

**WARD:** Southville **CONTACT OFFICER:** Lewis Cook  
**SITE ADDRESS:** University Of The West Of England Kennel Lodge Road Bristol BS3 2JT

**APPLICATION NO:** 15/00291/P Outline Planning  
**EXPIRY DATE:** 12 May 2015

**Outline planning application for the erection of new buildings for academic, administration and support purposes (6,500m use class d1) and associated infrastructure including provision of a new public transport facility, amendments to car park layout, revised access arrangements and landscaping; and the demolition of 4,198m existing buildings, with all matters reserved except for siting, massing and access.**

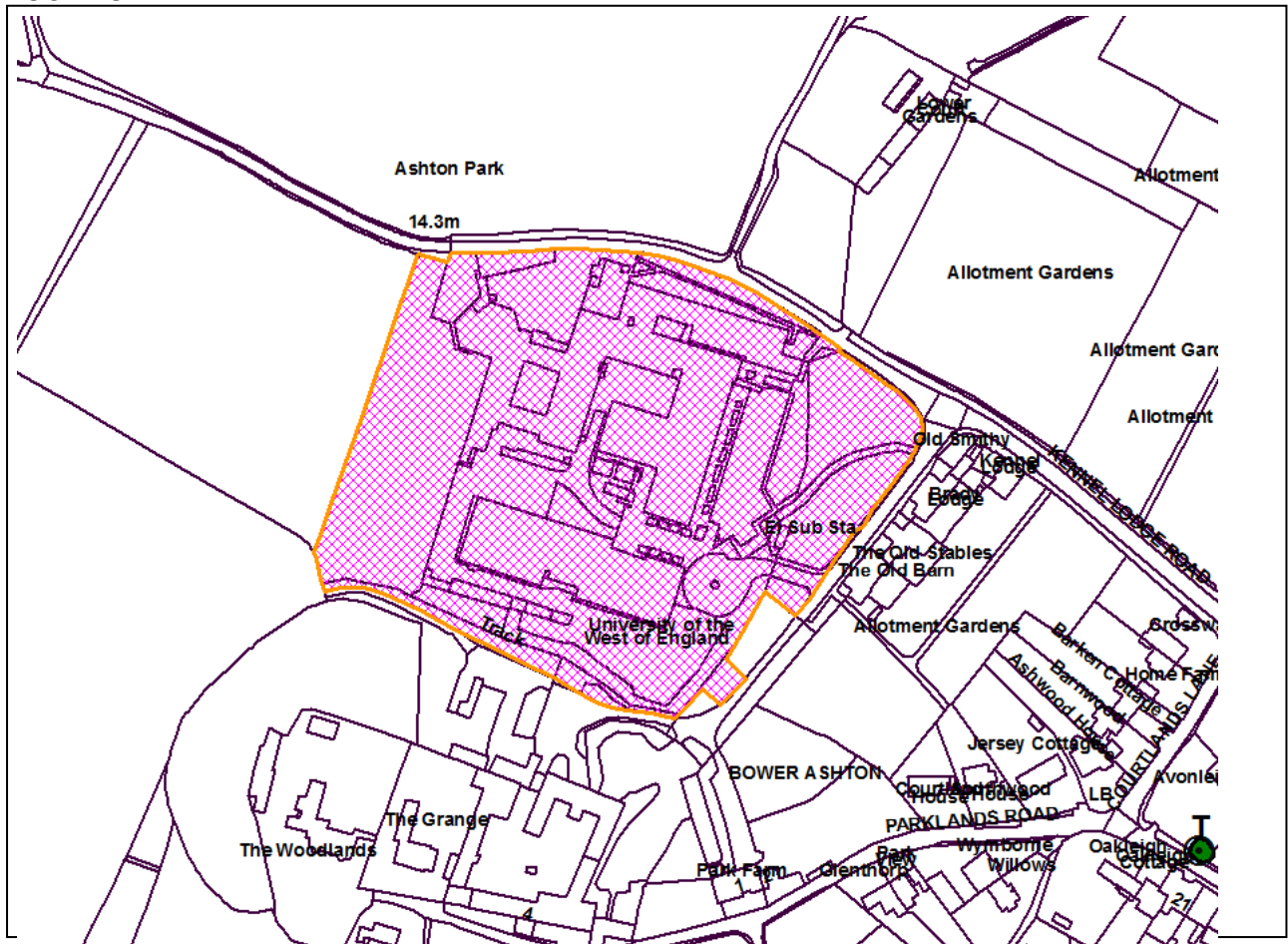
**RECOMMENDATION:** GRANT subject to Planning Agreement

**AGENT:** Alder King Planning Consultants  
Pembroke House  
15 Pembroke Road  
Clifton  
Bristol BS8 3BA

**APPLICANT:** UWE  
University Of The West Of England,  
Kennel Lodge Road  
Ashton  
Bristol  
BS3 2JT

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

**LOCATION PLAN:**



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The application site is located in Bower Ashton on the western edge of Bristol, approximately 2km from Bristol city centre. The site is situated to the west of the Bower Ashton settlement, which has a semi-rural character. It lies adjacent to the boundary between the administrative areas of Bristol City Council and North Somerset District Council. The site is used as a campus for the University of West of England, and is used primarily for teaching and studio space for the art and design faculty.

There are two vehicle access points into the site. The main access is from Park Farm Lane to the east which is used by buses, delivery vehicles and most private cars. The second vehicular access to the site is from Kennel Lodge Road, which is an established service route. The occupied part of the site is largely level, although the land does rise significantly to the north and north west. There are a number of significant trees on the site, which largely screen the site from the east, south and west.

To the north of the site is the deer park associated with Ashton Court. Ashton Court itself is located to the west of the site, and the estate grounds are directly adjacent to the application site. The Ashton Court Mansion is grade I listed, with the grounds a grade II\* listed registered parkland. To the south of the site lies Park Farm Buildings, which are used by Bristol City Council as a training centre and estate depot. These buildings share the access from Park Farm Lane with the application site. To the south east of the site are a small group of residential properties.

The site and the neighbouring land is subject to a number of designations in the adopted development plan. The site lies entirely within the Bower Ashton Conservation Area. The east, south and west of the site is also part of the designation as a historic park and garden. The area to the north and west of the site is designated as Green Belt, as a Site of Special Scientific Interest, and Site of Nature Conservation Interest.

**RELEVANT HISTORY**

The application site has been used by UWE, and Bristol Polytechnic before it, for at least 40 years. The planning history shows a number of applications in the early 1970s for a number of buildings on the site. Since that time there have been applications for relatively small scale alterations, extensions and temporary building. There are also numerous applications for tree works at the site. However, the following planning permissions are considered to be the most relevant to the current proposals.

05/05076/F: Demolition of existing single storey administrative building and single storey store; replacement with new studio building, entrance facilities, bus turning area, new service yard and landscaping - Permission granted: 07/04/2006.

05/05081/P: Outline planning application for a 10 year masterplan of the campus for the future faculty buildings, amenity and environs - Permission granted: 07/04/2006.

It is noted that the above applications were run in parallel, and the full application delivered essentially the first phase of the masterplan. Overall, the masterplan was for the provision of 9,235 square metres of floorspace, which after demolition would result in an increase of 3,789 square metres of floorspace. However, only that part of the masterplan covered by the parallel full application was delivered as a result of this application. The masterplan has now expired.

More recently, the following applications have been made for substantial alterations to the site:

13/02985/F: Courtyard infill to create additional floorspace for the Student Union (ground floor) and Library (first floor), and refurbishment of existing space. Replacement of existing fenestration to the

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external elevations and internal courtyard elevations - Permission granted: 28/08/2013.

14/02381/F: Alterations to the existing UWE Drama Hall, including new timber cladding to hide ductwork and air handling plane servicing and refurbished space - Permission granted: 25/07/2014.

**APPLICATION**

The application is for outline permission for the erection of 6,500 square metres of new academic floorspace, with issues of access, layout and scale for consideration.

The purpose behind the application is essentially to provide a new masterplan for the campus to replace the existing outdated building stock. As such, it is proposed to remove 4,198 square metres of existing buildings, including the current low level building fronting Kennel Lodge Road, some infill extensions towards the centre of the site, and all of the structures to the south of the site. It is proposed to replace these with three new buildings, a replacement building on the Kennel Lodge Road frontage, and two further buildings to the south of the site. The submitted plans show the proposed siting of the buildings (including a maximum and minimum footprint), the proposed floorspace of the building and indicative sections showing the proposed height.

The application also proposed changes to the proposed layout of the site. Most noticeable would be the provision of a new vehicle access from Park Farm Lane. This would allow an entrance and exit to the site, rather than the existing shared access. This would serve a new bus drop off area, as well as an amended car park. This would result in the addition of 18 parking spaces (to a total of 138). It is also proposed to provide a new vehicle access from Kennel Lodge Road, which would allow for access to a servicing and pick up area for building one. It is also proposed to provide a new central courtyard, and a new cycle storage area.

**PRE APPLICATION COMMUNITY INVOLVEMENT****i) Process**

A statement of community involvement was submitted with the application. This states that the pre-application public consultation was essentially in two parts. Firstly, the applicants contacted the BS3 Planning Group and the Bower Ashton Residents' Group. Both groups were offered a meeting to discuss the application, but the Bower Ashton Residents' Group were unable to accommodate a meeting. In addition, all residents of Bower Ashton, Ward Councillors, North Somerset Council, English Heritage, Ashton Court Mansion, Avon Gardens Trust and the Garden History Society were informed of the application in writing. Following this two public exhibition sessions were held, where written responses were invited.

**ii) Fundamental Outcomes**

A written response was received from the Avon Gardens Trust confirming there are no objections to the development.

At the BS3 meeting the following concerns were raised:

- \* The loss of the green space along Kennel Lodge Road frontage;
- \* The existing G Block on Kennel Lodge Road allows views in to the emerging art work;
- \* Buses currently have to mount the pavement when there are cars parked in Park Farm Road;
- \* A better pedestrian and cycle route from the wood yard to Aston Court Manor;
- \* Light pollution has previously been a problem, particularly from B block;
- \* Queries raised about parking numbers;
- \* The sustainability strategy was queried;

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- \* Queries raised about the wider cycling strategy;
- \* Queries raised over the loss of open space (there is an increase in soft landscaping as a result of the development);
- \* Queries raised about the accessibility of the site to the general public.

In response to these comments the following changes have been made to the proposal:

- \* Additional landscaping has been proposed along Kennel Lodge Road;
- \* Undertaking to give consideration to the incorporation of glazed element on the north elevation of Building 1 at detailed design stage;
- \* Undertaking to give consideration to minimising light pollution at detailed design stage;
- \* Commitment reiterated to UWE's Travel Plan measures, including the proposed enhanced public transport and cycle facilities.

## RESPONSE TO PUBLICITY AND CONSULTATION

The application was advertised by an advertisement in a local newspaper, the erection of a site notice close to the site and by writing to 50 of the neighbouring properties. No comments were received from individual neighbours of the site. However the following comments were received:

The following comments were received from the Bower Ashton Residents Association:

- \* Road safety is a major concern and any increase in traffic should be resisted (see key issue E)
- \* As a result of parking in Park Farm Lane there have been incidents of buses mounting the pavement (see key issue E)
- \* There is a risk of tidal and surface water flooding at the site, which should not be made worse as a result of the development (see key issue F)
- \* Light and sound pollution should be kept at a minimum as a result of the development (see key issue D)
- \* The proposal may impact on the passage of vehicles and pedestrians on Kennel Lodge Road, which is a major route during events at Ashton Court (see key issue E)

The following comments have been raised from the operators of Ashton Court Mansion:

- \* The mansion is entirely reliant on Kennel Lodge Road as an access point. The proposed drop off point could result in vehicles waiting on the road, and thereby blocking access. Consideration should be given to road widening or traffic calming (see key issue E)

Comments have also been received from the Bristol Civic Society, who have raised no objection to the proposal, but have made comments that the impact of the drop off facility on Kennel Lodge Road must be resolved (see key issue E).

Finally, comments have been received from the Chair of the Bristol Tree Forum on the basis that it is unfortunate trees G59 will be lost, but there is no objection to the proposal subject to the Bristol Tree Replacement Standard being applied.

## OTHER COMMENTS

**Sustainable Cities Team** has commented as follows:-

Whilst it is recognised that this is an outline planning application there is limited information provided to demonstrate with any certainty that the outline or future detailed applications would comply with

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policy requirements BCS 13 -15, aside from a number of commitments to incorporate or further consider aspects of sustainable design at the detailed / reserved matters stage.

If there is the possibility of detailed applications coming forward for different parts of the outline application then we believe opportunities may be missed to maximise the sustainability benefits of the scheme through site wide consideration. It is widely accepted that the earlier sustainability measures are considered in the design, the better the outcome in sustainability terms and the more cost effective it is to achieve a desired level of sustainability. We would therefore welcome any additional information that can be provided to demonstrate that the following points have been addressed:

- \* 20% reduction in carbon emissions from renewable technologies;
- \* Optimising design to reduce energy demand through passive design measures;
- \* Quantity of Cycle provision;
- \* Resilience, flexibility and climate change adaption;
- \* Use of roof space.

Given the limited level of detail provided within the outline application, it will be necessary to require each detailed application to include a Sustainability statement and Energy strategy demonstrating that the above commitments are implemented.

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

The parking standard is 1 space per 2 staff and 1 per 15 students. This should be taken to refer to the number of students on site at any one time rather than the total enrolled. From the Travel Plan targets we can expect a total of up to 938 students and staff and on this basis the proposed parking would be close to the Local Plan maximum.

The number of cycle parking spaces has been increased to 242, which meets the Local Plan target.

A Travel Plan has been included with this application. The UWE Travel Plan has been in place since 2003 and this site has been very successful in reducing car dependence by providing a regular bus service as well as cycle and walking connections. In addition there is a Residents' Parking Zone in the local area, which operates at all times, and parking on Ashton Court is managed. These factors lead me to believe that the increased development on this site will not lead to a traffic hazard or overflow of parking.

In order to improve pedestrian movements to the site from Bedminster, and to reduce traffic danger on Clanage Road, there is an aspiration to create a raised table on part of the roundabout at Blackmoors Lane. This would seem suitable to be included as part of the continuing traffic improvements associated with the development, given that it is likely to result in an increase in pedestrian trips.

The use of the unadopted part of Park Farm Road must be agreed with the Council as landowner. In view of the fact that the road is only to be used by traffic travelling in to the site we do not see any requirement for widening or adoption.

The layout on Kennel Park Road has been modified and the new plan seems a great improvement on the previous one. The delivery bay has been tracked to show that a car or transit van can turn. In addition a pavement has been created as requested to provide a link to the proposed path along the north side of the campus.

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

There are existing public surface and foul water sewers which pass through the site and will be effected by proposals. The developer will need to liaise with Wessex Water during demolition and construction to ensure relevant process and protection measures are adhered to.

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Foul water discharge rates post redevelopment are not expected to exceed pre development rates. Surface water proposals are acceptable in principle to Wessex Water which demonstrate a reduction in flows due to a decrease in impermeable areas post development.

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

- The long views (KV8 and 10) provided for the LVIA do not seem to have a significant effect on the character of the historic landscape or the quality of the vista presented, though mitigation through appropriate tree planting or reduction in the height of the new building would further reduce visual impact.
- Immediate views on the Kennel Lodge frontage, V1 and V2 are important as the character and detailing here needs to anticipate and reflect the approach to the historic landscape. Reduction in the scale of 'Building 1' and an avenue of trees of appropriate species might be considered and would help soften/screen the long views commented on above.
- Building 2 and 3 are set within an area on relatively lower visual prominence and impact. The potential should be explored to increase the development quantum in this area and thereby reducing the pressure on scale of Building 1 along the frontage (more sensitive part of the site).
- The revisions to the building frontage indicated on drawing L(90)20 represent an improvement from this perspective and is acknowledged, though the delivery area needs further resolution or possibly relocated - as drawn it's too extensive and a potential hazard to cyclists and pedestrians and uncharacteristic for the road.
- The trees and hedges along Kennel Lodge Road needs to follow and reinforce road line, similar to manner in which soft planting is arranged along avenue driveways.
- Materials on the Kennel Lodge footway should emphasise the approach to the mansion house beyond - natural effect bonded gravel for instance.
- A series of sections explaining the details of the designed relation between the proposed scheme (buildings and landscape) and the Kenel Lodge Road should be developed to help understand and resolve the character of the route.
- The architecture of the scheme is a matter for later discussion but it needs to be carefully considered to complement the character of its settings.

**The Coal Authority** has commented as follows:-

The Coal Authority raised an objection to the original submission on the basis that a Coal Mining Risk Assessment had not be submitted. Following the submission of a risk assessment, the Coal Authority made the following comments:

The application site falls with the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The Coal Authority is therefore pleased to note that appropriate mining and geological information for the site has been submitted. The Report correctly identifies that the application site is within a wider area which has been subject to past coal mining activity. Whilst Coal Authority records indicate that historic, unrecorded, underground coal mine workings are likely to be present at shallow depth beneath the site, it is noted that the professional opinion of the authors of the Report, based on a

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comprehensive review of the various sources of mining and geological information, is that there are no coal mining legacy related hazards which would affect the proposed development. No further investigation or remediation works are therefore proposed.

On this basis the Authority withdraws its objection to the proposed development. However further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.

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

Submitting a ten year old Phase 1 report is not acceptable for a development of this size and scale. The report submitted did not include tests of the soils for contamination so we have no knowledge of soil conditions with respect to contamination. Since 2005 there has been a great deal of change with respect to the information provided within the reports for instance guideline criteria for contaminants, radon referral areas and testing methods. Given the ages of the buildings to be demolished and that CIRIA Guidance indicates 75% of all commercial buildings and 2.4M homes building between 1965 and 1985 are impacted with asbestos there is a potential risk from asbestos in soils. The applicants need to reassess this site, ideally following demolition of the existing buildings in line with present day legislation and statutory and industry led guidance.

Therefore it is recommended that amended B11 B12 B13 conditions (to facilitate demolition prior to investigation) and standard C1 condition are applied to any planning consent.

**Crime Reduction Unit** has commented as follows:-

I believe that the crime risk for the premises would be, Theft of cycles, criminal damage, burglary, arson.

The Design and Access statement makes no mention of how crime prevention measures have been considered in the design of the proposal, and how the design reflects the attributes of safe sustainable places set out in Safer places, there is no mention of any security standard or how they will lessen the impact of crime and disorder and the fear of crime.

Avon and Somerset Constabulary operates the Secured by Design initiative. This is an ACPO and Home Office scheme, which promotes the inclusion of architectural crime prevention measures into new projects. I would suggest that consideration should be given to applying for Secured by Design (SBD) certification as this would ensure minimum standards of physical security. Implementing Secured by Design has proved to reduce the number of burglaries where it has been implemented.

Having looked at the plans submitted I would suggest that the below points should be considered in the design.

- ' The design should avoid the creation of building features such as recesses that cannot be overlooked from another occupied building.
- ' There should be an intruder alarm fitted.
- ' A fire sprinkler system fitted to these facilities.
- ' Secure cycle storage facilities.
- ' Fire exit door sets should be metal with hinge bolts, these doors must be robust and not have any door furniture on the outside.
- ' All external glazing should incorporate laminated glass as one of its double glazed panes.
- ' Entrance doors into the facility should be PAS 24 standard.
- ' CCTV should cover all entrances.
- ' Lighting levels should reach BS 5489 standard.
- ' Good signage to inform and instruct visitors to the facility.
- ' Any planting design should not inhibit natural surveillance.

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These are only a few points that should be considered to provide a safe and secure environment for students and staff.

**Historic England** has commented as follows:-

The proposals have the potential to impact on the settings of a number of highly graded historic assets, including the Grade I listed Ashton Court Mansion and the Grade II\* Ashton Court Registered Park and Garden. It is also within the Bower Ashton Conservation Area.

We do not object to the principle of the proposal, however there are concerns regarding the proposed three storey element to Kennel Lodge Road. This has the potential to present a solid wall of development on this approach to Ashton Court, which will be at odds with the general lower scale and finer grain of buildings in the area. Building 1 will also be highly visible in longer views from the Deer Park, and should be reduced in scale and/or broken up, in order to reduce its harmful impact. The massing appears to follow the curving line of the Lane, which again will increase its prominence on the approach to Ashton Court.

The south-east corner of Building 3 has the potential to be visible, from Ashton Court, through the tree bank to the west of the proposal site.

We believe there may be merit in exploring the possibility of using additional planting to mitigate the impact of the campus on Ashton Court and Park; subject to a more details assessment of the impact on the designated landscape.

The finished materials of any building will have a significant bearing in their visual impact: the lighter tones of the existing Block B appearing more prominent than the timber cladding of Block F.

**Recommendation:**

The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

**Natural England** has commented as follows:-

The application site is within close proximity to a European designated site and therefore has the potential to affect its interest features. The application site is within 1km of Avon Gorge Woodlands Special Area of Conservation (SAC). The site is also notified at national level as Avon Gorge Site of Special Scientific Interest (SSSI) as designated as Leigh Woods National Nature Reserve (NNR).

In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the habitats Regulations, should have regard for any potential impacts that a plan or project may have. The consultation documents provided by your authority do not include information to demonstrate that the Requirements of Regulations 61 and 62 of the Habitats Regulations have been considered.

It is also important to ensure that the intrinsic value of the site and its wider role for bats is fully understood to inform the design and any mitigation measures, such as planting and lighting. We share the concerns raised by the Council's Ecologist regarding the need for bat surveys before the application is determined.

However, following the sharing of the ecological survey Natural England have commented that they have discussed the application with Bristol CC's ecologist who has been able to reassure them that he has undertaken a site visit and is content that the proposed development will not result in a likely significant effect on designated sites, or on protected species, that cannot be addressed by the CEMP and the proposed ecological mitigation and enhancement measures.



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With the above in mind, and subject to the findings of the bat surveys, I am able to confirm that Natural England is satisfied that the proposed development does not appear likely to result in an adverse effect on national or European sites or on the favourable conservation status of protected species.

**Environment Agency (Sustainable Places)** has commented as follows:-

The Environment Agency has no objection to the proposed development subject to the following conditions and informatives being included in any planning permission granted.

- \* The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment.
- \* No development shall commence until a surface water drainage scheme has been submitted and approved in writing.

There must be no interruption to the surface water drainage systems of the surrounding land as a result of the operations of the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

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

Good quality FRA and use of 'Proof of Concept'. Happy that there will be a reduction in peak runoff and that infiltration will be investigated. The FRA states 'The Blocks will continue to have conventional flat or low pitched roofs, with rainwater pipes connected to a positive gravity drainage system.', would recommend investigation to incorporate the roof drainage as part of the proposed SuDS scheme. Drainage design including drawings, calculations and ground investigations will be required.

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

The submitted extended phase 1 habitat survey report dated October 2014, recommends further bat emergence and re-entry surveys of specific buildings which have not been undertaken. In accordance with central government guidance, these bat surveys should be undertaken prior to determination of this planning application.

In addition as a planning condition, none of the 16 trees which have been identified as having potential for bats in the submitted extended phase 1 habitat survey report dated October 2014 should be removed without a further assessment of their potential to support roosting bats.

The following planning conditions should be applied if the application is approved.

- \* Prior to the commencement of development a Construction Environmental Management Plan shall be submitted and approved.
- \* All site clearance and construction works and ongoing operation of the site shall be carried out in accordance with a site ecological mitigation and enhancement strategy, which shall be approved in writing by the LPA.

The creation of new ponds on sites is one of UWE's published Biodiversity Objectives. Other relevant objectives to this proposed development include the provision of wildflower meadows, a net increase in native hedgerow planting, introducing perennial nectar-rich herbaceous borders, the provision of bird boxes, bat boxes and hedgehog homes.

The provision of living roofs is recommended to provide habitat for wildlife.

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The proposal includes the demolition of buildings. The applicant should be advised that all species of bats and their roosts are legally protected, and if bats are encountered all demolition or construction work should cease.

It is noted that following submission of further bat surveys the ecologist has confirmed that these are acceptable, subject to the conditions previously recommended.

**Landscape** has commented as follows:-

The application seeks outline consent for the redevelopment of a portion of the built form together with reconfigured vehicle access and rearrangement of external areas. With particular reference to landscape considerations the supporting information includes a full Landscape and Visual Impact Assessment (including previously agreed view locations), Design and Access Statement and layout site plans. Being an outline application all detailed matters are reserved.

With regard to the visual impact assessment, the process accords with the guidelines set out by the Landscape Institute and its conclusions are generally supported; there are no significant harmful effects arising from the site proposals in relation to the views selected due to the restricted nature of views into the site and the care taken within the proposal strategy to retain areas of existing screening vegetation. The effects on the Grade II\* listed Ashton Court parkland, greenbelt, conservation area, are largely addressed by the fact that the site is located within and seeks to improve the environment of an existing college campus. Tree loss arising from the proposals will be addressed with the detailed submissions.

The design approach to the Kennel Lodge access appears to take little account of the significance of the historic estate adjacent to the university, or the safety of cyclists or pedestrians who are obliged to use that route into the estate. This aspect of the outline layout should be addressed before the application is approved.

**Avon Gardens Trust** has commented as follows:-

The Avon Gardens Trust wishes to lodge concerns about this application because of its detrimental effect on the historic character of the Ashton Court parkland.

The significance of Ashton Court is that it is an C18/C19 park on an earlier deer park, laid out after designs by Humphry Repton (c 1802), and formal gardens (late C19) around a former country house.

The University of the West of England's campus is surrounded on all sides by the registered landscape of Ashton Court. It abuts Kennel Lodge Road which was historically the service entry to the house and stables and is now the main public entrance to the park. The proposal involves the redevelopment of existing buildings, providing three new buildings with increased heights of two of them. During the pre-application consultation we did not consider this to be significantly harmful to the registered landscape. However, English Heritage, the Government's experts on the historic environment, have expressed concerns about the height of Building 1 fronting Kennel Lodge Road and its potential to present a solid wall of development to this approach road, its visibility in the longer views from the deer park, and its massing following the curving line of the road which would increase its prominence. Concern is also expressed that the south-east corner of Building 3 has the potential to be visible from Ashton Court through the tree bank.

We ask that the issues are raised by English Heritage are addressed, and revised plans are submitted to overcome their concerns about the impact of the proposal on Ashton Court.

**RELEVANT POLICIES****National Planning Policy Framework – March 2012**

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BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
BCS11	Infrastructure and Developer Contributions
BCS13	Climate Change
BCS14	Sustainable Energy
BCS15	Sustainable Design and Construction
BCS16	Flood Risk and Water Management
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)**

DM1	Presumption in favour of sustainable development
DM14	The health impacts of development
DM17	Development involving existing green infrastructure
DM19	Development and nature conservation
DM23	Transport development management
DM26	Local character and distinctiveness
DM27	Layout and form
DM28	Public realm
DM31	Heritage assets
DM32	Recycling and refuse provision in new development
DM33	Pollution control, air quality and water quality
DM34	Contaminated land
DM25	Greenways

**KEY ISSUES****(A) IS THE PROPOSAL ACCEPTABLE IN LAND USE TERMS?**

The application involves the retention of the existing educational use of the site, albeit with an increase in floorspace of 2,302 square metres. There are no policies that relate directly to the principle of extending educational facilities, although it is noted that educational establishments are referred to in the supporting texts in the definition of 'community facilities' for the purposes of policy BCS12. This policy states that community facilities should be located in accessible locations, where possible within local centres.

In this case, the application site is at the margins of the city, over 1km from the nearest local centre. However, the campus is a well established facility, which is well provided for in terms of transport infrastructure, including buses and cycles. In relation to previous extensions at the campus the applicant has provided improvements to the pedestrian and cycle facilities in the area (although this is not to say that further improvements could not be made). Therefore, whilst the campus could not be described as centrally located, the proposal represents a 16% increase in floorspace in an existing large facility, which is considered to be accessible by a variety of modes of transport. As such, it is not considered that there is any conflict with policy BCS12.

**(B) WOULD THE PROPOSED DEVELOPMENT PRESERVE OR ENHANCE THE HISTORIC ENVIRONMENT, INCLUDING THE SETTING OF LISTED BUILDINGS?**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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The Authority is also 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. The case of R (Forge Field Society) v Sevenoaks DC [2014] EWHC 1895 (Admin) (Forge Field) has made it clear where there is harm to a listed building or a conservation area the decision maker 'must give that harm considerable importance and weight' [48].

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.

Policy BCS 22 of the Core Strategy requires development to safeguard or enhance heritage assets, which includes historic buildings, both nationally and locally listed, and conservation areas. In addition, policy DM31 lists the specific heritage assets covered by the policy, including listed buildings, conservation areas and registered historic parks and gardens, and outlines the information that would be needed in support of the relevant applications.

The application site is located within the Bower Ashton Conservation Area, and parts of the site form part of the grade II\* listed park and garden. In addition, the building forms part of the setting of the Grade I listed Ashton Court Mansion. Therefore, the impact on all of these heritage assets has to be considered as part of the application. In this case the detailed design of the proposal is not for consideration. However, layout, scale and access do need to be considered, so the assessment needs to be made on the basis of whether or not buildings of the layout and scale shown, as well as whether the changes to the access can be accommodated, whilst having an acceptable impact on the character and appearance of the conservation area.

This part of the Conservation Area has a rather mixed character. Kennel Lodge Road was traditionally an access lane serving the mansion, with the surrounding area having a semi rural character. This includes a number of cottage style buildings, and buildings with the appearance of an ancillary farm type buildings. In this context, the 1970s style and increased scale of the UWE campus is a rather jarring presence. Notwithstanding the increased scale of the buildings on the site the existing buildings have limited presence in the street, as they do not directly front Kennel Lodge Road. In addition, the tree planting and other soft landscaping on the site help to screen the development, and the campus forms a different character element within the Conservation Area. Of the buildings to be removed from the site the existing building on the Kennel Lodge Road is of some interest, given its atypical design, and large areas of glazing which allows views into the activities within. Notwithstanding this it is clearly rather dated and has a neutral impact on the Conservation Area. The other buildings to be removed are considered to be more typical of academic buildings of this age, and have little impact on the Conservation Area, given they are difficult to view from off site.

The proposal involves the provision of three replacement buildings on the site, all of which are shown as three storey. With regard to buildings two and three, these are towards the rear of the site, and would replace buildings of limited quality. The buildings would be well screened and are considered to have limited visual impact. Whilst no details of the detailed design have been submitted at this stage, Officers consider that there is considerable scope for achieving a quality design for these buildings, which at least preserve, if not enhance the character and appearance of this part of the Conservation Area.

However, building one would replace a relatively inconspicuous building, with some interest in the design and modeling of the building. The proposed three storey building would have a more

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significant visual impact than the existing building. Analysis of distant views of the site suggest that the proposal will be seen against the backdrop of the larger existing building on the site. As such, when viewed from a distance there is scope for a three storey building in this location without having a harmful impact on the setting of the Mansion or the surrounded registered park land.

However, there is greater concern about closer views of the site. Given the historic context would have been low key buildings and a semi-rural outlook, the provision of a building which would have more visual presence could not be regarded as preserving the historic context. There is clearly a benefit in retaining the use on the site, and the University have sought to justify the greater scale of the building with reference to student numbers, and the financial requirements to phase the development. In addition, the footprint of the building is designed to allow views into a landscape square within the centre of the site, which will allow for a connection between the rural outlook and the development on the site. Officers accept that there is potential for some benefit in providing a three storey building in this location. This can be weighed against the impact on the Conservation Area. It is still considered that in order to accept a three storey building in this location will require a building of significant quality to result in an overall enhancement of the Conservation Area and other heritage assets.

It is clearly difficult to fully assess the impact where the detailed design is not for consideration as part of this application. It is necessary for the proposal to demonstrate that an enhancement could be achieved. In this regard the applicant has submitted a number of potential design options for consideration. At this stage it would not be appropriate to limit the design options, but of the options presented it is considered that a building that provides a sculptured form and using natural materials would best respond to the context. The Council's city design team are currently working with the applicants to develop the proposal in order to provide an appropriate design response at the reserved matters stage. In addition, the zone between the building and the road has been redesigned to provide tree planting which responds to the alignment of the historic access to the manor, one additional access has been removed and the proposed service access has been reduced in width.

Whilst there is clearly significant design work to be undertaken before an appropriate development can be achieved, Officers are satisfied that the information provided demonstrates that an enhancement to the historic setting could be achieved, and with the addition of the benefits that relate to the use, it is considered that as far as the issues for consideration as part of this application are considered the proposal would accord with the relevant policies in regard to impact on the historic environment.

(C) **WOULD THE PROPOSED DEVELOPMENT HARM THE CHARACTER OR APPEARANCE OF THIS AREA?**

Policy BCS21 of the Core Strategy promotes high quality design, requiring development to contribute positively to an area's character, promote accessibility and permeability, promote legibility, clearly define public and private space, deliver a safe, healthy and attractive environment and public realm, deliver public art, safeguard the amenity of existing development and future occupiers, promote diversity through the delivery of mixed developments and create buildings and spaces that are adaptable to change. The adopted development management policies reinforce this requirement, with reference to Local Character and Distinctiveness (DM26), Layout and Form (DM27), Public Realm (DM28) and the Design of New Buildings (DM29).

This key issue is clearly linked to the assessment of Key issue B, above. The overriding context of the area is dominated by the significant heritage assets that surround the site. In addition the detailed design of the proposals is not being considered as part of this application. It is concluded above that a development of the scale and layout proposed would have an acceptable impact on the Conservation Area, and the setting of the neighbouring heritage assets, and on this basis there is nothing to add regarding this key issue.

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It is noted that the policies listed above require the delivery of Public Art, with the supporting text to the policies stated that the requirement for public art particularly relate to major applications. It should also be noted that the site houses the art and design functions of the University, and as such there is considered to be significant scope to provide public art on this site. A public art plan has been submitted in support of the application, which highlights the provision of a central courtyard to provide a space for public art, with an artist involved in the design of this area. Once this is constructed there is scope for annual commissions with this zone, with five commissions included in the budget identified in the public art plan. This document is currently being considered by the Public Art Officer.

**(D) WOULD THE PROPOSAL UNACCEPTABLY AFFECT THE AMENITY OF THE AREA?**

Policy BCS21 of the Core Strategy, as well as requiring development to be of a high quality design, also requires new development to safeguard the amenities of existing residents. In addition, policy BCS23 also requires development to be designed so as not to have a detrimental impact on the surrounding environment. Included within this is the requirement that development should not impact on the viability of surrounding uses through its sensitivity to noise or other pollution.

With regard to the impact on the existing residential environment, the application is in a relatively remote location, although there are residential properties adjoining the site to the east, with properties at a greater distance to the south. The closest residential property would be around 70 metres from any of the new buildings, and at this distance there would be no material impact on outlook, access to daylight or privacy.

The larger concern in this case would be the impact that results from the intensity of the use of the site. The application site is in a relatively low density residential area, and is a significant generator of movement, in terms of both vehicles and pedestrians. The supporting information with the application states that the proposals are to support an increase in number of students at the site, and therefore the intensity of use of the site. However, whilst the previous outline planning permission has expired, it is material that that application was for more floorspace, and was considered to have an acceptable impact on amenity. There is a reasonable degree of separation between the proposed buildings and the neighbouring residential properties, and the site is generally well screened with trees, and therefore it is not considered that the proposal would be harmful to amenity on the grounds of the use of the building. The impact from additional vehicle movements is referred to in key issue E below.

Concerns were raised at the pre-application stage about the impact of additional light pollution. However, at this stage the detailed design of the buildings are not being considered, and will be addressed at the reserved matters stage.

**(E) WOULD THE PROPOSED DEVELOPMENT SATISFACTORILY ADDRESS TRANSPORT AND MOVEMENT ISSUES?**

Development Plan policies are designed to promote schemes that reflect the list of transport user priorities outlined in the Joint Local Transport Plan, which includes pedestrian as the highest priority and private cars as the lowest (BCS10). In addition, policy DM23 requires development to provide safe and adequate access to new developments.

As stated above a travel plan has been included with the application, and UWE has been operating with a travel plan since 2003. This has been very successful in reducing car dependence, and encouraging the use of other modes of transport. In addition, it is proposed to increase the cycle storage on the site. As such, it is considered that there is capacity in the local road network for the additional traffic movements, and the increase would not result in such an intensity of movements as to be harmful to the amenity of neighbouring properties.

It is noted that the proposal involves alterations to the access of the site, which involves the use of an unadopted part of Park Farm Road. The road is owned by the Council, who will need to give

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permission for the applicants to use it. However, given that this part of the road only requires vehicles to travel in one direction it is considered that the area of unadopted road is adequate for this purpose without significant improvements, and as such there is no objection to the proposal on these grounds. Concerns have been raised by neighbours of the site that buses accessing the site would have to mount the pavement to avoid parked cars in the road. The swept path analysis submitted with the application demonstrates that buses can safely access the site, and if anything the proposal to provide a separate entrance and exit will reduce the need for difficult manoeuvres in the road. As such, it is not considered that an objection to the proposal on these grounds can be sustained.

With regard to the new access on Kennel Lodge Road, it is noted that there were concerns from the operator of the Ashton Court Manor, that the area at the front of the site designed for waiting and servicing would encourage vehicles to wait on the road, and may result in the road becoming blocked. Given Kennel Lodge Road is a private road, and is not owned by the applicant, any use which may result in this road becoming blocked should be given significant weight in considering the application. It is noted that in revised plans the drop off area to the front of the site has been removed, and the servicing area redesigned. Highway officers are satisfied that the redesigned access is an improvement and the potential for cars stopping, and therefore blocking, Kennel Lodge Road is reduced.

With regard the facilities to be provided on the site, given the figures provided in the travel plan the proposed car parking would be close to the maximum that would be permitted on the site. In addition, the Resident's Parking Zone in the area would discourage drivers coming to the site if they did not have access to the car parking. As such, the parking provision is considered to be reasonable, and would not result in additional parking in the area that could have an impact on highway safety. In addition, the cycle parking provision has been increased to 242, which meets the relevant cycle parking standard.

In addition to this the applicant has agreed to make a financial contribution of £20,000 to improving pedestrian facilities between the site and Bedminster. There will be an increase in pedestrians using this route, and on this basis the additional contribution is considered to be justified. This will need to be secured through a section 106 agreement. Subject to this contribution being made there is no objection to the development on highway grounds.

(F) WOULD THE PROPOSED DEVELOPMENT BE AT RISK FROM FLOODING, HAS A SEQUENTIAL APPROACH BEEN TAKEN TO LOCATING THE DEVELOPMENT, AND WOULD IT INCREASE THE RISK OF FLOODING ELSEWHERE?

The NPPF and policy BCS16 requires that a sequential approach is taken to the location of development, locating developments in areas with the lowest risk of flooding first, and that surface water runoff on the site should be appropriately managed.

In this case, the application site is shown as being with flood zone 1, and therefore at low risk of flooding. There is, therefore, no sequentially preferable site for the proposed development. However, neighbours of the site have raised concerns about the impact of the development on surface water flooding. A flood risk assessment has been submitted with the application, and whilst it is acknowledged that there is a risk of surface water flooding in the area, given the significant slope across the site the surface water runoff is directed away from the campus. The proposal would also reduce the footprint of the buildings on site, and it is also proposed to provide SUDs where infiltration is possible. As such, the report states that there would be a betterment in relation to surface water discharge, and the Environment Agency and Council's Flood Risk Management team have raised no objections to the proposal on these grounds.

**Development Control Committee B – 5 August 2015****Application No. 15/00291/P: University Of The West Of England Kennel Lodge Road Bristol BS3 2JT****(G) WILL THE PROPOSED DEVELOPMENT MAKE AN ADEQUATE CONTRIBUTION TO THE SUSTIANABILITY AND CLIMATE CHANGE GOALS OF ADOPTED PLANNING POLICIES?**

Policies BCS13, BCS14, and BCS15 of the adopted Core Strategy give guidance on sustainability standards to be achieved in any development, and what measures to be included to ensure that development meets the climate change goals of the development plan. Applicants are expected to demonstrate that a development would meet those standards by means of a sustainability statement. A sustainability statement has been submitted with this application, which includes a number of measures to improve the environmental performance of the buildings and the site.

Clearly, at this stage, when the final design of the buildings is not known, it is difficult to provide a fully detailed assessment of the sustainability measures that can be incorporated in the development. Notwithstanding this, as made clear in the comments from the Sustainability team, the earlier sustainability measures are considered as part of the development process, the more efficient these are likely to be. The original statement refers to the overall UWE policy in respect of sustainability, which includes the requirement for development to include sustainable methods of construction, with BREEAM 'Excellent' targeted for all new developments.

In relation to renewable energy generation, whilst the developers state their intention to provide a 20% reduction in CO2 emissions as a result of renewable technology, it is not clear how this would be achieved. A supplementary statement has been submitted in respect of building one, which suggests that this target will be met thorough either the provision of PV panels or air source heat pumps, although given the sensitivity of the appearance of building one it suggests it would be preferable to provide the panels on building two. Given the concerns about building one referred to elsewhere in the report, Officers would support the principle of a site wide approach to the provision of renewable technologies, although given this consideration it would be preferable to have a more detailed proposal in this regard at this stage. Notwithstanding this, however, it is recognised that the energy needs of the building cannot be completed until the detailed design of the building have been completed. As such, it is not considered that the proposal warrants refusal on these grounds, although each new reserved matters submitted would need to be accompanied by a new sustainability statement, secured by condition, which will relate to the performance of the individual buildings. It is clear that there is an intention in this case to incorporate sustainable building techniques, which is supported, and whilst the final details of this have not been provided, it is not considered reasonable to maintain an objection on these grounds.

**(H) WILL THE PROPOSAL HAVE A HARMFUL IMPACT ON WILDLIFE AND ECOLOGY IN THE SURROUNDING AREA?**

The impact of development on green infrastructure is referred to in policy BCS9 of the Core Strategy. With specific reference to protected species, policy DM19, requires development to be designed to avoid any harm to identified habitats, where practicable, and where loss of nature conservation value would result, appropriate mitigation will be required.

The application site is within or adjacent to internationally and nationally identified sites of ecological importance. This includes the Avon Gorge Woodlands Special Area of Conservation (which is a European designation), as well as the Avon Gorge Site of Special Scientific Interest and Leigh Woods National Nature Reserve. It is therefore considered that the intrinsic value of the site and its wider role for bats should be properly understood. Natural England therefore originally raised a concern that appropriate surveys had not been undertaken to inform the development.

An ecological survey of the site has been carried out, although this recommended further bat emergence and re-entry surveys to be carried out. Central government guidance recommends that any such surveys are carried prior to determination. As a result further surveys were carried out, and whilst this identified that bats were using the site the emergence survey recorded no bats using the



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buildings. As such there are no objections to the demolition of the existing buildings which have been thus identified.

Whilst further concerns were raised by Natural England, after consideration of the survey report, and a site visit by the Council's ecologist, it was concluded that the impact on the impact on important habitats could be mitigated by following the recommendations in the ecologist report, and through a construction management plan, which can be secured by condition. As such, there are no objections in relation to the ecological value of the site.

With regard to trees the main considerations are in policy DM17, which states that proposals should integrate important existing trees, and where trees are removed, appropriate replacement planting should be incorporated into the development. The existing site has substantial tree coverage, most of which would be unaffected by development. The proposal involves the removal of 10 trees, all of which are regarded as B or C class trees. In accordance with the tree replacement standard this would require the planting of 16 trees. Whilst landscaping is not currently being considered the proposed masterplan indicates the planting of 48 new trees. Whilst the details of the trees would need to be secured as a reserved matter, this level of planting would more than compensate for the trees lost, and as such the impact on trees is considered to be acceptable.

**CONCLUSION**

The proposal seeks to provide a new masterplan for the upgrading and extending the existing facilities at the UWE Bower Ashton Campus. Whilst there is a precedent for the provision of a masterplan for the development of the site, this is rather dated and the policy framework has changed since that decision was made. Notwithstanding this, Officers support the continued use of the site by UWE, and it is recognised that the facilities on the site would need to be improved in order to facilitate this.

Having considered the highway and amenity impacts it is considered that there is scope to provide the additional accommodation on site without having an unacceptable impact. However, details of how the new facilities are proposed to be provided on the site provide more of a challenge. This is particularly an issue in respect of building one, and its impact on the surrounding heritage assets. It is noted that initial concerns about the scale of the development were shared by Officers, as well as Historic England and other historic environment interest groups. However, the submitted distant views of the site demonstrate that there would be limited impact, and numerous design options have been considered, and Officers are confident that a building of high quality, which relates to the surrounding environment, could be provided on the site, details of which would need to be secured as a reserved matter.

Other concerns were raised about the vehicle access to the site, but this has been redesigned, and as a result the highways officer has no objection to the proposal. As a consequence it is considered that the proposal would be in accordance with the relevant policies, and as such is recommended for approval.

This is an outline application. The CIL regulations require that CIL liabilities are calculated when reserved matters applications are submitted as until the reserved matters stage it is not necessarily clear as to the exact level of CIL liable floor space.

**RECOMMENDED GRANT subject to Planning Agreement**

That the applicant be advised that the Local Planning Authority is disposed to grant planning permission, subject to the completion, within a period of six months from the date of this committee, or any other time as may be reasonably agreed with the Service Director, Planning and Sustainable

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Development and at the applicant's expense, of a planning agreement made under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended), entered into by the applicant, Bristol City Council and any other interested parties to cover the following matters:

- (A) A financial contribution of £20,000 to be used for the improvement of pedestrian facilities within the vicinity of the site, to be paid prior to implementation of the development.
- (B) That the Head of Legal Services be authorised to conclude the Planning Agreement to cover matters in recommendation (A).
- (C) That on completion of the Section 106 Agreement, planning permission be granted, subject to the following conditions:

**Time limit for commencement of development**

## 1. Reserved Matters

Approval of the details of the Appearance and Landscaping (hereinafter called "the reserved matters") shall be obtained from the council in writing before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

## 2. Outline Permission

Application for approval of the reserved matters shall be made to the council before the expiration of 3 years from the date of this permission.

The development hereby permitted shall begin not later than the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 92 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)**

## 3. Phasing Plan

No development shall be carried out on site until a phasing plan has been submitted demonstrating the phased delivery of the proposal. This should provide details of the phasing for the removal of the existing structures, the delivery of the proposed buildings, the delivery of all elements of the public realm, car parking, cycle parking and new refuse stores. The development should be carried out in accordance with the approved phasing plan, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the development is delivered to limit the impact on the Conservation Area, and to ensure that the proposed buildings are provided with adequate facilities to limit off site impacts.

## 4. Construction Management Plans

Prior to commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by the Local Planning Authority. The approved plan shall be implemented and adhered to thereafter at all times during construction.

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This shall include 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 a protective buffer area (from the edge of the SNCI of at least 5 metres or as close as possible to this) as a result of construction works. The CEMP should include details of robust protective fencing incorporating warning signs and its location and a plan showing the boundaries of the SNCI. 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.

Reason: To conserve the Site of Special Scientific Interest, Ashton Court, Site of Nature Conservation Interest (SNCI), Ashton Court Estate and Regionally Important Geological and Geomorphological Site, Ashton Court Park (part) (Bristol section).

## 5. Ecological Mitigation Strategy

The development hereby approved shall not be implemented until a site ecological mitigation and enhancement strategy has been submitted and approved in writing by the Local Planning Authority. All site clearance and construction works and ongoing operation of the site shall be carried out in strict accordance with a site ecological mitigation and enhancement strategy thereby approved. The strategy shall include the recommendations in the submitted extended phase 1 habitat survey report dated October 2014 and the relevant objectives in UWE's published Biodiversity Objectives and KPIs 2012 - 2014 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.

## 6. 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 and to the specification shown on Drawing No. \*\*\*\*. 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) 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, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area.

## 7. Sustainability

Each application for reserved matters approval that comes forward shall be accompanied by a Sustainability Statement, which complies with the Bower Ashton Campus Master Plan, Sustainability and Energy Report, as well as the relevant policies in the Local Plan, and shall

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be approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved Sustainability Statement.

Reason: To ensure that the development complies with the relevant sustainability policies within the Local Plan.

**8. Sustainable Drainage System (SuDS)**

The development hereby approved shall not commence until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

**9. Site Characterisation**

Following demolition no construction shall take place until an intrusive investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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

**10. Submission of Remediation Scheme**

Following demolition, no construction shall take place until a 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.

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## 11. 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 by the Local Planning Authority.

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.

**Pre occupation condition(s)**

## 12. 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 9 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 10, 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 11.

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.

## 13. 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.

## 14. Artificial Lighting (external)

No building or use hereby permitted shall be occupied or use commenced until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties has been submitted to and been approved in writing by the Local Planning Authority.

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Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.

Reason: In order to safeguard the amenities of adjoining residential occupiers and limit the impact on protected species using the site.

## 15. Public Art

The proposed development shall be carried out in accordance with the Public Art plan submitted in support of this application. The relevant phase of the development shall not be occupied until details of the commission that relate to that phase have been submitted and approved in writing by the Local Planning Authority. The commissions shall thereafter be provided in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: To ensure the delivery of public art on the site for the benefit of the character of the area, and in accordance with the policy requirements.

## 16. Flood Risk Assessment

The development hereby permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment dated 14<sup>th</sup> January 2015 produced by Clive Onions and the following mitigation measures detailed within the FRA:

Finished floor levels are set no lower than 9.8m above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development and future occupants.

**Post occupation management**

## 17. Travel Plans – Submitted

The Approved Travel Plan shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets to the satisfaction of the Local Planning Authority.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

**List of approved plans**

## 18. 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.

Reason: For the avoidance of doubt.

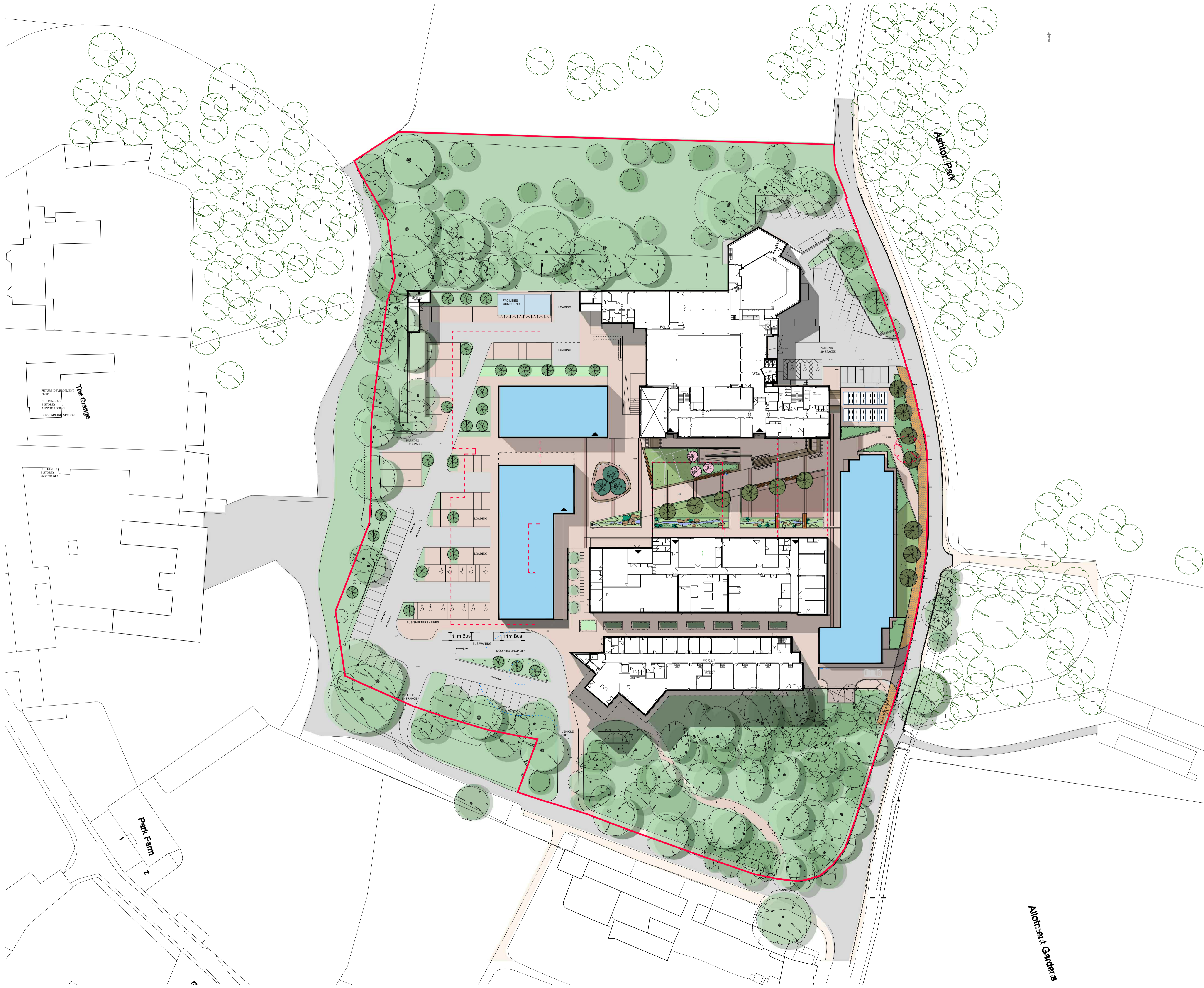
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**Application No. 15/00291/P: University Of The West Of England Kennel Lodge Road Bristol  
BS3 2JT**

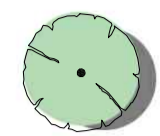
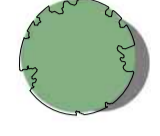
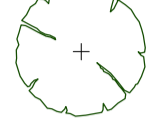


**Advices**

BACKGROUND PAPERS

Sustainable Cities Team	2 April 2015
Transport Development Management	12 March 2015
Wessex Water	12 March 2015
Urban Design	6 March 2015
The Coal Authority	27 February 2015
Contaminated Land Environmental Protection	16 March 2015
Crime Reduction Unit	2 March 2015
Historic England	11 March 2015
Natural England	26 March 2015
Environment Agency (Sustainable Places)	4 March 2015
Flood Risk Manager	26 February 2015
Nature Conservation Officer	4 March 2015
Landscape	25 February 2015
City Centre Projects (Public Art)	11 March 2015
Avon Gardens Trust	27 May 2015



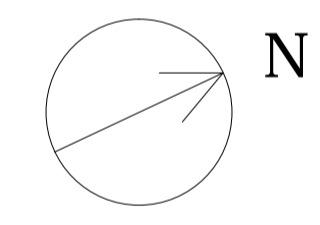
KEY

-  EXISTING ON-SITE TREE
-  RECENTLY IMPLEMENTED TREES IN PADDOCK AREA
-  OFF-SITE TREES (ESTIMATED)
-  REMOVED TREES
-  REPLACEMENT TREES (48 TOTAL)

NOTES:

- BUILDING 1  
3 STOREYS
- BUILDING 2  
GFA = 2630m<sup>2</sup>  
3 STOREYS
- BUILDING 3  
GFA = 1650m<sup>2</sup>  
3 STOREY

PARKING TOTAL  
140



C	Masterplan amendments B1, central courtyard and KL Lane boundary	230715	DF
B	Amendments to Landscape	180115	DF
A	Revised Access	201114	DF
rev	description	date	dr by
DF		130115	KB

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client	University of the West England		
project	Bower Ashton Campus Redevelopment Project		
drawing	Proposed Masterplan for Outline Planning		
project number	2014.00445	scale	1:500 @A1
drawing number	PL_P_003	rev	C
		issue status	Planning

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FUTURE DEVELOPMENT PLAN  
 BUILDING #1  
 3 STOREY  
 APPROX 1500m<sup>2</sup>  
 (1-28 PARKING SPACES)

BUILDING #2  
 3 STOREY  
 APPROX 2500m<sup>2</sup>

Park Farm  
 1  
 2

Allcroft Gardens