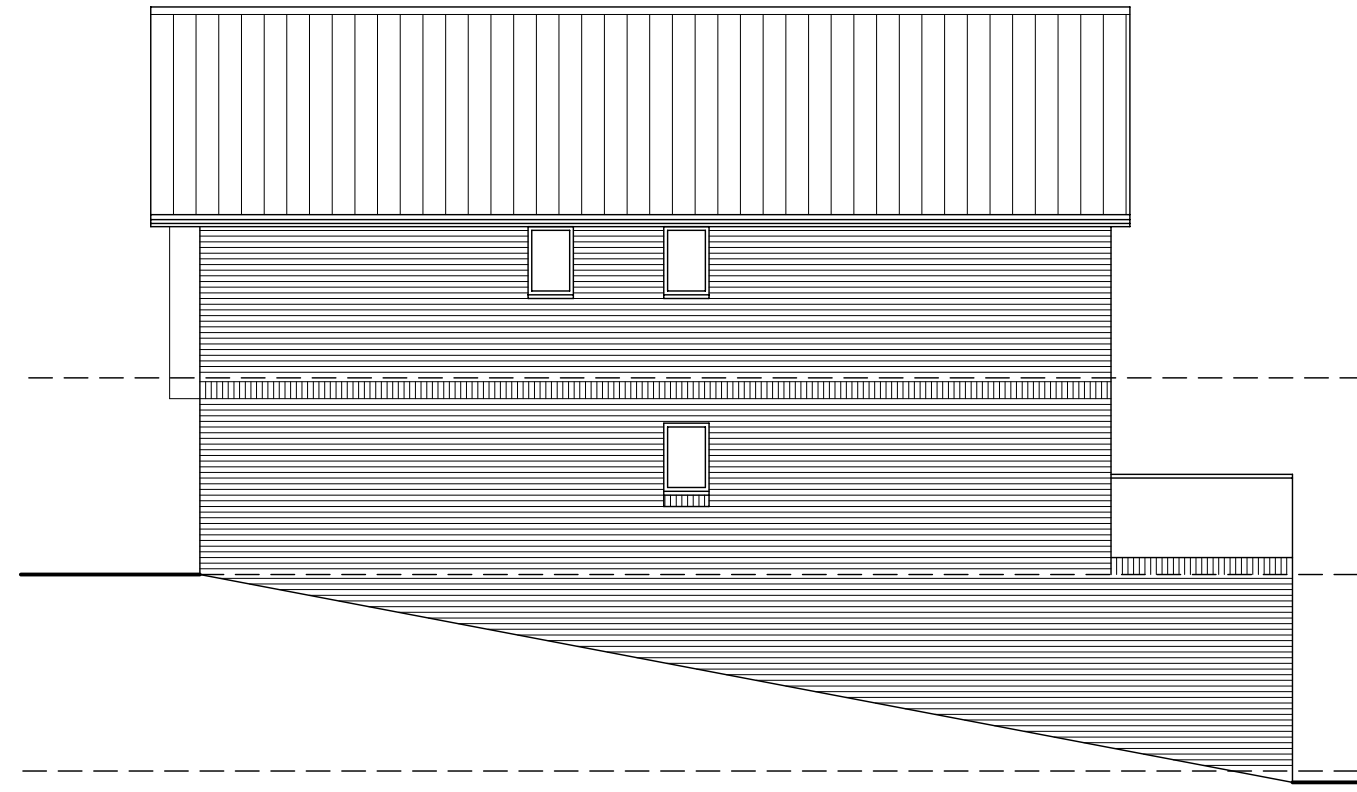
08 Proposed First Floor - Plot 7  
PL-003 1:100 @ A1



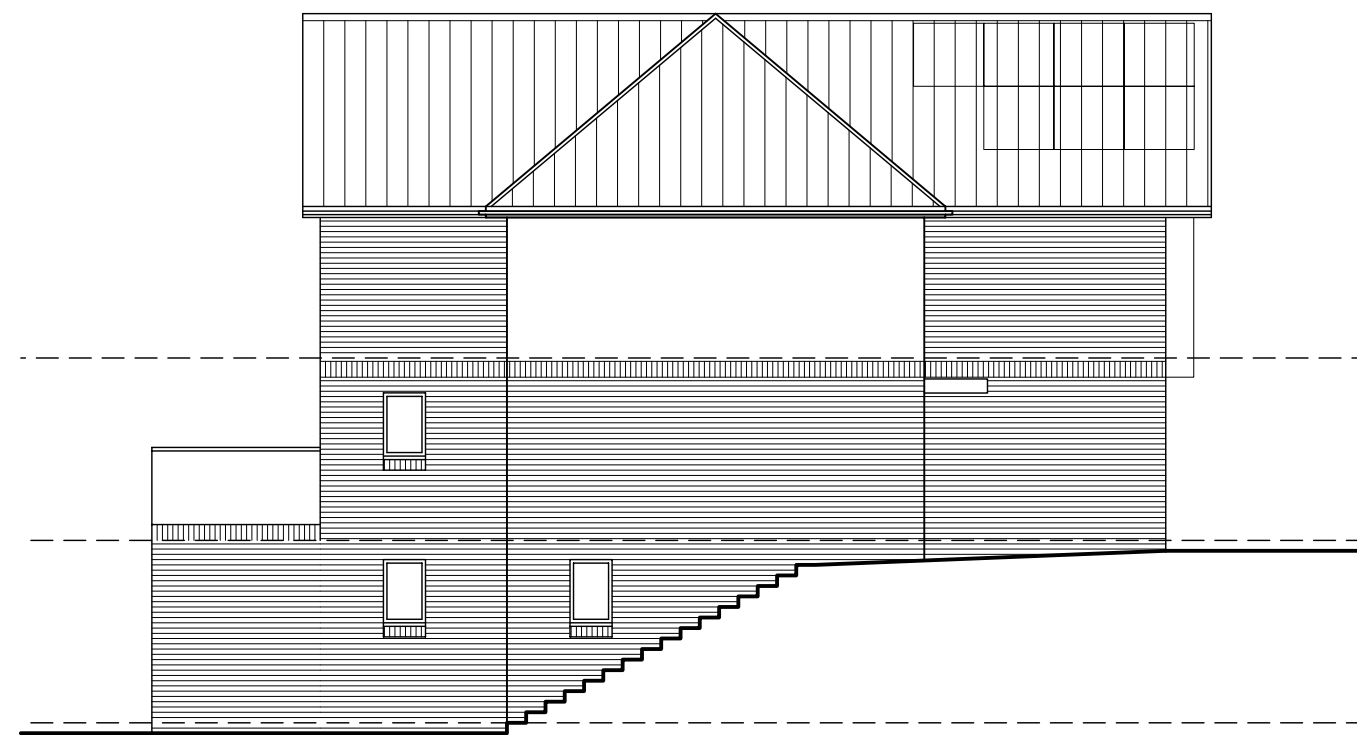
09 Proposed Upper Ground Floor - Plot 7  
PL-003 1:100 @ A1



10 Proposed Lower Ground Floor - Plot 7  
PL-003 1:100 @ A1



11 Proposed North East Side Elevation - Plot 7  
PL-003 1:100 @ A1



12 Proposed South West Side Elevation - Plot 7  
PL-003 1:100 @ A1



13 Proposed Rear Elevation - Plot 7  
PL-003 1:100 @ A1

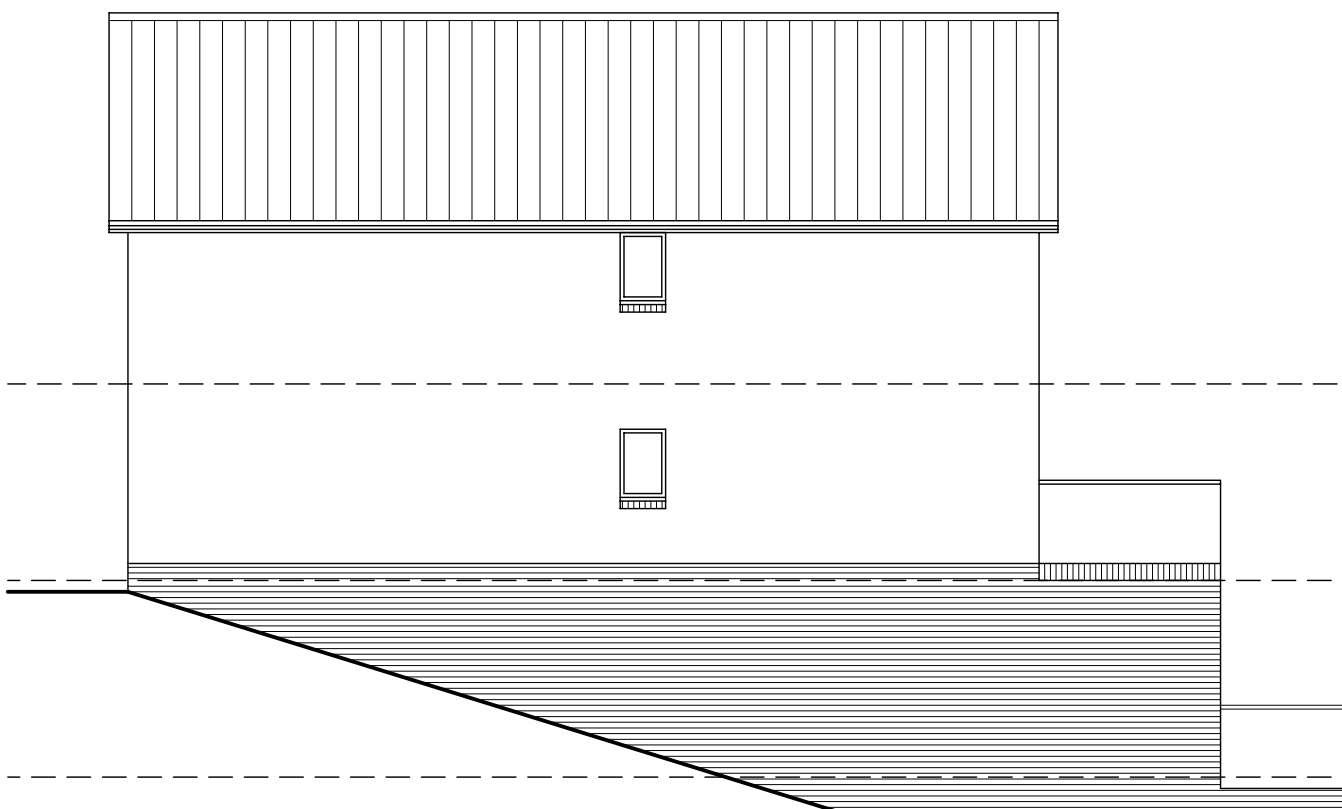
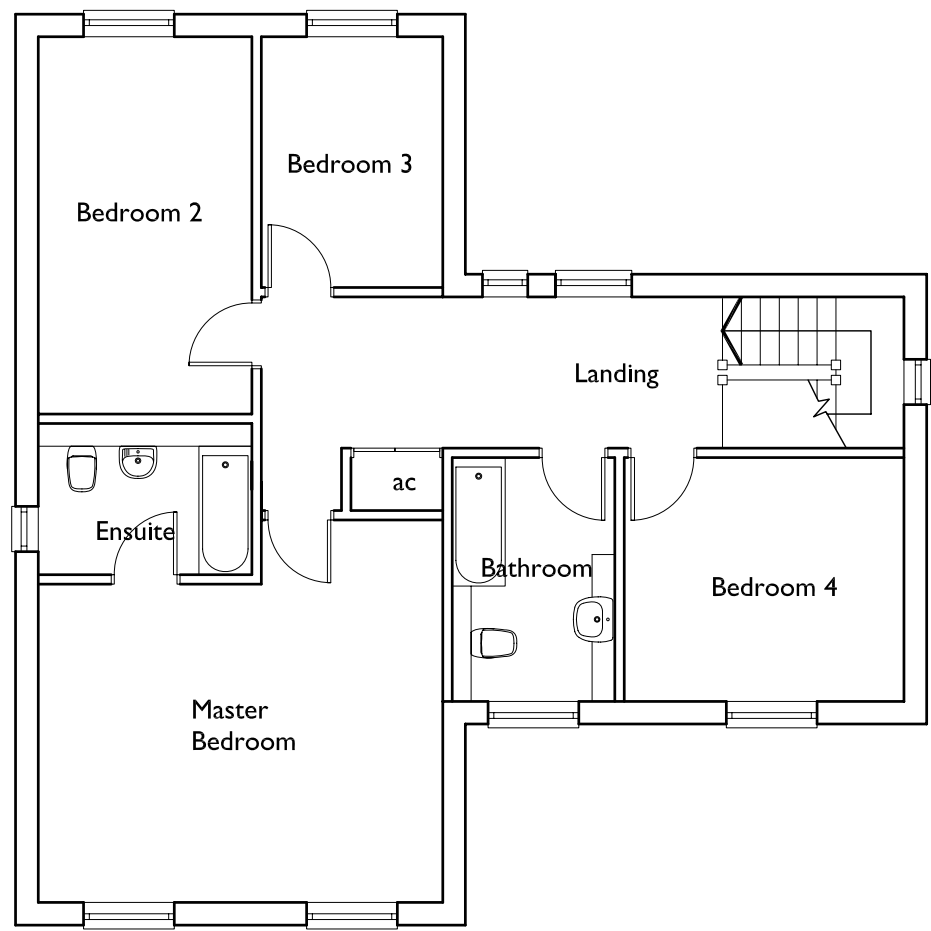


14 Proposed Front Elevation - Plot 7  
PL-003 1:100 @ A1

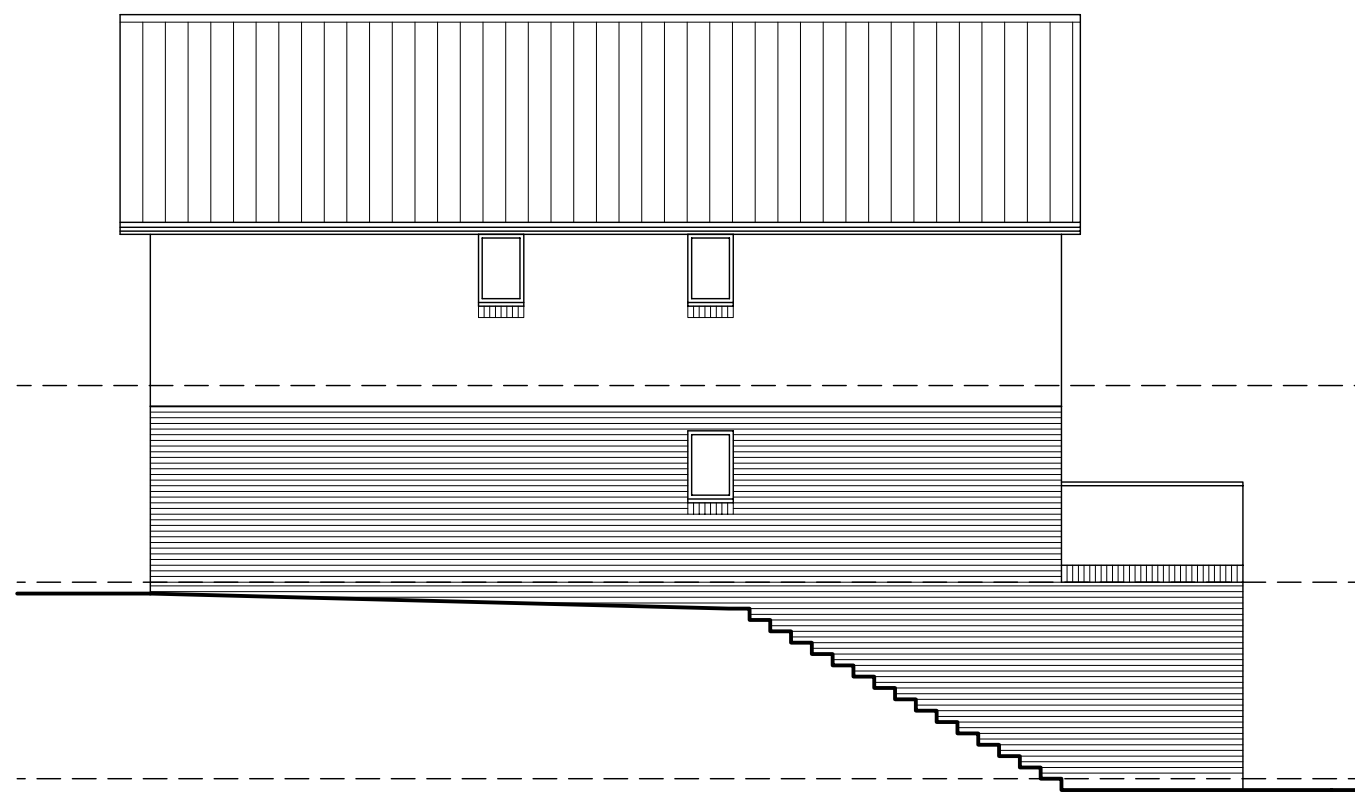
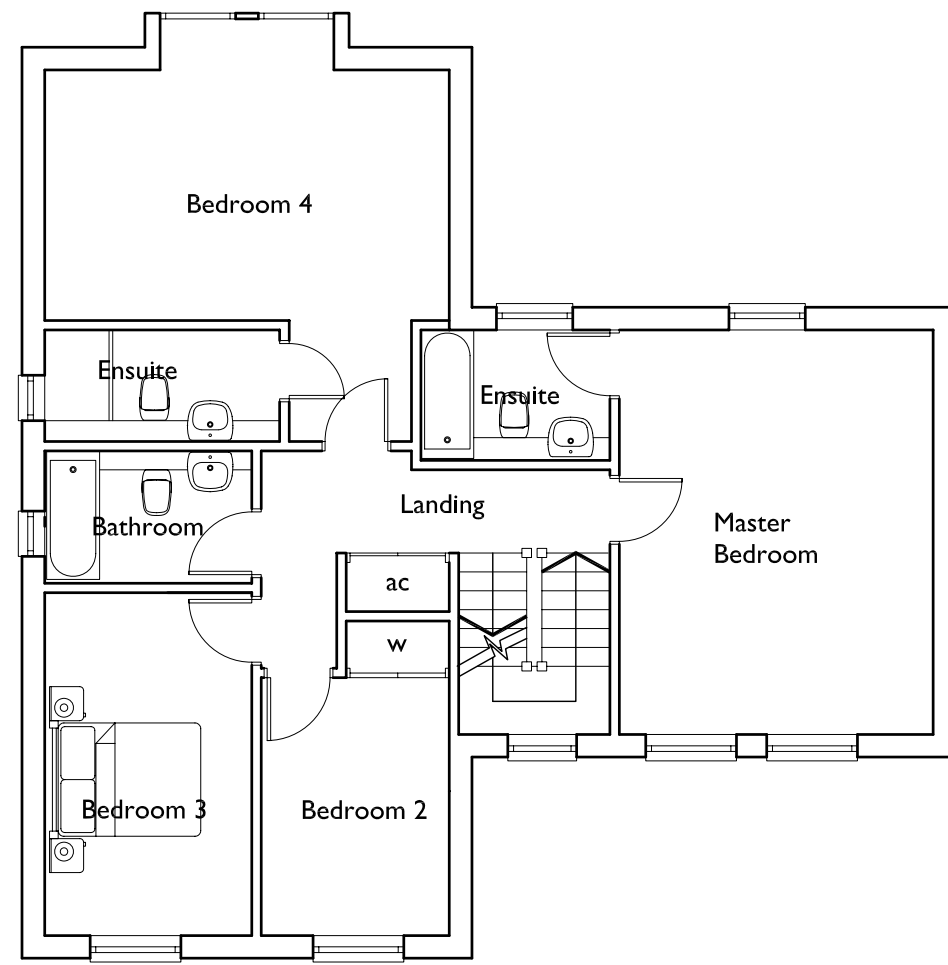
0 1 2 3 4 5m

24.1.14	Plot 6: Windows on flank elevation altered; Kitchen window omitted	A
Date		Rev
<b>Bristol Design &amp; Architecture Ltd</b> 1 Rayens Cross Road Long Ashton Bristol BS41 9EA T. 01275 394 314 M. 07821 335 870 rjm@bristoldesigna.co.uk www.bristolarchitects.co.uk		
<b>Housing Development</b> <b>Bramble Drive</b> <b>Sneyd Park</b> <b>BS9 1RE</b> <b>House Plans &amp; Elevations</b> <b>Plots 6 &amp; 7</b> Scale: as noted @ A1 Nov 2013 Drg No: 129-PL-003A		

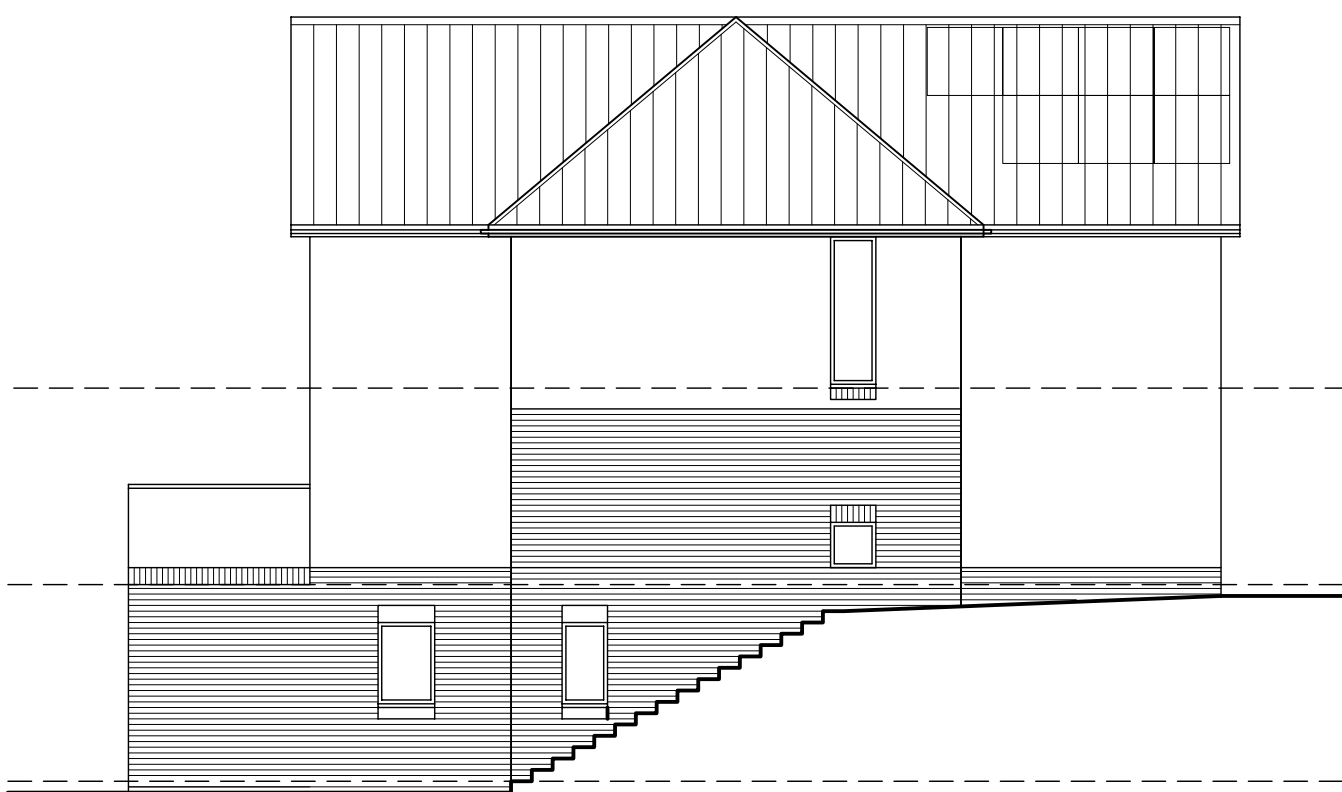
Materials  
Walls: Red brown brickwork; Off white render  
timber feature cladding  
Roofs: Slate  
Windows & Glazed Doors: Dark Grey painted  
aluminium  
Rainwater goods: Grey aluminium



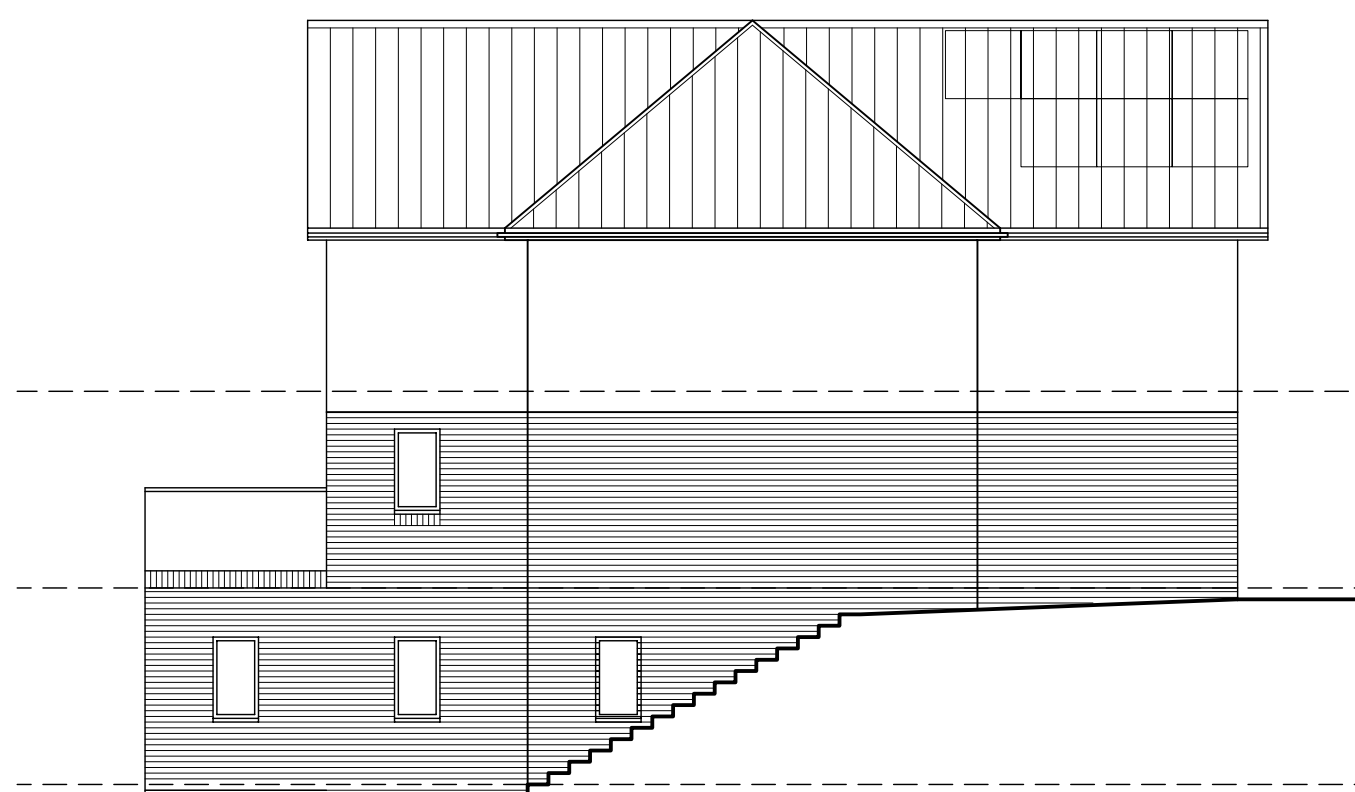
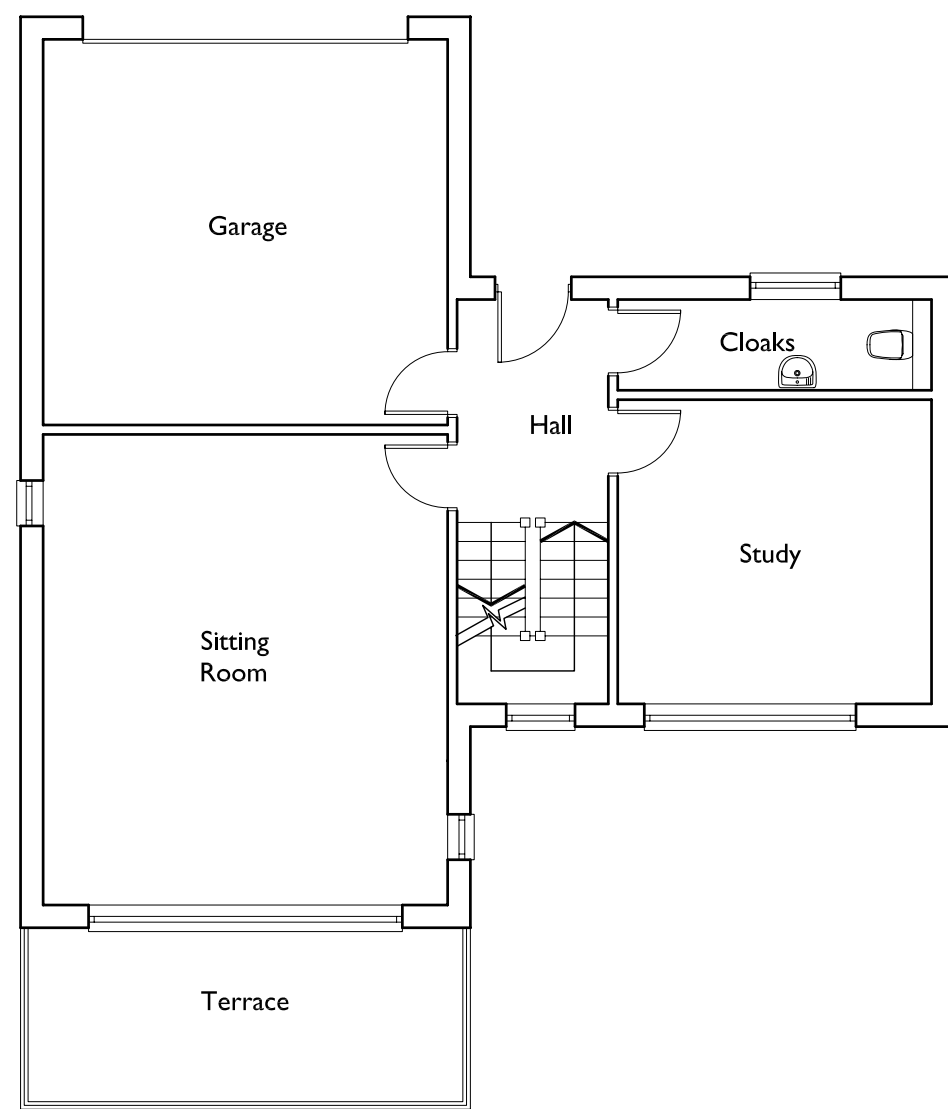
04 Proposed North East Side Elevation - Plot 8  
PL-004 I:100 @ A1



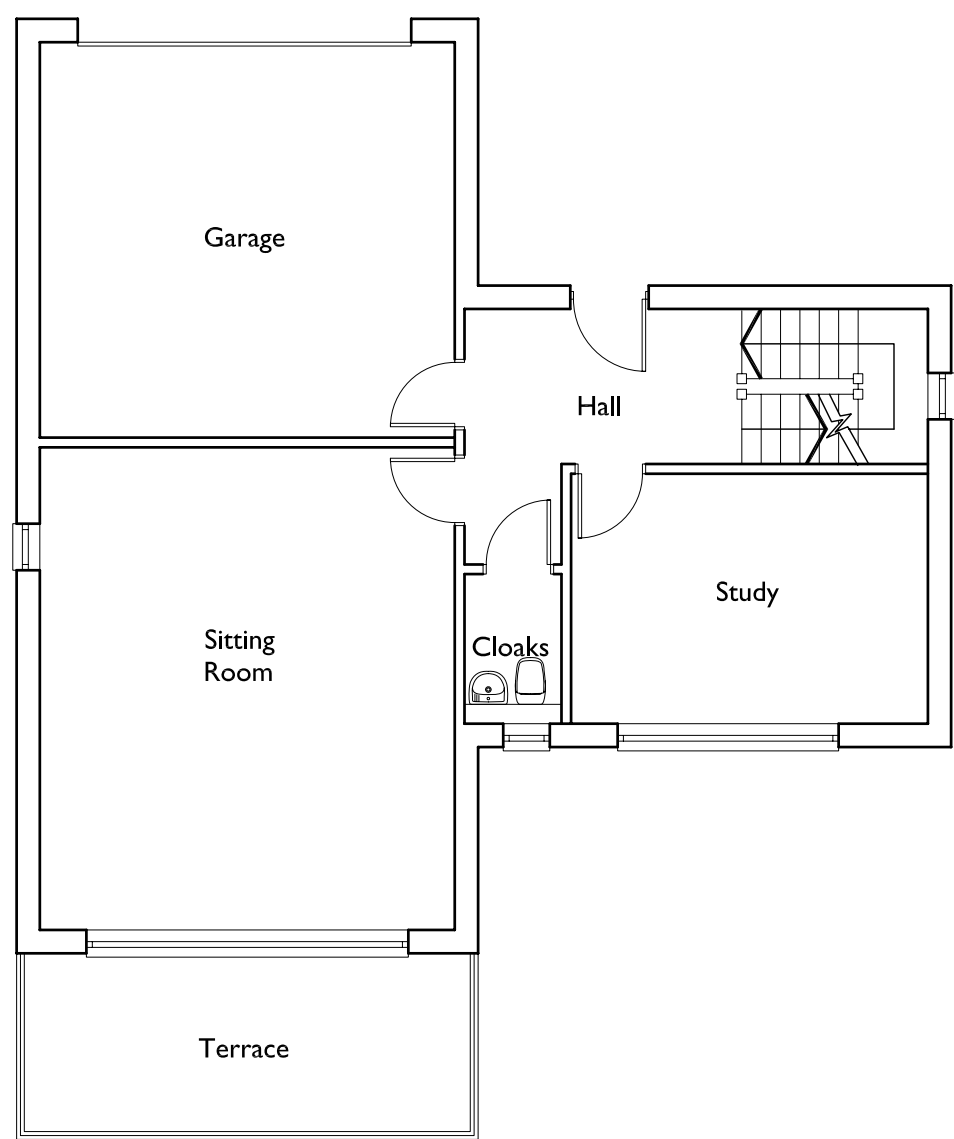
11 Proposed North East Side Elevation - Plot 9  
PL-004 I:100 @ A1



05 Proposed South West Side Elevation - Plot 8  
PL-004 I:100 @ A1



12 Proposed South West Side Elevation - Plot 9  
PL-004 I:100 @ A1

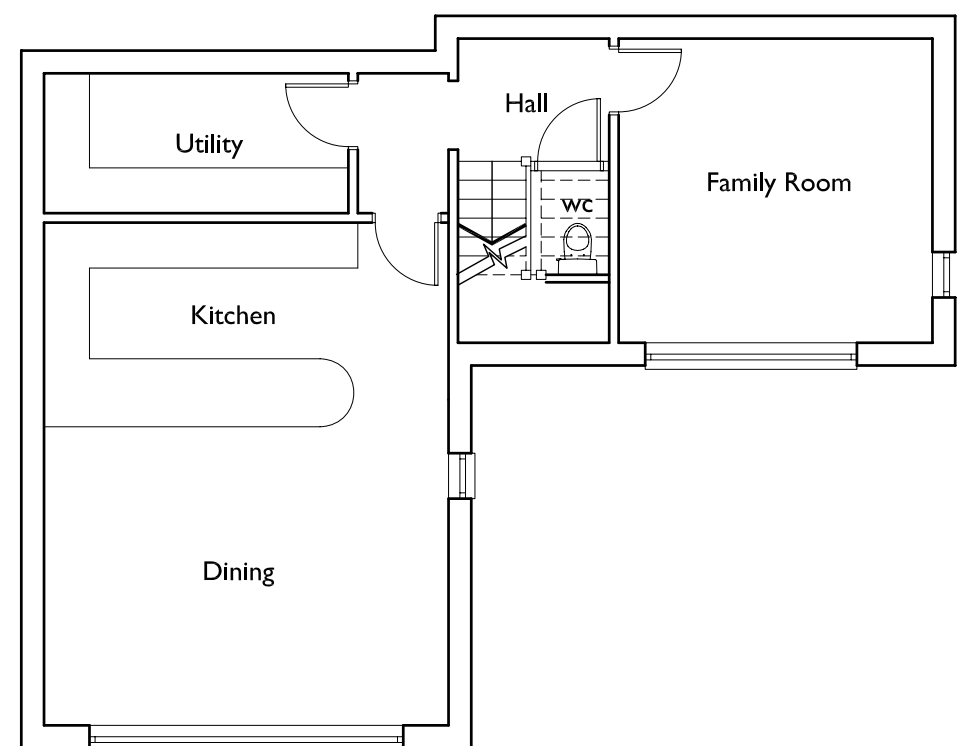


06 Proposed Rear Elevation - Plot 8  
PL-004 I:100 @ A1

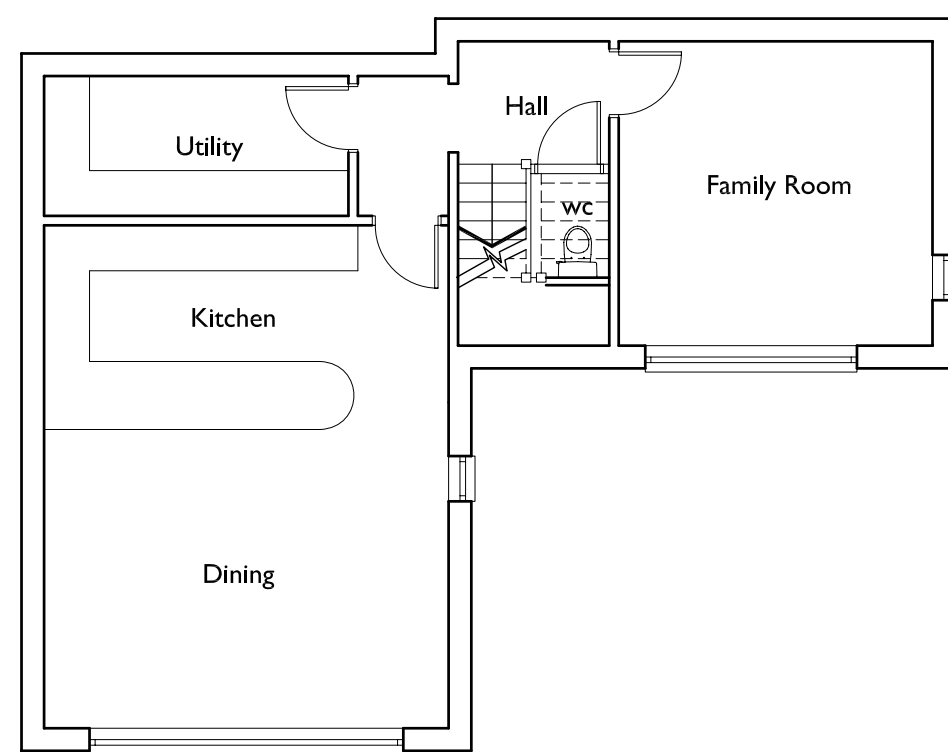
09 Proposed Upper Ground Floor - Plot 9  
PL-004 I:100 @ A1



13 Proposed Rear Elevation - Plot 9  
PL-004 I:100 @ A1



07 Proposed Front Elevation - Plot 8  
PL-004 I:100 @ A1



14 Proposed Front Elevation - Plot 9  
PL-004 I:100 @ A1

0 1 2 3 4 5m

01 Proposed First Floor - Plot 8  
PL-004 I:100 @ A1

02 Proposed Upper Ground Floor - Plot 8  
PL-004 I:100 @ A1

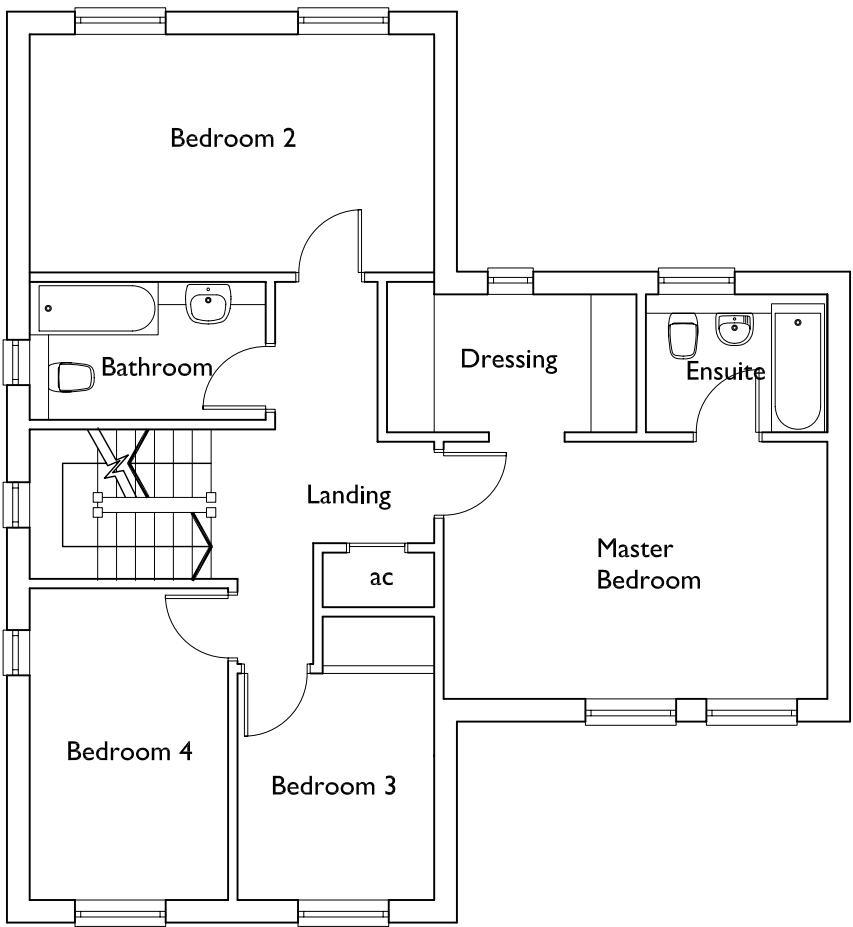
03 Proposed Lower Ground Floor - Plot 8  
PL-004 I:100 @ A1

08 Proposed First Floor - Plot 9  
PL-004 I:100 @ A1

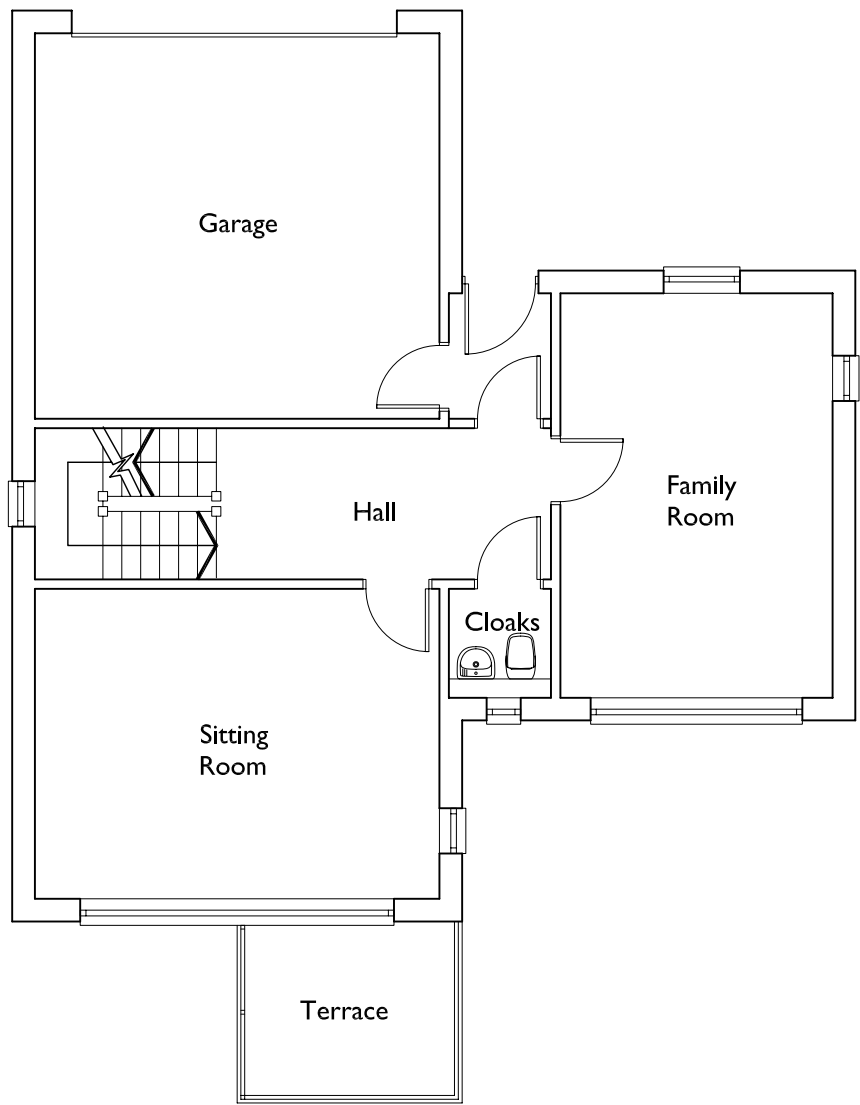
09 Proposed Upper Ground Floor - Plot 9  
PL-004 I:100 @ A1

10 Proposed Lower Ground Floor - Plot 9  
PL-004 I:100 @ A1

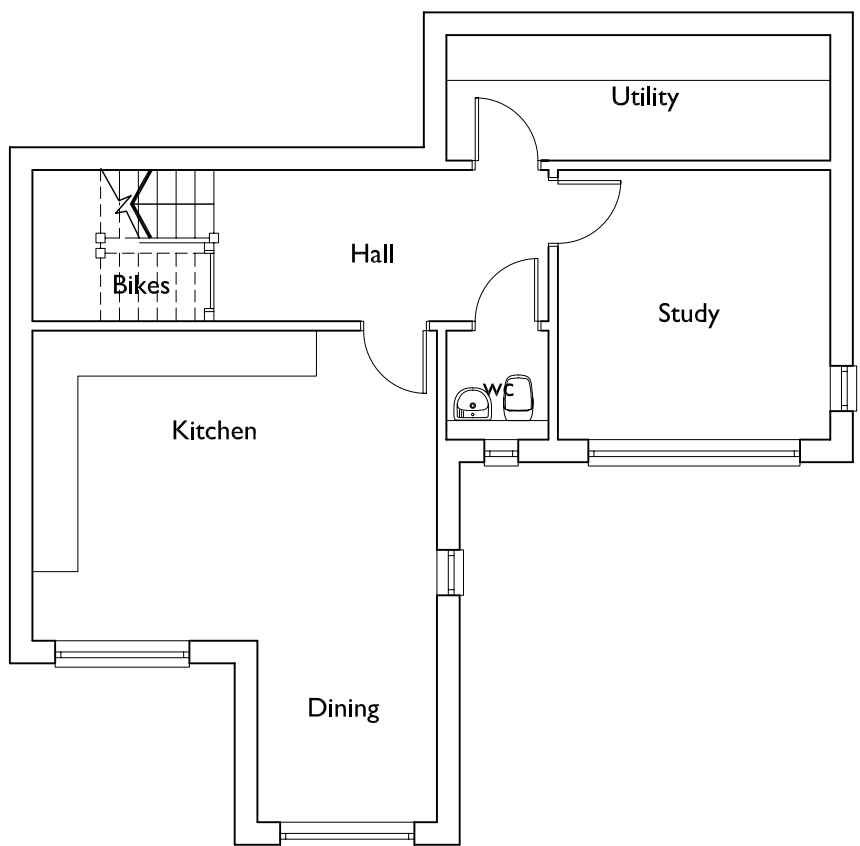
Materials  
Walls: Red brown brickwork; Off white render  
timber feature cladding  
Roofs: Slate  
Windows & Glazed Doors: Dark Grey painted aluminium  
Rainwater goods: Grey aluminium



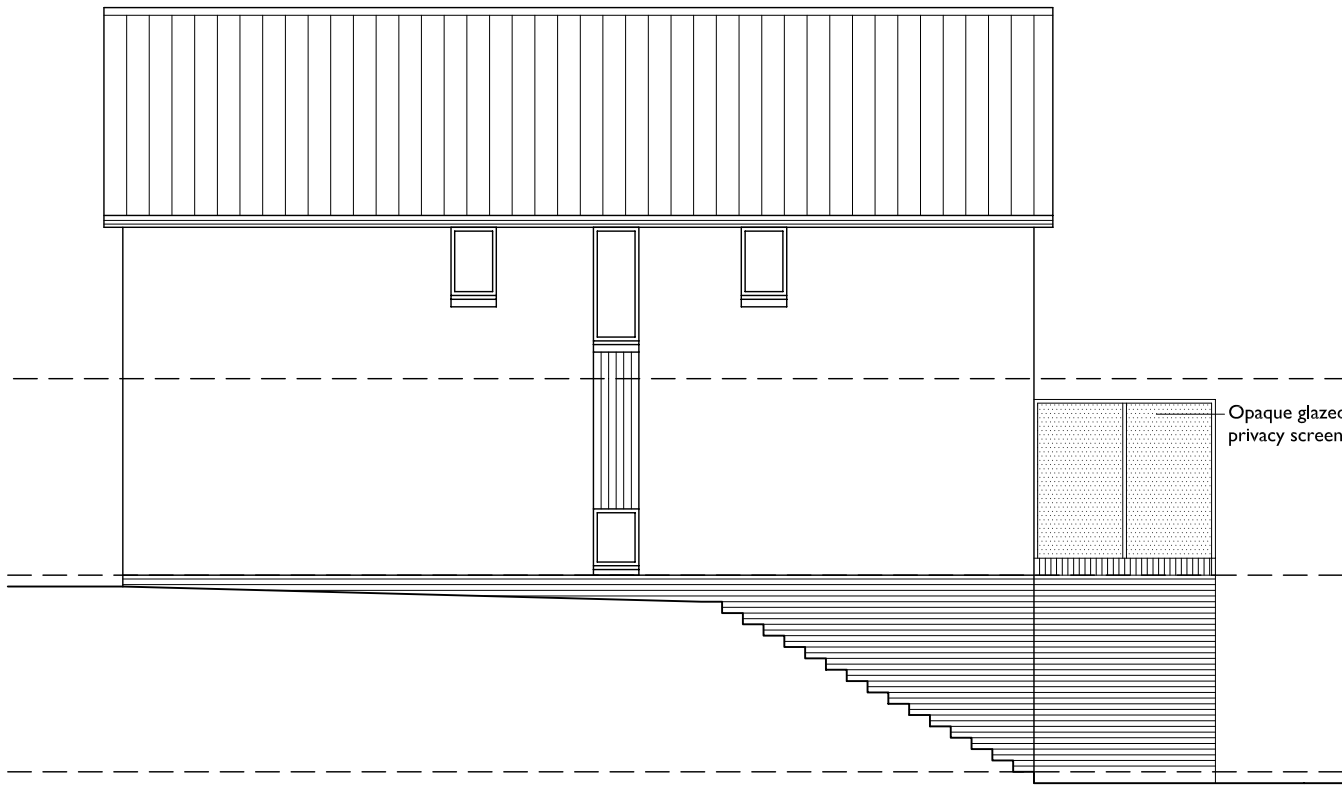
01 Proposed First Floor - Plot 10  
PL-005 1:100 @ A1



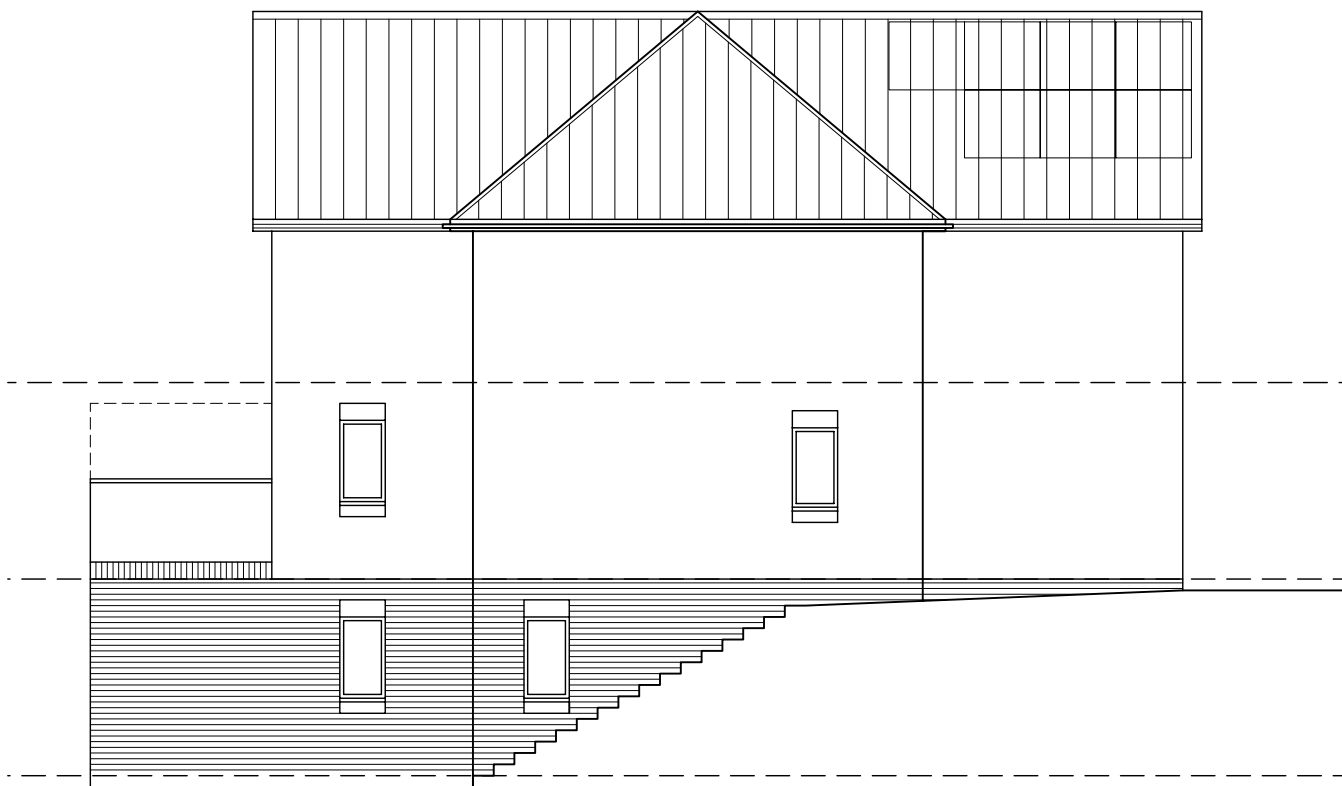
02 Proposed Upper Ground Floor - Plot 10  
PL-005 1:100 @ A1



03 Proposed Lower Ground Floor - Plot 10  
PL-005 1:100 @ A1



04 Proposed North East Side Elevation - Plot 10  
PL-005 1:100 @ A1



05 Proposed South West Side Elevation - Plot 10  
PL-005 1:100 @ A1



06 Proposed Rear Elevation - Plot 10  
PL-005 1:100 @ A1



07 Proposed Front Elevation - Plot 10  
PL-005 1:100 @ A1

0 1 2 3 4 5m

8.1.15	Rear terrace at first floor reduced and lower ground floor plan modified to suit. Opaque glazed privacy screen indicated to side of terrace	A
Date		Rev

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Housing Development  
Bramble Drive  
Sneyd Park  
BS9 1RE  
House Plans & Elevations  
Plot 10  
Scale: as noted @ A1  
Nov 2013  
Drg No: 129-PL-005A





01 Proposed Rear Site Elevation  
PL-002 I:125 @A1, I:250 @A3

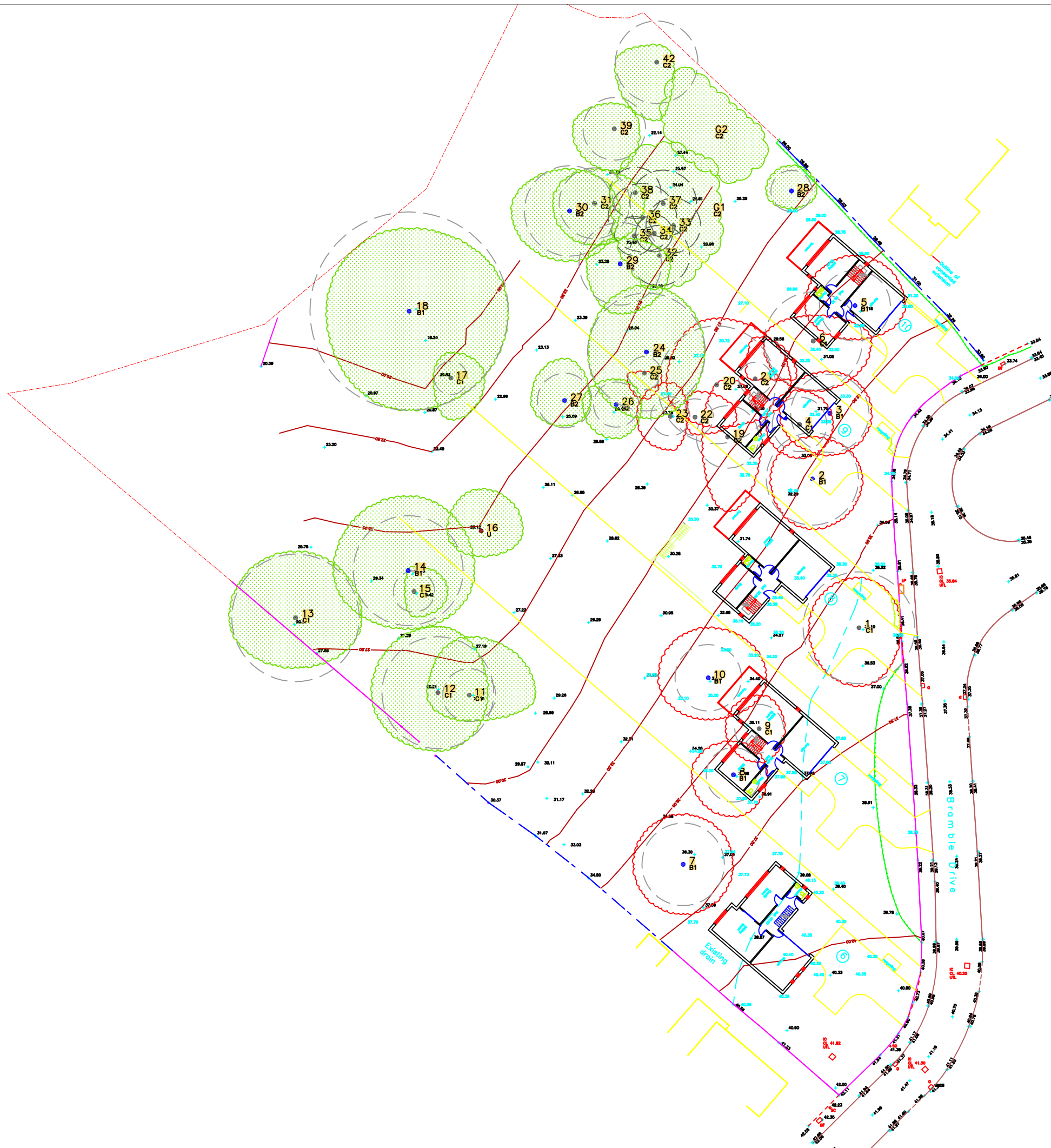









02 Proposed Street Elevation  
PL-002 I:125 @A1, I:250 @A3

0 1 2 3 4 5m

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IN PART OR WHOLE WITHOUT CONSENT.  
ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT.  
CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE.

20.5.15	Plot 10 rear elev changed to match revisions to balcony	--
Date		Rev
<b>Bristol Design &amp; Architecture Ltd</b>		
1 Rayens Cross Road		
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www.bristolarchitects.co.uk		
<b>Housing Development</b>		
<b>Bramble Drive</b>		
<b>Sneyd Park</b>		
<b>BS9 1RE</b>		
<b>Site Elevations</b>		
Scale: I:125@ A1, I:250 @A3 Nov 2013		
Drg No: I29-PL-002A		



-  Canopy extent
-  Cat A tree
-  Cat B tree
-  Cat C tree
-  Cat U tree
-  Root protection area
-  Tree to be removed

**PROJECT DETAILS**

<b>Project:</b>	<b>5-11 Bramble Drive, Sneyd Park</b>
<b>Title:</b>	<b>Tree Impacts Plan</b>
<b>Client:</b>	<b>Rigbrick Ltd</b>

<b>Drawing No:</b>	<b>PB/A360/0513 TIP</b>
<b>Rev:</b>	<b>1</b>
<b>Scale:</b>	<b>1:500 @ A3</b>
<b>Date:</b>	<b>13.02.2015</b>
<b>Drawn:</b>	<b>P.Barton</b>





**View point 1 - The Portway from shared cycle / footpath due west of site  
and nature reserve**





**Viewpoint 2 - Pavement of Glenavon Park from between nos. 7a and 9**



**Viewpoint 3 - Top of mound adjacent to Cedar Court**





**Viewpoint 4 - Old Sneyd Park nature reserve, approx. 40m south west of main entrance**





**Viewpoint 5 – Nature reserve north boundary below no. 9 Glenavon Park**





**Viewpoint 6 - Above the lake near to the platform**





### Viewpoint 7 – At the west end of the lake





**Viewpoint 8 - Within the grassland meadow approx. 30m west of lake**





### **Viewpoint 9 - Within the grassland meadow**



**Viewpoint 10 - Within the meadow near to the fence with the bottom field**





**Viewpoint 11 - Bramble Drive, centre of road outside of No. 1**





**Viewpoint 12 - Outside of No. 24 Bramble Drive on pavement**



**Viewpoint 13 – Bramble Drive On pavement opposite No. 5 (east side of road)**





**Viewpoint 14 – On the east side of Bramble Drive in front of No. 21 looking north east**





**Viewpoint 15 - Bottom end of Bramble Drive near to footpath to Old Sneyd Park**



**Viewpoint 16 - On the road near nos. 18 and 19 Bramble Drive.**

